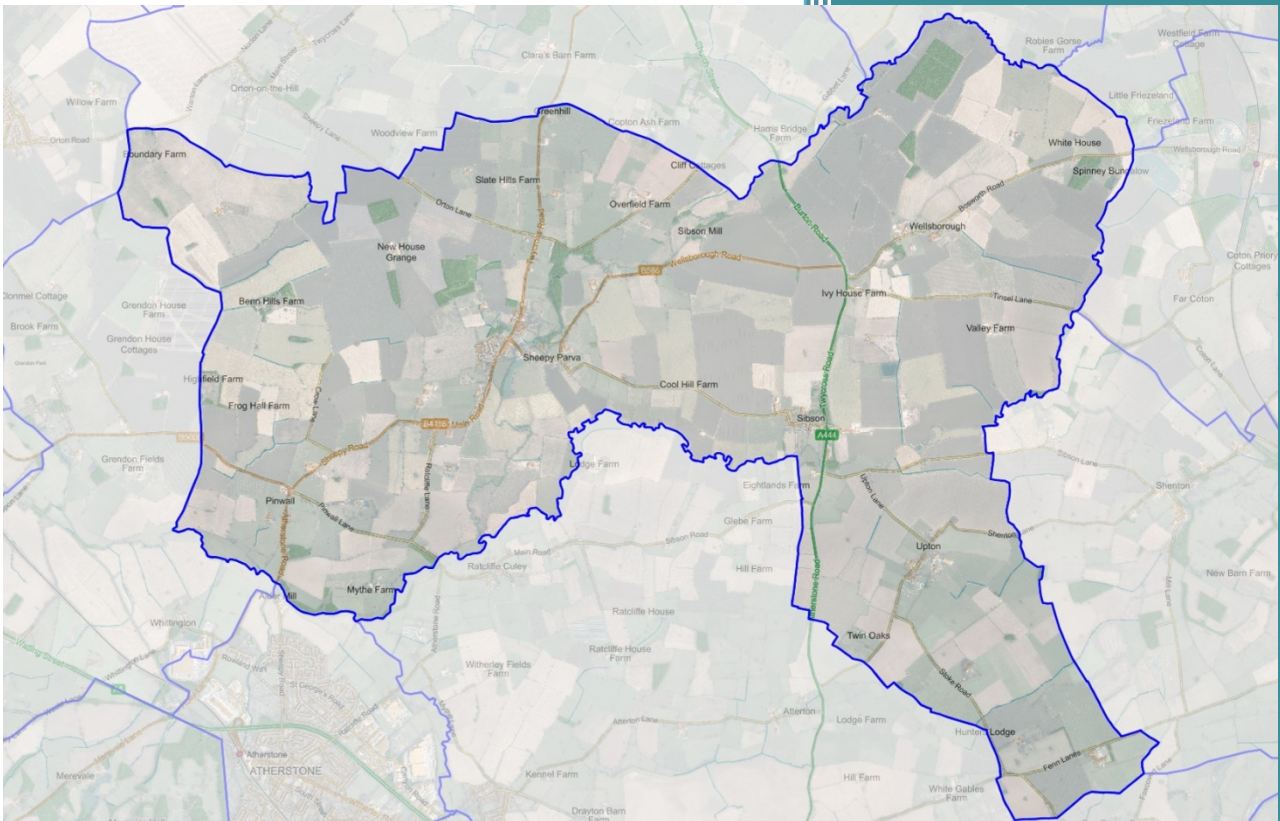


2018 to 2036

Sheepy Parish Neighbourhood Plan Review: Submission Draft (October 2021)



Contents

1. Introduction	1
Neighbourhood Plans	1
The Sheepy Parish Neighbourhood Area	1
Basic Conditions	4
National Planning Policy Framework	4
Hinckley and Bosworth Local Plan	4
How we have prepared the new Neighbourhood Plan	5
Next Steps	6
Sustainable Development	6
Key Issues	7
Vision	7
Implementation	8
2. Rural Character	10
Countryside	10
Access to the Countryside	11
Important Views	13
Renewable Energy	16
Ecology and Biodiversity	17
Flooding	20
3. Heritage and Design	23
Listed Buildings	23
Scheduled Monuments	24
Moated site north-west of Pinwall	24
Great Barn at New House Grange	24
Battle of Bosworth Field	24
Sibson Conservation Area	25
Features of Local Heritage Interest	25
Design	30
4. Local Green Spaces	32
5. Housing	35
Hinckley and Bosworth Local Plan	35
Housing Requirement	35
Housing Supply	36
Housing Development	36
Local Plan Review 2020 to 2039	39
Meeting Local Housing Needs	40

Sheepy Parish Neighbourhood Plan Review: Submission (October 2021)

Affordable Housing	41
First Homes	41
Hornsey Rise Memorial Home	42
6. Services, Facilities and Infrastructure	46
Traffic and Parking	50
Superfast Broadband	50
7. Employment	52
Economic Activity	52
Tourism.....	52
Live/Work Units	53
Appendix 1: Non-planning issues	55
Street lighting.....	55
Flood maintenance.....	55
Sport, recreation and open spaces	55
Trees.....	55
Public rights of way.....	56
Transport.....	56
Services and facilities.....	57
Appendix 2: Important Views	58
Appendix 3: Local Heritage Assets	64
Historic Environment Records	64
Sibson Conservation Area Appraisal	64
Properties Nominated for Local Heritage List by Sheepy Historical Society.....	64
Interests Nominated by the Neighbourhood Plan Steering Group	64
Schedule 1: Neighbourhood Plan Analysis for Sibson Conservation Area.....	65
Schedule 2: Features of Local Heritage Interest.....	66
Appendix 4: Local Green Spaces: Summary of Reasons for Designation	86
Appendix 5: Design Code	87
Introduction.....	87
Climate Change.....	87
Sheepy Magna	88
Contextual Analysis.....	88
Village Gateways	88
Character Areas	91
Local building details and materials.....	102
Sheepy Parva	112
Contextual Analysis.....	112
Character Areas	115

Sheepy Parish Neighbourhood Plan Review: Submission (October 2021)

Local building details and materials.....	120
Sibson.....	130
Contextual Analysis.....	130
Character Areas	132
Local building details and materials.....	142
Countryside	151
Contextual Analysis.....	151
Eco design.....	160
Solar roof panels.....	160
SuDs	162
Bioretention systems	163
Storage and slow release	163
Permeable paving	163
Appendix 6: Methodology for defining the settlement boundaries and its application for Sheepy Magna and Sibson	165
Background.....	165
Methodology.....	165
Appendix 7: Local Wildlife Sites (Potential, Candidate) Index.....	167
Appendix 8: Glossary.....	169
Policies Map (West).....	174
Policies Map (East).....	175

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 first Sheepy Parish Neighbourhood Plan was ‘made’ by Hinckley and Bosworth Borough Council on 19 March 2019 following a successful local referendum. This Plan allowed 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. It has also identified and protected important Local Green Spaces, conserved local heritage and protected areas of nature conservation interest. The first Sheepy Parish Neighbourhood Plan is a statutory document and has the same legal status as the Hinckley and Bosworth Local Plan (and other documents that form part of the statutory development plan). It has been, to date, used to inform all of the Parish Council’s responses to planning applications and in prioritising investment and support for local facilities. It is also being used by Hinckley and Bosworth Borough Council to determine planning applications in the Parish. To make sure the Neighbourhood Plan remains current, the Parish Council has decided to review and update it.

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.



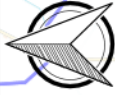
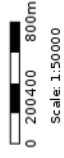
Pinwall is a small group of properties at the crossroads of the B5000 and B4116, north of Atherstone on the border between Leicestershire and Warwickshire.

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

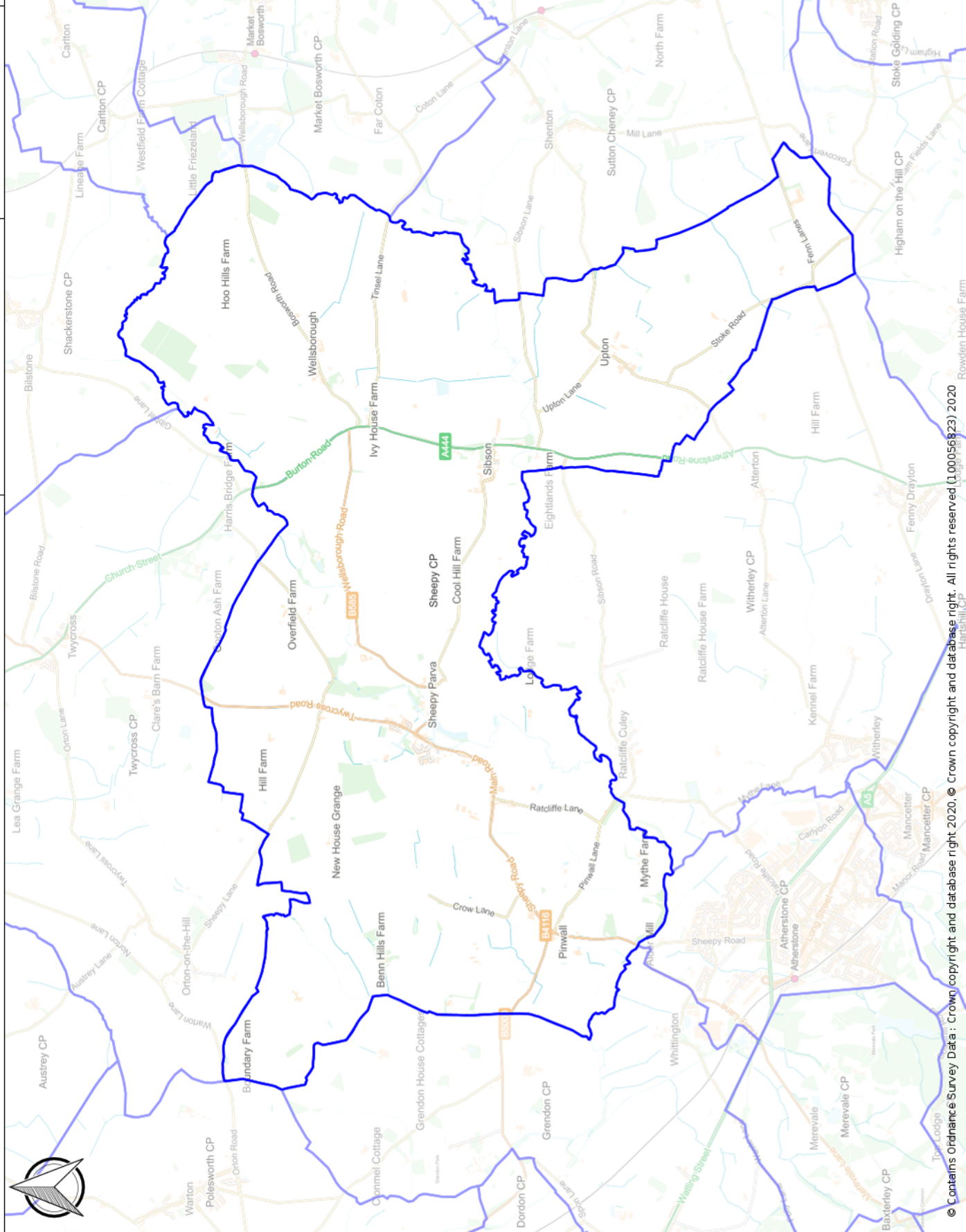


Author:

Date: 12/10/2020



Parish



Basic Conditions

- 1.5 Only a 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 a plan is prepared. In particular, a Neighbourhood Plan must have regard to the National Planning Policy Framework (NPPF), National Planning Practice Guidance and the Development Plan for the area.

National Planning Policy Framework

- 1.6 The National Planning Policy Framework was revised on 20 July 2021 and sets out the government's planning policies for England and how these are expected to be applied.
- 1.7 This revised Framework replaces the previous National Planning Policy Framework published in March 2012, revised in July 2018 and updated in February 2019.

Hinckley and Bosworth Local Plan

- 1.8 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)

- 1.9 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. There are limited services within Sheepy Parva, Wellsborough, Upton, Pinwall and The Cross Hands and the Core Strategy does not identify specific development requirements for these small settlements and grouping of properties.

Site Allocations and Development Management Policies DPD

- 1.10 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

- 1.11 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 2020 to 2039. 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.

- 1.12 Hinckley and Bosworth Borough Council consulted residents, community groups, businesses and other interested parties on the draft Local Plan (Regulation 18) from 30 June to 27 August 2021. Following this consultation, the Local Plan will be revised and subject to further sustainability appraisal, and remaining elements of evidence gathered. A Regulation 19 Submission Draft Plan will be prepared for further consultation in winter 2021/22, prior to submission to the Secretary of State for examination in 2022.
- 1.13 As we are updating the previously ‘made’ Neighbourhood Plan, we have retained the same plan period- 2018 to 2036. However, once the new Local Plan is adopted, there may be value in a further review and update of our Neighbourhood Plan.

How we have prepared the new Neighbourhood Plan

- 1.14 The first Sheepy Parish Neighbourhood Plan was ‘made’ by Hinckley and Bosworth Borough Council on 19 March 2019. This followed a successful local referendum on 14 March 2019 when, on a turnout of 31.3%, 90.6% supported the first Neighbourhood Plan. This Plan is approaching two years old and we have decided to review and update it to:
- Take account of the latest National Planning Policy Framework which was updated on 19 February 2019; and
 - Introduce more detailed design guidance.
- 1.15 The first Neighbourhood Plan was the subject of considerable community input. This included public exhibitions, workshops, questionnaires, leaflets, an independent examination as well as a referendum.
- 1.16 There is no timeframe within which neighbourhood plans are required to be reviewed or updated. However, areas with neighbourhood plans that are less than two years old can benefit from added protection provided criteria are met.
- 1.17 The Parish Council has concluded that some material changes are required to the first Neighbourhood Plan but the broad nature of it should not change. These modifications are incorporated into a Pre-Submission Draft version of the revised Neighbourhood Plan.
- 1.18 The consultation period on the Pre-Submission Draft version of the revised Neighbourhood Plan for Sheepy Parish ran from Tuesday 20 April to Tuesday 1 June 2021.

- 1.19 A copy of the Pre-Submission Draft version of the revised Neighbourhood Development Plan was made available to download, along with supporting documentation, on the Parish Council website:
<https://sheepparishneighbourhoodplan.com> A summary of the draft revised Plan, indicating what revisions had been made, was delivered to all premises within the Parish. Special arrangements were made for those without access to the internet.
- 1.20 All the representations and comments received have been considered by Sheepy Parish Council and used to amend the Draft Neighbourhood Plan. A Consultation Statement, including a summary of all comments received and how these were considered, will be made available on the Parish Council website: <https://sheepparishneighbourhoodplan.com>

Next Steps

- 1.21 The draft revised Neighbourhood Plan will now be submitted to Hinckley and Bosworth Borough Council for publication and a further six-week public consultation will take place before it is sent to an Independent Examiner.
- 1.22 Material modifications which do not change the nature of the first Plan require examination but not a referendum. Material modifications which do change the nature of the first Plan require examination and a referendum.
- 1.23 When the revised Neighbourhood Plan is adopted, it will replace the current version of the Sheepy Parish Neighbourhood Plan and 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 (mineral and waste planning applications are determined by the County Council). Therefore, in Sheepy Parish the policies in the revised Neighbourhood Plan will continue to form the basis of those decisions along with the adopted Local Plan (consisting of the Core Strategy (2009) and the Site Allocations and Development Management Policies DPD) and any other relevant policy instruments or guidance forming part of the Statutory Development Plan for the Borough.

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

Sustainable Development

- 1.24 A Neighbourhood Plan must contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
- **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

- **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

1.25 The revised Neighbourhood Plan shows what sustainable development in Sheepy Parish means in practice.

Key Issues

1.26 Feedback from the community consultation in relation to the first Neighbourhood Plan identified the key issues that needed to be addressed in that Plan:

- 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

It is considered that these issues remain relevant and they are explored in greater detail in the following chapters. Non-planning issues are addressed in Appendix 1.

Vision

1.27 In setting out the aims for a Neighbourhood 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 first Sheepy Parish Neighbourhood Plan

and this Pre-Submission Draft version of the new Neighbourhood Plan. It makes it clear what the Neighbourhood Plan is aiming to achieve.

Implementation

- 1.28 There is no point in preparing a Neighbourhood Plan which cannot be delivered. To help implement the first Sheepy Parish Neighbourhood Plan, stakeholders were involved from an early stage and identified what infrastructure was needed to support the Plan.
- 1.29 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.
- 1.30 Sheepy Parish Council also has a role in implementing the Neighbourhood Plan and will do this by using the Plan to scrutinise planning applications and addressing non-planning issues raised during community consultation. It will also monitor the operation of the Neighbourhood Plan and, when necessary, take steps to keep it up to date.

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 2017 Hinckley and Bosworth Borough Landscape Character Assessment provides an understanding of the landscape, its evolution and future pressures.
- 2.3 Sheepy Parish lies within the Sence Lowlands 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 the Parish 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 Questionnaire, we know that 95% of respondents support the retention of the countryside.



FIGURE 1: HARVEST TIME

Policy S1: Countryside

The Countryside (i.e. 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. In principle, subject to the caveats within the Hinckley & Bosworth Site Allocations and Development Management DPD Policy DM4, only the following types of development may be considered sustainable in countryside locations:

- A. The re-use and adaptation of buildings in accordance with the Site Allocations and Development Management Policies DPD Policies DM14 and DM15;
- B. Householder development;
- C. Dwellings in accordance with Policy S10;
- D. Development and diversification of agricultural and other land-based rural businesses, which accords with the NPPF;
- E. Employment development in accordance with Policy S18;
- F. Development by statutory undertakers or public utility providers;
- G. Recreation and tourism provided it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries; and
- H. Renewable energy in accordance with Policy S4.

Access to the Countryside

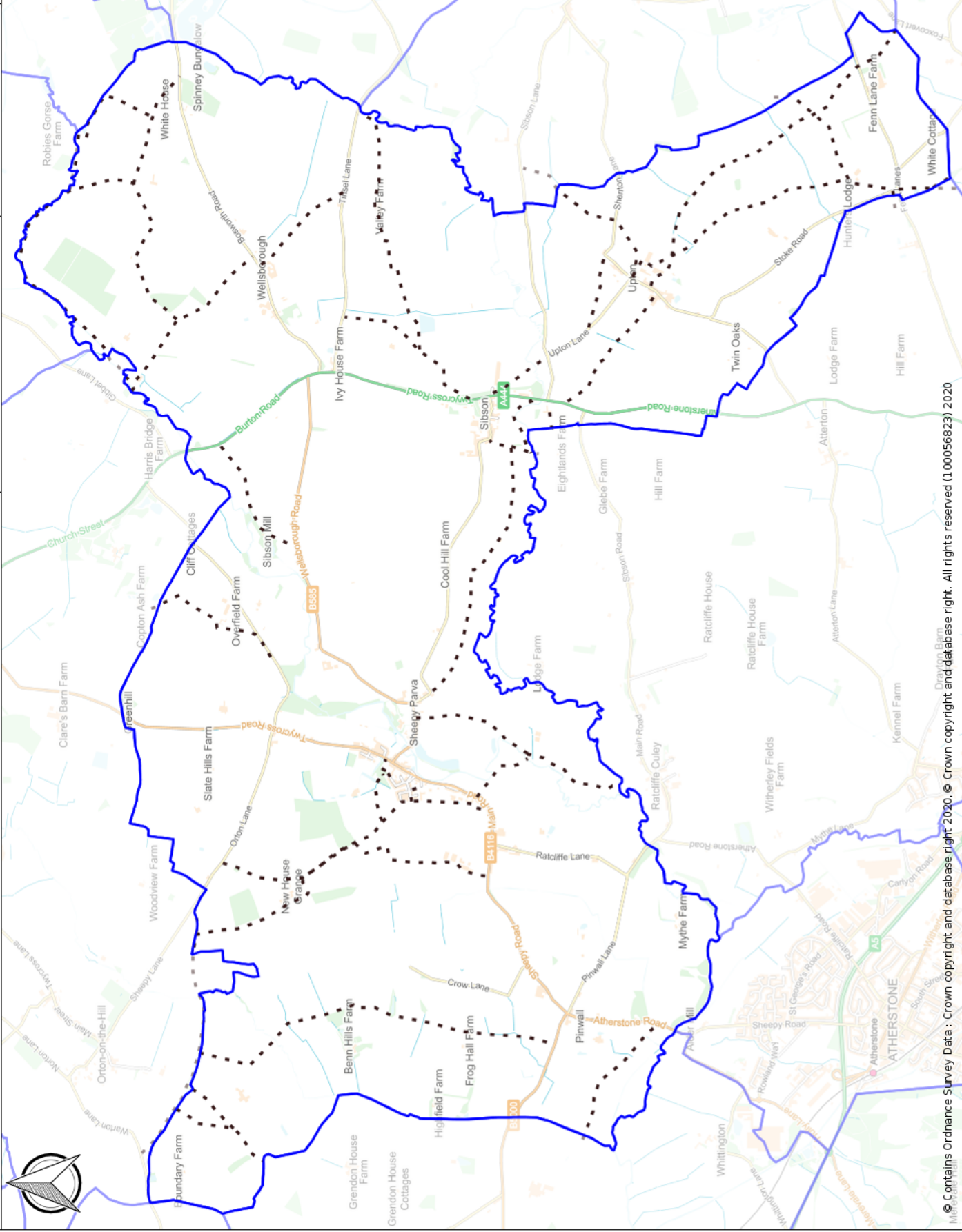
- 2.8 Sheepy Parish has an extensive network of recreational routes. These routes have been developed by Leicestershire County Council, working with local partners, over the last 30 years.
- 2.9 A good number of public footpaths link the Parish's settlements. Our 2016 Questionnaire demonstrated that 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 2: FOOTBRIDGE

Policy S2: Public Rights of Way Network

Development should, where applicable, protect and enhance the existing Public Rights of Way within Sheepy Parish (as shown on the adjacent map and on the Policies Map) and wherever possible create new links to the network including footpaths and cycle ways.



**Public rights of way
(Policy S2)**

Parish

Important Views

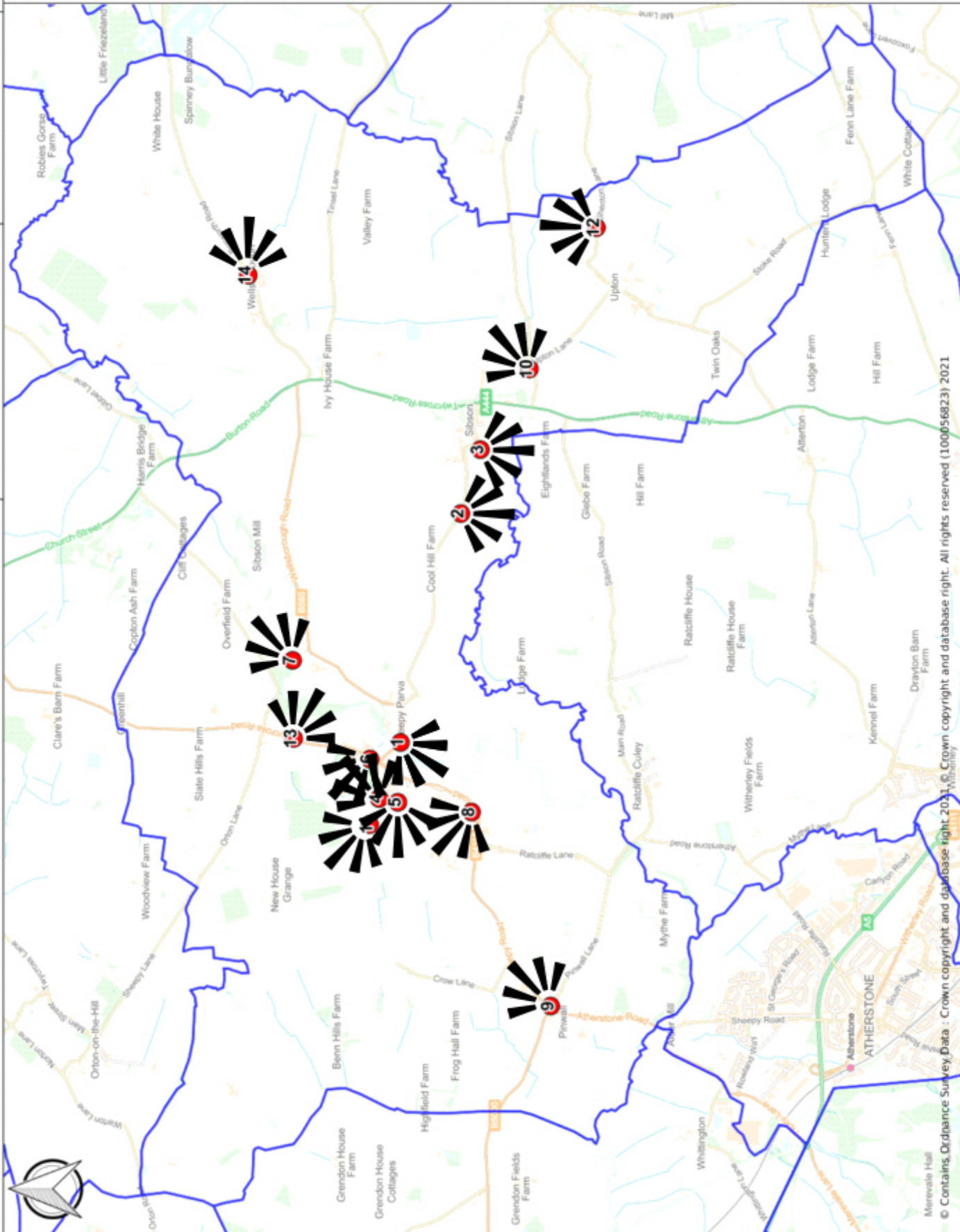
- 2.11 The largely open, large-scale landscape allows for views that extend to the horizon. Occasionally views are limited by mature trees within hedgerows, but from slightly higher ground levels, views range over long distances (2017 Hinckley & Bosworth Borough Landscape Character Assessment- LCA G: Sence Lowlands).
- 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 the open landscape with extensive vistas dominated by natural features that characterise the Parish; the potential to enhance the landscape should be considered wherever possible. Particular sensitivity should be shown for the views that are regarded as highly characteristic as listed below and illustrated in more detail in Appendix 2:

Locally Important View	Viewpoint	Direction
1. View of the mill pond from Mill Lane, Sheepy Parva	Mill Lane, Sheepy Parva	SW and S
2. View from the road & footpath between Sheepy Parva and Sibson	Sheepy Road between Sheepy Parva and Sibson	SW and E
3. View of the fields to the rear of Long Row Cottages, Sibson	Footpath T6 adjacent to Long Row Cottages Sibson.	SE and S
4. View of the Playing Field and Glade, Sheepy Magna	SW corner of Playing Field, Sheepy Magna	N
	SW corner of the Glade, Sheepy Magna.	NE
5. View across the field at the end of Meadow Close and Oakfield Way, Sheepy Magna	Footpath T14 adjacent to Meadow Close & Oakfield Way, Sheepy Magna	W and NW

Locally Important View	Viewpoint	Direction
6. View across Trout Ponds Lakes, Sheepy Magna	Twycross Road footpath T13, Sheepy Magna	NW
	Footpath T13 at the edge of the Glade	NE
7. View of Lovett's Bridge and the River Sence, Sheepy Parva	South of the river	N
	North of the river	SE
8. View across the field to the rear of Sheepy Memorial Hall, Sheepy Magna	Memorial Hall carpark, Sheepy Magna	NW and NE
9. View across the field adjacent to the crossroads at Pinwall	Pinwall Lane adjacent to the crossroads, Pinwall	N and E
10. View from the road to Shenton from Sibson	Shenton Lane, Sibson	NE and E
11. View across the fields to New House Grange, Sheepy Magna	Footpath T13 between Sheepy Magna & New House Grange	NW
12. View from the road and footpath to Shenton from Upton	Shenton Lane/Footpath T24 Upton	N
13. View from the back of Sheepy Lodge/Dormer House, Sheepy Magna	B4116 Twycross Road, Sheepy Magna	SE and E
14. View from the footpaths at the rear of Temple Hall across the fields, Wellsborough	Footpath S98, Wellsborough	NE and SE



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 on the River Sence 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 be supported provided that:

- A. Wherever possible, previously developed (brownfield) or non-agricultural land is used;
- B. Their location in the landscape is selected sensitively;
- C. Their impact on heritage assets, where applicable, has been fully assessed and addressed;
- D. Their visual impact, both individually and cumulatively, has been fully addressed and assessed in accordance with the applicable current guidance; and
- E. The installations are removed when they are no longer in use and the land is fully restored.

