

2018-2028 Wolds Villages Neighbourhood Plan: Submission



Burton on the Wolds, Cotes & Prestwold Parish Council
Hoton Parish Council

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Neighbourhood Plans

- 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.
- 2 The Wolds Villages Neighbourhood Plan will allow people, who live, work and have a business in the area to have a say where they think new houses, businesses and shops should go and what they should look like. The Wolds Villages Neighbourhood Plan will be a statutory plan which means that once it has been finalised, it will be the starting point for deciding planning applications in the area.

The Wolds Villages Neighbourhood Plan Area

- 3 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
- 4 The Neighbourhood Plan area comprises the full extent of both parishes which are situated in Charnwood Borough, Leicestershire. The Wolds Villages were designated as a Neighbourhood Area on 5 October 2014. The Plan is being prepared jointly by the two parish councils and covers the period to 2028. The Qualifying Body is Burton on the Wolds, Cotes and Prestwold Parish Council.

- 5 The Neighbourhood Plan area includes the settlements of Burton on the Wolds, Cotes, Hoton and Prestwold. In 2011, the area had a population of around 1,571. The Neighbourhood Plan area amounts to 2,221 hectares.
- 6 The Wolds Villages lie to the east of Loughborough which is the main town in Charnwood Borough. Loughborough is a university and market town that acts as the social and economic focus for the Neighbourhood Area.

Burton on the Wolds

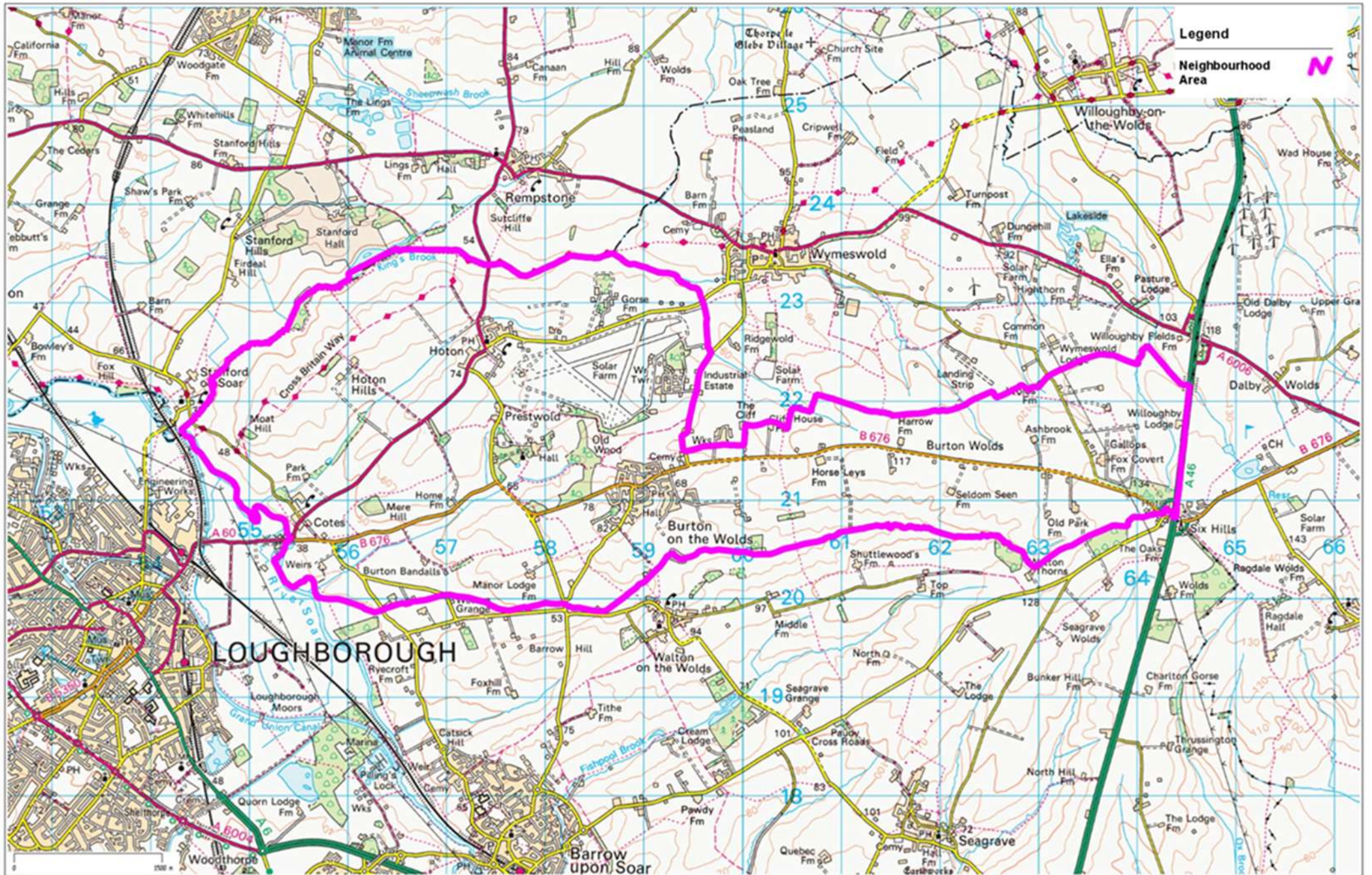
- 7 Burton on the Wolds is the main settlement in the plan area. It is situated on the B676 road 3 miles (4.8 km) west of the A46 and is the largest of the Wolds Villages. There are some 428 dwellings. The village has its own primary school, village hall, public house (The Greyhound) and shop (in the garage).



