

# Burton on the Wolds, Cotes, Hoton, Prestwold

# THE WOLDS VILLAGES NEIGHBOURHOOD PLAN

## Our Neighbourhood Plan

Over recent years, the Wolds Villages have taken their first steps towards producing a Neighbourhood Plan. The Neighbourhood Plan offers the chance for all residents and businesses to have their say on future development within the area and influence how their neighbourhood evolves. By working together we can ensure the area develops in a way that meets the needs of everyone.

Since 2014 the Wolds Villages Neighbourhood Plan Committee has consulted those living and working in the area, together with key stakeholders, asking how you wish to see the area develop to 2028. We have now published our Draft Neighbourhood Plan and this leaflet lets you know where you can see a copy of the Plan and how to make comments. The full Draft Wolds Villages Neighbourhood Plan (Pre-Submission version) is available to download from [www.burtoncotesprestwoldparishcouncil.org.uk/neighbourhood-plan.html](http://www.burtoncotesprestwoldparishcouncil.org.uk/neighbourhood-plan.html) or [www.hotonparishcouncil.org.uk/neighbourhood-plan.html](http://www.hotonparishcouncil.org.uk/neighbourhood-plan.html)

*“The neighbourhood plan gives us a chance to say how development should take place. Without it, developers will make those choices for us”*

*- Robert Shields*

*Chairman of the Joint Neighbourhood Plan Committee*

## What is a neighbourhood plan?

Neighbourhood planning is a way for communities to decide the future of the places where they live and work. A Neighbourhood Plan can set out a vision for an area and planning policies for use and development of land. Like other plans, the Wolds Villages Neighbourhood Plan will form part of the statutory planning framework for the area and it will be used to decide future planning applications.



Issues and Options Consultation, January 2017

### Our objectives:

- Identify and meet the development needs of the Wolds Villages.
- Maintain the unique identity of each of the Wolds Villages.
- Secure high-quality design.
- Protect the intrinsic character and beauty of the countryside.
- Take full account of flood risk.
- Encourage the reuse of existing resources.
- Conserve the natural environment.
- Encourage the effective use of land.
- Conserve heritage assets.
- Make the fullest use of public transport, walking and cycling.
- Minimise the impact of road traffic associated with new development.
- Protect and enhance facilities and services.
- Maintain Wymeswold Industrial Park's role as a strategic employment site.
- Resolve noise and smell complaints relating to Sturdee Poultry Farm.

[www.burtoncotesprestwoldparishcouncil.org.uk/neighbourhood-plan.html](http://www.burtoncotesprestwoldparishcouncil.org.uk/neighbourhood-plan.html)

[www.hotonparishcouncil.org.uk/neighbourhood-plan.html](http://www.hotonparishcouncil.org.uk/neighbourhood-plan.html)



Wymeswold Industrial Park

## Wymeswold Industrial Park

Wymeswold Industrial Park is an extensive rural industrial estate providing a mixture of mid-sized metal framed industrial units and smaller brick workshops.

Wymeswold Industrial Park is a strategic asset for the Borough and our Plan provides the potential for a small extension to the site.

## How much housing development and where?

We don't have an entirely free hand over how the plan is prepared. We must have regard to the Government's national planning policies and the development plan for the area- the Charnwood Local Plan (Core Strategy).

The Core Strategy supports infill development in Burton on the Wolds. To clarify where infill development would be acceptable, the Neighbourhood Plan defines Limits to Development for Burton on the Wolds which takes account of the character of the village. This will replace the Settlement Boundary defined by the Borough of Charnwood Local Plan (2004).

Outside these settlement boundaries, which includes the settlements of Cotes, Prestwold and Hoton, new residential development will be limited to brownfield development, rural workers dwellings, replacement dwellings, the re-use of redundant rural buildings and affordable housing.

However, Charnwood Borough Council are in the process of preparing a new Local Plan for the Borough, for the period up to 2036. To future-proof our Plan, we have identified Sturdee Poultry Farm, Burton on the Wolds as a housing reserve site.