The local community does not consider the Sheepy landscape suitable for hosting wind turbine installations.

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 River Sence is the Sence Brook, which flows west to Sibson and meanders to join the Sence between Sheepy Magna and Ratcliffe Culey.



FIGURE 3: 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.

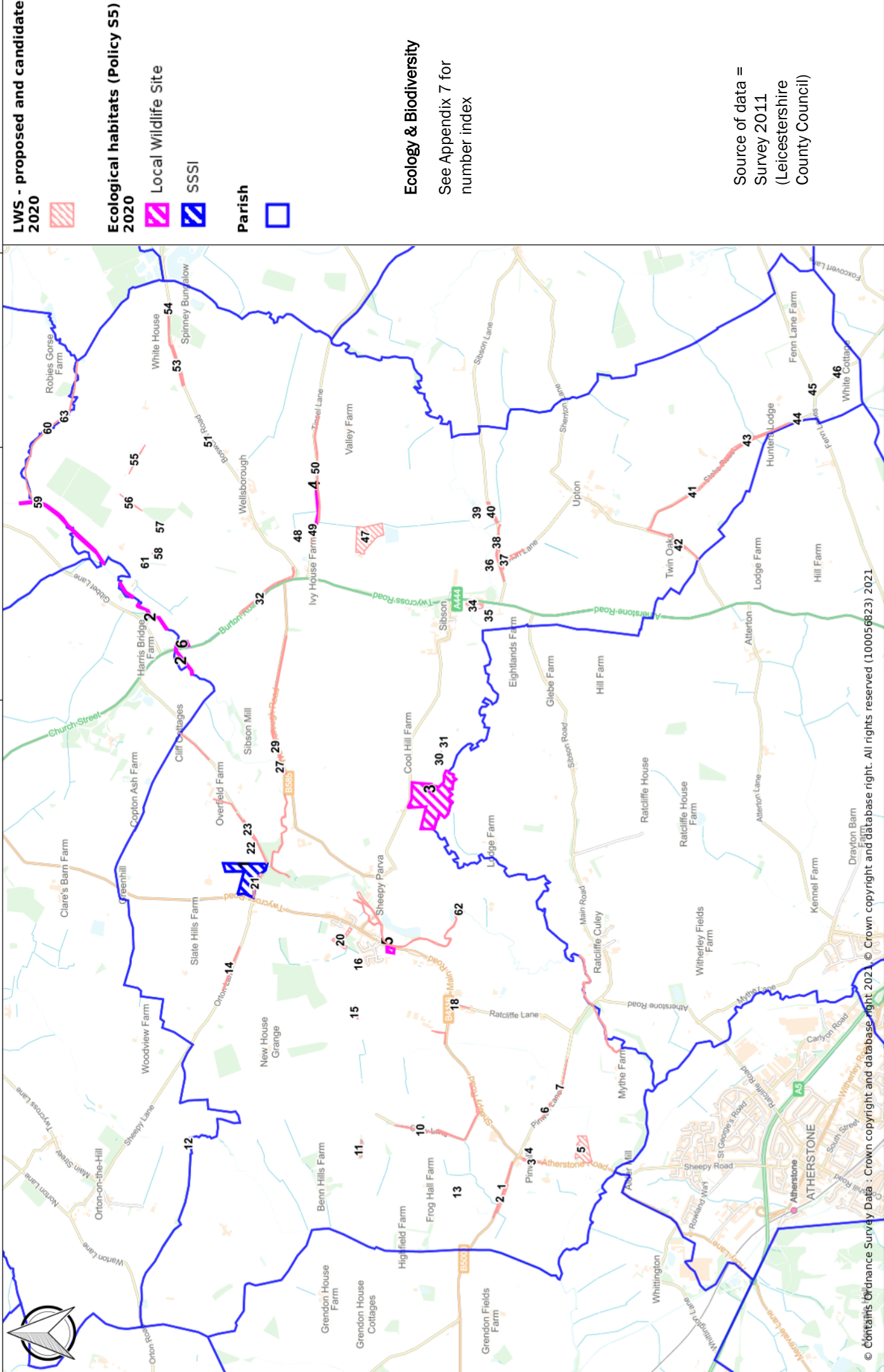
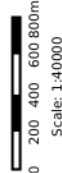
Tinsel Lane Roadside Verge: Mesotrophic grassland.

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.

Author:

Date: 18/01/2021



- 2.29 Over sixty potential/candidate Local Wildlife Sites have also been identified (Appendix 7), many of which are comprised of several adjacent habitats. Sites include stretches along the River Sence, several mature trees, species-rich hedgerows and roadside verges. Local Wildlife Sites are shown on the adjacent map

Policy S5: Ecology and Biodiversity

Development should have appropriate regard for the network of local ecological features and habitats which include (as shown on the adjacent map and 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 which impacts on existing ecological corridors and landscape features (such as watercourses, hedgerows and tree-lines) will be expected to maintain and extend them for reasons of biodiversity thus, wherever possible, 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 has photographic evidence of flooding in 1912, 1924, the 1930's, 50's & 60's.



FIGURE 4: 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 school, '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 from being able to drain down into them; leading to the increased risk of flooding of roads, properties and other infrastructure. The most recent overtopping of the River Sence affecting Sheepy Magna was in February 2020.
- 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 highest 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. Development is directed to locations at the lowest risk of flooding, applying the Sequential Test and if necessary, applying the Exception Test. Where development is proposed in flood risk

areas, mitigation measures must be in place to reduce the effects of flood water. Developments should take opportunities to reduce flood risk elsewhere.

Development that includes a surface covering of more than five square metres should manage surface water run off with no net increase in the rate of surface water run off for Greenfield sites by including Sustainable Drainage Systems (SuDS) with attenuation, storage and treatment capacities incorporated in accordance with Appendix 5: Design Code.

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 homeowner.



FIGURE 5: ST BOTOLPH CHURCH, SIBSON PIC SHEEPY BENEFICE

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

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 New House Grange, Orton Lane Dovecote at Newhouse Grange, Orton Lane Old Cottage now store at New House 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

Listed Buildings	Grade II*	Grade II
		Sibson Mill, Wellsborough Road
Wellsborough		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 archaeological 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 New House 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-east 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. 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.

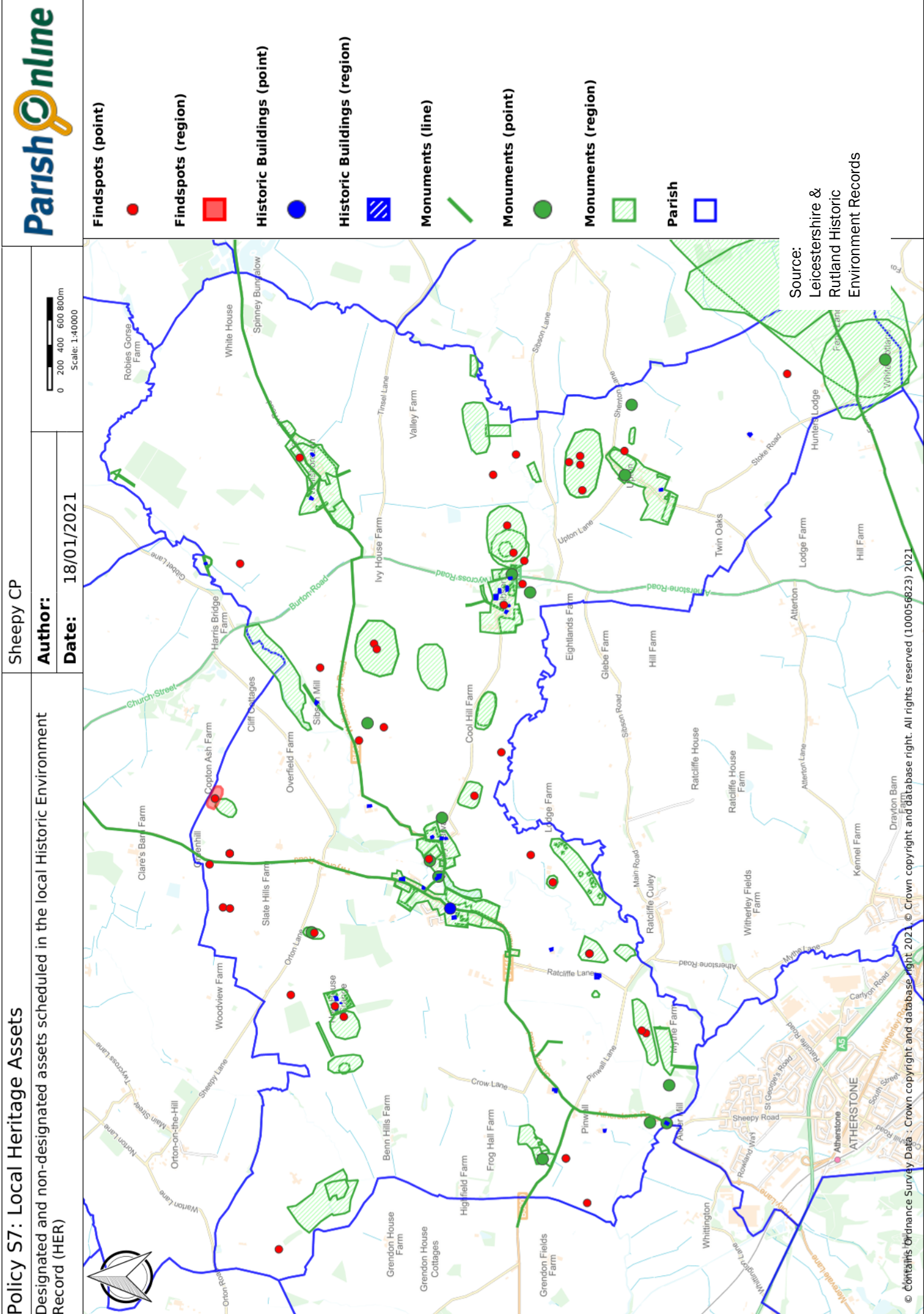
Features of Local Heritage Interest

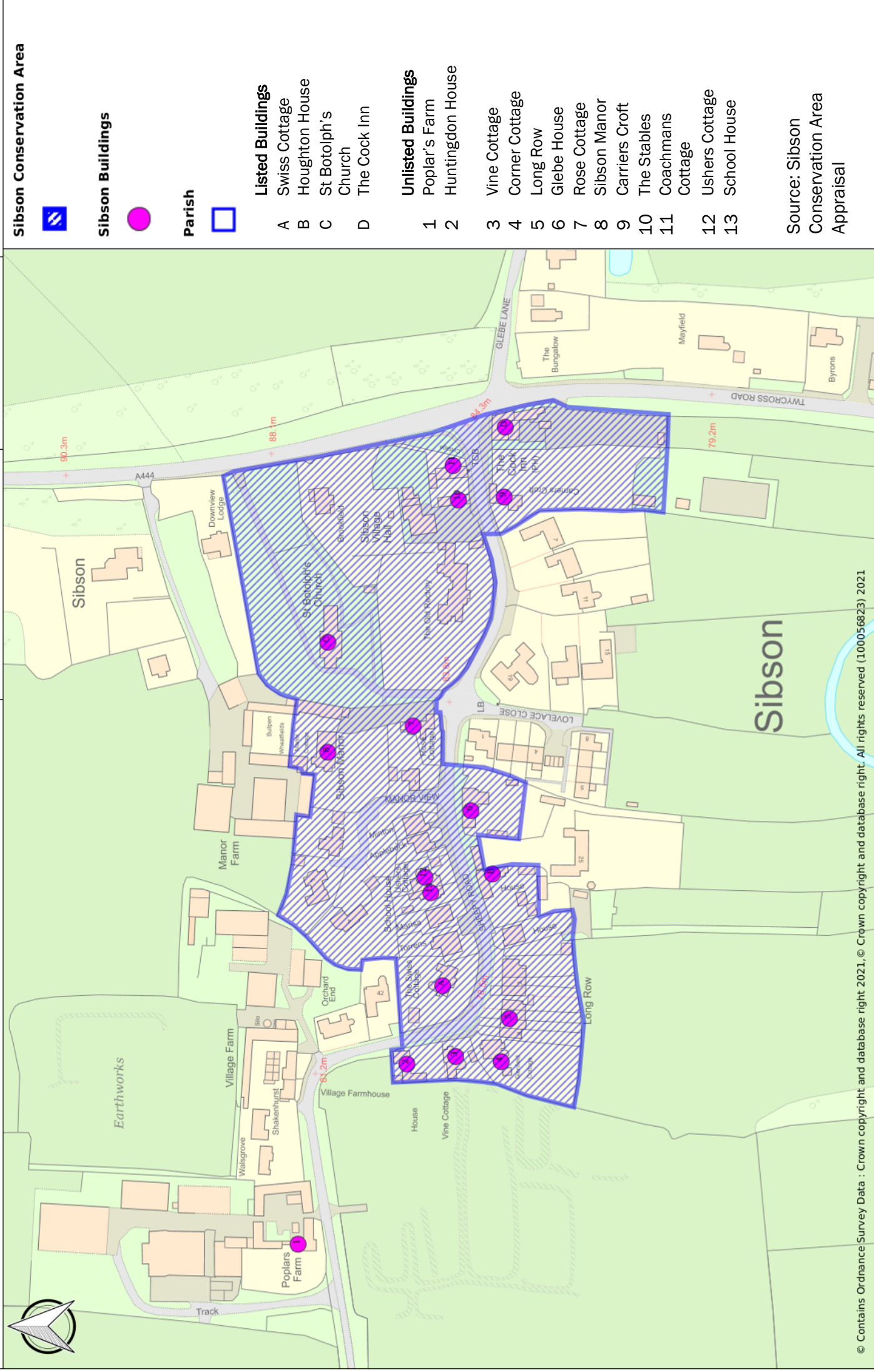
- 3.13 There are buildings and sites in the Parish that make a positive contribution providing local character and a sense of place because of their heritage value and significance. Although such heritage features may not be nationally designated, they may be offered some level of protection through 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: Local Heritage Assets

Development proposals that affect local heritage assets (as shown on the adjacent maps and collectively on the Policies Map) must balance the need for, and the public benefit of, the proposal against the significance of the asset and scale of any harm or loss; they must also have regard to other related Policies within the Development Plan. The following are regarded as local heritage assets:

- i The designated and non-designated assets scheduled in the local Historic Environment Record (HER), as identified on the adjacent map;
- ii The important non-designated buildings within the Sibson Conservation Area, as identified on the adjacent map which is cross-referenced to the schedule within Appendix 3;





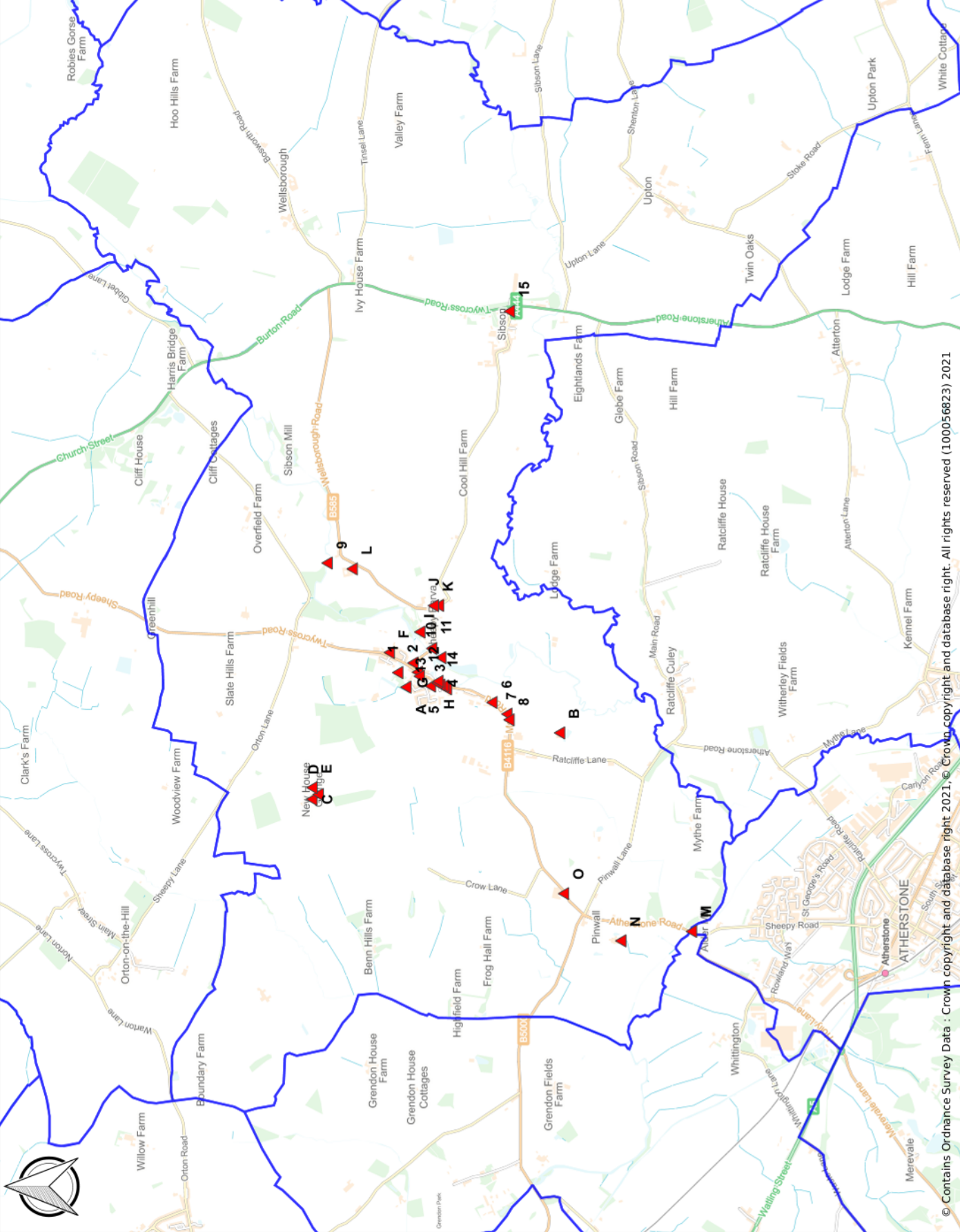
Policy S7: Local Heritage Assets

Designated and non-designated assets (Appendix 3 Schedule 2: Features of Local Heritage Interest)

Sheepy CP

Author:

Date: 18/01/2021



Local Heritage Assets (Policy S7)
- 2020

▲ Parish

□



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.
- 3.18 In March 2020, Hinckley and Bosworth Borough Council adopted The Good Design Guide Supplementary Planning Document (SPD). It aims to substantially raise design quality in Hinckley and Bosworth Borough whilst ensuring that the local identity and heritage of the Borough is preserved and enhanced. The Guidance sets out seven design objectives.



- 3.19 The SPD expects new development to be low-carbon, energy and resource efficient. Water and flood risk, especially important within Sheepy Parish,

should be managed pro-actively and effectively for developments to be climate resilient. The Guide explains how this can be achieved.

- 3.20 The SPD provides contextual information and principles for Hinckley and Bosworth Borough. To support this guidance, Appendix 5 of the Neighbourhood Plan sets out specific design guidance and objectives for Sheepy Parish. The guidance will help ensure that new development respects the prevailing character of the different parts of the Parish.

Policy S8: Design

Development proposals should be designed with evident care so as to:

- A. Respond positively to the character of the area in which it is located as set out in the Design Code in Appendix 5. Innovative design that is appropriate to the prevailing character of the area is encouraged;
- B. Demonstrably respond to the features of its setting;
- C. Work with the scale, form and character of the location and make a positive contribution to the street-scene;
- D. Protect important local features such as traditional walls, hedgerows and trees;
- E. Be future-proofed with low carbon heating and high levels of energy efficiency;
- F. Show appropriate regard for the amenities of neighbouring properties including daylight/sunlight, privacy, air quality, noise and light pollution; and
- G. Provide a safe and suitable access with appropriate on-site parking provision.

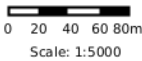
4. Local Green Spaces

- 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 reasons for designating these Local Green Spaces is summarised in Appendix 4.

Policy S9: Local Green Spaces

The following sites identified on the adjacent maps and on the Policies Map are designated as Local Green Spaces:

1. Sheepy Magna Playing Fields
2. Sheepy Glade
3. All Saints Churchyard, Sheepy Magna
4. St Botolph's Churchyard, Sibson
5. Sheepy Cemetery
6. Land fronting 15-19 Meadow Close, Sheepy Magna



Author:

Date: 04/02/2021



Local Green Spaces (Policy S9) - 2020



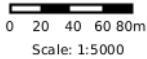
Parish



Local Green Spaces

- 1 Sheepy Magna Playing Field
- 2 Sheepy Glade
- 3 All Saints Churchyard, Sheepy Magna
- 5 Sheepy Cemetery
- 6 Land fronting 15-19 Meadow Close, Sheepy Magna





Author:

Date: 04/02/2021



Local Green Spaces (Policy S9) - 2020

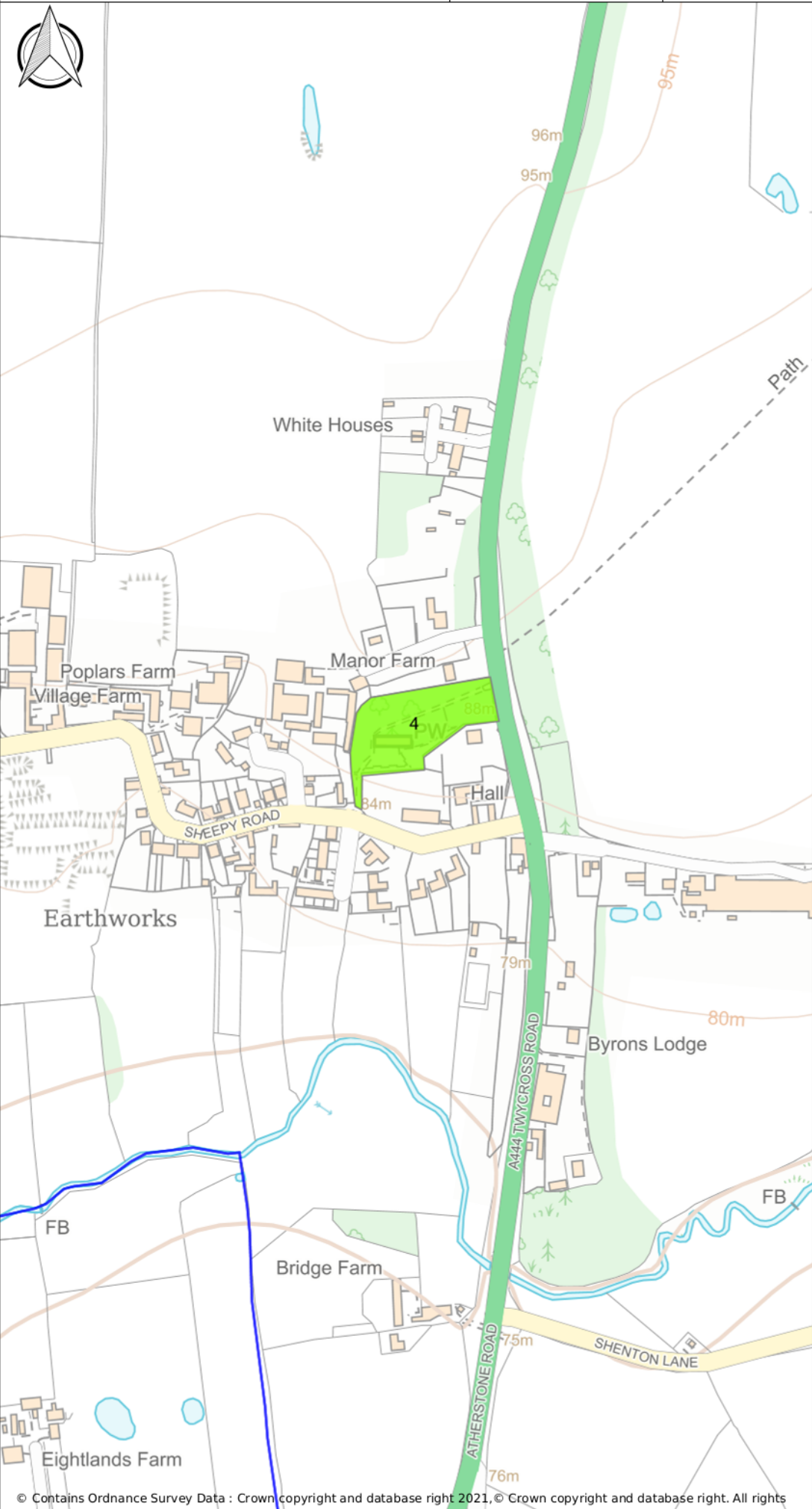


Parish



Local Green Spaces

- 4 St. Botolph's Churchyard, Sibson



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 There are limited services within Sheepy Parva, Wellsborough, Upton, Pinwall and The Cross Hands, and the Core Strategy does not identify specific development requirements for these small settlements and groupings of properties.