Figure 1: Burton on the Wolds

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- 8 Originally it was called Bortone (1086 Domesday Book) or Burtun, suggesting a fortified farmstead or village. There is evidence of Late Iron Age, Scandinavian and Roman settlement within the village boundary. The location of Garendon's Grange is to the east of the village on the south side of the B676. The chapel of St Peter, which fell into disuse in the early 17th century, is thought to be located at the end of Seymour Road.
- 9 The Burton estate was founded at the end of the 17th century by Samuel Shalcrosse, the Hall being built by his successors in 1780. The lion's mouth fountain was installed a few years later when the Hall was extended, and the park created, to provide the villagers with clean water.
- 10 Prior to the Second World War, Burton's population was less than 300. In 1954, the Burton Estate was broken up providing an abundance of land for building, and a few years later, sites used by the Air Ministry as communal and living quarters for nearby Wymeswold Airfield, which had later housed Polish refugees, also became vacant. Development has continued steadily ever since and the population in 2011 was 1,220 (2011 Census).
- 11 Burton on the Wolds was originally a linear settlement established along Melton Road, from the junction with Barrow Road and Loughborough Road. The village has grown up around this road junction, now extending south-west along Barrow Road and north to a hedgerow field boundary. More recent development has established around a cul-de-sac formation, with existing landscape features often forming the extents of the settlement.
- 12 There are a variety of housing types, sizes and vernacular. Predominantly red brick properties line the road frontages. Pockets of public and private green space are characteristic of the settlement, with several of them containing mature trees that define former enclosure boundaries.
- 13 Burton on the Wolds is generally well contained by topography and surrounding vegetation. The landscape surrounding the village retains a working, agricultural character including arable, pastoral and poultry farms. Remnants of woodland encompass the western extents of the village and trees link through and around the settlement to join the tree groups that extend along Melton Road to the east, towards Six Hills.



Cotes

- 14 The hamlet of Cotes consists of 24 houses and farms set on a river terrace to the east of the River Soar. Previously a fording point on the River Soar, there has been a causeway and bridge here since at least the 4th century and it remains the main bridging point in the area. At Cotes, the A60 crosses the River Soar on its way from Loughborough, 1km to the west, towards Hoton and Nottingham leaving Cotes at a former turnpike. The B676, the other significant nearby road, begins at Cotes Bridge and links Cotes to Burton-on-the-Wolds, the A46 and Melton Mowbray.



Figure 2: River crossing, Cotes

- 15 The settlement, positioned on a low escarpment above a meander of the River Soar, is on the site of

a larger village, deserted in the 17th Century. Today the combination of: two listed farmhouses, a listed mill, two listed bridges, a scheduled monument, a grade 2 and part scheduled ruins of a former manor house, several associated undesigned structures including medieval fishponds plus Cotes Grassland SSSI make the hamlet distinctive and of great architectural, historic and ecological interest.