## Affordable housing

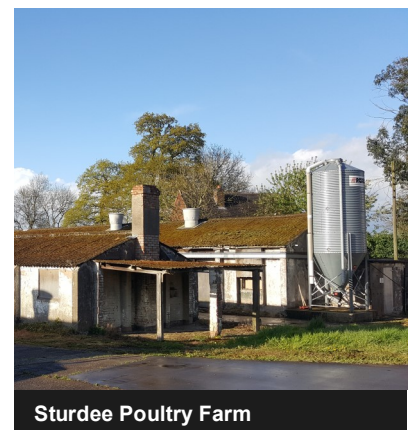
Affordable housing is social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. If there were to be a proven local need for additional affordable homes our Plan makes provision to allow planning permission to be granted for affordable housing on 'Rural Exception Sites' adjoining Burton on the Wolds and Hoton.

## Sturdee Poultry Farm

The farm at Burton on the Wolds has a flock of some 200,000 broiler chickens. The smell, dust and noise is a particular problem for people living in neighbouring homes.

The northern part of the site is no longer in use. The remaining poultry sheds are nearing the end of their life and the owner will soon need to consider whether to replace them.

Redevelopment offers the opportunity to replace utilitarian farm buildings with well-designed housing which meets local needs and will remove farm noise, smell and dust from the village.



Sturdee Poultry Farm



## Countryside

By far the largest group of responses to our survey question on what the residents valued about their area related to the local environment, with words like 'countryside', 'rural', 'wildlife', 'views', and 'walks' featuring in 70% of the responses.

It is also apparent from the survey results that local people value the intrinsic character and beauty of the locality, with 91% respondents rating 'conserving the countryside' as highly important to them.

## Important views

There are long ranging views available, particularly within The Wolds Landscape Character Area, associated with the crests of ridges. Due to the limited woodland cover across the area views are often open, out across rolling fields.

During the consultation events, people were asked to mark the green spaces that they value most for the visual amenity (view of, from or within the village). Our Plan safeguards these important views and vistas

## Biodiversity

Small watercourses are the most important wildlife corridors across the area. They are often fringed by narrow belts of woodland or willow pollards. Old field ponds now form a lesser component of the landscape.

It is a fragile ecosystem and presents a challenge to future development in the Wolds.



Prestwold Hall

# Protecting the character of Burton on the Wolds, Cotes, Hoton, Prestwold

We want to conserve the unique character and identity of our area. We will do this by safeguarding the landscape, protecting the countryside between villages, identifying green areas of local importance, protecting and enhancing heritage assets and the natural environment, and through the design of new buildings.

## Green Spaces

The importance of existing open spaces within the villages is evident from the results of the consultation events. Our Neighbourhood Plan identifies green areas of particular importance to the local community for special protection. The main green spaces identified are shown on the following pages.

## Heritage

There are eight Listed Buildings in Burton on the Wolds, four in Cotes and 17 in Hoton. There are eight Listed Buildings in Prestwold including the Grade I Prestwold Hall and Grade II\* Church of St Andrew.