Housing Requirement

- 5.5 The Core Strategy only runs to 2026 whereas the Neighbourhood Plan runs to 2036.
- 5.6 The housing requirement was addressed during the examination of the first Sheepy Parish Neighbourhood Plan in January 2019. The independent examiner concluded that the requirement set out in the Core Strategy (20 dwellings) for 2006 to 2026 should be increased to 21 (to take account of a more recent assessment of the Borough's housing requirement) and then applied proportionately to 2036 to produce a notional requirement of 32 dwellings.
- 5.7 The approach to the housing requirement for the review is the same as in the first 'made' Neighbourhood Plan. A review policy is included in the neighbourhood plan (Policy S11). This policy will ensure the Neighbourhood Plan will be reviewed within a set timeframe if, as established through the emerging Local Plan, there is a need to allocate additional housing or employment sites to meet new requirements. This is explained further at paragraph 5.17.

Housing Supply

- 5.8 Since 2006, 54 houses have been built (net of demolitions) in the Parish (to 31 March 2020). 42 of these homes have been built in Sheepy Magna with 24 homes built at the site allocated at Trout Ponds Farm. It means that the Core Strategy minimum housing allocation for Sheepy Magna has been significantly exceeded.



FIGURE 6: TROUT PONDS FARM SITE, SHEEPY MAGNA

- 5.9 In terms of the notional requirement of 32 dwelling for the period 2018-2036, 44 homes have been built since 1 April 2018 to 31 March 2020. A further 28 dwellings had planning permission at 1 April 2020 that are likely to come forward. 19 of these are to be at Hornsey Rise Memorial Home (see Policy S14). Therefore the notional housing need for the Parish has also been met.
- 5.10 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.

Housing Development

- 5.11 Allocating sites and producing housing policies demonstrates that the Neighbourhood Plan is planning positively for new homes, and provides greater certainty for developers, infrastructure providers and the community. In turn this also contributes to Hinckley and Bosworth Borough Council's housing land supply.
- 5.12 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. The methodology for defining the settlement

0 20 40 60 80m
Scale: 1:5000

Author:

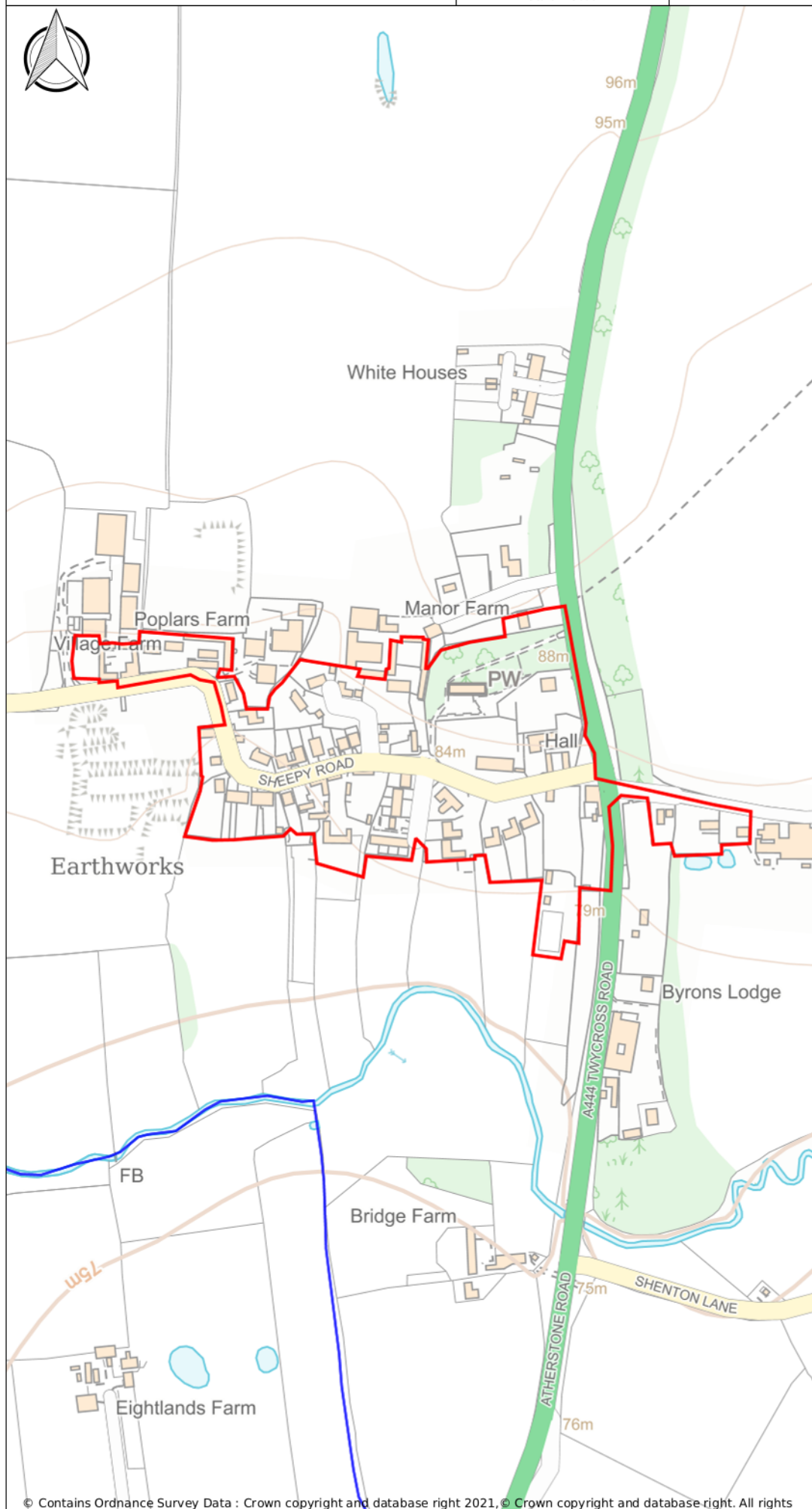
Date: 18/01/2021



Settlement Boundaries (Policies S1, S10) - 2020



Parish



- 5.13 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: Housing Development

A revised Settlement Boundary is defined for Sheepy Magna on the adjacent map and on the Policies Map; the Settlement Boundary for Sibson is that defined within the Hinckley & Bosworth Site Allocations and Development Management Policies DPD; each boundary separates the settlement and countryside areas where different policies may apply. Within the Sheepy Magna and Sibson Settlement Boundaries infill housing will be supported subject to proposals being at a scale appropriate to each settlement and in accordance with Policy S8.

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 S14;
- 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;
- E. A dwelling of a design that is of exceptional quality, in that it:
 - a. is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - b. would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area;
- F. Development that would involve the subdivision of an existing residential dwelling; and
- G. Exception site affordable housing in accordance with Policy S13.

Local Plan Review 2020 to 2039

- 5.14 Hinckley and Bosworth Borough Council consulted residents, community groups, businesses and other interested parties on the draft Local Plan (Regulation 18) from 30 June to 27 August 2021.
- 5.15 The draft Local Plan continues to identify Sheepy Magna as a 'Rural Village' and there is a presumption that at least 50 new homes are to be allocated in each Rural Village over the period 2020 to 2039. The final housing provision will consider other planning policy priorities, constraints on land supply and other wider strategic planning issues. This will include planning constraints, such as the ongoing flood issues affecting the village.

- 5.16 The draft Local Plan does not seek to specifically allocate land for housing in Wellsborough, Upton, Pinwall and The Cross Hands.
- 5.17 Currently the draft Local Plan carries little weight. Rather than wait for the new Local Plan to be adopted, the Parish Council is keen to press ahead with its Neighbourhood Plan Review. However, a further review may be required, especially if there is a need to allocate additional housing or employment sites to meet new requirements.

Policy S11: Neighbourhood Plan Review

The emerging Hinckley and Bosworth Local Plan will set an updated housing and employment land requirement for the Neighbourhood Plan Area. If necessary, the Sheepy Parish Neighbourhood Plan will be reviewed to include new allocations to meet this requirement. In these circumstances, if the Neighbourhood Plan review does not commence regulation 14¹ stage consultation within 18 months of the adoption of the Local Plan, the policies of the 'made' Neighbourhood Plan which are most important for determining applications for housing or employment development will be considered out of date.

Meeting Local Housing Needs

- 5.18 In planning for new homes, there should be a mix of housing to meet the needs of people living locally. In 2019 Hinckley and Bosworth Borough Council published new evidence about the type, size and tenure of housing needed in the borough to 2036. The Housing Needs Study 2019 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.
- 5.19 The appropriate mix of homes of different sizes needed in the market and affordable sectors is as follows:

Housing Mix	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Market Housing	5%	30%	45%	20%
Affordable home ownership	10%	50%	30%	10%
Affordable housing (rented)	25%	40%	30%	5%

- 5.20 Using data from the 2011 Census, compared to Hinckley and Bosworth Borough, Sheepy Parish has a smaller proportion of young householders (under 35) but more households over the age of 65. Local house prices are

¹ The Neighbourhood Planning (General) Regulations 2012 (as amended)

high compared to neighbouring settlements, a high proportion of homes are detached and there are high levels of under-occupancy.

- 5.21 The provision of market housing units which cater for older households is a key supply gap which urgently needs to be addressed. While bungalows require more land and are therefore not attractive for developers, it is important that efforts are made within new developments to provide for older households.

Policy S12: 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. In particular, development proposals for 10 or more dwellings should address the needs of older households and the need for smaller and/or low-cost homes.

Affordable Housing

- 5.22 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.
- 5.23 The Core Strategy requires that on large private-sector developments, 40% of dwellings should be affordable. The development of the Trout Ponds Farm site provided 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.
- 5.24 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.

First Homes

- 5.25 First Homes are a specific kind of discounted market sale housing and should be considered to meet the definition of 'affordable housing' for planning purposes. Specifically, First Homes are discounted market sale units which:
- must be discounted by a minimum of 30% against the market value;
 - are sold to a person or persons meeting eligibility criteria;
 - on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount and certain other restrictions are passed on at each subsequent title transfer; and,
 - after the discount has been applied, the first sale must be at a price no higher than £250,000.

- 5.26 First Homes are the Government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations.
- 5.27 Our Neighbourhood Plan is expected to take account of the new First Homes requirements. It can also develop policies that make use of the flexibilities afforded to them under First Homes policy. However, having regard to local income levels, related to local house prices and mortgage requirements, we do not believe that it is necessary to increase the 30% discount or £250,000 first sale price.

Policy S13: Affordable Housing

Development proposals should include for affordable housing in accordance with the terms of Policy 15 of the Hinckley & Bosworth Core Strategy 2016.

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, for the avoidance of doubt, all such proposals will still need to address Neighbourhood Plan Policies S3 and S8.

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

- 5.28 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



FIGURE 7: THE NATSOPA MEMORIAL HOME, WELLSBOROUGH, 1936

© HISTORIC ENGLAND

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.

5.29 The site contained three main buildings, two bungalows, a pavilion, gardens, a chapel, and a hall.

5.30 This remote site had become victim to arson, vandalism and other anti-social behaviour and was a local eyesore. In June 2016, a major fire caused significant damage.

5.31 The site was allocated for housing development in the first Sheepy Parish Neighbourhood Plan. On 13 September 2019, approval of reserved matters of



FIGURE 8: HORNSEY RISE MEMORIAL HOME IN OCTOBER 2020

outline planning permission 17/01050/OUT was granted for a residential development of 18 new dwellings and the conversion and extension of the chapel to residential.

5.32 Although development has commenced, Policy S14 has been retained to ensure that any variations to the development stick to key guiding principles. Policy S14 also ensures that in the context of paragraph 14 of the National Planning Policy Framework, the Neighbourhood Plan policies and allocations meet the identified housing requirement.

Policy S14: Hornsey Rise Memorial Home

Land at Hornsey Rise Memorial Home, Bosworth Road, Wellsborough, as shown on the adjacent map and the Policies Map, is allocated for the development of up to 20 dwellings subject to the following:

- A. The extent of the developable area is restricted to the 1.5 ha as shown on the adjacent map;
- B. The development provides for a mix of dwelling sizes which addresses identified housing need, in particular the needs of older households and/or the need for smaller and low-cost homes;
- C. The former chapel should be retained and converted to residential use;
- D. Any contamination present on the site shall be safely remediated prior to the commencement of any development;

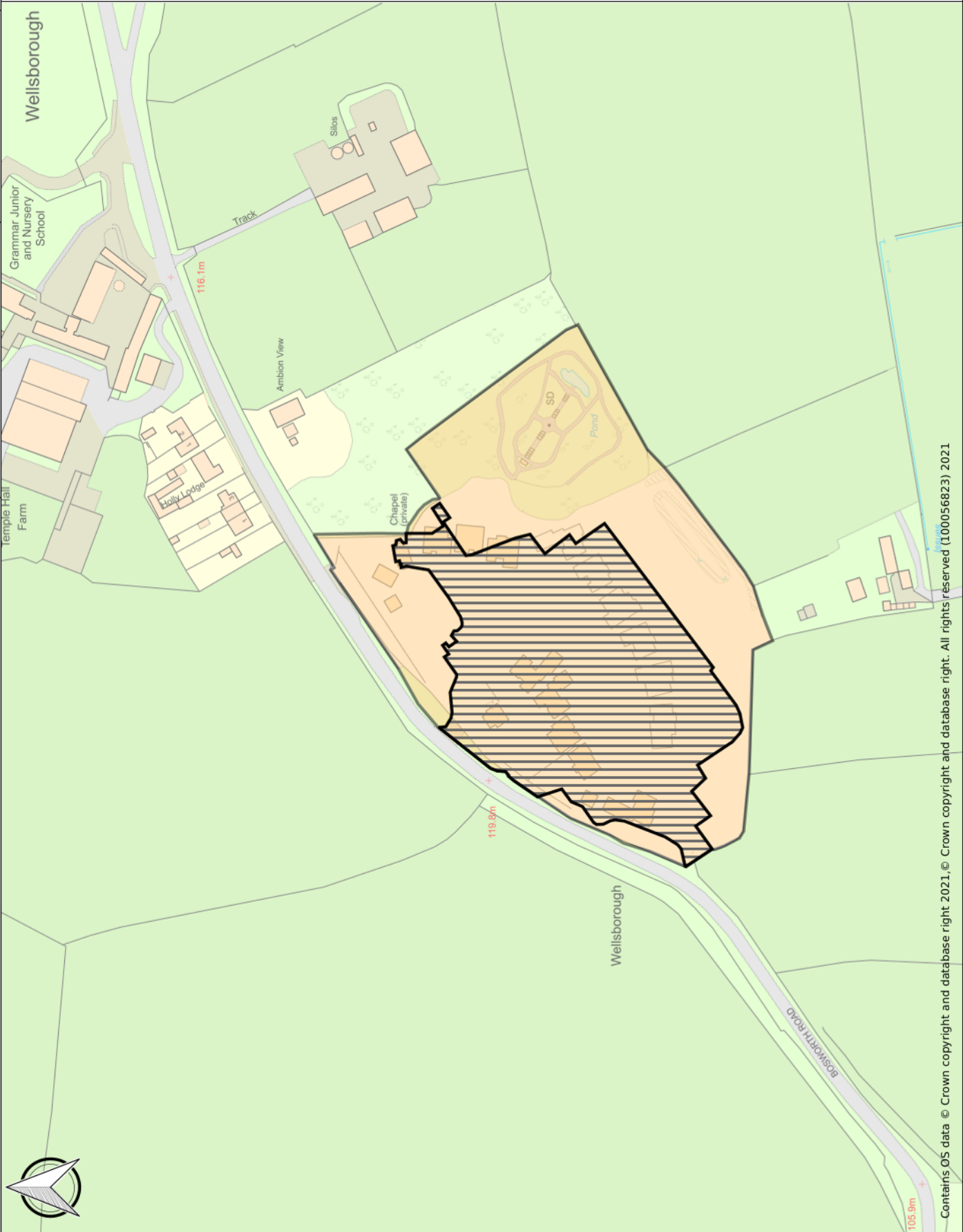
- E. The construction of a footpath/cycle path from the site to the south side of Bosworth Road to the point where there is a footpath on the north side of Bosworth Road; and
- F. A landscaping scheme should be implemented to provide for an improvement in biodiversity and include the retention and enhancement of trees and hedgerows along the boundaries of the site.

Author: 25/08/2021

Hornsey Rise Developable Area - 2020

Hornsey Rise Memorial Home (Policy S14) - 2020

Parish



6. Services, Facilities and Infrastructure

- 6.1 The National Planning Policy Framework promotes the retention and development of local services and communities 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 (selling basic general provisions), memorial hall, sports and recreation facilities (including children's play area, outdoor gym, sports field and woodland walk area). There is a church, pub (closed since November 2019) 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 servicing villages between Measham and Fenny Drayton. This is a two-hourly, Monday to Saturday service with a stop in Sheepy Magna and Pinwall only. Additionally, a school service stops at Sibson once in the morning and afternoon.
- 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. Since 2016, internet services have continued to improve with Superfast Broadband coverage increased across the Parish. A new outdoor gym for adults has also been installed on Sheepy Magna Playing Field (November 2019). This was funded by the Parish Council with a supporting grant from Hinckley and Bosworth Borough Council's Parish and Communities Initiative Fund.
- 6.4 The loss of the limited services and facilities that residents 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.
- 6.5 Our 2016 Young Persons Questionnaire 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.

Policy S15: Community Services and Facilities


Development must show appropriate regard for the retention of the community facilities listed below; proposals that would result in the loss of or harm to any of these (as shown on the adjacent maps and the Policies Map) will not be supported unless it can be demonstrated, with particular regard to Local Plan Policy DM25, that:


- A. It is no longer viable; or
- 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:
1. Sheepy Magna Church of England Primary School
 2. The Black Horse PH, Sheepy Magna
 3. The Cock PH, Sibson
 4. Sheepy Magna Memorial Hall
 5. Sibson Village Hall



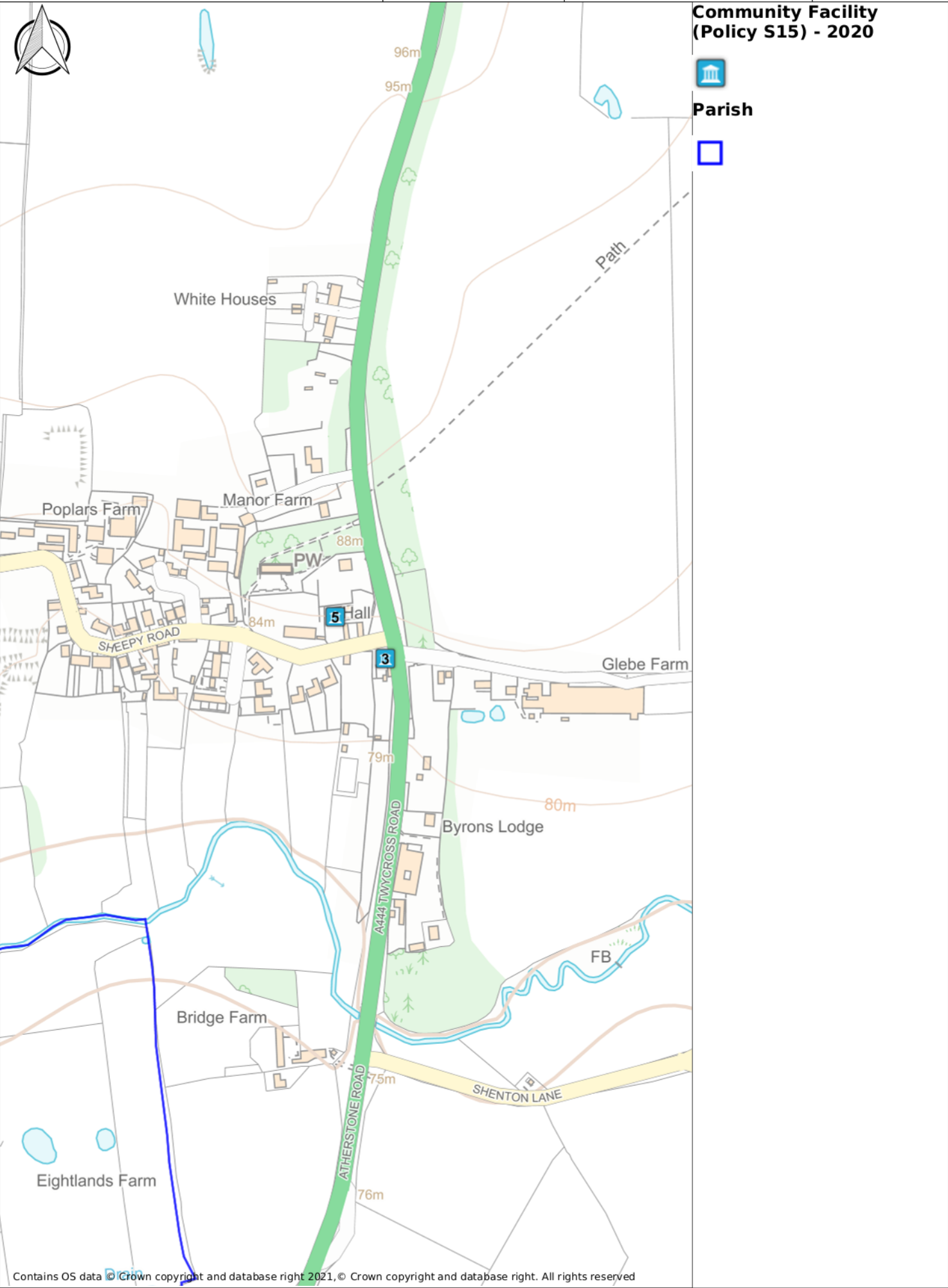
**Community Facility
(Policy S15) - 2020**

**Parish**



Community Facilities

- 1 Sheepy Magna Church of England Primary School
- 2 The Black Horse Public House, Sheepy Magna
- 4 Sheepy Magna Memorial Hall



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. The Parish Council has purchased a mobile Vehicle Activated Sign (VAS) with a supporting grant from Hinckley and Bosworth Borough Council's Parish and Communities Initiative Fund. This is being used to gather data on traffic speed and volume, and as a speed calming measure.
- 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 S16: Car Parking and New Housing Development

Parking provision for new housing will be in accordance with Hinckley & Bosworth Site Allocations and Development Management DPD Policy DM18; developments within Sheepy Magna and Sibson should demonstrate that they would not exacerbate any existing problems in the vicinity with increased on-street parking.

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, online gaming and 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 Sheepy 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 S17: 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 August 2020, the Job Seekers Allowance claimant count in Twycross and Witherley with Sheepy Ward was 0.3%.
- 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, Whitemoors Antiques Centre and The Battlefield Line railway.



FIGURE 9: 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 S18: Rural Economy

Small-scale business and enterprise development, including live/work units, through the conversion of existing buildings and well-designed new buildings will be supported where it meets the requirements of Site Allocations and Development Management Policies DPD Policies DM5 and DM20 and the other policies of the Neighbourhood Plan. Tourism development is particularly encouraged, especially that associated with Richard III and the Battle of Bosworth Field.

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. Sheepy Parish Council has supported in addressing a number of issues raised. They do not form part of the statutory Neighbourhood Plan, so were 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. Street light bulbs have been replaced by energy efficient LEDs.

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.