- 16 Along with ruined garden terraces and walls of Cotes Park House there remain earthworks of the scheduled deserted medieval village settlement at Cotes. The visible evidence consists of a complex of platforms, banks and ditches representing small groups of houses, closes and the chapel of St John. The open agricultural land beyond the deserted medieval village which persists today forms an integral part of this historic landscape.
- 17 The surrounding arable farmland to the east of the river rises from 45m to 71m in the north. The higher points like Moat Hill Spinney consist of mudstone outcrops. Although some field boundaries have been lost in recent years the settlement is defined by mature hedgerows along field and roadside boundaries. Small copses and tree groups including riparian planting contribute to the enclosure of the hamlet.
- 18 The settlement, which includes buildings on Stanford Lane and Back Lane, contains a variety of architecture, dating from 17th to mid-20th century. The dominant materials are red brick and granite rubble, with roofs of Swithland or Welsh slate tiles and limited use of pantiles.

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19 Although Cotes sits on the busy A60, the undeveloped nature of the hamlet and its relationship with the open, attractive, rural surroundings are key elements of value to the distinctiveness of Cotes and in particular to the significance of its scheduled and unscheduled heritage assets.

Hoton

20 Hoton lies on the A60, north-east of Loughborough and just south of the border with Nottinghamshire. The distinctive Village Hall is the focus for much community activity. There is also a public house (Packer Arms) and burial ground. The whole village is a conservation area.

21 Hoton, meaning 'farmstead on a spur of land', is mentioned in the Domesday Book and sat on the Cotes to Trent Bridge turnpike.

22 The houses on the turnpike itself are mostly Georgian, but there are also older buildings, some timber-framed, which are particularly well preserved. Formal enclosure documents record three open fields to the east, north, and south-west. Hoton retained a functioning chapel into the 20th century. St Leonard's, formerly St Anne's, is now a private house, but gravestones have been retained and are still accessible.

23 Aprons and hard standings for Wymeswold Airfield were created on the north side of the Hoton-Wymeswold Lane and bomb dumps were erected in North Covert, rendering the road unusable for the duration of the War.

24 Apart from Hollytree Close, developed in the 1960s, recent expansion has been limited to small-scale infill.



Figure 3: Wymeswold Road, Hoton

25 The village is located on gently sloping landform on the slopes of a narrow tributary valley of the River Soar. It slopes gently east across the wolds, with steeper slopes at the valley head to the west of the village. This enables long views out from the village to the west, looking across the rolling landscape.

26 Hoton has a predominantly linear form, along the line of the A60. Development to the east of the road is more recent, with some modern infill development having taken place to the west. The dominant material is red brick, although several properties have been painted or rendered white /cream. Low brick walls define the road frontages, with properties

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set back beyond front gardens with overhanging trees along the road.

- 27 Hedges and trees often encompass the settlement boundary and create a sense of enclosure from the surrounding, large open fields. Smaller field enclosures are still apparent in proximity to the settlement and there is evidence of ridge and furrow patterns to the north.

Prestwold

- 28 Prestwold is a hamlet near Prestwold Hall containing about 10 dwellings lying between Hoton to the north and Burton on the Wolds to the south-east. The Packe family has been linked historically to Prestwold for generations.
- 29 Prestwold means the Wold or Wald endowed for the support of the priest. When Cotes Park House was destroyed by fire in 1700, Clifton Packe moved his household to Prestwold. The present Prestwold Hall is believed to have been built on the site of his manor house and to have a Jacobean core.
- 30 Prestwold is another deserted village site. Nothing remains but the Church of St Andrews, the Hall and one old thatched cottage. An ancient village street skirts deeply around the churchyard wall. In the 1760s the Packe family began the demolition of farms and cottages, building new houses beyond the confines of their parkland, and transferring the licence for the village inn to Hoton.
- 31 Charles James Packe was said to have planted more trees “than any gentleman in the county” and today the mature woodland and parkland is a serene place

with a pleasing aspect. Outbuildings, barns and stables surrounding the Hall have been restored to a high standard and all modern development is kept well away from the old village.



Figure 4: Church of St Andrews, Prestwold

- 32 A small number of properties line the western side of Prestwold Lane, opposite the woodland of Park Plantation and on the eastern side is the lodge and old schoolhouse. Most of these properties were workers' cottages and several of the properties are still let out by the estate.
- 33 Prestwold Lane is lined by the trees associated with the historic parkland of Prestwold Hall. High hedgerows continue along Prestwold Lane, away

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from the settlement in both directions. The western edge of the settlement is more exposed due to the lack of vegetation and the open character of the large field network. The settlement is well linked by footpaths between Cotes and Burton on the Wolds, which connect between the villages via pockets of woodland and along hedgerow boundaries.