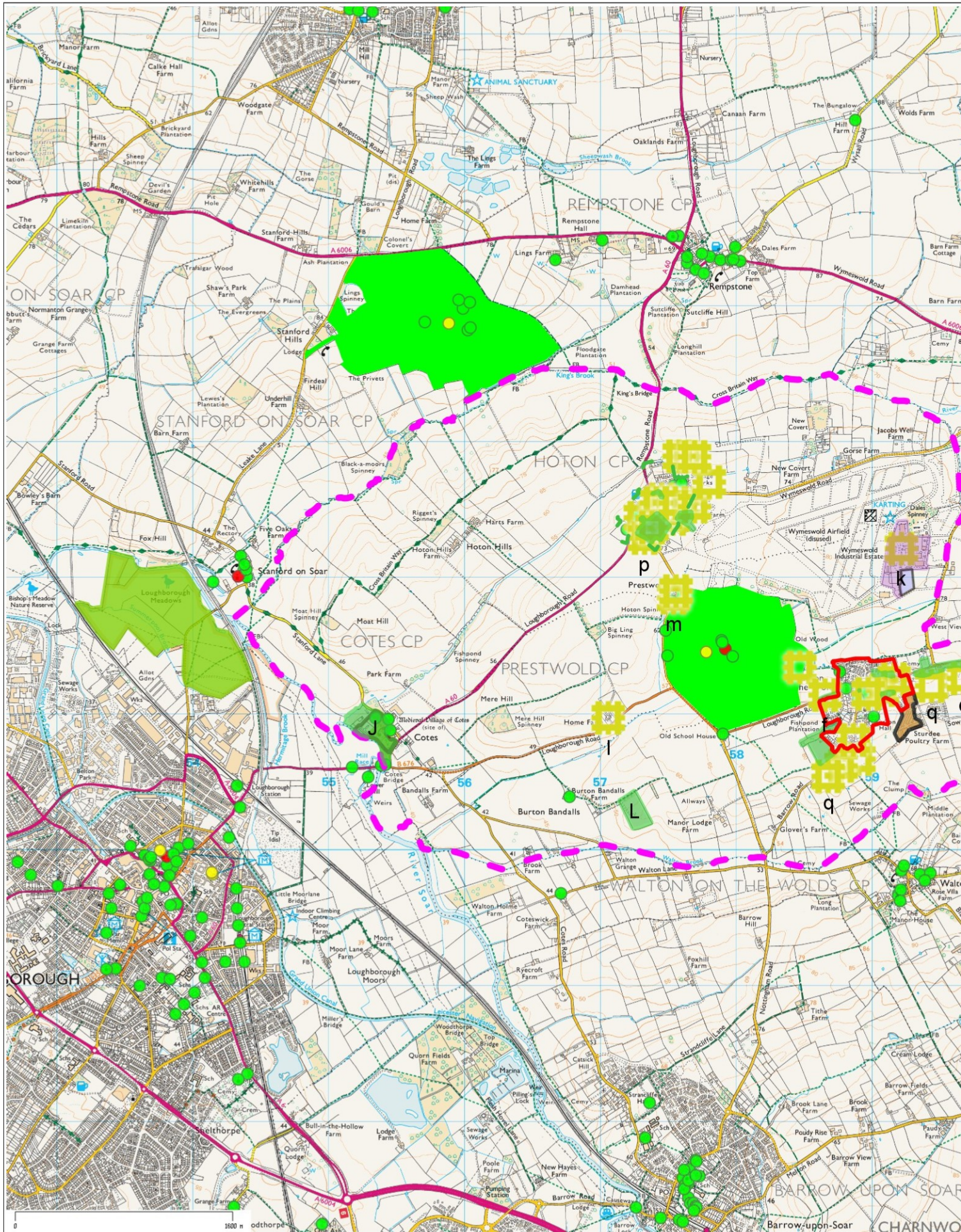
The deserted medieval village at Loughborough Road/Stanford Lane, Cotes is a Scheduled Monument.

Prestwold Hall and church stand within Prestwold Park- a grade II registered park. The area registered is around 80 hectares.