Ongoing activities led or supported by Sheepy Parish Council are taking place to improve and enhance facilities. These have included; providing outside gym equipment for adults, and tree planting around the Sheepy Magna playing field, the re-opening of a footpath adjacent to Highfield Close (Sheepy Magna) to connect to footpath T13, planting of wildflowers and bulbs in The Glade in Sheepy Magna and also along roadside verges.

Trees

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

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

Ongoing activities are taking place led or supported by The Sheepy Parish Council Tree Warden. These have included the monitoring and reporting of tree

maintenance activities across the Parish, the planting of trees in various locations across the Parish and supporting St. Botolph's Church with the maintenance of the trees.

Public rights of way

Providing 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.

Ongoing activities led by or supported Sheepy Parish Council are taking place to improve and enhance the rights of way. These have included; the reinstatement and extension to the footpath at Brookside Close, and improvements to the surface at Church Mews both in Sheepy Magna and ongoing work at The Glade in Sheepy Magna with the planting of wildflowers, bulbs and trees.

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's 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.

Ongoing activities led or supported by Sheepy Parish Council are taking place to address the issues associated with transport. These have included: improvement and enhance the rights of way with the reinstatement and extension to the footpath at Brookside Close, Sheepy Magna to provide alternative routes to access the school away from the main road. The use of a vehicle activated speed sign to monitor speeding activity across the Parish and work associated with an ongoing issue associated with speeding and noisy motorbikes on the A444 through Sibson.

Services and facilities

Feedback was provided within the questionnaire responses suggesting 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 four comments suggesting 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.

Ongoing activities led or supported by Sheepy Parish Council are taking place to support with the issues raised. These have included:

- Following its closure in November 2019, The Cock Inn was registered as an Asset of Community Value. This means that the local community will be informed if it listed for sale and then enact the Community Right to Bid, which gives a moratorium period of six months to allow the community to raise the finance to purchase the asset.
- The setting up of a Community Facilities Working Group to creating an action plan to enhance facilities across the Parish.
- Support the upgrading of the lighting and heating to Sibson Village Hall.
- Supporting refurbishment work at All Saints Church, including the removal of pews, new heating, lighting and audio visuals.
- Publicising takeaway food services provided by The Black Horse, Sheepy Magna and San Giovanni restaurant.
- Ongoing dialogue with Severn Trent Water improvements to reduce water pipe bursts and improve water pressure.

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 Mill Lane, 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



📍 South West From: Mill Lane, Sheepy Parva



📍 South From: Mill Lane, Sheepy Parva

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 Sheepy Road. It reveals magnificent expansive views over diverse agricultural land. The view extends towards



📍 South West From: Sheepy Road, between Sibson & Sheepy Parva



📍 East From: Sheepy Road, between Sibson & Sheepy Parva

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 Sence Brook 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. Sheepy 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 Sence Brook in the small valley.



📍 South East From: Footpath T6, adj to Long Row Cottages, Sibson



📍 South From: Footpath T6, adj to Long Row Cottages, Sibson

4. View of the Playing Field and the Glade, 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.



② North

From: SW corner of Playing Fields, Sheepy Magna



② North East

From: SW corner of the Glade, Sheepy Magna

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 west 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.



② West From: Footpath T14 adj to Meadow Close & Oakfield Way, Sheepy Magna



② NorthWest From: Footpath T14 adj Meadow Close & Oakfield Way, Sheepy Magna

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 pond is



② North West

From: Twycross Road, Footpath T13, Sheepy Magna



② North East

From: SW corner of the Glade, Playing Fields, Sheepy Magna

surrounded by mature trees, grasses and pond plants and is 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, Sheepy Parva

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



North



South East

From: South of the river,
Sheepy Parva

From: North of the river,
Sheepy Parva

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.



North West

From: Memorial Hall carpark
Sheepy Magna



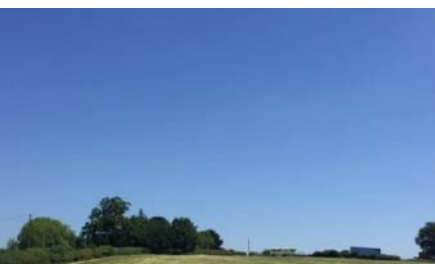
North East

From: Memorial Hall carpark,
Sheepy Magna

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.

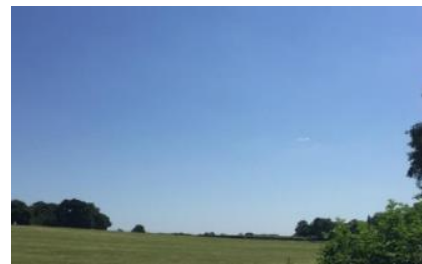
9. View across the field adjacent to the crossroads at Pinwall

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 east. To the north the view extends to the tree line on the brow of the hill.



North

From: Pinwall Lane,
adjacent cross roads, Pinwall



East

From: Pinwall Lane,
adjacent cross roads, Pinwall

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



North East

From: Shenton Lane, Sibson



East

From: Shenton Lane, Sibson

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.



North West From: Footpath T13 between Sheepy Magna & New House Grange



North West From: Footpath T1 between Sheepy Magna & New House Grange

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.



North

From: Shenton Lane Footpath T24, Upton

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.



① South East From: B4116 Twycross Road, Sheepy Magna



② East From: B4116 Twycross Road 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 southeast farm buildings and the residential



① North East



From: Footpath S98, Wellsborough ② South East

From: Footpath S98 Wellsborough

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: Local Heritage Assets

All of the assets determined to be Local Heritage Assets have been compiled from the sources set out below and can be summarised as follows:

Historic Environment Records

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

These interests have all been determined to be Local Heritage Assets 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 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 Local Heritage Assets 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. A list of these assets can be found in Schedule 1 to this Appendix 3 below and the assets themselves are identified on the map adjacent to Policy 7 entitled 'Local Heritage Assets- designated and non-designated assets in Sibson (Appendix 3 Schedule 1)'. A brief justification explaining the characteristics of the assets and basis for protection is also set out in Schedule 1 to this Appendix 3 below.

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 and confirmed at a public meeting are all properties and have been determined to be Local Heritage Assets 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. A list of these assets can be found in Schedule 2 to this Appendix 3 below and the assets themselves are identified on the maps adjacent to Policy 7 entitled 'Local Heritage Assets- non-designated heritage assets (Appendix 3 Schedule 2)(Sheepy Magna)' and 'Local Heritage Assets- non-designated heritage assets (Appendix 3 Schedule 2)'. A brief justification explaining the characteristics of the assets and basis for protection is also set out in Schedule 2 to this Appendix 3 below.

Interests Nominated by the Neighbourhood Plan Steering Group

The Neighbourhood Plan Steering Group has determined that further interests merit designation as Local Heritage Assets. A list of these assets can be found in Schedule 2 to this Appendix 3 below and the assets themselves are identified on

the maps adjacent to Policy 7 entitled ‘Local Heritage Assets- non-designated heritage assets (Appendix 3 Schedule 2) (Sheepy Magna)’ and ‘Local Heritage Assets- non-designated heritage assets (Appendix 3 Schedule 2)’. A brief justification explaining the characteristics of the assets and basis for protection is also set out in Schedule 2 to this Appendix 3 below.

Schedule 1: Neighbourhood Plan Analysis for Sibson Conservation Area

Local Heritage Assets Schedule 1 Map Reference	Asset	Justification
1	Poplars Farmhouse	The double fronted façade of Poplars farmhouse greets visitors to Sibson from the west, and emphasises the former farming origins of Sibson.
2	Huntington House	Huntington House is an attractive dwelling built in 1830. It is the first dwelling in the conservation area approached from the western entrance.
3	Vine Cottage	Vine Cottage is a two storey extended brick property located within the conservation areas, between Huntington House and Corner Cottage.
4	Corner Cottage	Corner Cottage is located within the conservation areas adjacent to Long Row. The attractive cottage has the unusual eyebrows windows *, a typical feature in the village.
5	Long Row	Long Row comprises of two separate rows of attractive two-storey traditional red brick estate cottages. The cottages are located in the heart of the conservation area, and are a focal point with the long façade and unusual eyebrow windows*.
6	Glebe House	Glebe House is a prominent two storey brick property converted from a row of cottages to one dwelling and is in the heart of the conservation area. The grass verge fronting the property is a common feature in Sibson.
7	Rose Cottage	Rose Cottage is an attractive character property, and is one of the few traditional thatched cottages in the village.
8	Sibson Manor	Sibson Manor is hidden behind mature trees and shrubs. The Manor is an example of a three-storey period property with a window to the gable forming the roof space storey. This property type is not common in the village.
9	Carriers Croft	A good example of an imposing three storey - period property. The third storey is formed from the roof space with a window to the gable. This property type is not common in the village.
10	The Stables	The Stables is a two-storey brick cottage set within a courtyard shared with Coachmans cottage, and located at the eastern edge of the conservation area

Local Heritage Assets Schedule 1 Map Reference	Asset	Justification
11	Coachmans Cottage	Coachmans is located at the eastern edge of the conservation area opposite The Cock Inn and adjacent to the small village green. The cottage is a two-storey brick.
12	Ushers Cottage	Ushers Cottage is located in the most attractive part of the conservation area and adjoins the School House. The property has the unusual eyebrow windows * , a typical feature in the village.
13	School House	School House is located in the most attractive part of the conservation area and adjoins Ushers Cottage. The School House has retained its original design features including the unusual eyebrow windows * , a typical feature of the village.
A	Swiss Cottage	Grade 2 listed
B	Houghton House	Grade 2 listed
C	St Botolph's Church	Grade 2 listed
D	The Cock Inn	Grade 2 listed, now registered as an 'Asset of Community Value'

Schedule 2: Features of Local Heritage Interest

Local Heritage Assets Maps for Schedule 2 Reference	Asset	Justification
A	All Saints Church, Main Road, Sheepy Magna	Grade 2* listed
B	Elms Farmhouse, Ratcliffe Lane, Sheepy Magna	Grade 2 listed
C	Newhouse Grange Tithe Barn, Orton Lane, Sheepy Magna	Grade 2 listed
D	Newhouse Grange Dovecote, Orton Lane, Sheepy Magna	Grade 2 listed
E	Newhouse Grange Old Cottage (now store), Orton Lane, Sheepy Magna	Grade 2 listed

Local Heritage Assets Maps for Schedule 2 Reference	Asset	Justification
F	Sheepy Lodge, Twycross Road, Sheepy Magna	Grade 2 listed
G	Gresley Farmhouse, Twycross Road, Sheepy Magna	Grade 2 listed
H	Bridge House & Brooklyn, Church Lane/Main Road, Sheepy Magna	Grade 2 listed
I	Manor House, Mill Lane Sheepy Parva	Grade 2 listed
J	Manor Farm Barns, Sibson Lane, Sheepy Parva	Grade 2 listed
K	Manor Farmhouse, Sibson Lane, Sheepy Parva	Grade 2 listed
L	Home Farmhouse, Wellsborough Road, Sheepy Parva	Grade 2 listed
M	Fieldon Bridge, Atherstone Road, Pinwall	Grade 2 listed
N	Pinwall Grange Farmhouse, Atherstone Road, Pinwall	Grade 2 listed
O	Pinwall Hall, Sheepy Road, Pinwall	Grade 2 listed
The following assets were nominated by Sheepy Local History Society and others for inclusion in the Local Heritage List in 2014 and confirmed at a public meeting		
1	The Trout Ponds, (part of Trout Ponds Farm) Main Road, Sheepy Magna	<p>Age: circa 13th century</p> <p>Rarity: Unusual formation – unique in the area</p> <p>Aesthetic Value: Mainly set within agricultural land and copse. Habitat of water fowl and water lilies.</p> <p>Group Value: 3 ponds believed to have been created at the same time – see aerial photo supplied</p>

Local Heritage Assets Maps for Schedule 2 Reference	Asset	Justification
		<p>Evidential Value: Medieval Earthworks of SW Leicestershire by Robert F Hartley. 1815 Enclosure Map of Great Sheepy (National Archives MPL 1/47)</p> <p>Historic Association: Local folklore relates that these were created by the monks at Merevale Abbey which owned some land in the village but no documentation has been discovered yet. The ponds were part of the Gresley family's agricultural estate from 18th century, acquired through marriage with the Vincents. The Gresleys were an ancient Norman family from Drakelow, however this branch had settled at Netherseal, Derbyshire and were Rectors there. The Vincents were a "long known and respected Jacobite family" in Sheepy; 3 members were Rectors in the late 17th/early 18th centuries and one became Dean of Westminster.</p> <p>Archaeological interest: Recent report by University of Leicester (ULAS 2013-114) dug 2 trenches immediately to the east of the formation; "clear evidence for medieval occupation12 to mid-14th centuries".</p> <p>Landmark status: Strong communal association as used for fishing by the locals but now let to an angling club. Public footpath runs alongside. Probably the oldest feature in the village with the exception of the church.</p> <p>History of Asset: Due to the unusual formation, local archaeologists believe that they may have been ornamental and in the grounds of a manor house. Probably in the ownership of the Vincents in the 17th century; a George Vincent, gentleman, appears on the Hearth Tax Returns as declaring 8 fireplaces. They appear on the 1815 enclosure map within an area called Fishpond Close, in the ownership of Mary Gresley, as part of "Hirons Farm". They stayed in the Gresley's ownership until the mid twentieth century when a local family who were tenants at Gresley Farm in Sheepy, built a new farmhouse on the edge of the village, incorporating the ponds and naming it Trout Ponds Farm.</p>

Local Heritage Assets Maps for Schedule 2 Reference	Asset	Justification
2	"Mill View" Cottages, 12 to 20 Main Road, Sheepy Magna	<p>Age: Believed to be circa 1871-1881. Built when Sheepy Mill was at its most prosperous.</p> <p>Rarity: Unique group appearance compared to local characteristics.</p> <p>Aesthetic Value: Strong impact from the Main Road. Unusual and pleasing appearance with 3 storeys and some timber framing.</p> <p>Group Value: 5 cottages of the same design built by the owners of Sheepy Mill for their workers.</p> <p>Evidential Value: 1901; 1911 census – mentioned by group name. 1924 Auction catalogue of Sheepy Hall Estate. Lot 11. Five cottages known as "Mill View" 1941 Auction catalogue J L Vero deceased. Lot 17 – Five dwelling houses known as "Mill View"</p> <p>Historic Association: Built by Charles Bodington Lowe, JP, Lord of the Manor of Sheepy Magna and proprietor of Sheepy Mill to house some of his workers. Great benefactor and well regarded as an employer and landlord. Subsequently owned by Joseph Lester Vero a sock manufacturer in Atherstone.</p> <p>History of Asset: Built between 1871 and 1881 by the proprietor of Sheepy Mill, Charles Bodington Lowe to house some of his mill workers and domestic servants e.g. stokers, foreman, waggoners. domestic gardener, coachman etc.. In 1924, the last of the Lowe family line died and their estate was put up for auction. This included "Mill View", at which time, 2 were still on service tenancies and the water supply was from a pump and a well at the rear. The cottages were purchased by Joseph Lester Vero and were offered for auction on his death in 1941 when each house comprised: front sitting room, kitchen with range, sink and copper, pantry, 2 bedrooms and attic, 5 coal places, 3 closets, and a small garden to each. The water supply was still by pump. Today, the majority are privately owned and apart from vehicle access on the foregardens, the frontages remain virtually unchanged.</p>

Local Heritage Assets Maps for Schedule 2 Reference	Asset	Justification
3	Levinge's Cottages, 1 Twitchell Lane, Sheepy Magna Charity 1 & 2	<p>Age: Pre 1600. Cruck frame form of building virtually finished by this date.</p> <p>Rarity: The only example of cruck frame cottages and only charity cottages in the area.</p> <p>Group Value: Originally 3 but now a pair of charity cottages administered by the Thomas Levinge's Charity trustees</p> <p>Evidential Value: Auction catalogue/plan of 150 acres & other tenements 9/9/1811. Lot 6 "3 cottages with gardens in the village of Great Sheepy". DE1621/87/1 Leicestershire county record office 1815 Enclosure map of Great Sheepy (National Archives MPL1/47). 1838 – Report of the Commissioners for Charity: "Leavinge's Charity (see attachment) Charities Ledger of payments/receipts 1895-1950 & 1951-2005 & Charities minute book 1897- 1957, on loan to Sheepy Local History Society.</p> <p>Historic Association: Until they were acquired by the parish, they were owned by the various Lords of the Manor of Great Sheepy. Thomas Levinge, in whose name they are "held" built and occupied Sheepy Hall in the early 18th century (demolished 1955) and was a great benefactor to the village including the donation of several silver vessels to All Saints Church, which still exist today and are stamped with his crest. Trustees of the charity have included Rectors of the parish and members of the 2 gentry families in the village, the Lowes and the Hammers.</p> <p>Landmark status & Social & Communal Value: Because of their rarity and charity status, they are fondly regarded. Current long-term residents have a collective memory of past tenants and the conditions they lived in.</p> <p>History of Asset: Due to the style of building, it is believed that the cottages date back to 14th/15th centuries and would have been one storey only. Originally owned by the Lord of the Manor of Great</p>

Local Heritage Assets Maps for Schedule 2 Reference	Asset	Justification
		<p>Sheepy which during the 17th and 18th centuries were the Levinge family. In the will of Thomas Levinge in 1727 he charged his estate with £2.10s for the poor. This charge was paid irregularly by his descendants and when the estate was advertised for sale in 1811 on the coming of age of his 2 x great grandson, the parish put in a claim for arrears and received Twitchell cottages (there were three at the time) in lieu, and they were reserved for the poor of the parish. In 1882, the cottages suffered some damage, when a riot broke out at after the annual club feast. There have been many instances of “running repairs” mainly carried out by the village wheelwright. According to the minutes, repairs at a cost of £54 were carried out in 1897, which were presumably substantial and it would appear from subsequent census returns and minutes, that from this date, the tenants were in employment and paid rent. Occupiers were still drawing water from a well at the Black Horse pub nearby in the 1950s. Some of the income from the cottages, together with another charity in the village has traditionally gone to local needy causes. Over the last 2 years, the interiors have been renovated and some funding has been obtained from the Heritage Lottery Fund.</p>
4	Black Horse Pub, 44 Main Road, Sheepy Magna	<p>Age: Pre 1811. It is situated next to 2 Georgian houses which are listed and dated circa early 1700s so may be of the same era.</p> <p>Rarity: Only public house in the village and the design is different to other properties in the vicinity of the same age.</p> <p>Evidential Value: 1811 Auction catalogue (Leics County Record office DE1621/587/1) 1815 Enclosure map of Great Sheepy (National Archives MPL 1/47) 1841 to 1911 census returns (National Archives) 1846 onwards – Trade directories for Leicestershire 1854 onwards - various newspaper articles 1934 Original Inventory due to change of tenancy (donated to History Society) Features on several postcards published during the early 20th century.</p>

Local Heritage Assets Maps for Schedule 2 Reference	Asset	Justification
		<p>Historic Association: Part of the Lord of the Manor's estate until 1811 when it was sold to John Walton, the owner of the nearby coaching inn and local benefactor.</p> <p>Used for local inquests including the death of the manager of Sheepy Mill in 1882; property auctions; meeting place of the Sheepy "Hope & Benevolence Lodge".</p> <p>The flash point of the 1882 riot in Sheepy which involved some 400 people.</p> <p>Was used occasionally by the Atherstone Hunt as a starting point for their meets, but this ceased in the 1970s.</p> <p>Landmark Status and Social & Communal Value: A vital asset to the village for over 200 years with both strong communal and historical association and situated in the centre on a major turnpike road. The History Society holds details of interviews with past landlords including some newspaper publications. Many local memories of social events, such as beer festivals, Morris dancing, hunt meetings etc.. From the mid 19th century to the 1970s, the pub also comprised a general store, bakers, etc..</p> <p>History of Asset: First documented in 1811 as Lot 5 of an auction of part of the Lord of the Manor's estate. "The Black Horse Public House, Brew House, Stable Yard, Garden and Pasture Land", it was sold for £525 to the owner of the Sun (coaching) Inn which was close by. At some point it also had a committee/club room on the first floor. It was let to members of the same local family for over 40 years in the 19th century and incorporated a grocer's/bakery. In the latter years of the 19th century it was combined with a smallholding and butchery business. It became tied to Marston's brewery in the mid 20th century and included a skittle alley. The present kitchen used to be an 8' square baker's oven and after the building was refurbished in the 1960s, the old oven door was kept and is still on display in the restaurant.</p>
5	War Memorial, All Saints Churchyard, Main Road, Sheepy Magna	<p>Evidential Value: 1797 Apprentice Indentures</p> <p>1815 Enclosure map of Great Sheepy (National Archives MPL 1/47)</p> <p>1841 -1911 Census Returns (National Archives)</p>

Local Heritage Assets Maps for Schedule 2 Reference	Asset	Justification
		<p>1846 to late 20th century – trade directories 1919 - Tamworth Herald – for auction 1999 – Take it to Moody’s of Sheepy Magna (a village wheelwright remembers) by Dorrien Carr Moody 2000 - Heartland Evening News</p> <p>Historic Association: Home of the village wheelwright/undertaker from pre 1742 to 1980s. Examples of their work are still evident in the area. The workshops were transported brick by brick to Snibston Discovery Park in 1992. Ben Skelton was the wheelwright for over 50 years and was well known in the area and involved in many village organisations.</p> <p>History of Asset: (see also Historic Association) Originally included a 1 acre site which incorporated the wheelwright’s workshops. According to estate agents details, the second floor is “cruck beamed”. The cottage was also home to a number of apprentices over the years. Members of the Skelton family lived there for almost 100 years. In 1919, the house comprised 2 front rooms, 2 kitchens, 2 pantries, scullery, 5 bedrooms and 2 attics so it would appear that it had been divided by this time to form an additional dwelling called Box Bush Cottage.</p>
6	The Yews & Box Bush Cottages, 90/92 Main Road, Sheepy Magna	<p>Age. When it was offered for sale in 2010, the details claimed it dated from approx. 1650, making it one of the oldest in the village.</p> <p>Rarity: Different in appearance to other properties in the village.</p>
7	Athol House, 108 Main Road, Sheepy Magna	<p>Age: Probably built around 1750.</p> <p>Aesthetic Value: Double fronted – Georgian. Of similar appearance to 2 other Georgian properties which are listed and situated in the centre of the village.</p> <p>Evidential Value: 1815 Enclosure map of Great Sheepy (National Archives MPL 1/47) 1901 & 1911 census returns, mentioned by name (National Archives) 1873 Leicester Journal – for auction. 1919 Tamworth Herald – for auction</p>

Local Heritage Assets Maps for Schedule 2 Reference	Asset	Justification
		<p>1934 Tamworth Herald – for auction</p> <p>Historic Association: Believed to have been originally owned and built by the Lord of the Manor and sold to the Abell family, who were one of the founding members of the Amicable Society of the Parish of Great Sheepy. In the ownership of the Dawkins family of Temple Mill, Wellsborough in the late 19th/early 20th centuries. Purchased by Charles Everitt Thurlow, owner of Sheepy Hall and Managing Director of Sheepy Mill and let to members of the management team at Sheepy Mill.</p> <p>History of Asset: (see also Historic Association) Probably owned by the Lord of the Manor and sold as part of his estate in 1811 to the Abell family. Appears on the enclosure map for Great Sheepy in 1815. Home of the Key family in the mid 19th century who were maltsters, followed by Sarah Miles, the niece of Alderman Miles of Atherstone. Seems to have had links with Sheepy Mill from the late 19th century to mid 20th century. In 1919 it comprised: entrance hall, front rooms, kitchen, scullery, pantries, cellar, 4 bedrooms and boxroom. Stable, coalhouse and closet. In 1934 it sold for £520 subject to an annual tenancy of £30 to Mr Cook who was an ARP Warden for the village in World War 2.</p>
8	Sheepy Memorial Hall, 112 Main Road, Sheepy Magna	<p>Age: 1816.</p> <p>Rarity: Originally the only chapel and alternative place of worship to the church in the village. Now the only community building</p> <p>Evidential Value: 28/8/1815 - Original deeds signed by the trustees. 1816 – Evangelical Magazine. Congregational Year Book 1855 – Independency in Warwickshire by John Sibree & M Caston Various trade directories 21/10/1921 – Charity Commission document agree to sale. 2/1/1922 – Conveyance from Trustees of the Independent Chapel to W G Southwell & others</p>

Local Heritage Assets Maps for Schedule 2 Reference	Asset	Justification
		<p>Historic Association: Initiated by the Rev Robert Matsell Miller under whose pastorship, the congregation numbers increased significantly. Highly regarded in the area and a considerable author. There were 16 trustees, including the Rev Miller, 5 Reverends all well known in their respective areas and some published authors, and 10 gentlemen of some note, resident and employers in the area surrounding Atherstone. The trustees of the Memorial Hall have included many residents of note including the Rector of Sheepy and the Managing Director of Sheepy Mill.</p> <p>Social & Communal Value: Conveyance reads: “to be used as a Memorial Hall to perpetuate the memory of all the men of Sheepy who fought in the Great War – for any parochial or private gathering or entertainments” etc.. Managed by trustees since 1922, and in order to maximise potential, a sense of community and income, the hall has been used as a school for evacuees, dances, youth club, WI, Darby & Joan etc and for any major event in the village, e.g. Jubilee celebrations and continues to provide this function.</p> <p>History of Asset: Erected in 1816 as a “branch” chapel to Atherstone for the Protestant Dissenters of the Denomination of Independents on part of the garden of the adjoining cottage. A Sunday school was established and worship took place every Sunday by persons connected with a Village preaching union. There were 80 pew sittings and a first floor gallery. From 1890 to 1920 it was served by a Lay Preacher. In 1920 there was a re-organisation of the Congregational movement in the area and Sheepy Chapel was sold, the money being used for improvements to the chapel in Atherstone. In 1921 the Charity Commission gave the Chapel Trustees permission to sell for not less than £185 and on 2/1/1922 it was conveyed to the Memorial Hall Trustees. It was officially opened on 8/2/1923. In the 1930s dances were held regularly with live music. In 1939 it was used by Leicestershire Education Committee as a school for the evacuees from Handsworth. It continues to be a vital asset to the community and is in regular use by various local</p>