What we have done so far

- 34 The two parish councils have set up a Joint Neighbourhood Plan Committee to lead the preparation of the plan. The Committee has collected information about the area and will ensure that local people have their say about the content of the neighbourhood plan.
- 35 Various informal consultation events have been held already. Public consultation events were held in Burton on the Wolds on 20 March 2015 and in Hoton on 20 June 2015. A meeting of key local stakeholders was held on 23 September 2015 in Burton on the Wolds Village Hall to help plan the future delivery of local services and facilities.
- 36 In March 2016, we undertook a questionnaire survey of local households and businesses to identify the key issues that the neighbourhood plan needs to look at. We received 388 responses. We also undertook a business survey and a survey of young people.
- 37 In January 2017, we prepared a document that looked at the key issues and options that the Neighbourhood Plan needs to address and arranged a public meeting to discuss these matters.

- 38 More details of this consultation can be found on our websites at:

<http://www.burtoncotesprestwoldparishcouncil.org.uk/neighbourhood-plan.html>

<http://www.hotonparishcouncil.org.uk/neighbourhood-plan.html>



Figure 5: Issues and Options Consultation

- 39 The feedback from these events, the questionnaire results and information about the area helped us prepare a (Pre-Submission) Draft version of the Wolds Villages Neighbourhood Plan. Under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, a pre-submission consultation period on the proposed Wolds Villages Neighbourhood Plan ran from Monday 13 August 2018 to Monday 24 September 2018.

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40 A copy of the Pre-Submission Draft of the Neighbourhood Development Plan was available to download and a summary of the Draft Plan was delivered to all premises within the area. ‘Drop in’ sessions concerning the Draft Neighbourhood Development Plan also took place.

41 All representations and comments received have been considered and used to amend the draft Neighbourhood Plan. A Consultation Statement, including a summary of all comments received and how these were considered, is available at on the Parish Council websites.

What happens next?

42 The Neighbourhood Plan will now be submitted to Charnwood Borough Council for publication and, under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012, a further six-week public consultation will take place before it is sent to an Independent Examiner.

43 The Examiner will recommend that the Neighbourhood Plan is submitted to a local referendum, is modified to meet the ‘Basic Conditions’ and then submitted to a referendum, or that the Neighbourhood Plan is refused. Charnwood Borough Council will arrange a referendum and, if the Neighbourhood Plan is approved by a simple majority of those voting, the Borough Council will adopt it.

44 When the Neighbourhood Plan is adopted, it will form part of the statutory Development Plan for the area. Charnwood Borough Council will continue to be responsible for determining most planning

applications, but in the Wolds Villages the policies in the Neighbourhood Plan will form the basis for those decisions.

45 When considering a development proposal, all the relevant policies of the Neighbourhood Plan will be applied.

Sustainable Development

46 Our 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

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- Secure high-quality design.
- Protect the intrinsic character and beauty of the countryside. This shall include the safeguarding of important views and valued local landscapes.
- Take full account of flood risk.
- Encourage the reuse of existing resources, including the conversion of existing buildings and renewable energy.
- Conserve and enhance the natural environment.
- Encourage the effective use of land by reusing land that has been previously developed.
- 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 community and cultural facilities and services in accordance with local needs.
- Maintain and enhance Wymeswold Industrial Park's role as a strategic employment site.
- Resolve noise and smell complaints relating to Sturdee Poultry Farm.

development pays a share of the cost of providing additional infrastructure

Implementation

- 50 There is no point in preparing a Neighbourhood Plan which cannot be delivered. To help implement the Wolds Villages Neighbourhood Plan we talked to key stakeholders at an early stage to identify what infrastructure is needed to support the plan.
- 51 Almost all development has some impact on existing services and facilities. Sometimes these impacts are detrimental and so it is only fair that new

Countryside

- 52 By far the largest group of responses to the public 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.