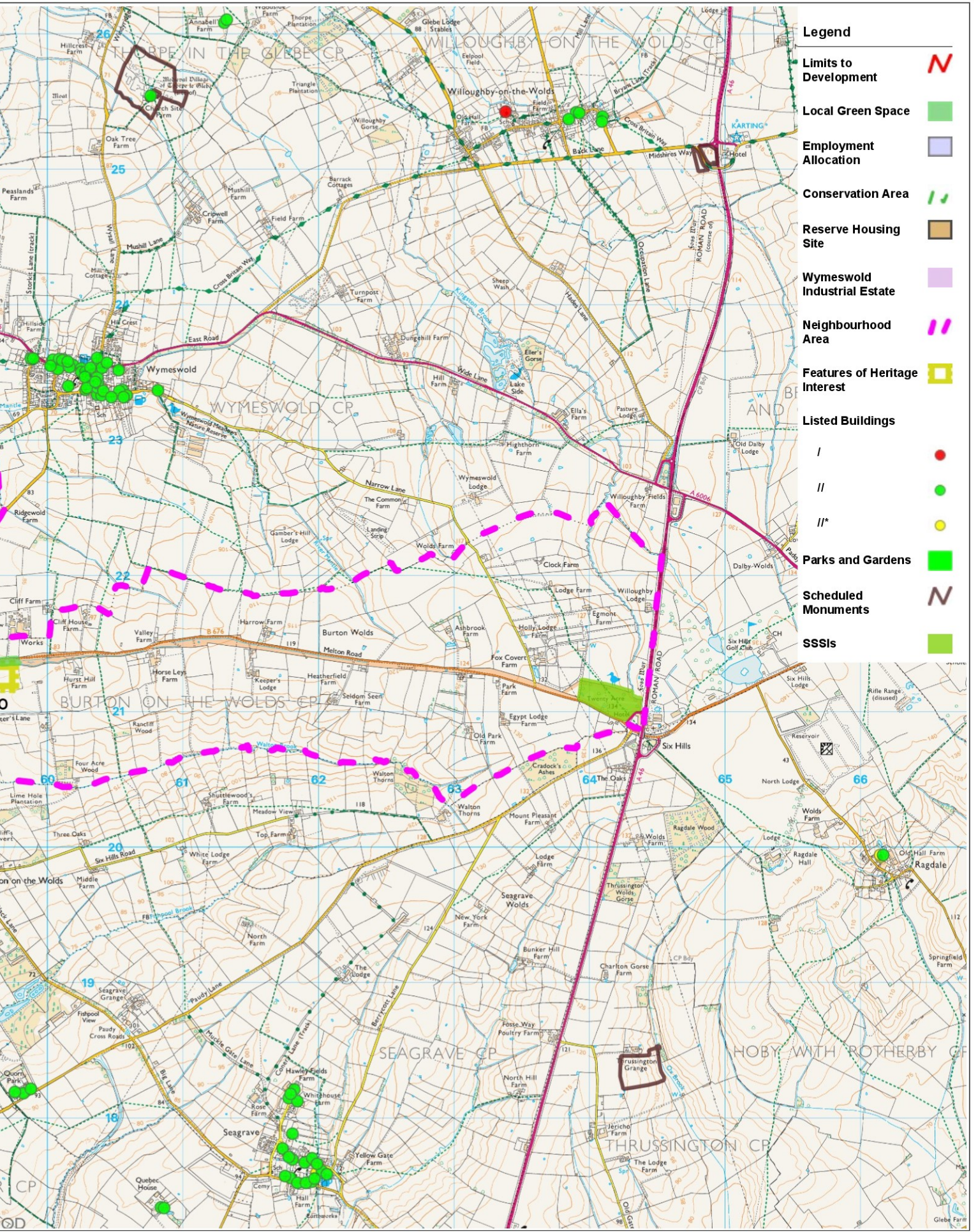
Hoton Conservation Area was designated in December 1978 and extended in January 1991. The whole village is included in the Conservation Area.

In addition to these designated sites, our Neighbourhood plan identifies other features of historic or architectural interest for protection.