Local Heritage Assets Maps for Schedule 2 Reference	Asset	Justification
		organisations and the parish church. With help from Lottery Funding, the gallery was converted to a dual purpose Heritage/Meeting Room with disabled access via a stairlift. The room houses the village archives which are substantial and maintained by Sheepy Local History Society.
9	Lovetts Bridge, Wellsborough Road, Sheepy Parva	<p>Age: Medieval. "Ancient Gate". Recent study of surrounding hedgerows suggest 1000 years.</p> <p>Rarity: Only packhorse bridge and ford in the parish</p> <p>Aesthetic Value: Attractive 3 arch span over the River Sence with ford adjoining.</p> <p>Evidential Value: Glebe Terrier 1674, 1703 (Ref: DIOC/TER BUNDLE/LEICS/SHEEPY Lincolnshire Archives) Enclosure map of Little Sheepy 1769: Lovatts Bridge Gate (Ref QS47/1/28 – Leicestershire County Record Office) Burton on Trent to Market Bosworth Turnpike Trust 1780 – "from the town of Tamworth through Polesworth and on the direct road over Lovatt's Bridge" (Ref: Derby Mercury)</p> <p>Historic Association: Thomas Lovat of Twycross Will 1567 (Register book of wills 1560-1579)</p> <p>Landmark status: Striking Aesthetic value. Possibly part of the old Salt Road. Recognised locally as part of a route favoured by walkers and cyclists. Long term residents have fond memories of playing there.</p> <p>History of Asset: One local historian believes that the name may derive from old Scandinavian "Lov-vattan" (Shallow water). Currently little is known about the Lovat family who resided in Twycross in the 16th century. Documentation of ownership is sparse. The bridge is used however as a geographical reference point in the Glebe Terriers from 1674 "Foure lands in Little Sheepy shooting towards Lovatts Bridge in the Brookeffield abutting on the Cow pasture". The same statement appears in the terriers of 1703 and 1709.</p>

Local Heritage Assets Maps for Schedule 2 Reference	Asset	Justification
		<p>It appears on the 1769 enclosure map as Lovatts Bridge Gate with land either side in the ownership of Richard Hill of Leicester. In the accompanying document is the following statement: “to an ancient Gate or Gate place in the said Lordship of Great Sheepy called Lovatts Bridge Gate” During the early to mid 20th century the Staffordshire Otter Hounds would meet in the village and it is reported that the water at Lovetts Bridge was out of bounds to them. At a parish council meeting 12/10/1964 it was minuted that the County Council accepted responsibility for bridge repairs, which would be carried out when funds allowed. In 2002 the then residents of Lovetts Bridge Cottage expressed serious concern on the state of the bridge. It is believed that the County Council wanted to demolish it and so a Conservation Group was formed, which succeeded in preserving the bridge and arranging for its refurbishment.</p>
10	Sheepy Lake, Mill Lane, Sheepy Parva	<p>Age. Created sometime between 1810 and 1838 when James Bodington took over the running of Sheepy Mill.</p> <p>Aesthetic Value: Very picturesquely situated and home to water fowl and swans.</p> <p>Evidential Value: 1845 – Survey of the Rivers Anker & Sence from Polesworth Mill to Ravenstone Mill by engineer John Sinclair. 1924 Auction catalogue – Sheepy Hall Estate. Various published postcards.</p> <p>Historic Association: Believed to have been created by James Bodington of Cubbington, to assist the working of Sheepy Mill. Became part of Sheepy Hall Estate when James’ son-in-law and Lord of the Manor of Sheepy Magna , Charles Lowe, took over the Mill.</p> <p>Landmark Status: Used for pleasure boating in the 19th century by the Lord of the Manor and his guests. Also used by village organisations in the early 20th century for boating and by Staffordshire Otter Hounds. Currently used by anglers. Birdlife includes swans, arctic terns, Canada geese and ducks</p>

Local Heritage Assets Maps for Schedule 2 Reference	Asset	Justification
		<p>History of Asset: (see also Historic Association) Created at a time of great expansion for Sheepy Mill by James Bodington. The water from the lake ran through the culvert under the road to inside the old mill building to work the turbine (before electricity) and was controlled by gates. In 1924, Sheepy Hall Estate was put up for auction and included the “large fishing and boating pool”. Sold to Charles Everitt Thurlow of Atherstone. In 1979, the managing director of the Mill and owner of Sheepy Parva Manor House, Mr J Vero was granted planning permission to fill in part of the lake to form vehicle access. In 1985 planning permission was granted for “new access from Mill Lane, parking for 19 cars and a small timber building”.</p>
11	Site of Sheepy Mill, Mill Lane, Sheepy Parva	<p>Age: Mill site nearly 1000 years. Remaining building circa 1770.</p> <p>Rarity: 1086 - 123 Mills in Leicestershire; 1779 - 79 working water mills; 1930s – 31 still working; 1976 – 43 watermill buildings, 2 still operative including Sheepy. Locally it is the only building of its type. (<i>Leicestershire Water Mills by Norman Ashton, 1977</i>)</p> <p>Aesthetic Value: Very distinctive and unique to the area – 4 storeys high and attractively renovated, keeping the appearance of the original building. Executive detached houses, green open spaces and beautiful communal garden in keeping with the rural feel of a designated hamlet. Overlooks Sheepy Lake which attracts many visitors and fishermen.</p> <p>Evidential Value: Various documents/maps are held by County Record Offices at Wigston and Lichfield & The National Archives: 1376 Grant by Nicholas Temple of his manor of Shepeye Parva, land and a mill and pond – <i>Ancient Deed C6612</i> 1637 Sale of water & corn mills at Little Sheepy – <i>13D44/1</i> 1681 Lease of watermill at Little Sheepy <i>MISC 1158</i> 1769 Enclosure of Little Sheepy, plan, ownerships & field names <i>QS47/1/28</i></p>

Local Heritage Assets Maps for Schedule 2 Reference	Asset	Justification
		<p>1770 Manor, moated house , new erected booting water corn mill at Little Sheepy D15/35/2</p> <p>1798 Diversion of old roadways and formation of Mill Lane, includes plan of the site QS48/1/26</p> <p>1829-34 & 1922-24 Ledgers of Sheepy Mill DE2504/1-2</p> <p>1845 Survey by John Sinclair of the Rivers Anker & Sence showing position of the mills. DE798/15</p> <p>1894 Will of Charles Bodington Lowe</p> <p>Copies of the above mentioned plus newspaper articles, books, mill related artefacts, oral history and catalogue of approx 40 photos dating from late 19th century to present day, held in the archives of Sheepy Local History Society.</p> <p>Historic Association: See “Rarity”also.</p> <p>Traditionally the freehold was owned by the Lords of the Manor of Little Sheepy, together with the nearby Grade 2 listed Manor House which provided accommodation for the Miller and subsequent managers/directors.</p> <p>The Temple family from Wellsborough, descended from the Knights Templar, owned the mill in the 13th - 15th centuries. The Culey family (of Ratcliffe Culey) leased it from the Temples for a time.</p> <p>From the early 19th century it was owned and run very successfully by the Lord of the Manor of Sheepy Magna, Charles Lowe, succeeded by his son Charles Bodington Lowe (both acted as Justices of the Peace for Leicestershire and were on the board for the Guardians of the Poor). The Lowes were the most important family in the area and great benefactors, regularly contributing both financial and practical aid to Leicester Royal Infirmary. They provided employment for many of the locals not only at the mill, but at their farm and manor house and they were highly respected by the villagers. They were responsible for creating a “model village feel” in both Magna and Parva, building cottages for their workers, many of which still exist today. They also created the mill pool (now Sheepy Lake) which together with the remaining mill building, defines the area.(Note: A separate nomination is being prepared for the lake and its surroundings). The Burne-Jones/William Morris & Kempe stained glass windows in All Saints</p>

Local Heritage Assets Maps for Schedule 2 Reference	Asset	Justification
		<p>Church, Sheepy Magna were installed in their memory by the daughters of the family.</p> <p>Charles Lowe was granted a patent in 1853 for “Improvements in Mills for grinding wheat and other grains”.</p> <p>Archaeological Interest: English Heritage/Pastscape records: HER MLE3205 Historic Settlement core of Sheepy Parva HER MLE3191 Medieval watermill, Sheepy Mill, Sheepy Parva HER MLE3192 Post medieval watermill (“probably the largest old mill building in Leicestershire”) HER MLE8953 Medieval remains, Sheepy Mill – Croft, House & Toft 1100-1349 HER MLE19382 Village earthworks centre of Sheepy Parva National Monument Record 964953 – Medieval & Post Medieval Watermill. July 1998 - Roman pots found, medieval ditches and post holes – see attached newspaper article Sturgess, J, 1999, <i>An archaeological watching brief, salvage recording and photographic survey at Mill Lane, Sheepy Parva, Leicestershire</i> (Unpublished document)</p> <p>Designed landscapes: The site adjoins the River Sence. The communal garden which is visible from Mill Lane, has been attractively landscaped</p> <p>Landmark status: As demonstrated, this is the most historic and unique site within the area and important in the history of the county. Its appearance is especially striking due to its past use and the special setting it commands.</p> <p>Social and Communal Value: It can be stated with certainty that Sheepy Mill defined the character of the immediate area, much of which is visible today. Some former mill workers still live in the vicinity and their memories of their employment have been captured orally on CD and in interviews which have been documented. (<i>Memories of Sheepy recorded March 2009</i>). It touched the lives of many</p>

Local Heritage Assets Maps for Schedule 2 Reference	Asset	Justification
		<p>villagers not directly employed, such as local farmers, the village wheelwright, the village blacksmith, the village store etc. and memories of the sight of the fleet of steam lorries and their drivers at a favourite water stop at the River Sence opposite Sheepy Church and their attempts to get over the river bridge when fully laden are often related. It always features strongly in well-supported local history exhibitions, where the displays instigate more discussion and stories.</p> <p>History of Asset (see also, Evidential Value; Historic Association & Archeaological Interest)</p> <p>There has been a mill on this site for nearly 1000 years; first recorded in the Domesday book of 1086 when it was one of the largest in the county.</p> <p>In 1360 the lessees were to have as much timber as necessary to repair the mill and its bays. (<i>Ancient Deed 6444</i>)</p> <p>During the early 19th century, the mill had a breast shot wheel of approx. 14 feet in diameter. The buildings were considerably enlarged by the Lowes and a mill pool was constructed. The company also extended its operations to include a grain warehouse in Atherstone and other mills at Polesworth & Coventry. In a trade directory from 1846 it is described as a large water and steam mill and in 1849 as an “extensive corn mill” (<i>Post Office directory</i>).</p> <p>In 1882, Charles Bodington Lowe attempted to sell after a fatal accident at the mill in which his manager, George Stafford was killed. It was advertised as having the following: 10 pairs of stones driven by 1 turbine & 2 compound but independent Donkin Steam Engines (installed c1880), 2 boilers by Galloways, 2 Carter’s Roller Mills & Purifier. Output averaged 60,000 4-bushel sacks of flour, mainly delivered direct to customers who were mostly local. A notable feature was the fine team of 30 horses.</p> <p>The will of C B Lowe in 1894 leaves the property and business to his executors “upon trust for sale”.</p> <p>In 1909 the mill purchased its first steam wagon, a 5-ton Foden which replaced 6 horses. Between 1914 & 1920 they acquired 4 Sentinel lorries & in 1934 a second-hand Super Sentinel which had been converted to a 6-wheeler.</p> <p>1895 C B Lowe Limited incorporated.</p>

Local Heritage Assets Maps for Schedule 2 Reference	Asset	Justification
		<p>In 1915 the company placed adverts for several mill hands over or under military age</p> <p>In 1920 C B Lowe (1920) Ltd was formed for the purpose of acquiring C B Lowe Ltd.</p> <p>In the early 1930s the power supply was changed to electricity and the mill stones were replaced by a hammer mill in 1937.</p> <p>In 1959 a T & T Upper Duty Sack elevator was specially built which was capable of taking 10 ton of grain up to the 3rd floor in 14 minutes.</p> <p>1940 New company formed "Feeding Products (Sheepy)" to acquire goodwill of retail & distributing business C B Lowe (1920) Ltd. Post war saw production switch from flour to feedstuffs. Towards the end of the mill's life, over 10,000 tons of wheat were being produced.</p> <p>1970s C B Lowe (1920) Ltd no longer trading and most of the buildings dating from the late 18th century are demolished. Colborn Vitafeeds take over.</p> <p>1998/9 Demolished with the exception of the administrative offices (now an Italian Restaurant) and part of the main building (now 4 apartments).</p>
12	Vine Cottage, 26 Main Road, Sheepy Magna	<p>Age: Information gleaned from the deeds of the property in conjunction with further research on the names of previous owners places the age at around 1794 or prior.</p> <p>Rarity & Aesthetic Value: Around 75% of the dwellings in the village are post 1960s, an era generally regarded as having little architectural merit. A large proportion of the remaining 25% were purpose built as farms or mill workers cottages. This cottage and garden does not fall into this category. It is believed that this is the only property currently with a water well.</p> <p>Evidential Value & Historical Association:</p> <ol style="list-style-type: none"> 1) Appears on 1815 enclosure map (National Archives MPL1/47). 2) Indenture from 1863 listing schedule of deeds (see attachment) 3) Newspaper articles from 1930, 1966, & 1990s regarding the discovery of a document held with the deeds containing the same latin transcription that appears on the cairn marking King Richard III's well at

Local Heritage Assets Maps for Schedule 2 Reference	Asset	Justification
		<p>Bosworth Battlefield Heritage Centre. (see attachments including image of the document).</p> <p>4) This has also been researched and published in local history books. E.g. "Hats, Coal & Bloodshed" by John D Austin.</p> <p>5) On the 1886 Ordnance Survey map for Sheepy Magna, a pump symbol appears in the garden of the cottages.</p> <p>6) It is understood that the occupier from 1866 to 1908 – William Choyce, carpenter, has carved his initials into the woodwork in the interior.</p> <p>7) See also entry on English Heritage Pastscape Monument No. 312873 More information.</p> <p>Archaeological Interest: In light of the above, there may be grounds for investigative work.</p> <p>Landmark Status: Due to the site's "possible" historical association with Richard III, and since the discovery of his remains, tourists have visited the cottage and garden.</p> <p>History of Asset: It has been possible to trace its history from the deeds (and census returns) which list the various owner/occupiers and tenants and confirms that it was originally two cottages with 4 acres incorporating an orchard. It appears that its first owner was a member of the Choyce family from Harris Bridge at Wellsborough who had connections with Edward Burne-Jones. During the 19th century they were utilised as a grocers, blacksmiths, wheelwrights and carpenters and owned by the Lord of the Manor and owner of Sheepy Mill, Charles Lowe. In 1908 the cottages were purchased by a coach builder and subsequently inherited by members of the family. In 1931 the gardens were let to 4 different tenants. The cottages changed hands again in 1945 and the owners exchanged some of the land with a neighbouring farm in 1954. In 1966 a further piece of land was sold to builders to facilitate a substantial new development called Hall Farm Estate. In 1969 the main road through the village was straightened and 28 sq yards of the frontage was sold to Leicestershire County Council. It is believed that these owners combined the two cottages into one dwelling. The garden was part of the</p>

Local Heritage Assets Maps for Schedule 2 Reference	Asset	Justification
		National Gardens Scheme under the current owners who have lived there since the early 1980s. During its history the cottage and its land has been a significant asset to the community and directly involved in some of the major changes that this small village has experienced, thereby making a contribution to its current appearance.
13	Sheepy Glade, Brookside Place, Sheepy Magna	<p>Designed Landscape: Planted by parishioners by subscription</p> <p>Rarity: Unique area to the village of Sheepy Magna. Extended in 2012 as part of the Woodland Trust initiative for the Diamond Jubilee</p> <p>Aesthetic Value: Pleasant woodland glade with seating areas and pathways. Variety of trees, shrubs and fruit trees & bushes. Inhabited by several bird species, including woodpeckers, sparrowhawks etc..</p> <p>Landmark status: Strong communal association. Also used as a footpath to public right of way at rear and side of village school to Twycross Road.</p> <p>Social and Communal Value: Used for: nature walks by the village school, picnics, fruit picking, dog walking, bird watching, treasure hunts, etc.</p> <p>History of Asset:Originally part of fields named Keays Croft & Briggs Croft (National Archives: Enclosure map 1815), and included in the deeds of Vine Cottage, 26 Main Road (Deeds 1863).</p> <p>Sold to the Lord of the Manor and owner of Sheepy Mill, Charles Lowe in the mid-19th century and incorporated into Sheepy Hall Estate Farm (Hall Farm). At the auction in 1924 of Sheepy Hall estate Field 360 (Pasture) was sold as part of Lot 2 Hall Farm (see file attached Hall plan 1924 1) and was purchased together with Lot 1 by Charles Everitt Thurlow of Atherstone.</p> <p>In the late 1960's/ early 1970's Hall Farm & land was acquired by Wicliff Estate Company Ltd to build a new housing development and it is believed that this area</p>

Local Heritage Assets Maps for Schedule 2 Reference	Asset	Justification
		may have been surplus to requirements and sold to Sheepy Playing Fields Association/Parish Council.
The following assets were nominated by the Neighbourhood Planning Steering Group:		
14	Village Pump and Horse Trough, Main Road, Sheepy Magna	<p>This interest can be seen on the 1884 -1885 ordnance survey map. It was renovated in May 2017 by the excavation of the trough and its planting with flora. It has historical commemorative value and due to its position on the Main Street, is pleasing to the eye. The plaque on the interest and a map indicating its location in the village is set out below</p> <p><i>“Sheepy Local History Society</i> VILLAGE PUMP & HORSE TROUGH Renovated May 2017 (by kind permission of Mr. Blackburn) 1884-1885 Map confirming location With grateful thanks to Rob Thompson who carried out the restoration This Project was co-ordinated by Sheepy Bonfire Society on behalf of Sheepy Parish Council.”</p>
15	The Telephone Box, Sheepy Road, Sibson	<p>This telephone box is the last of its kind, being the only original red telephone kiosk remaining in a public place in Sheepy Parish. It is located on the main street (Sheepy Road) in Sibson and is determined to be a feature of local heritage interest because of its nostalgic value and its current community use; it being used as a mini library.</p>

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

No.	Local Green Space	Green space is in reasonably close proximity to the community it serves	Green area is demonstrably special to a local community	Green area concerned is local in character and is not an extensive tract of land	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	Land is already protected by designation
1	Sheepy Magna Playing Fields	Y	Y	Y	Y	N	Y	Y	Y	N	N
2	Sheepy Glade	Y	Y	Y	Y	N	Y	Y	Y	N	N
3	All Saints Churchyard, Sheepy Magna	Y	Y	Y	N	Y	N	Y	Y	N	N
4	St Botolph's Churchyard, Sibson	Y	Y	Y	Y	Y	N	Y	Y	N	N
5	Sheepy Cemetery	Y	Y	Y	N	Y	N	Y	Y	N	N
6	Land fronting 15-19 Meadow Close, Sheepy Magna	Y	Y	Y	Y	N	Y	Y	Y	N	N

Appendix 5: Design Code

Introduction

The purpose of this Design Code is to support Hinckley and Bosworth Borough Council's Good Design Guide Supplementary Planning Document (SPD) by setting out specific design guidance and objectives for each of the settlements in Sheepy Parish. The guidance will help ensure that new development respects the prevailing character of the different settlements of the Parish. The guidance will also help householders and others who are planning alterations, modifications or other permitted development to ensure that new buildings or alterations to existing properties reflect local characteristics.

For each of the main settlements of Sheepy Magna, Sheepy Parva and Sibson, a statement has been prepared that outlines the broad physical, historical and contextual characteristics of each place and identifies key gateway features. An analysis has also been undertaken to identify different character areas within each settlement based its historical development and the pattern and layout of buildings, spaces, landscape and roads. There is a section that describes some local building details and materials which should be considered as positive examples to inform the design of new buildings and alterations to existing buildings. Characteristic boundary treatments for each character area are identified. There is a similar statement that addresses the characteristics of the largely countryside areas outside of the main settlements.

By describing the existing local character and identity, this Design Code helps owners and their advisors ensure that proposals are influenced by:

- An appreciation and understanding of local vernacular, including existing built form, landscape and local architectural precedents;
- The characteristics of the existing built form; and
- Other features that are particular to the area.

Climate Change

The fate of future generations depends on our ability to take radical action to deal with climate change. The global impacts of increased temperatures and severe weather are stark and intensifying, and will have major negative impacts on communities across the UK. From flooding to heat waves, our society will be increasingly defined by our ability to get control of carbon dioxide emissions and build our resilience.

Many of the adverse impacts of climate change, such as extreme heat, flooding or water scarcity, will result in costs to local businesses and householders, and solutions to the problems they pose need to be developed locally. To address this, our Design Code supports steps to reduce overall energy use and seek designs that manage surface water in a more sustainable way.

Sheepy Magna


Contextual Analysis


Sheepy Magna is a linear village straddling the B4116 approximately three miles north of Atherstone. The village is a former agricultural settlement set in open countryside on the western bank of the River Sence.




The original character of Sheepy Magna was primarily derived from mediaeval agricultural origins. This character has been overtaken by linear development along Main Road/Twycross Road and more modern housing estates, most notably Meadow Close, Riverside Close and the recent Rodney Gardens.

The traditional character of the village is most evident in the village core focussed on the 15th century Church of All Saints. This is where the Rectory and village pub can be found along with a small collection of 18th and 19th Century houses. There is also a small number of agricultural and mill workers cottages and farm buildings scattered along Main Street, but the field gaps between them have now been filled by mainly 20th Century detached houses and bungalows.

Village Gateways

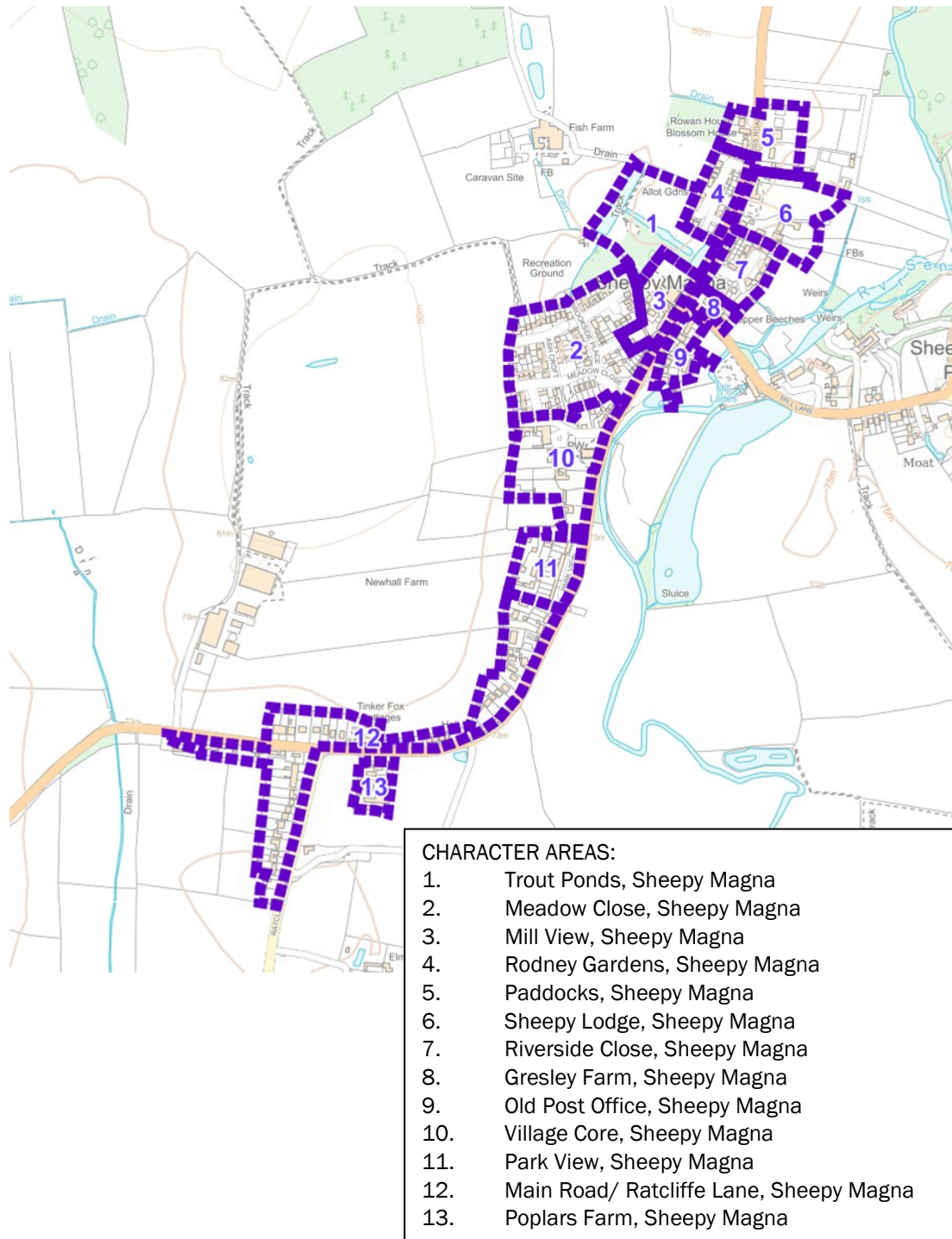
<p>Summary</p> <p>On the northern and southern approaches to the village, which was once a sequence of isolated farmsteads, there is now substantial 20th century infill and ribbon expansion. The eastern entrance to the village is formed by the River Sence, Sheepy lake, ponds and riverside meadows. The river separates the settlements of Sheepy Magna and Sheepy Parva.</p>	<p>Key objectives:</p> <ul style="list-style-type: none"> Prevent further ribbon development along Ratcliffe Lane and the B4116 Blue Brick Farm, Sheepy Lodge and nos. 32-36 (even) Ratcliffe Lane to be retained as gateway buildings Retain and protect views of Sheepy Lodge at northern gateway Retain open long aspect countryside views heading in and out of the village
<p>Northern (Twycross) approach</p> <p>The approach to the village from the north was once marked by Sheepy Lodge and farmworkers cottages. However, there has been substantial 21st century infill and ribbon expansion. Now this entrance to the village is dominated by large, modern detached housing. However, because these buildings have been set back, Sheepy Lodge is still visible in the distance. On leaving the village in a northbound direction, there are agricultural fields on both sides of the B4116 with hedgerows to the roadside.</p>	

	
<p>Ratcliffe Lane approach</p> <p>The Ratcliffe Lane entrance to Sheepy Magna is marked by white rendered. former farm workers cottages (nos. 32-36). The fields between them and the junction of Ratcliffe Lane and Main Road have been infilled during the 20th Century with ribbon expansion consisting of bungalows and chalet bungalows. All of this has taken place on the western side of Ratcliffe Road. On the east side of Ratcliffe Lane agricultural land dominates and there is a field hedge to the lane. There are long views of the surrounding agricultural landscape with tree and hedgerow field boundaries which is occasionally interrupted by farm buildings, some of which have been converted. This landscape continues as one leaves the village along Ratcliffe Lane with hedgerows either side of the lane.</p>	 <p>Photo of countryside from Ratcliffe Lane, Sheepy Magna</p>
<p>Southern (Pinwall) approach</p> <p>From Pinwall, the entrance to Sheepy Magna is marked by Blue Brick Farm on the southern side of the B4116. No 152 Main Road, a detached house, is the first building on the northern side of the B4116 entrance. This southern approach, once a sequence of isolated farm buildings, has been developed through 20th century infill and ribbon expansion. On leaving the village in an easterly direction the landscape is dominated by green pasture with hedgerows to the road and a narrow verge. There are long views across this landscape, but these are filtered by field boundary hedgerows and trees and some woodland.</p>	

	
<p>Approach from Sheepy Parva</p> <p>The eastern entrance to the village is formed by the River Sence, ponds, floodplain and riverside meadows. The river separates the settlements of Sheepy Magna and Sheepy Parva.</p> <p>20th Century bungalow ribbon expansion has occurred on the northern side of the B585.</p>	 

Character Areas

The built form of Sheepy Magna has been divided into 13 Character Areas, each having a distinctive pattern and layout of buildings, spaces, landscape and roads.