Figure 7: Harvest

Countryside

- 53 Hoton, Cotes, Burton on the Wolds and Prestwold form part of the rural landscape that extends east from the northeast edge of Loughborough to the Six Hills junction of the A46. The area between the four settlements consists largely of farms and farm land.
- 54 Burton on the Wolds is the principal settlement in the Wolds Villages Neighbourhood Plan area and has been the focus for new development. To prevent the sprawl of development into the open countryside and to protect the landscape setting of the village, we have identified Limits to Development for Burton on the Wolds.
- 55 The designated countryside area includes the remainder of the Neighbourhood Area outside of the Limits to Development for Burton on the Wolds, which covers the settlements of Cotes, Hoton and Prestwold.
- ## Landscape
- 56 The Charnwood Local Plan 2011-2028 Core Strategy identifies that one of the challenges facing the borough is maintaining settlement and landscape identity, and Policy CS11 requires protection of the special and distinctive qualities of all landscapes in the borough.
- 57 The Charnwood Landscape Character Assessment identifies six local character areas (LCAs) within Charnwood. Cotes is within the Soar Valley character

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area and Hoton, Prestwold and Burton on the Wolds fall within The Wolds character area.

- 58 The area to the south-west of the hamlet of Cotes lies entirely in the Soar flood plain. The civil parish of Prestwold lies partially in the Soar flood plain at 42m rising in the east to 75m. The parishes of Hoton and Burton on the Wolds, rise from the flood plain with highest point in Burton parish being Six Hills at 134m.

Local Landscape and Settlement Character

- 59 **The Soar Valley** is a flat floodplain with rising valley sides. It has an essentially rural character and is predominantly used for agricultural grazing and wildlife wetlands. Dotted along the riverside are many settlements including Cotes in the northern part of the LCA. The valley is a major transport corridor, including the Grand Union canal, the railway and road network. Electricity pylons feature in some areas of the valley.
- 60 **The Wolds** landscape is an elevated, gently rolling countryside of mixed farmland with small villages and isolated farms scattered across the landscape. It is a largely arable landscape that has been altered by modern farming practices, leading to loss of ridge and furrow field systems and hedgerows. There is limited woodland cover. This combined with the large field systems and managed hedgerows, creates an expansive character with often long views from ridges between settlements. Wide grass verges are characteristic of this landscape.
- ### Important views
- 61 As noted within the Charnwood Landscape Character Assessment, there are often long ranging

views available particularly within The Wolds LCA, associated with the crests of ridges.



Figure 8: View of Burton on the Wolds and Charnwood

- 62 Due to the limited woodland cover across the area views are often open, out across rolling fields.
- 63 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). A wide variety of locations were identified, not limited to green spaces and including several formal and informal recreational routes.

Policy WV1: Landscape Character and Locally Important Views

In the Countryside (land outside the Burton on the Wolds Limits to Development as defined on the Policies Map and Appendix 1) new development should conserve or enhance the character of the local landscape.

Development will be supported where:

- A. Landscape character has been protected with key Landscape characteristics and sensitivities having been addressed by proposals;
- B. Tranquillity has been taken into account and mitigated where necessary;
- C. There is a robust landscape strategy which establishes links between existing key features, public spaces and public routes, and incorporates local characteristics;
- D. It would not have an adverse impact upon the separate identity of communities or their landscape setting; and
- E. It would safeguard and, where possible, enhance the following important views and vistas:
 - 1 Views across the Soar Valley to Charnwood from the western end of Burton on the Wolds;
 - 2 Other Views from the footpath from Barrow Road, Burton on the Wolds to B676 (H98);
 - 3 Views from the top of Barrow Road, Burton on the Wolds;
 - 4 Views from the footpath to Walton on the Wolds (H98), Burton on the Wolds;