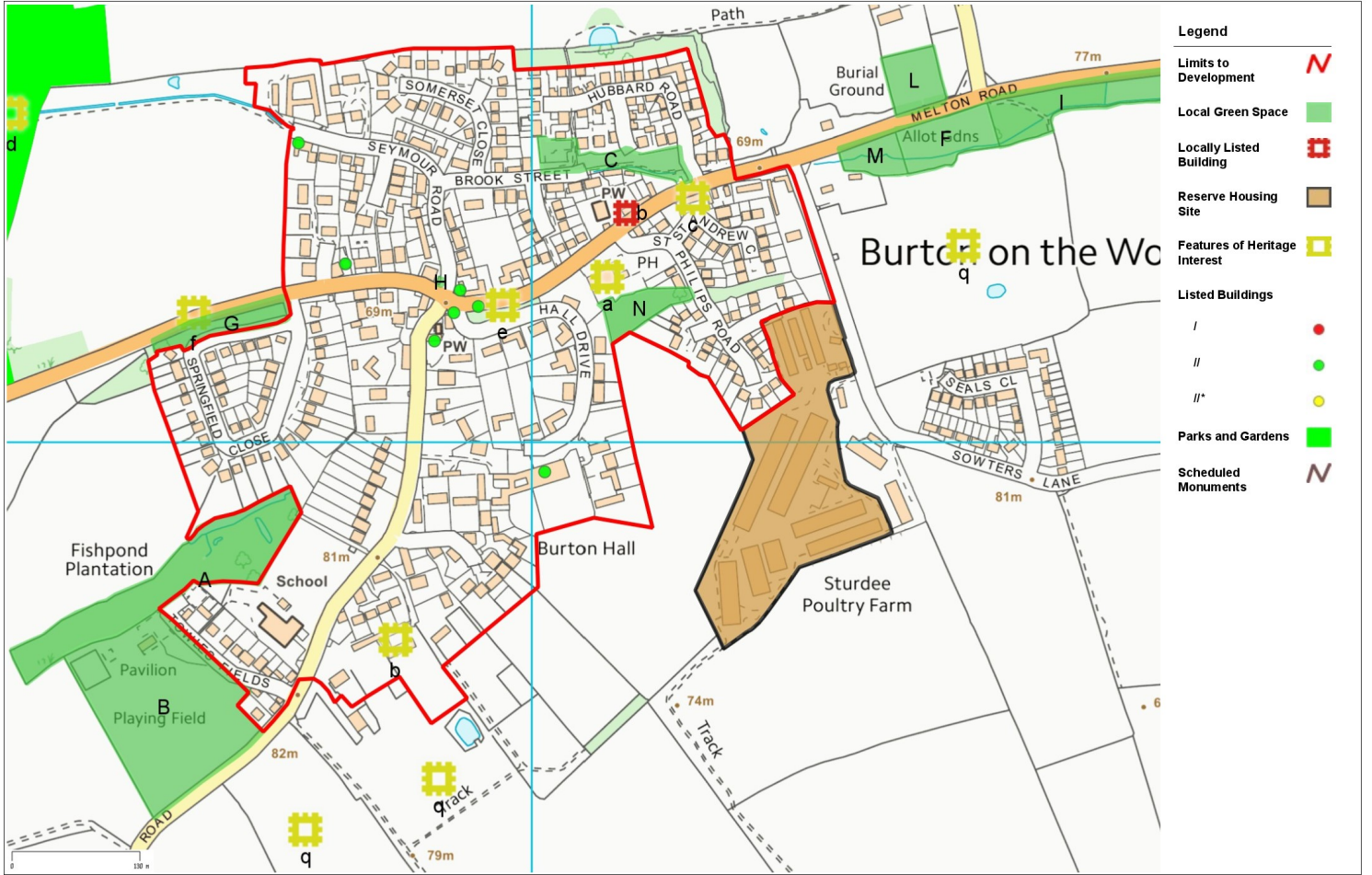




Legend

- Limits to Development
- Local Green Space
- Employment Allocation
- Conservation Area
- Reserve Housing Site
- Wymeswold Industrial Estate
- Neighbourhood Area
- Features of Heritage Interest
- Listed Buildings
  - /
  - //
  - //\*
- Parks and Gardens
- Scheduled Monuments
- SSSIs