1 Trout Ponds, Sheepy Magna

Part of Trout Ponds Farm, the trout ponds are of medieval origin. Local folklore relates that these were created by the monks of Merevale Abbey which owned some land in the village. Due to the unusual formation, local archaeologists believe that they may have been ornamental and in the grounds of a manor house. The ponds are probably the oldest feature in the village except for the church.





Key objectives:

- Retain Trout Ponds
- Encourage opening of frontage to Twycross Road

<p>2 Meadow Close, Sheepy Magna</p> <p>Meadow Close is a large estate of about 80 houses and bungalows to the north of the village core. Built in the 1980s, most properties are detached with soft-red facing brickwork, concrete tile roofs and white framed windows, doors and barge-boardings. The development is of an open-plan style with building lines set back from the estate roads. Houses and bungalows tend to be in uniform groups of 3-5 dwellings. Most of the dwellings are orientated gable-end to the road and many homes have integral single garages. However, the garage space has occasionally been converted to living space giving rise to more frontage car parking, so that increasingly parked cars dominate the street-scene.</p>		<p>Key objectives:</p> <ul style="list-style-type: none"> ■ Maintain uniformity of materials and street frontages ■ Discourage loss of garage space and parking on frontages ■ Retain open-plan street-scene
<p>3 Mill View, Sheepy Magna</p> <p>This group of mainly red-brick Victorian buildings includes Mill View Cottages (12 to 20 Main Road), Vine Cottage and the primary school. Mill View Cottages are believed to have been built around 1871-1881. They are a unique group of five cottages built by the owners of Sheepy Mill for their workers. They are among the very few three-storey buildings in Sheepy Magna. The cottages are of red-brick construction with decorative brick courses and some timber framing. The roofs are of plain tile with gabled dormers. Apart from vehicle parking on the foregardens, the frontages remain virtually unchanged. To the rear of Mill View Cottages are three detached houses in Farriers Court. These are largely hidden from the street-scene. The end building were formerly a farriers and an archway leads through to Farriers Court. Vine Cottage, built around 1794, was originally two cottages.</p>		<p>Key objectives:</p> <ul style="list-style-type: none"> ■ Conserve buildings and street scene ■ Preserve architectural detailing and style ■ Restore traditional window and door styling wherever possible

<p>The school was originally built in 1847 but had many extensions since then. Some of the original character and features of the early school building remain, including the red brick front boundary wall with saddleback copings.</p>		
<p>4 Rodney Gardens, Sheepy Magna</p> <p>This area comprises five affordable houses and two small bungalows, and a further subsequent development of 24 homes. The original affordable homes are of red brick construction with decorative brick courses reflecting features found on Mill View cottages. These are set back from the road with hedgerows and wide verge.</p> <p>The design of the more recent properties fronting Twycross Road include some traditional design features, such as dormer windows, chimneys and some gable end elements. There are also some more modern features such as large windows, cladding and render. Car parking is tucked away from the street-scene.</p>		<p>Key objectives:</p> <ul style="list-style-type: none"> ■ Maintain uniformity of materials and features ■ Protect building line

<p>5 Paddocks, Sheepy Magna</p> <p>These large, detached modern houses fronting Twycross Road have significantly altered the northern gateway to the village. The scale, form, design and materials do not reflect the traditional character of Sheepy Magna.</p>		<p>Key objectives:</p> <ul style="list-style-type: none"> ■ Maintain uniformity of materials ■ Retain open frontage ■ Maintain building line ■ Encourage hedgerows and tree planting
<p>6 Sheepy Lodge, Sheepy Magna</p> <p>Sheepy Lodge is the main building in this character area. It is Grade II listed and built mainly in the 18th Century but with later additions. It is three storeys of red brick with stone dressings and a Welsh slate roof. Until the late 20th century, Sheepy Lodge was the principal gateway building to Sheepy Magna and remains a dominant building in the village.</p> <p>Also in this character area, is the converted former stable buildings to the north of Sheepy Lodge and a development of five detached buildings at Wembrook Coppice. The street view within this area is dominated by a high red brick front boundary wall with saddleback copings along the edge of the road.</p>		<p>Key objectives:</p> <ul style="list-style-type: none"> ■ Preserve Sheepy Lodge and its grounds as one of the key buildings in the village ■ Preserve architectural features ■ Preserve red brick wall along frontage

<p>7 Riverside Close, Sheepy Magna</p> <p>Riverside Close is a cul-de-sac development of 30, 1970s semi-detached houses and bungalows. Built as an open-plan housing estate, the dwellings are of red brick with concrete pantiles. Windows and doors are white, even where the originals have been replaced. Three pairs of houses lie along the frontage to the main road and the close wraps behind these houses where there are mainly bungalows. The homes were built without on-site car parking leading to amenity land in front of dwellings often giving way to car parking. A garage court is located in the corner of the development.</p>		<p>Key objectives:</p> <ul style="list-style-type: none"> ■ Maintain uniformity of materials and street frontages ■ Retain building line ■ Discourage loss of garage space and parking on frontages and verges ■ Retain open-plan street-scene
<p>8 Gresley Farm, Sheepy Magna</p> <p>Gresley Farm occupies a prominent position at the junction of Main Road/Twycross Road and Mill Lane. Gresley Farmhouse is one of the few remnants of Sheepy Magna's agricultural origins. The farmhouse is of late 18th or early 19th century and listed Grade II. It is of red brick with a plain tiled roof. The farmhouse fronts Twycross Road with an open lawn frontage. The farmhouse is a simple, two-storey, double-fronted property with a central door with gabled porch. To the rear of the farmhouse, fronting Mill Lane, are two small bungalows- Rosedale and Copper Beeches. Both are set back from the road on a building-line matching the gable-end of the farmhouse. The bungalows are set behind a low brick boundary wall to the highway verge. Although the bungalows have little in common with the traditional architecture of the listed farmhouse, their scale does allow the farmhouse to dominate the character area.</p>		<p>Key objectives:</p> <ul style="list-style-type: none"> ■ Protect the special architectural and historic interest of Gresley Farmhouse and its setting ■ Retain building line along Mill Lane ■ Protect primacy of farmhouse

9 Old Post Office, Sheepy Magna

Nos 1-23 (odd) Main Street are a group of mainly bungalows facing Main Road to the south of Mill Lane. Nos 1-7 are bungalows of pale-red brick construction with concrete tile, with three of the four properties with gable-end onto Main Road. Sheepy's former Post Office, village shop and adjoining land has been re-developed for three, two-storey detached dwellings. Nos 21 and 23 front onto a layby set behind a grass verge. No 21 is a chalet-bungalow, gable-end to the road of red brick and concrete tile roof and on a narrow plot. No 23 is a bungalow with a low red-brick wall to the road frontage with saddleback copings. The bungalow itself is hidden behind a high hedge. Planting also restricts public views of the River Sence from Main Road.



Key objectives:

- Encourage opening-up of views of river and meadow fields
- Retain red brick wall in part to support as a flood defence measure
- Discourage further subdivision of plots
- Maintain building line

10 Village Core, Sheepy Magna

The village core around All Saints Church is the most attractive and historic part of Sheepy Magna. The 15th century church lies close to Main Road and the churchyard has a low-level stone retaining wall and row of mature trees to the road frontage.

Bridge House and Brooklyn on the corner of Main Road and Church Lane are Grade 2 listed. This pair of houses were built around 1830 and are of mellow red-brick with Welsh slate roofs. Both are two-storey and lie close to the back edge of the footway with boundary railings.

Next door, on Main Street, is The Black Horse Public House. The Black Horse has been a vital asset to the village for over 200 years with both strong communal and historical association. From the mid-19th century to the 1970s, the pub also comprised a general store and bakers. The pub is red brick with a front porch between two bay windows. The plain tile roof has two gabled dormers. Red brick outbuildings and a wall run along the Twitchell Lane boundary.

Twitchell Lane provides access to two small two-storey brick cottages with clay tile roof. Some of the original character has been lost through the installation of various windows. These cottages are owned by the Thomas Leaving Charity and rented to those in need. The green triangle formed by Meadow Close/Twitchell Lane/Main Road, the grass verge on the eastern side of Main Street and the verge between 2 Meadow Close and 40 Main Road, provide a pleasant open area in the centre of the village and houses the village sign. Church Lane provides access to Church House, Church House Mews and The Rectory to the rear of All Saints Church. Gate Cottage is a small, red-brick cottage overlooking the church with a plain tile roof. Some of its original charm has been lost with the insertion of bay windows.



Key objectives:

- Conserve buildings and street scene
- Preserve architectural detailing
- Retention of trees
- Restore traditional window and door styling wherever possible
- Protect open area, removing street furniture wherever possible
- Retain brick walls to street scene including Sheepy House and Cottage

<p>To the south of the church are Sheepy Hall Cottage and Sheepy Hall House, both set in large, landscaped grounds with mature trees. These houses are set well back, behind a high red-brick wall with overhanging trees. With a high hedgerow on the western boundary to Main Road, the wall and vegetation provides an attractive southern gateway to the village core. Open views over the River Sence and the wider landscape to the east make an important contribution to the setting of the Village Core.</p>		
<p>11 Park View, Sheepy Magna Park View comprises an attractive row of 12 post-war, two-storey houses separated from Main Road by a grass verge/green with four mature trees. The houses are in three blocks of terraces, with the central block set back. All the houses are two-storey, of red brick with plain tile roof with steep pitch and chimneys. The two flanking blocks are linked to the central block by single storey outbuildings. The dwellings are mainly set back from Park View and have lawned foregardens without boundaries- only a few have given over the lawn to parking. Between houses there are passageways to rear gardens. To the rear of Park View, is Park House, Pinewood and a recent development of five detached houses. None are visible from Main Street.</p>		<p>Key objectives:</p> <ul style="list-style-type: none"> ▪ Maintain uniformity of materials, architectural features and street frontages ▪ Discourage parking on frontages ▪ Retain open-plan street-scene ▪ Protect large open grass verge/green and discourage parking on the area

12 Main Road/ Ratcliffe Lane, Sheepy Magna

Main Road is characterised by a collection of modern, detached bungalows, chalet-bungalows and houses along the western and northern side of Main Road. These properties follow the curve of the street but are mostly set back from the road behind a hedgerow front boundary. There is a whole variety of building styles on view, but most dwellings are either red brick or white/cream render under plain tiles. Gables are a common feature.

There is the occasional traditional farm cottage (76-82 even), house (126, The Yews, Box Bush Cottages and Athol House) and Sheepy Memorial Hall. Some backland development has been allowed which generally follows the curve of the road, the exception being the recently built Tinker Fox Cottages.

The ribbon development follows on in much the same way along the southern side of Main Road in a westerly direction from Bridge Cottage, which lies on the junction with Ratcliffe Lane. The linear form of development continues southwards along Ratcliffe Lane, though the majority are bungalows until a group of three cottages mark the end of the village. Properties along Ratcliffe Lane are set well back from the road with large front gardens and boundary hedging, fencing or walls separating them from the footpath.



Key objectives:

- Buildings to be set back from road with building line following curve of Main Street
- Avoid development in depth (linear only)
- Conserve farm cottages, farm houses and Memorial Hall. Retain boundaries and architectural features and restore traditional window and door styling wherever possible
- Maintain mature hedgerows and trees and encourage more tree planting

13 Poplars Farm, Sheepy Magna

There remain a small number of working farms around Sheepy Magna, including New Hall Farm and Trout Ponds Farm. They are a reminder of Sheepy Magna's agricultural roots.

Poplars Farm is the only one that is located within the settlement. This tight block of traditional and modern farm buildings lies near the junction of Main Road and Ratcliffe Lane, surrounded by open agricultural fields. Red brick dominates and buildings are tightly packed together. The Neighbourhood Plan allows for re-use and/or adaptation of redundant rural buildings to residential development, so there is an opportunity for residential conversion here. However, it is important that the agricultural character of the site is retained and that development or amenity areas do not spill-out beyond the well-established boundaries of this area and onto the adjoining field.






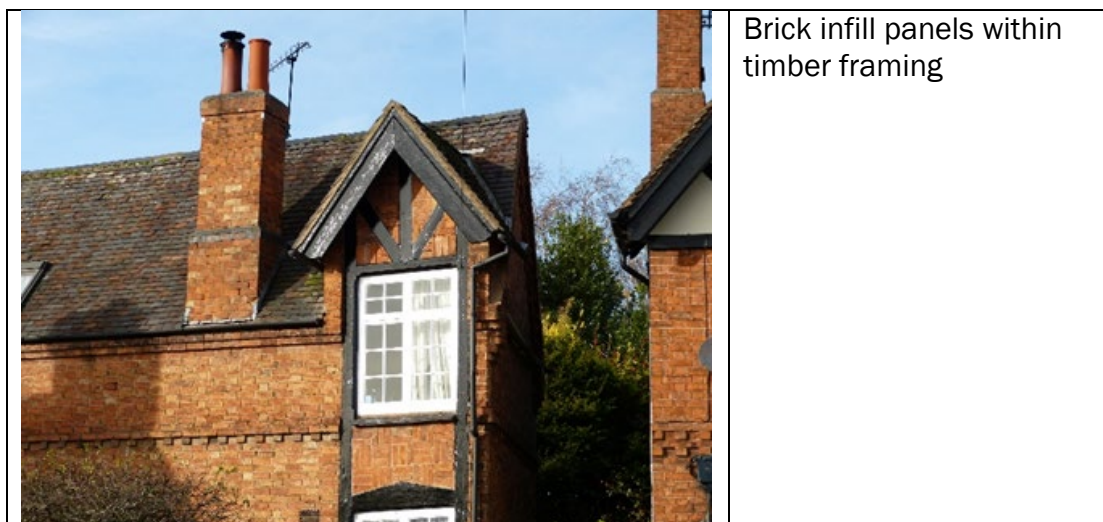
Key objectives:

- Retain agricultural character
- Potential for conversion of traditional farm buildings
- Retain boundary and avoid extension onto adjoining field

Local building details and materials

External Walls	
	Red brick
	Occasional use of blue/red brick
	White/cream painted panels to brickwork

	<p>White render</p>
	<p>Ashlar stone is rare and limited to historic core only</p>
	<p>Decorative corbelled brickwork at eaves</p>



Roofs, Chimneys and Dormers



Plain clay tile
Single brick chimney with decorative clay chimney pots



Welsh slate tile



Gabled dormers with timber detail



Windows



Multi-paned casement windows in white finish




White painted timber Georgian sash windows



Stone jambs and mullions (historic core only)

	<p>Brick headers in contrasting blue brick to doors and windows</p>
	<p>Stuccoed heads with expressed voussoirs and keystones to windows and door</p>

Doors and Porches

	<p>Painted arched door with stuccoed heads with expressed voussoirs and keystones. Enclosed red brick porch with pitched roof and plain tiles</p>
---	---

	<p>Ornate stone and timber porch with steep pitched roof</p>
	<p>Six-panel solid door with arched brick header in contrasting blue brick</p>
	<p>Solid door with painted finish. Timber frame and plain tile canopy porch.</p>

Boundaries	
	Red brick walls with saddleback copings
	Iron railings on brick plinth
	Open frontages with no boundaries on open-plan developments- Meadow Close, Park View

	<p>Formal hedge</p>
	<p>Field hedgerows</p>
	<p>High red-brick boundary wall</p>

Sheepy Parva

Contextual Analysis

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

Situated on the floodplain of the Sence and Sheepy Lake, the early medieval agricultural hamlet of Sheepy Parva is formed along the three spines of Mill Lane, Wellsborough Road and Sibson Road.

The traditional character of the village is most evident in two areas: Mill Lane with the converted mill buildings and the 16th Century manor (set back from the road). The historic core is formed from a small concentration of prominent and historic farm buildings located to the east of Wellsborough Road/Sibson Road. Mill Lane and Sibson Lane also include modern housing, retaining important set-backs, boundary treatments, and views north to the open fields and woodland around the 16th Century manor.

Village Gateways	
<p>Summary</p> <p>The approaches to the village along the B585 are characterised by views of the open countryside and low hedges.</p>	<p>Key objectives:</p> <ul style="list-style-type: none">▪ Sheepy Parva Farm, Manor Farm to be retained as gateway buildings▪ Retention of former mill buildings▪ The river floodplain, meadows, lakes and ponds retained to separate Sheepy Parva from Sheepy Magna▪ Enhance and maintain views of the waterside▪ Encourage improvements to the bridge

Village Gateways

Northern approach

From the north (Wellsborough Road), the village gateway is created by Sheepy Parva Farm- an attractive range of farm buildings converted to residential use. On leaving the village, there are views of the pastoral landscape with tree and hedge-lined fields and small areas of woodland. There is a wide grass verge either side of the B585 with hedgerows set back which help emphasise the openness of the landscape.



Sibson Road approach

From the south-east, following a pair of right-angle bends along Sibson Road, the gateway to the village is less well defined. Meadowside Cottage, an isolated bungalow, is prominent on the bend in Sibson Road and the recently built house, Forest View, is set-back on the right. The main built-up area of the village is marked by South Riding and Manor Farm- the later being more typical of the area's architecture and character. On leaving the village, there are a couple of right-angle turns to Sibson Road each revealing different views of the pastoral landscape and which leads to an avenue of trees.



Village Gateways

Approach from Sheepy Magna

From Sheepy Magna, to the west, the entrance to the village is marked by the River Sence and the converted Sheepy Mill buildings. Leaving Sheepy Parva and into Sheepy Magna, the view is characterised by Mill View- a row of cottages facing the former mill.



Character Areas

The built form of Sheepy Parva has been divided into 7 Character Areas, each having a distinctive layout of buildings, spaces, landscape and roads.



CHARACTER AREAS:

1. The Mill, Sheepy Parva
2. Kingfisher Way, Sheepy Parva
3. Mill Cottages, Sheepy Parva
4. Mill Lane, Sheepy Parva
5. Sheepy Parva and Manor Farms, Sheepy Parva
6. The Green, Sheepy Parva
7. The Manor, Sheepy Parva

<p>1 The Mill, Sheepy Parva</p> <p>This character area includes the converted Sheepy mill buildings which comprises of apartments and San Giovanni restaurant and the waterway along the River Sence that separates Sheepy Parva from Sheepy Magna. Sheepy Mill is very distinctive and unique to the area – 4 storeys high and attractively renovated to provide four apartments, keeping the appearance of the original building.</p> <p>San Giovanni is an Italian restaurant and bar on the south side of Mill Lane opposite Sheepy Mill. The original waterside buildings have been converted with some key features retained. The picturesque Sheepy Lake was created at a time of great expansion for Sheepy Mill by James Bodington.</p>		<p>Key objectives:</p> <ul style="list-style-type: none"> Retain and restore waterside character and architecture, including mill buildings Retain natural, open character of river, lakes, ponds, riverbanks and meadows
<p>2 Kingfisher Way, Sheepy Parva</p> <p>These large detached houses and communal green spaces are within the grounds of the former Sheepy Mill. These two-storey homes face onto the green with prominent gable ends to the street. The development is of an open-plan style with building lines set back from Kingfisher Way.</p>		<p>Key objectives:</p> <ul style="list-style-type: none"> Maintain uniformity of materials, detailing and street frontages Retain open-plan street-scene and green

<p>3 Mill Cottages, Sheepy Parva</p> <p>This character area comprises two pairs of semi-detached mill workers cottages. The character of these two-storey, red brick houses has largely been retained. Features include brick detailing, chimney stacks, timber sash windows, gable-ends facing Mill Lane.</p>		<p>Key objectives:</p> <ul style="list-style-type: none"> ■ Conserve buildings and street scene ■ Retain open aspect from the road ■ Preserve architectural detailing and design ■ Restore traditional window and door styling wherever possible
<p>4 Mill Lane, Sheepy Parva</p> <p>On the south side of Mill Lane is a row of 1970s detached bungalows and chalet bungalows mostly gable-on to the road. This row is set back at least 8m from the highway behind a low brick-wall frontage. Closer to the junction with Sibson Road there are two-storey dwellings in larger plots stepped back from the B585 and set behind hedge boundaries. This group turns the corner so the South Riding faces Sibson Road. This includes Crossway Cottage and Moat House which have white painted brickwork under plain tiled roofs.</p>		<p>Key objectives:</p> <ul style="list-style-type: none"> ■ Retain building line set-back from Mill Lane ■ Retain low frontage boundaries ■ Gables end-on to road

<p>5 Sheepy Parva Farm and Manor Farm, Sheepy Parva</p> <p>The two farms of Sheepy Parva Farm and Manor Farm occupy the eastern edge of the village and reinforce the agricultural nature of the settlement. A range of farm buildings on the northern edge of Sheepy Parva Farm have been sensitively converted to residential use. The traditional red brick with plain tile farm buildings have been retained and the insertion of new openings minimised to retain their agricultural character. Sheepy Edge marks the northern gateway to Sheepy Parva. Planning permission has been granted for the conversion of barns to the rear of Sheepy Parva Farm to small business units.</p>		<p>Key objectives:</p> <ul style="list-style-type: none"> ■ Retain agricultural character and features ■ Conserve buildings and street scene ■ Preserve architectural detailing and materials ■ Retain brick boundary wall to street frontage
<p>6 The Green, Sheepy Parva</p> <p>At right-angles and behind Mill Lane (south) are 1-4 The Green- two pairs of semi-detached mill workers cottages. Some of the character of these red brick houses has been retained- brick detailing, chimney stacks, timber sash windows, gable-ends facing Mill Lane.</p>		<p>Key objectives:</p> <ul style="list-style-type: none"> ■ Preserve architectural detailing and design ■ Restore traditional window and door styling wherever possible ■ Maintain building line

7 The Manor, Sheepy Parva



A 15th Century Manor House which has been carefully maintained and restored over the years, it stands in gardens on the banks of the River Sence. Listed Grade II, the Manor House was built in 1605 and traditionally housed the mill's manager.



Key objectives:


- Preserve architectural detailing and design
- Retain surrounding trees and woodland

Local building details and materials

External Walls	
	Red brick walls
	White/cream painted panels and render

External Walls	
	Decorative brick courses
	Gables end-on to the street frontage

Roofs, Chimneys and Dormers	
	<p>Plain clay tile</p>
	<p>Welsh slate tile</p>
	<p>Variations in roof lines</p>

Roofs, Chimneys and Dormers	
	Gable fetaures

Windows



Multi-paned casement windows in white finish



Multi-paned, white painted sash windows

Windows	
	Windows to Sheepy Mill
	Sash windows

Windows



Feature windows at Kingfisher Way mimic Swiss Cottage, Sibson



Large glass panels on modern buildings/renovations/alterations.



