



SHEEPY PARISH NEIGHBOURHOOD PLAN REVISION PARISH COUNCIL BRIEFING PAPER– April 2021

Headlines

In July 2020, the Parish Council agreed to refresh the Sheepy Neighbourhood Plan (adopted March 2019) to ensure that it remains current and effective. The Neighbourhood Plan Steering Group was asked to support the Parish Council by reviewing the Plan and making recommendations for updating it:

- to reflect legislative changes;
- to consider updates reflecting new local needs e.g. extending the protection of wildlife sites;
- to add a design code as a guide for future planning applications and development.

Why is it important to have an up-to-date Neighbourhood Plan? - An adopted Neighbourhood Plan forms part of the Development Plan for Hinckley and Bosworth Borough Council (HBBC), and the Neighbourhood Plan policies inform the Parish Council’s responses to HBBC on planning applications across the Parish. The policies reflect the community’s view of how development should take place in the Parish and safeguarding the things that parishioners value most.

The Steering Group has made recommendations for revising the Neighbourhood Plan and at the Parish Council meeting on the 6th of April 2021 a motion was passed to approve the revisions and move to the pre-submission consultation stage of the process. This is where parishioners and statutory consultees get the opportunity to comment.

Next steps

Consultation and submission – A six-week Parish consultation period will run from **Tuesday 20th April to 5pm Tuesday 1st June 2021**. All consultation feedback received will be reviewed and considered in finalising the Plan. The Neighbourhood Plan will then be submitted to HBBC for publication and further public consultation. Finally, the updated Neighbourhood Plan will be submitted for independent examination. The Independent Examiner will either; recommend approval of the Neighbourhood Plan, request modifications or recommend that the revisions to the Neighbourhood Plan are rejected.

Adoption - If approved by the Independent Examiner, HBBC will adopt the updated Neighbourhood Plan. At this point, the updated Neighbourhood Plan will replace the existing one and have legal standing. It will form part of the Statutory Development Plan for the Borough. HBBC will continue to be responsible for determining most planning applications, but in Sheepy Parish, the policies in the Neighbourhood Plan will form the basis for those decisions.



OUR VISION

Our vision statement has remained unchanged; this captures the aspirations for the Parish, and has helped guide the Steering Group’s preparation of the Sheepy Parish Neighbourhood Plan.

NEIGHBOURHOOD PLAN UPDATE RECOMMENDATIONS:

OUR POLICIES

Our original policies were based on the feedback from a consultation questionnaire distributed to all parishioners in late Summer 2016 and remain mostly unchanged. The few amendments proposed largely relate to ensuring the policies reflect legislative changes and to improve clarity.

A Design Code has also been added to support Policy S8 – Design. Changes have been limited to the following policies:

Policy S1: Countryside	- Updated 2021	Policy S10: Infill Housing	- Updated 2021
Policy S2: Public Rights of Way network		Policy S11: Housing Mix	
Policy S3: Locally Important Views		Policy S12: Affordable Housing	
Policy S4: Renewable Energy		Policy S13: Hornsey Rise Memorial Home	
Policy S5: Ecology and Biodiversity		Policy S14: Community Services and Facilities	
Policy S6: Water Management	- Updated 2021	Policy S15: Car Parking and New Development	
Policy S7: Features of Local Heritage Interest		Policy S16: Communications Infrastructure	
Policy S8: Design	- Updated 2021	Policy S17: Rural Economy.	
Policy S9: Local Green Spaces			

To help you understand the updates proposed, we have provided below details of the changed policies and additions to the plan in red, including the rationale for the changes.



Policy S1: Countryside

The countryside (i.e., land outside of the 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 Hinckley & Bosworth Site Allocations & Development Management DPD Policy DM4, only the following types of development may be considered sustainable in country 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 S17;**
- 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.

Rationale: The rural setting is highly valued by the local community and they support the retention of the countryside in our previous consultations.



Policy S6: Water Management

New development should take full account of flood risk especially from rivers, groundwater and overland flow. Where feasible or required by other Policies, development should incorporate Sustainable Drainage Systems (SuDS) incorporating attenuation, storage and treatment capacities **in-accordance with Appendix 5: Design Code.**

Rationale: The parish has experienced occurrences of flooding in Sibson, Sheepy Magna and Sheepy Parva. Parishioners deemed all the measures identified for reducing flood risk as important.



Policy S8: Design - **Changed**

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 their 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.**

Rationale: The design of properties across the parish is varied. Our plan aims to ensure that we maintain and enhance the individual character of our parish and create places that work well for both occupants and users, and are built to last.



Policy S10: Infill Housing

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 S13;**
- 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 S12.**

Rationale: Parishioners supported only minimal development and felt that further development should be restricted to brownfield, conversions and infill sites.

DESIGN CODE

New Addition - Design Code (Appendix 5)

Rationale: The purpose of the Design Code is to augment 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. Furthermore, this will support the Parish Council in providing recommendations to HBBC on planning applications. 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.

Approach: 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 on 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.

The Design Code also includes a section on Climate change and recommends steps to reduce overall energy use and seek designs that manage surface water in a more sustainable way.

LOCAL WILDLIFE SITES

New Addition – Local Wildlife Sites (Appendix 7)



Rationale: Policy - Policies S1 – Countryside and S5 - Ecology and Biodiversity aim to ensure that development has appropriate regard for the protection of the intrinsic wildlife and to the network of local ecological features and habitats. The identification of the sites ensures that planning applications will ensure their protection as a minimum.

Approach: New Appendix incorporates a list of candidate and potential local wildlife sites.

For further details and to view the full document, go to our website www.sheepyparishneighbourhoodplan.com

A full copy of the plan can also be provided if you are unable to access the website.

Please contact the Sheepy Parish Council Clerk.

To provide feedback on the Neighbourhood Plan, please use the Representation Form available on the above website or contact Sheepy Parish Council Clerk.

Sheepy Parish Clerk – Jason Stephenson (telephone: 07734 539661 or email: sheepyparish@gmail.com)