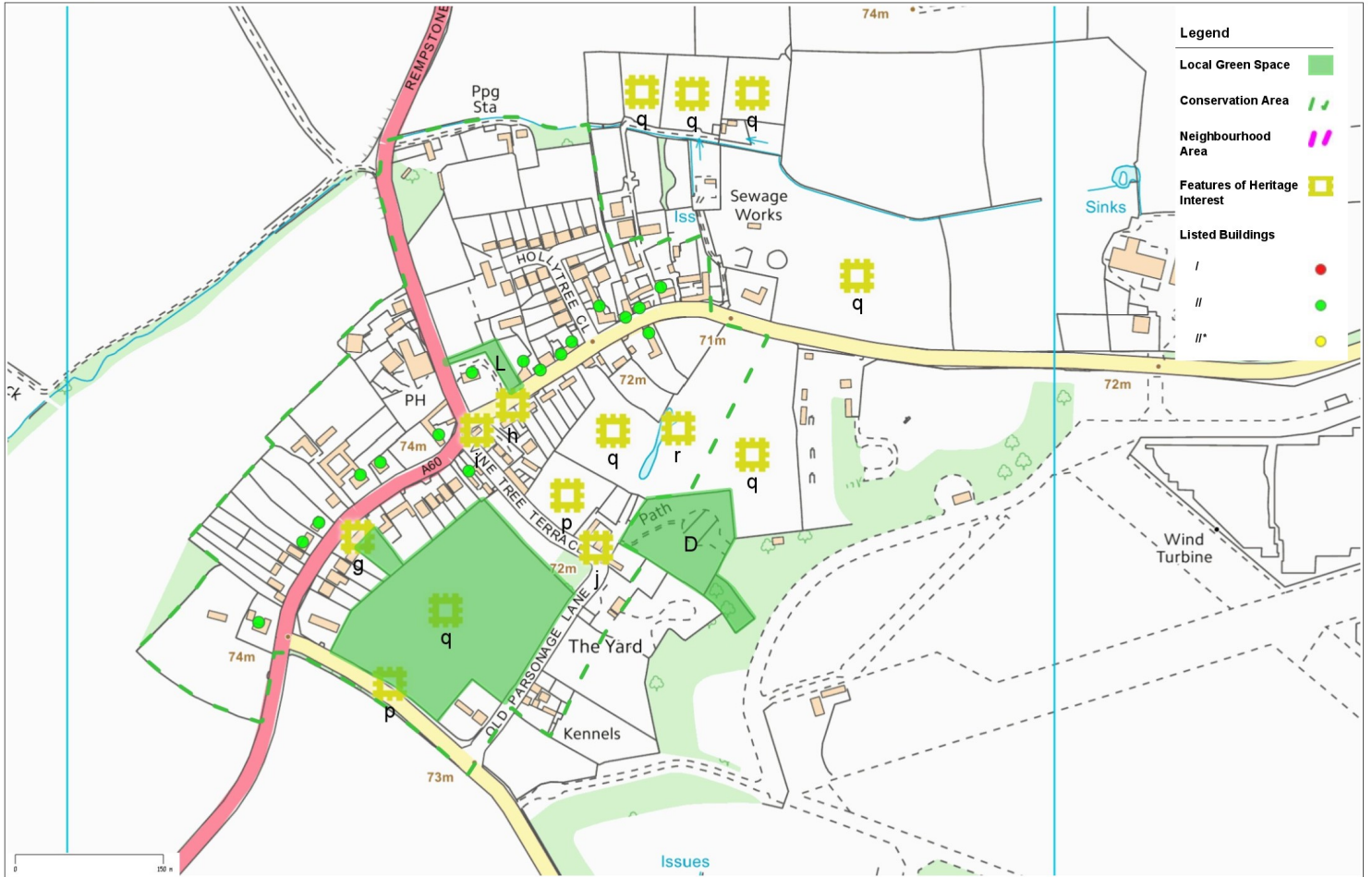




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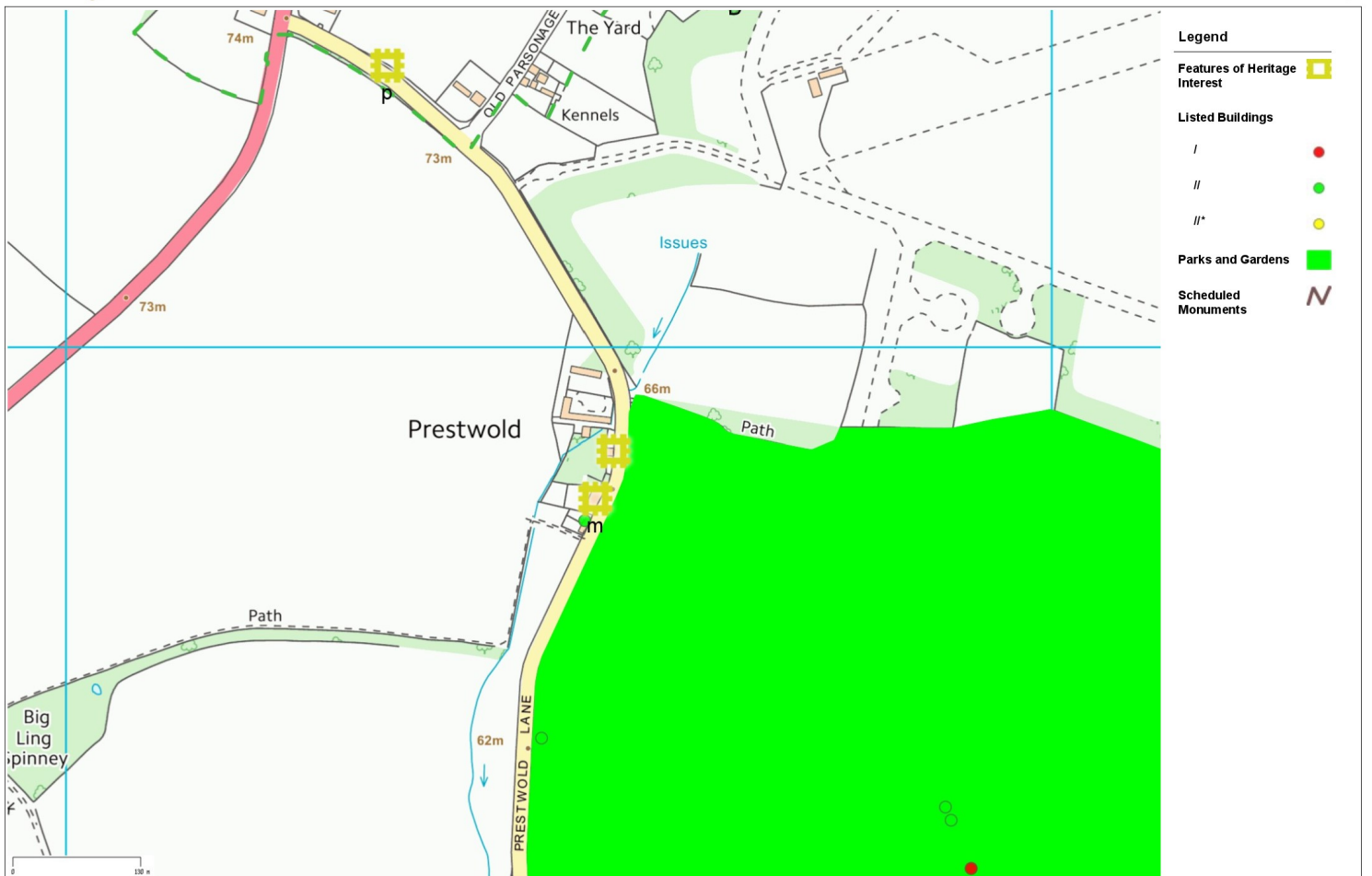