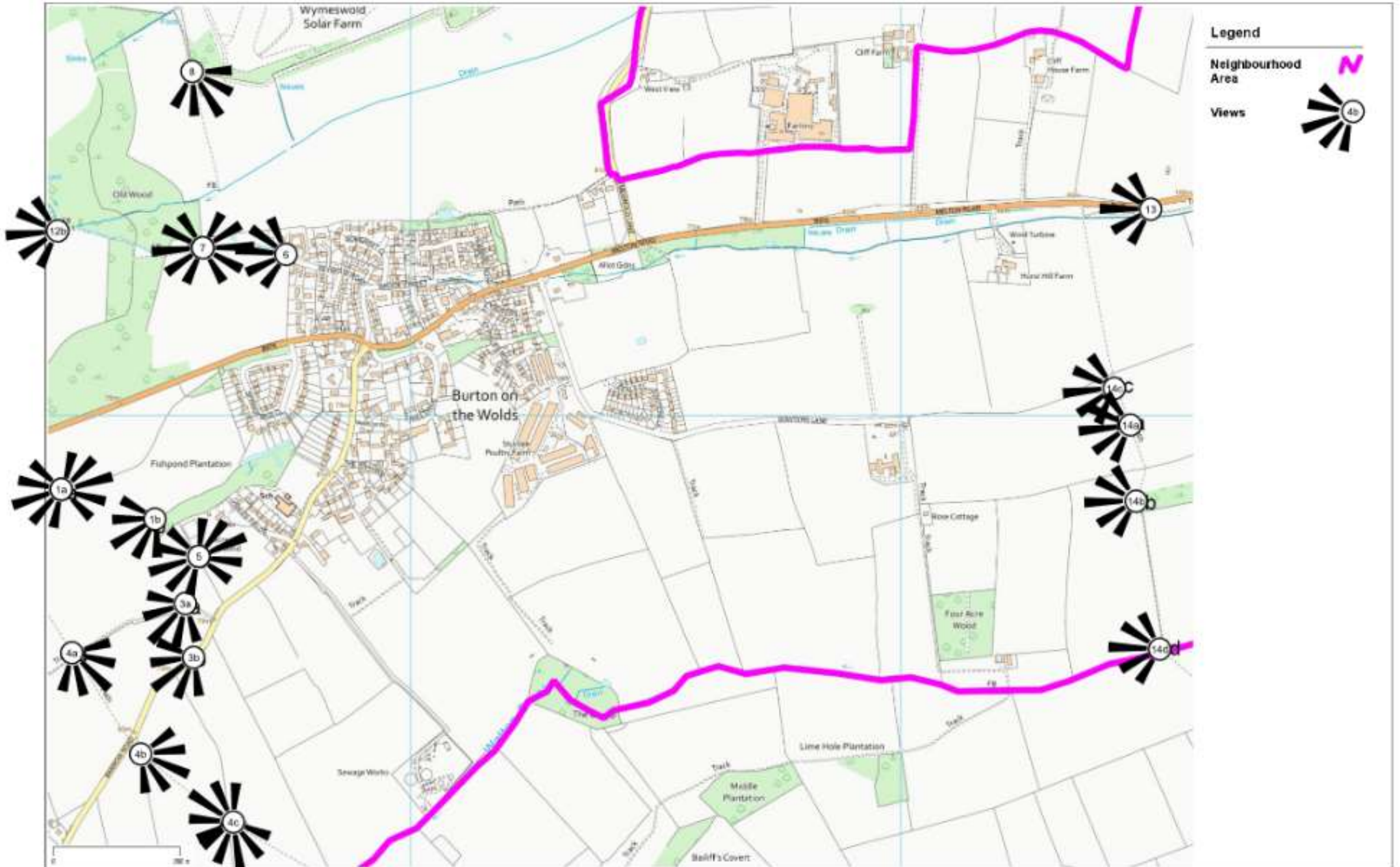
- 5 View of and from Towles Field, Burton on the Wolds;
- 6 View from the west end of Seymour Road, Burton on the Wolds;
- 7 Views from the junction of footpaths H106 and FP99A near Seymour Road, Burton on the Wolds;
- 8 View of the western end of Burton on the Wolds village characteristically for the Wolds villages, tucked into the folds of the valley around Burton Brook;
- 9 View across the Prestwold Estate towards Charnwood, facing West;
- 10 View across the Prestwold Estate from close to Prestwold Village, facing South-East;
- 11 View of the Prestwold Estate woodland, approaching the hall drive near the church;
- 12 Views across the front of Prestwold Hall and pastureland;
- 13 View from B676 between Horse Leys Farm and Hurst Hill Farm, West towards Burton on the Wolds;
- 14 Views from Footpath H77, a north/south footpath that connects Wymeswold parish to Walton parish;
- 15 View from B676 from the brow of the hill as the road drops down towards Cotes;
- 16 Views from the western edge of Hoton village;
- 17 View of Hoton Village from H88 South-West of the village;
- 18 Views north from bridleway H88 towards Stanford Hall;
- 19 View North-West of Hoton;

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- 20 Views towards Beacon Hill from the A60 at Hoton;
- 21 Views from Cotes Bridge along the River Soar;
- 22 Facing south-east from footpath FP86 where it crosses the River Soar close to Stanford-on-Soar;
- 23 Where FP88 passes into Moat Hill Spinney, a Heritage Asset of archaeological significance, there are expansive views across the west from north to south;
- 24 The street views of Cotes along Stanford Lane show the picturesque character of the hamlet; and
- 25 Remains of the medieval village of Cotes.