Brick headers to windows

Doors and Porches



Doors not located to gable elevation



Painted panelled door with timber frame and plain tile canopy open porch


Boundaries	
	<p>Red brick walls with blue brick header</p>
	<p>Open front boundaries to Kingfisher Way</p>
	<p>Formal hedge</p>
	<p>Managed hedgerow</p>

Boundaries	
	Wide grass verges with hedgerow

Sibson

Contextual Analysis

Situated on the lowlands of the River Sence, Sibson is an early medieval agricultural hamlet. Formed on the linear, medieval, winding Sheepy Road, the village retains much of its historic character including farms to the periphery, and a series of former Gopsall estate farming cottages. Larger dwellings are situated behind characterful brick walls and hedgerows. St Botolph's Church and the Rectory are set into extensive open space, enclosed by trees, at the village's east boundary, with the timber-framed The Cock Inn Public House providing the eastern gateway. Modern infill has begun to encroach onto the core, but this is predominantly set behind effective boundary treatments.

Village Gateways	
<p>Summary</p> <p>The approaches to the village are characterised by views of the open countryside and low hedgerows. Gateway buildings include the White Houses, The Cock Inn and Poplars Farm.</p>	<p>Key objectives:</p> <ul style="list-style-type: none"> ■ Poplars Farm, The Cock Inn Public House and the White Houses to be retained as gateway buildings ■ Protect rural character of village approaches including trees and hedgerows ■ Retain long, open views of the countryside heading out of the settlement
<p>A444 approaches</p> <p>From the north, the village is identified by a sequence of post war properties, The White Houses. These are set back from the road and separated from the rest of the village by a stand of mature trees. From the south its character is defined by the buildings of The Cock Inn raised up on a grassed escarpment. The medieval timber framed structure of The Cock Inn defines the eastern gateway to the village proper.</p> <p>On leaving Sibson in a northerly direction views of the open agricultural landscape open out to the left while on the right views are restricted by roadside hedgerows and trees. Leaving Sibson on the A444 in a southerly direction and beyond The Cock Inn, long views are restricted by hedgerows and trees which are set back behind wide roadside verges. This focusses the eye on the landscape in the distance.</p> <p>From the south the edge of Sibson is marked by a small collection of properties including The Millers Hotel on the eastern side of the A444. The Cock Inn on the opposite side of the road defines the gateway to the main part of the village.</p>	

Village Gateways

Sheepy Road Gateway

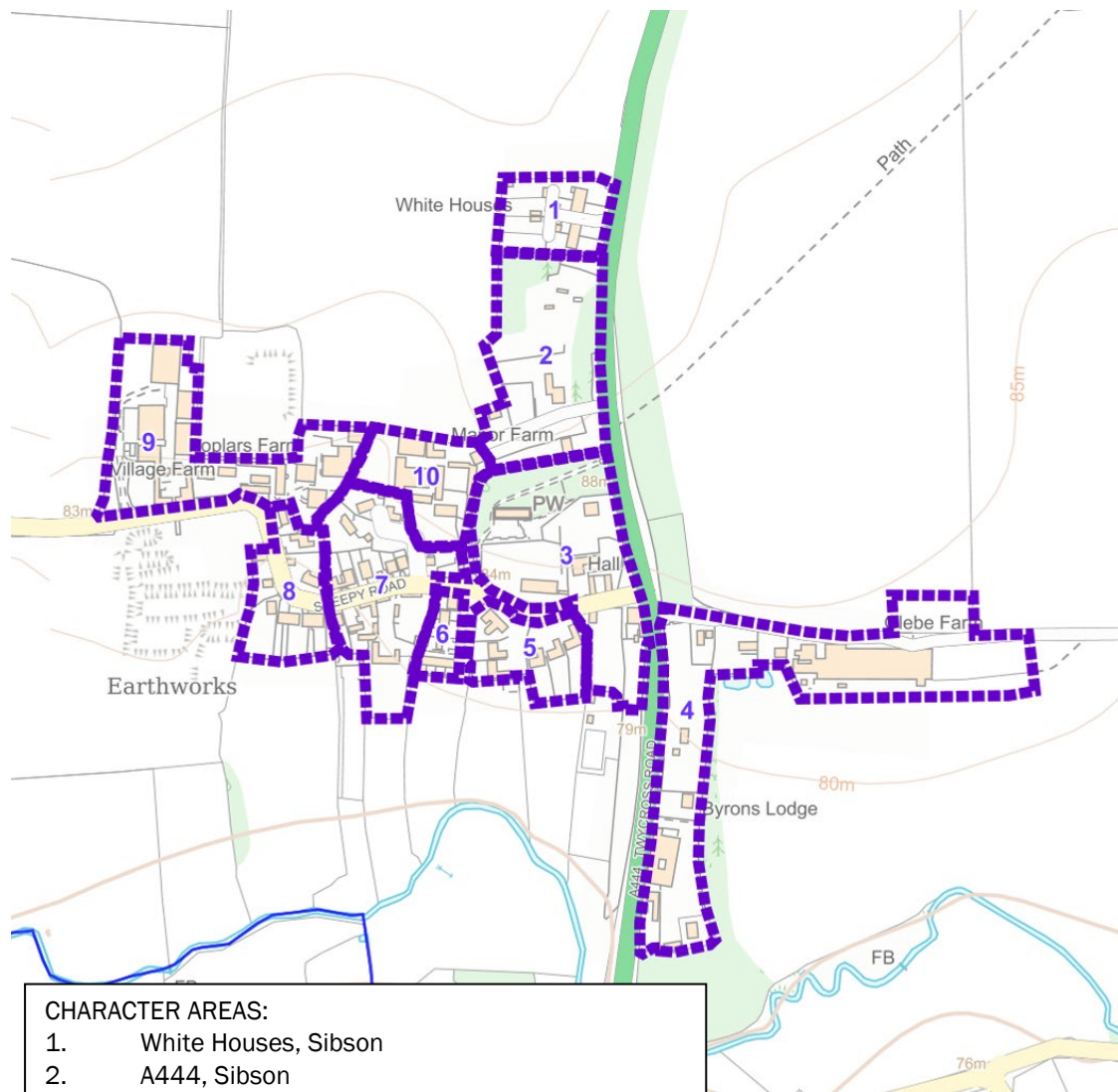
The principal facade of Poplars farmhouse, which is set at a right angle to the road, marks the western gateway to Sibson and emphasises the former farming origins of the settlement. A string of farm buildings and cottages follow until the road turns southwards.

Leaving the village in a westwards direction along Sheepy Road there are long, wide views of a gently undulating agricultural landscape. Views are generally unrestricted as roadside hedgerows are low and set back on the southern side of Sheepy Road by a wide grass verge.



Character Areas

The built form of Sibson has been divided into 10 Character Areas, each having a distinctive layout of buildings, spaces, landscape and roads.



CHARACTER AREAS:

1. White Houses, Sibson
2. A444, Sibson
3. Sibson East, Sibson
4. Glebe Lane/Twycross Road, Sibson
5. Wembrook, Sibson
6. Lovelace Close, Sibson
7. Village Centre, Sibson
8. Swiss Cottage and Long Row, Sibson
9. Poplars Farm and Village Farm, Sibson
10. Manor Farm, Sibson

1 White Houses, Sibson

The White Houses were built after WWII. They consist of two terraces of four two-storey dwellings each with a central access to parking, gardens and outbuildings. These are tucked-away discretely behind the houses. The houses are set back from the A444 with front gardens to the road.

Originally thatched, the hipped-roofs now have concrete tiles with brick chimneys between dwellings. Along with the roofs, the white rendered frontage of each house is a unifying characteristic. The original windows and doors have largely been replaced by a mixed- collection of white and wood windows. Most have a single bay-window to the front-room.

There is a mixed boundary treatment to the road- all less than one metre high.



Key objectives:

- Retain unifying characteristics of roofs and especially white rendered facia
- Retain as key gateway to village
- Retain strong building line and open frontages
- Restore traditional window and doorway styling (where possible)
- Retain low-level front boundary treatment (hedgerows or red brick preferred)

2 A444, Sibson

Between St Botolph's Church and the White Houses is an area of woodland fronting the A444. With a hedgerow and tree-belt on the eastern side of the A444, this character area creates a pleasant tree-lined entrance to the village from the north. There are a few isolated buildings within this area, but they are set well back from the road within the wooded setting, so that there are only glimpses of these buildings from the main road.



Key objectives:

- Wooded entrance to village to be retained and enhanced with additional tree and hedgerow planting
- Maintain positioning of buildings so that they are set well back from road frontage

3 Sibson East, Sibson

The eastern area around St Botolph's Church and the Old Rectory is defined by the cluster of mature trees, high brick walls and collection of key buildings which includes The Cock Inn, the Old Rectory and Carriers Croft. In general, these properties are sited on large plots and through their traditional features and form, they define the public perception of the village.

The Cock Inn is Grade II Listed and of late 16th Century/early 17th Century origin. It is timber framed with brick nogging, eyebrow dormers and a thatched roof. The brickwork is painted white. The pub is now vacant.

Opposite The Cock Inn is a small village green where the village sign is located.

Carriers Croft is a good example of an imposing three-storey period property. The third storey is formed from the roof space with a window to the gable.

Coachmans Cottage and The Stables are located at the eastern edge of the village adjacent to the small village green. Both are two-storey brick buildings set within a shared courtyard. In front of Coachmans Cottage is a red telephone kiosk box- the only original red telephone kiosk remaining in a public place in Sheepy Parish. It is a feature of local heritage interest and now used as a mini library.

Sibson Village Hall is set back from the street frontage behind a red-brick wall. It has a white rendered gable-end to Sheepy Road, flat-roof extension and tarmacadam parking area detract from the street-scene.



Key objectives:

- Conserve buildings and street scene
- Preserve architectural detailing and materials
- Restore traditional window and door styling wherever possible
- Retain The Cock Inn as an important gateway building
- Discourage sub-division of plots
- Retain trees
- Maintain and improve the appearance of the green
- Maintain brick wall frontage to Sibson Village Hall
- Improve street-scene appearance of Village Hall through planting behind front wall

<p>4 Glebe Lane/Twycross Road, Sibson</p> <p>Isolated from the main part of the village on the eastern side of the A444 is a small collection of properties including Glebe Farm and The Millers Hotel. Glebe Farm is situated and set behind the main road and is now home to a recycling operation. The Millers Hotel was formerly the village bakery and shop, but now operates as a public house, restaurant and hotel accommodation. There are also a small number of dwellings set in large plots to the east of the A444.</p>		<p>Key objectives:</p> <ul style="list-style-type: none"> Discourage further ribbon development Enhance and preserve original features of former bakery and mill at The Millers Hotel where practicable Retain verges and mature hedgerows
<p>5 Wembrook, Sibson</p> <p>These six large houses are in two groups of three with access off Sheepy Road. They are prominent in the street-scene, constructed on what was an important gap. Built in the late 1980s, they represent the architectural characteristics of that time (e.g. balustrades, flat roof garages, uPVC windows, doors and rainwater goods) rather than the traditional character of Sibson in terms of their size, proportions, layout and detailing.</p>		<p>Key objectives:</p> <ul style="list-style-type: none"> Support tree planting and landscaping to street frontage

6 Lovelace Close, Sibson

Lovelace Close is a small development of seven bungalows arranged in two rows. At the entrance to the close, no.1 is a house that used to be the village shop. There is a small garage court. Built in the 1970s, these mainly 2 bed bungalows are red brick with tile roofs and a high central brick chimney set forward of the ridgeline. Most have attractive front boundaries with wooden fence and hedgerow, although there are a couple of properties with no front boundary treatment. Nos 2-4 are set back from the road, while nos. 5-8 have no road frontage and back on to fields overlooking the river. Apart from the house, this development is neatly tucked-away from the principal street-scene.



Key objectives:

- Retain as low-profile, single-storey homes
- Retain unifying characteristics especially chimneys and building materials.

7 Village Centre, Sibson

The central section of the village between Lovelace Close and Kingford House has a mixed character. Houghton House, a fine traditional farm complex is listed Grade II. At Spring 2021, Houghton House is being restored. The main building is timber-framed with red brick. There is a plain tile roof with eye-brow dormers. The eyebrow dormers are also an attractive feature of the Victorian semi-detached houses on the opposite side of Sheepy Lane- Ushers Cottage and School House. In their case, below the eyebrow dormers is a cleverly constructed dentil course. They were all estate or labourers' cottages for Earl Howe's Gopsall Estate.

Rose Cottage is an attractive character property, and is the last remaining traditional thatched cottage in the Village.

Glebe House is a prominent two storey brick property converted from a row of cottages to one dwelling and is in the heart of the conservation area. The grass verge fronting the property is a common feature in Sibson. Interspersed between these houses are several modern dwellings- mainly bungalows. Built behind the main frontage is Manor View- a small cul-de-sac of larger houses including The Lodge which has an angular, reproduction attempt of the traditional eye-brow dormer.



Key objectives:

- Preserve character, appearance and architectural detailing of Houghton House and Glebe House
- Restore traditional doorways and windows where possible
- Conserve buildings and street scene
- Preserve traditional architectural details including eyebrow dormers

8 Swiss Cottage and Long Row, Sibson

This is perhaps the most attractive part of Sibson and in the heart of the Conservation Area. It includes two short rows of terrace houses, the former school, and several other properties of distinction, most of which have retained their original features.

Swiss Cottage is a former estate property. Listed Grade II, the red brick cottage has gothic features but is largely concealed behind a high boundary hedge. Opposite Swiss Cottage is Long Row, two rows of cottages with Glenfield (Corner) Cottage at its western end. These former estate houses share the eye-brow dormer feature found on other estate worker cottages in Sibson. Although most of the original windows and doors have been replaced, some original fenestration remains and there are examples of sympathetic replacement. Modern requirements mean that the majority of the space to the front of the cottages has been replaced with car parking areas.

Vine Cottage and Huntingdon House complete this attractive group of houses.

Between this group and Village Farm are two detached dwellings set back from Sheepy Road. One is a two-storey house and the other a bungalow- neither reflects the traditional character of the village.



Key objectives:

- Conserve and where possible reinstate traditional architectural features including windows and doors.
- Where possible, reinstate front gardens and remove frontage parking
- Preserve architectural details of eyebrow dormers.

9 Poplars Farm and Village Farm, Sibson

Poplars Farm and Village Farm occupy the north-western edge of Sibson and reinforce the agricultural nature of the settlement.

Poplars Farm marks the western entrance into the village. The double fronted façade of Poplars Farmhouse emphasises the former farming origins of Sibson. The farmhouse is one of the few three-storey buildings in the village and is built of red brick. The third storey has a small window in the gable end. The double-fronted house has timber sash windows with single transom. Facing west, its height, low-level planting and the open character of its garden and local landscape makes this building an imposing village gateway. The red brick building is joined at right-angles by a two-storey, white/cream rendered annexe to the rear. The front boundary wall is of local brick with saddleback copings.

To the rear and east of Poplars farmhouse is a range of traditional red brick, single-storey farm buildings- one is alongside the street frontage. These should be retained and are suitable for re-use. Further to the rear of Poplars farm are more modern portal-frame farm buildings and silos.

Between Poplars Farm and Village Farm is a large, detached two-storey house and a bungalow, both built in the 1960s/70s. These are set back from Sheepy Road behind a hedge front-boundary. There is a further bungalow on the other side of Village Farm. This was also built in the 1960s/70s. These buildings do not reflect the traditional character of the village or their agricultural setting.

As Sheepy Road turns south, Village Farmhouse and Village Farm Cottage lie on the corner. These comprise semi-detached farm workers cottages and are important features in the setting of the village. They




Key objectives:

- Retain agricultural character and features
- Conserve buildings and street scene including front boundary features
- Preserve architectural detailing and materials including brick boundary walls
- Alterations, replacement of 1960s/70s dwellings should look to reflect tradition design features of village
- Opportunities for conversion of farm buildings to residential use.




<p>have a plain tile roof with dormer windows and three chimneys. The facing walls are rendered and painted off-white and there is an attractive red-brick boundary wall to Sheepy Road. Although some windows and doors have been replaced, the windows and door to Village Farm Cottage retain their original character. There is an attractive range of single and two-storey, red-brick barns at the entrance to Village Farm. There are several other farm buildings tucked away from the street frontage, which none-the-less contribute to the rural character of Sibson.</p>		
<p>10 Manor Farm, Sibson To the rear of St Botolph's Church is Manor Farm- one of the remaining working farms in the village and testament to its agricultural roots. Sibson Manor is hidden behind mature trees and shrubs. The Manor is an example of a three-storey period property with a window to the gable forming the roof space storey. There are a range of traditional farm buildings and more modern portal-frame farm buildings and silos.</p>	<p>No photograph currently available</p>	<p>Key objectives:</p> <ul style="list-style-type: none"> ▪ Retain agricultural character and features ▪ Farm buildings may provide opportunities for conversion to residential use.


Local building details and materials

External Walls	
	Red brick walls
	White painted brickwork
	Checkerboard brick pattern

External Walls	
	Decorative brick courses

Roofs, Chimneys and Dormers	
	Plain clay tile and eyebrow dormers
	Welsh slate
	Thatch roof with dormers

Roofs, Chimneys and Dormers	
	Eyebrow dormers
	There are examples of gable dormers, but eyebrow dormers are preferred
	Decorative timber bargeboards

Roofs, Chimneys and Dormers	
	Varied rooflines

Windows



White painted sash windows



White painted gothic style timber casement windows

Windows



Multi-paned windows in white finish



Decorative mouldings above windows



Narrow casements with brick detailing.

Doors and Porches



Simple timber doorway,
painted



Painted panelled door
with timber/plain tile
canopy open porch with
arched headers

Boundaries



Red brick walls with copings



Formal hedgerow

Countryside

Contextual Analysis

Outside of the main settlements of Sheepy Magna, Sheepy Parva and Sibson, the Parish is characterised by predominantly flat, low-lying agricultural land. The largely uniform land-use of flat open arable fields creates a large-scale landscape punctuated by hedgerows and occasional small woodland clumps which provide some localised enclosure.

Despite the limited overall diversity of the area, the pattern is varied, with field sizes ranging from small to large.

Woodland is very limited 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.

Within this landscape settlement is limited principally to the small hamlets of Wellsborough, Upton, Pinwall and The Cross Hands. There are individual and small groups of cottages and farmsteads throughout the countryside. Some rural buildings have been converted to residential and other uses.

Wellsborough

Wellsborough is a small settlement just over a mile north of Sibson on the B585 to Market Bosworth. Wellsborough remains a largely agricultural community with one farmstead converted to become The Dixie Grammar Junior School in 2001. The farmhouse, Temple Hall, is listed Grade II. Between the school and the Hornsey Rise development is a small group of houses, mainly on the north side of Bosworth Road. They comprise a terrace of three 1930s red brick cottages with parking in front and a pair of semi-detached homes of similar age and rendered off-white. Between the two groups is a single, detached chalet-style bungalow- Holly Lodge. All houses are set back from Bosworth Road. On the south side of Bosworth Road is Ambion View which faces the northern group and is also of a chalet style with off-white render.



Temple Hall

Key objectives:

- Retain agricultural character and architectural features
- Retain building line of houses set back from road
- Retain uniformity of materials- red brick with off-white render. Dark grey/brown roof tiles.
- Retain form, character and architectural detailing of Temple Hall and its setting.

Hornsey Rise, Wellsborough

The former Hornsey Rise Memorial Home in Wellsborough has been demolished and is now being developed for housing (See Policy S14). The development is set in a prominent position above the surrounding countryside.

The developable area is to be retained in the northern area of the site leaving the southern edge open to the landscape. The retention of mature trees along the roadside and along the southern boundary, along with the woodland area to the South east will soften the overall appearance of the development by partially shielding the houses.

All dwellings have generous front gardens and the focal point is a green space with new and mature trees and footpaths accessing the woodland area. The dwellings to the Southern edge are set at a lower level with generous gaps in between, providing views out of the site to the surrounding countryside.

The chapel has been retained and extended. The memorial has been retained and renovated.

Houses on the northern edge have more traditional design. They are built of red brick on stone plinth and have brindle roof tiles and oak frame windows. Soffits and fascias are painted cream. A typical house here has two gables, one larger and more dominant with a vertical timber bay and a smaller gable with a more traditional appearance.




Key objectives:

- Retention of mature trees and woodland. Reinforce with additional planting
- Retain large open front gardens and gaps between houses
- Protect character of former chapel
- Preserve memorial and its setting
- Retain uniformity of materials, colours and design features and characteristics
- Retain building line to properties to maintain open plan nature of the development
- Protect views from A444 looking up the hill. Reinforce with additional planting

Sheepy Parish Neighbourhood Plan Review: Submission (October 2021)

<p>Wellsborough- approach from Sheepy Magna</p>		
<p>Wellsborough- approach from Market Bosworth</p>		

<p>Upton</p> <p>Upton is a hamlet about a mile south-east of Sibson. Houses are located in a linear fashion along Main Road between the farmsteads of Manor Farm, Home Farm and Sparkenhoe Farm.</p> <p>Upton (Uptown) itself sits quite high within the generally low-lying landscape.</p> <p>Whilst it is a linear village, it is reached by 4 roads.</p> <p>There are about 30 dwellings, mostly situated on Main Road and on Shenton Lane.</p> <p>Upton is mostly comprised of working and former farms and farm worker dwellings that are now mostly occupied by non-agricultural workers. Small rural cottages were originally only one room deep but many have been (significantly) extended and the use of materials has not always been in-keeping with the original. The rural cottages are mostly low-build with landscape windows. The top storey windows are often close to the roof-line. Some of these buildings have some interesting decorative brick features at the roof line.</p> <p>Red-brick and rendered buildings (Georgian and Victorian) are the norm. A cluster of 60s/70s detached houses and bungalows are located on Main Road.</p> <p>Several former red-brick barns have been converted to become dwellings (The Granary, Hunters Barn, Willow Tree Barn and Chestnut Barn).</p> <p>Most dwellings in the village are west-facing and have open or gap views to the countryside. The others also have those west-facing views from the back.</p> <p>The settlement is surrounded by open countryside with big expansive fields with little in the way of tree protection around or in Upton itself.</p> <p>All roads leading in and out of Upton are single track with passing places. Lots of hedgerows coming into the hamlet and in the hamlet itself- much managed and</p>		<p>Key objectives:</p> <ul style="list-style-type: none"> ■ Retain agricultural character and features ■ Discourage further ribbon development ■ Opportunities for conversion of rural buildings to residential ■ Reinstate traditional architectural features to former farm cottages ■ Retain historic features such as old petrol pump ■ Maintain and reinforce hedgerows to Upton Barn boundary
---	--	---

Sheepy Parish Neighbourhood Plan Review: Submission (October 2021)

wide verges and ditches on all roads coming into the village.
To the south is Upton Barn- a camping and caravan site. The site is contained behind mature hedgerows.



Barn ventilation holes
detailing

Pinwall

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. Pinwall contains the former Red Lion Public House and Smiths Garage which are located on the Sheepy Road/Atherstone Road/Pinwall Lane/Grendon Road crossroads along with Pinwall Cottages.



Planning permission has been granted for the conversion and redevelopment of the Red Lion PH to five dwellings.

The remainder of Pinwall is a collection of loose collection of farm buildings, some of which have been converted to residential use, and detached dwellings within an agricultural setting.



Key objectives:

- Retain open character and relationship with surrounding farmland
- Retain architectural characteristics of the former Red Lion Public House

<p>The Cross Hands</p> <p>The Cross Hands consists of a few properties occupying a prominent location at a crossroads on the B4116, and along Orton Lane, just north of Sheepy Magna. Properties vary in age and style. Apart from this small group, the agricultural landscape is relatively flat and open with long views.</p>		<p>Key objectives:</p> <ul style="list-style-type: none"> Discourage further intensification of this group of buildings. Discourage elements that will restrict views of wider landscape Retain wide verges and mature hedgerows
<p>Farmsteads</p> <p>Across rural Sheepy there are several farmhouses and outbuildings both isolated in the landscape and occupying prominent positions close to the edge of settlements. Agricultural buildings include a wide range of working structures from those housing animals to those designed for specific functions such as storing and processing grain. Some agricultural buildings have been converted to residential use but in the most part much of their agricultural character have been retained. Hinckley and Bosworth Borough Council's 'The Good Design Guide Supplementary Planning Document' contains a section on how to successfully convert agricultural buildings to other uses.</p>	 <p>Home Farm -Sheepy Parva</p>	<p>Key objectives:</p> <ul style="list-style-type: none"> Retain agricultural character and features Avoid introduction of large-scale buildings and alien features into the landscape Conversion of agricultural buildings to follow The Good Design Guide SPD

Sheepy Parish Neighbourhood Plan Review: Submission (October 2021)



Pinwall Hall Farm – Pinwall



Lodge Farm- Sheepy Magna



Pinwall other farm with white fencing



Cool Hill Farm Sibson Road between Sibson and Sheepy Parva

Eco design

Energy efficient or eco design combines all-round energy efficient construction, appliances, and lighting with commercially available renewable energy systems, such as solar water heating and solar electricity.

New developments should incorporate passive solar heating, cooling and energy efficient landscaping according to local climate and site conditions. The retrofit of existing buildings with eco design solutions is also encouraged.

The aim of these interventions is to reduce overall energy use as cost effectively as circumstances permit.

It must be noted that eco design principles do not prescribe a particular architectural style and can be adapted to fit a wide variety of built characters. A wide range of solutions are also available to retrofit existing buildings, included listed properties, to improve their energy efficiency.