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- Legend**
- Local Green Space ■
  - Conservation Area ▨
  - Neighbourhood Area ▨
  - Features of Heritage Interest ■
  - Listed Buildings
    - I ●
    - II ●
    - II\* ●

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- Legend**
- Features of Heritage Interest ■
  - Listed Buildings
    - I ●
    - II ●
    - II\* ●
  - Parks and Gardens ■
  - Scheduled Monuments N

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## Who has prepared the Draft Wolds Villages Neighbourhood Plan?

The Wolds Villages Neighbourhood Plan is being prepared jointly by two parish councils:

- Burton on the Wolds, Cotes and Prestwold Parish Council; and
- Hoton Parish Council

## Where can I see the Draft Wolds Villages Neighbourhood Plan?

A copy of the Pre-Submission Draft of the Neighbourhood Development Plan is available to download, along with supporting documentation, on our websites:

[www.burtoncotesprestwoldparishcouncil.org.uk/neighbourhood-plan.html](http://www.burtoncotesprestwoldparishcouncil.org.uk/neighbourhood-plan.html)

[www.hotonparishcouncil.org.uk/neighbourhood-plan.html](http://www.hotonparishcouncil.org.uk/neighbourhood-plan.html)

'Drop in' sessions concerning the Draft Neighbourhood Plan will take place:

- 16:00 to 20:00hrs on Tuesday 21 August 2018 at Burton on the Wolds Village Hall; and
- 16:00 to 20:00hrs on Thursday 6 September 2018 at Hoton Village Hall.

The 'drop in' sessions will provide an opportunity to examine the contents of the Plan and to discuss it in more detail with members of the Joint Neighbourhood Plan Committee.

## Let us know what you think

If you would like to comment on any aspect of the Draft Plan, please write to us or complete and return a copy of the Pre-Submission Representation Form. The form can be downloaded from the websites. Comments may be made:

Via e-mail to: [WoldsJointNP@gmail.com](mailto:WoldsJointNP@gmail.com)

By post to:

Stephanie Massey  
7 St Andrews Close  
Burton on the Wolds  
Loughborough  
LE12 5TJ

**Your representation should be made by 17:00hrs on Monday 24 September 2018.**

## Contact Us

Give us a call for more information about the neighbourhood plan

### Burton on the Wolds, Cotes and Prestwold Parish Council

☎ 01509 889770

[burtonclerk@gmail.com](mailto:burtonclerk@gmail.com)

[www.burtoncotesprestwoldparishcouncil.org.uk](http://www.burtoncotesprestwoldparishcouncil.org.uk)

### Hoton Parish Council

☎ 01509 880596

[hotonparishcouncil@googlemail.com](mailto:hotonparishcouncil@googlemail.com)

[www.hotonparishcouncil.org.uk](http://www.hotonparishcouncil.org.uk)

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