Solar roof panels

The aesthetics of solar panels over a rooftop can be a matter of concern for many homeowners, particularly where historic buildings and conservation areas are involved. Consequently, some design solutions are suggested below which are encouraged where consistent with heritage objectives:

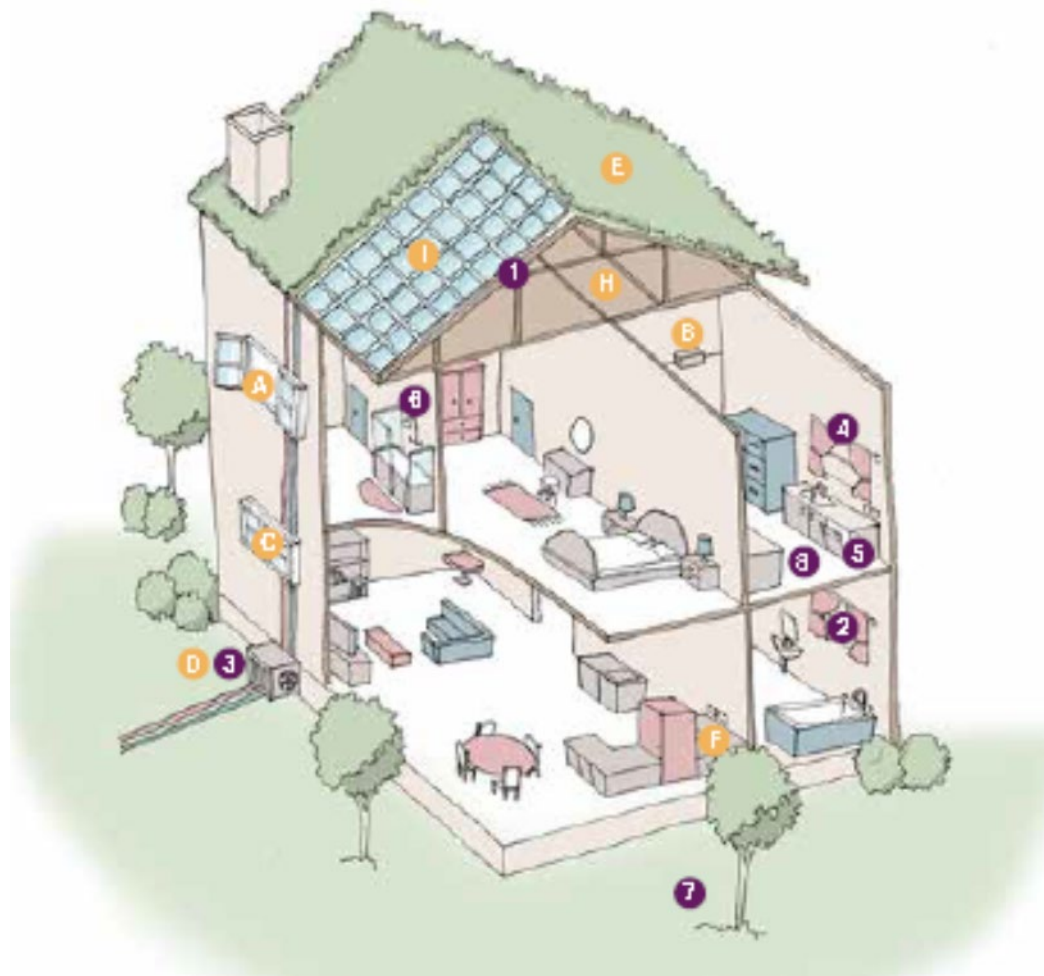
New builds:

- Design solar panel features from the start so that they form a part of the design concept. Some attractive options are solar shingles and photovoltaic slates; and
- Use the solar panels as a material in their own right.

Retrofits:

- Analyse the proportions of the building and roof surface in order to identify the best location and sizing of panels;
- Aim to conceal wiring and other necessary installations;
- Consider introducing other tile or slate colours to compliment the solar panel materials; and
- Conversely, aim to introduce contrast and boldness with proportion. For example, there has been increased interest in black panels due to their more attractive appearance. Black solar panels with black mounting systems and frames can be an appealing alternative to blue panels.

- New build homes**
- A**  **High levels of airtightness**
 - B**  **More fresh air** with the mechanical ventilation and heat recovery, and passive cooling
 - C**  **Triple glazed windows and external shading** especially on south and west faces
 - D**  **Low-carbon heating** and no new homes on the gas grid by 2025 at the latest
 - E**  **Water management and cooling** more ambitious water efficiency standards, green roofs and reflective walls
 - F**  **Flood resilience and resistance** e.g. raised electrical, concrete floors and greening your garden
 - H**  **Construction and site planning** timber frames, sustainable transport options (such as cycling)
 - I**  **Solar panel**











- Existing homes**
- 1**  **Insulation** in lofts and walls (cavity and solid)
 - 2**  **Double or triple glazing with shading** (e.g. tinted window film, blinds, curtains and trees outside)
 - 3**  **Low-carbon heating** with heat pumps or connections to district heat network
 - 4**  **Draught proofing** of floors, windows and doors
 - 5**  **Highly energy-efficient appliances** (e.g. A++ and A+++ rating)
 - 6**  **Highly waste-efficient devices** with low-flow showers and taps, insulated tanks and hot water thermostats
 - 7**  **Green space (e.g. gardens and trees)** to help reduce the risks and impacts of flooding and overheating
 - 8**  **Flood resilience and resistance** with removable air back covers, relocated appliances (e.g. installing washing machines upstairs), treated wooden floors

FIGURE 10: EXAMPLES OF ENERGY EFFICIENCY MEASURES INTEGRATED INTO NEW HOUSES OR EXISTING HOMES

SuDS

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 and more recently. With a history of flooding in the Parish, we are keen to ensure that all new developments incorporate SuDS.

The term SuDS stands for Sustainable Drainage Systems. It covers a range of approaches to managing surface water to reduce flood risk and improve water quality whilst improving amenity benefits.

SuDS work by reducing the amount and/or rate at which surface water reaches the combined sewer system. Usually, the most sustainable option is collecting this water for reuse, for example in a water butt or rainwater harvesting system, as this has the added benefit of reducing pressure on important water sources.

Where reuse is not possible, there are two alternative approaches using SuDS:

- Infiltration, which allows water to percolate into the ground and eventually restore groundwater; and
- Attenuation and controlled release, which holds back the water and slowly releases it into the sewer network. Although the overall volume entering the sewer system is the same, the peak flow is reduced. This reduces the risk of sewers overflowing. Attenuation and controlled release options are suitable when either infiltration is not possible (for example where the water table is high, or soils are clay) or where infiltration could be polluting (such as on contaminated sites).

The most effective type or design of SuDS would depend on site-specific conditions such as underlying ground conditions, infiltration rate, slope, or presence of ground contamination. However, a number of overarching principles can be applied:

- Manage surface water as close to where it originates as possible;
- Reduce runoff rates by facilitating infiltration into the ground or by providing attenuation that stores water to help slow its flow down so that it does not overwhelm water courses or the sewer network;
- Improve water quality by filtering pollutants to help avoid environmental contamination;
- Form a 'SuDS train' of two or three different surface water management approaches;
- Integrate into development and improve amenity through early consideration in the development process and good design practices;
- The design of SuDS should include vegetation in order to slow and clean the water whilst increasing the biodiversity value of the area; and
- The design of SuDS must be sensitively done to augment the landscape and wherever possible provide biodiversity and amenity benefits.

SuDS are often as important in areas that are not directly in an area of flood risk themselves, as they can help reduce downstream flood risk by storing water upstream. Best practice SuDS schemes link the water cycle to also help make the most efficient use of water resources by reusing surface water.

Bioretention systems

Bioretention systems, including soakaway and rain gardens, can be used within each development, along verges, and in semi-natural green spaces. They must be designed to sit cohesively with the surrounding landscape, reflecting the natural character of the Parish. Vegetation must reflect that of the surrounding environment.

They can be used at varying scales, from small-scale rain gardens serving individual properties, to long green-blue corridors incorporating bioretention swales, tree pits and mini-wetlands, serving roads or extensive built-up areas.

These planted spaces are designed to enable water to infiltrate into the ground. Cutting of downpipes and enabling roof water to flow into rain gardens can significantly reduce the runoff into the sewer system.

Storage and slow release

Rainwater harvesting refers to the systems allowing to capture and store rainwater as well as those enabling the reuse in-situ of grey water. Simple storage solutions, such as water butts, can help provide significant attenuation. To be able to continue to provide benefits, there has to be some headroom within the storage solution. If water is not reused, a slow release valve allows water from the storage to trickle out, recreating capacity for future rainfall events. New digital technologies that predict rainfall events can enable stored water to be released when the sewer has greatest capacity to accept it.

These systems involve pipes and storage devices that could be unsightly if added without an integral vision for design. Therefore, some design recommendation would be to:

- Conceal tanks by cladding them in complimentary materials;
- Use attractive materials or finishing for pipes;
- Combine landscape/planters with water capture systems;
- Use of underground tanks; and
- Utilise water bodies for storage.

Permeable paving

Most built-up areas, including roads and driveways, increase impervious surfaces and reduce the capacity of the ground to absorb runoff water. This in turn increases the risks of surface water flooding. Permeable pavements offer a solution to maintain soil permeability while performing the function of conventional paving. The choice of permeable paving units must be made depending on the local context; the units may take the form of unbound gravel, clay pavers, or stone setts.

Permeable paving can be used where appropriate on footpaths, public squares, private access roads, driveways, and private areas within the individual development boundaries. In addition, permeable pavement must also:

- Respect the local material palette;
- Help to frame the buildings;
- Create an arrival statement;

- Be in harmony with the landscape treatment of the property; and
- Help define the property boundary.

Appendix 6: Methodology for defining the settlement boundaries and its application for Sheepy Magna and Sibson

Background

Village Boundaries provide clear, defensible boundaries around settlements within which development will normally be confined. They have been used as a planning policy tool in Hinckley and Bosworth Borough for a considerable time and are a well understood planning tool for managing development.

Village Boundaries are currently defined by the 2016 Site Allocations and Development Management Policies DPD. The Sheepy Parish Neighbourhood Plan provides an opportunity to review the Village Boundaries to ensure they remain up to date. The Village Boundaries distinguish between areas of development and development potential and areas of restraint, such as countryside.

Methodology

The Village Boundaries currently defined by the 2016 Site Allocations and Development Management Policies DPD Proposals Map provide a good starting point for a review. The existing Village Boundaries define the principal built-up area of Sheepy Magna and Sibson.

The review will ensure that, generally, open areas of countryside- agricultural land, paddocks, meadows, woodland, rivers and lakes, and other greenfield land (except for residential curtilages)- will continue to lie outside Village Boundaries.

The following methodology applies:

- Where possible, boundaries should follow a defined feature that is visible on-site and on an OS plan e.g. field boundary, building, road, stream, wall or fence.
- Boundaries should generally follow the curtilage of properties. In the case of residential gardens, occasionally the curtilage of the property is not well defined or so large that it appears to form part of the countryside surrounding the settlement. In these cases, the boundary should be defined to protect the landscape setting of the settlement.
- Isolated or sporadic development which is clearly detached from the principal built-up area should be excluded from within the boundary.
- Boundaries need not be continuous. It may be appropriate given the form of a settlement to define two or more separate areas.
- Village Boundaries should be extended to include peripheral sites where there is an extant planning permission for residential or employment development. Similarly, sites that are to be allocated for development should be included within settlement boundaries.

- Peripheral playing fields, environmental space, garden centres and nurseries, allotments and community gardens should not be included within the boundary.
- Sewage Treatment Works, electricity sub-stations, pumping stations and other utility buildings on the edge of a settlement should be excluded from within the boundary.
- Agricultural buildings may be included in development boundaries if they are well related in terms of scale and positioning to the rest of the settlement. Account will also be taken of the availability of defensible boundaries and the age of the building (i.e. how established the building is in the settlement).

The primary consequence of the application of this approach in Sheepy Magna is that the boundary is extended to include land to the north of the settlement with planning permission for housing as follows:

1. Land North of Dormer House Twycross Road: site of three dwellings (17/00340/FUL);
2. Rodney Gardens, off Twycross Road: Trout Ponds Farm site of 24 dwellings (14/00136/FUL);
3. Land North of Holly Tree Cottage: site of three dwellings (14/00292/FUL).

For Sibson the resultant boundary variation was of little consequence and the Hinckley & Bosworth Site Allocations and Development Management Policies DPD Settlement Boundary alignment is retained for simplicity.

Appendix 7: Local Wildlife Sites (Potential, Candidate) Index²

LWS Code	LWS Name	Status	NP Code
90256	B5000 Hedgerows, Tree and Verge	Candidate	1
90260	Parish Hedgerow, Pinwall	Potential	2
90257	Atherstone Road Hedgerow - West	Potential	3
90258	Atherstone Road Hedgerow - East	Potential	4
90279	Pinwall Woodland	Potential	5
90267	Pinwall Lane Hedgerow	Potential	6
90242	Pinwall Lane Hedgerow	Potential	7
90282	River Sence at Ratcliffe Bridge	Candidate	8
90243	Crow Lane/Sheepy Road Hedgerows	Potential	9
90259	Crow Lane Hedgerow	Potential	10
90254	Benn Hills Pond	Candidate	11
90253	Parish Boundary Oak	Potential	12
90255	Frog Hall Oak	Potential	13
90232	Hedgerows, Orton Lane	Potential	14
90225	Sheepy Hedgerow	Potential	15
90224	Playing Field Oak	Candidate	16
90226	Newhall Farm Hedgerow	Potential	17
90241	Ratcliffe Lane Hedgerow	Potential	18
90280	River Sence and Tributary	Candidate	19
90223	Sheepy Parish Ponds	Potential	20
90238	Cross Hands Hedgerow	Potential	21
90237	Watery Lane Hedgerow	Potential	22
90234	Watery Lane Verge	Candidate	23
90281	River Sence at Lovett's Bridge	Candidate	24
90236	Overfield Hedgerow	Potential	25
90235	Cliff Cottages Hedgerow	Potential	26
90275	Wet Woodland, Wellsborough Road	Candidate	27
90239	Wellesborough Road Hedgerow 1	Potential	28
90240	Wellesborough Road Hedgerow 2	Potential	29
90247	Hedgerow Willow	Potential	30
90246	Standing Dead Hedgerow Tree	Potential	31
90233	Burton Road Oak	Candidate	32
90211	Burton Road Verge	Candidate	33
90345	Semi-improved grassland, Sibson	Potential	34
90278	Broad-leaved Woodland	Potential	35
90218	Shenton Lane Hedgerow	Potential	36
90222	Shenton Lane/Upton Lane Verges	Candidate	37

² Leicestershire and Rutland Environmental Record Centre

LWS Code	LWS Name	Status	NP Code
90221	Shenton Lane Hedgerow 4	Potential	38
90219	Shenton Lane Hedgerow 2	Potential	39
90220	Shenton Lane Hedgerow 3	Potential	40
90249	Hedgerows Upton Lane/Stoke Road	Potential	41
90252	Twin Oaks Hedgerow	Potential	42
90250	Stoke Road Hedgerows	Potential	43
90251	Upton Park Oak	Candidate	44
90262	Hedgerow Oak, Fenn Lanes	Candidate	45
90261	Cottage Oak	Potential	46
90248	Grange Farm Grassland	Candidate	47
90212	Tinsel Lane Hedgerow 1	Proposed	48
90213	Hedgerow Ash, Tinsel Lane	Potential	49
90214	Tinsel Lane Hedgerow 2	Proposed	50
90215	Hedgerow Oak, Bosworth Road	Potential	51
90216	Bosworth Road Hedgerows	Potential	52
90266	Bosworth Road Hedgerow	Potential	53
90217	Spinney Hedgerow	Potential	54
90210	Wellsborough Hedgerow 2	Potential	55
90209	Wellsborough Hedgerow 1	Potential	56
90208	Hedgerow Oak 2	Potential	57
90206	Hedgerow Ash	Potential	58
90326	River Sence White Willow	Potential	59
90283	Sheepy/Shackerstone Boundary Stream	Candidate	60
90207	Hedgerow Oak	Potential	61
90244	Riverside Oak	Potential	62
90245	Willow Pollard	Candidate	63

Appendix 8: Glossary

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

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.

Commuted sum: A commuted sum (or payment in lieu) is an amount of money, paid by a developer to the local planning authority. For example, where the size or scale of a development triggers a requirement for affordable housing, but it is not possible to achieve appropriate affordable housing on site.

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: People who are either in employment or unemployed.

Eyebrow windows: Low dormer windows on the slope of a roof.

First Homes: A specific kind of discounted market sale housing and should be considered to meet the definition of ‘affordable housing’ for planning purposes.

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. It 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.

Householder Development: Proposals to alter or enlarge a single house, including works within the boundary/garden of a house. It includes extensions,

conservatories, loft conversions, dormer windows, garages, car ports and outbuildings. Planning permission is not needed for all household building work.

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: A plan for the future development of a 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. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

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 first 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 plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.

Older people: People over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to 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: A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

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 was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as 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.

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. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

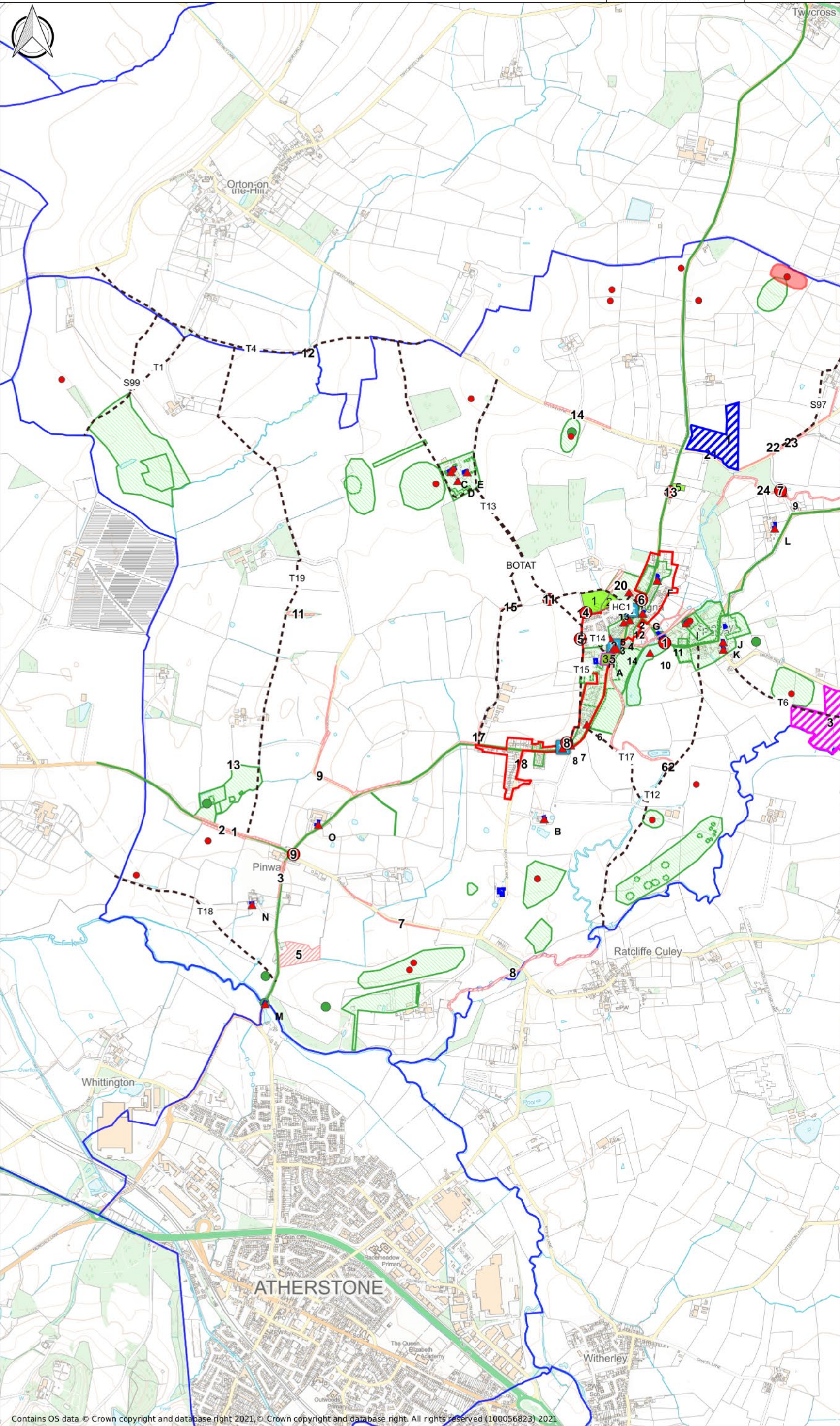
Site of Special Scientific Interest: Sites designated by Natural England under the Wildlife and Countryside Act 1981.

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

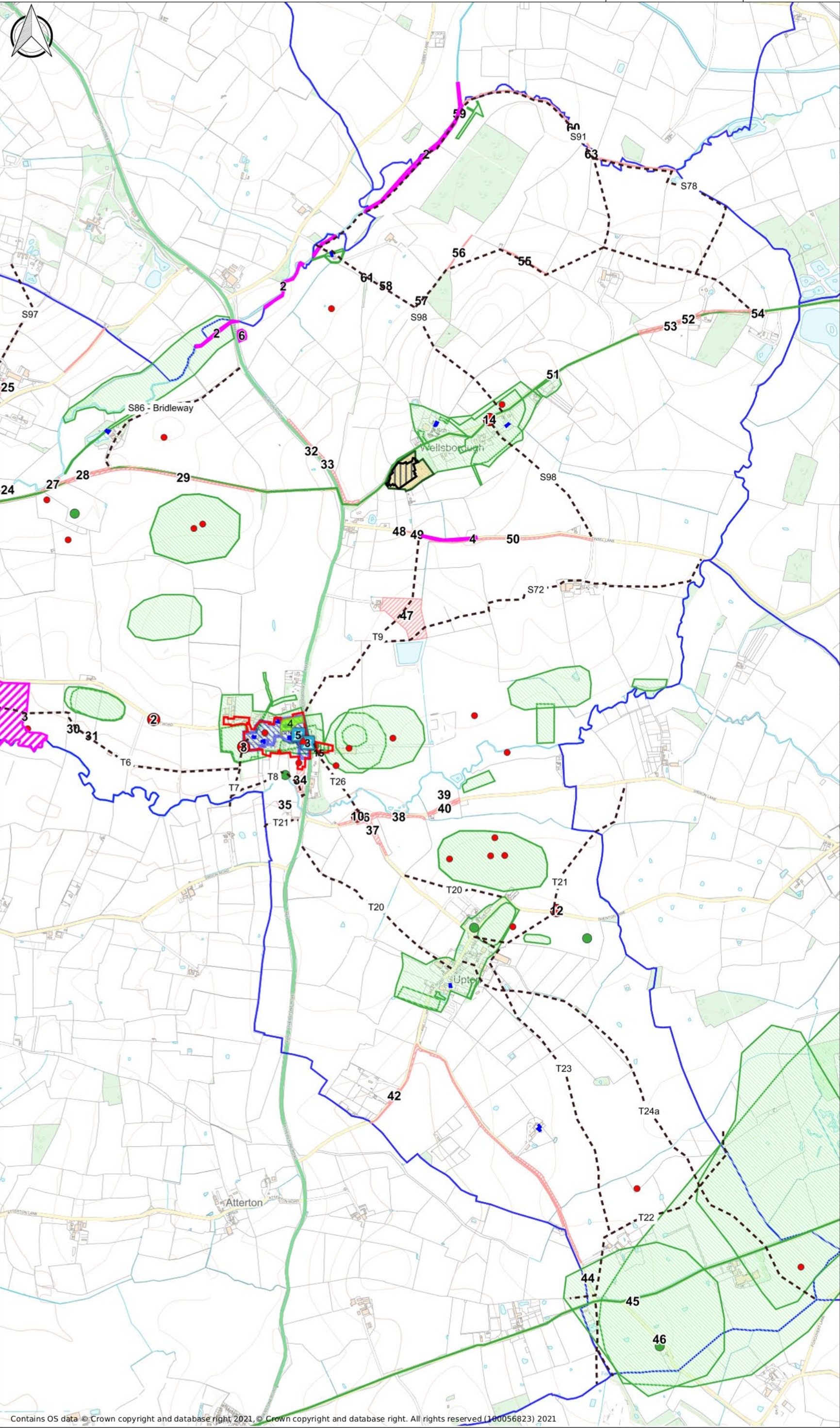
Sustainable Development: An approach to development that aims to allow economic growth without damaging the environment or natural resources. Development that “meets the needs of the present without compromising the ability of future generations to meet their own needs”.

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. A Young Persons questionnaire was also undertaken.



- Public rights of way (Policy S2) - 2020
- Views - no directional arrows
- Local Green Spaces (Policy S9) - 2020
- Ecological habitats (Policy S5) - 2020
- Local Wildlife Site
- SSSI
- Local Heritage Assets (Policy S7) - 2020
- Community Facility (Policy S15) - 2020
- Settlement Boundaries (Policies S1, S10) - 2020
- LWS - proposed and candidate - 2020
- Findspots (point)
- Findspots (region)
- Historic Buildings (point)
- Historic Buildings (region)
- Monuments (line)
- Monuments (point)
- Monuments (region)
- Parish



- Public rights of way (Policy S2) - 2020
- Views - no directional arrows
- Local Green Spaces (Policy S9) - 2020
- Ecological habitats (Policy S5) - 2020
- Local Wildlife Site
- Local Heritage Assets (Policy S7) - 2020
- Community Facility (Policy S15) - 2020
- Hornsey Rise Developable Area - 2020
- Settlement Boundaries (Policies S1, S10) - 2020
- Hornsey Rise Memorial Home (Policy S14) - 2020
- LWS - proposed and candidate - 2020
- Findspots (point)
- Sibson Conservation Area
- Historic Buildings (region)
- Monuments (line)
- Monuments (point)
- Monuments (region)
- Parish