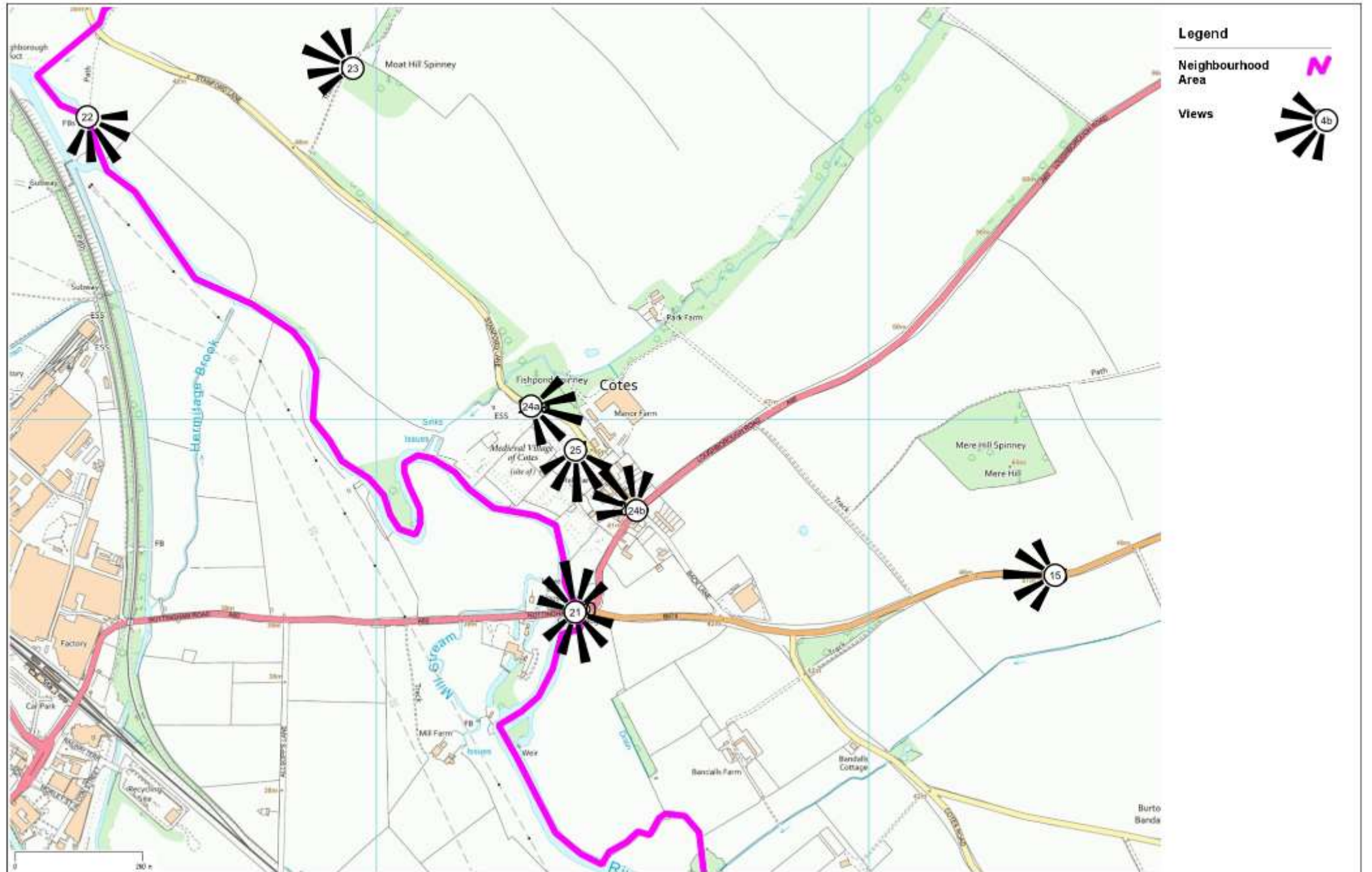
Objectives

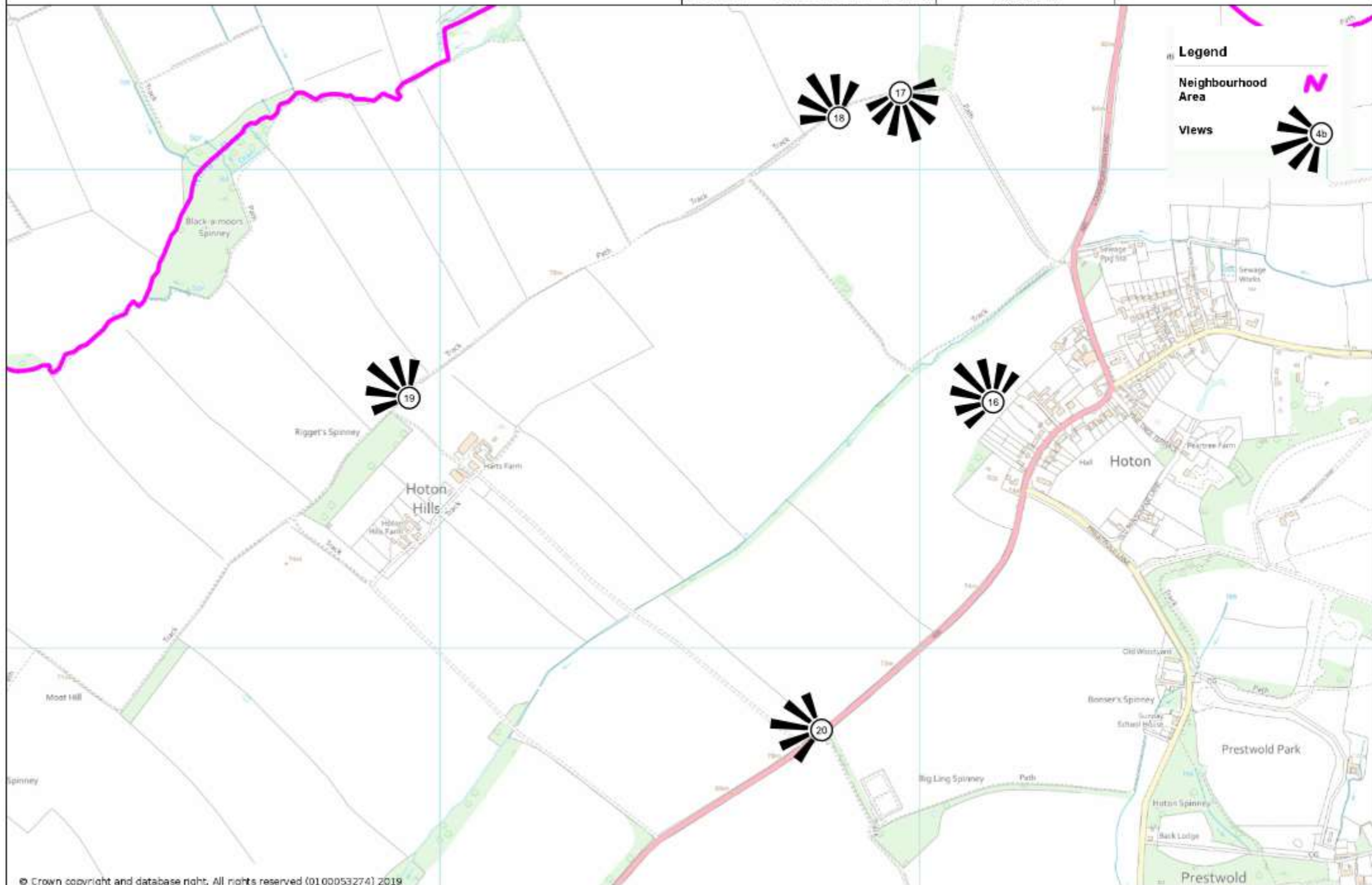
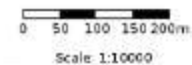
- ✓ Maintain the unique identity of each of the Wolds Villages.
- ✓ Protect the intrinsic character and beauty of the countryside. This shall include the safeguarding of important views and valued local landscapes.
- ✓ Conserve and enhance the natural environment.

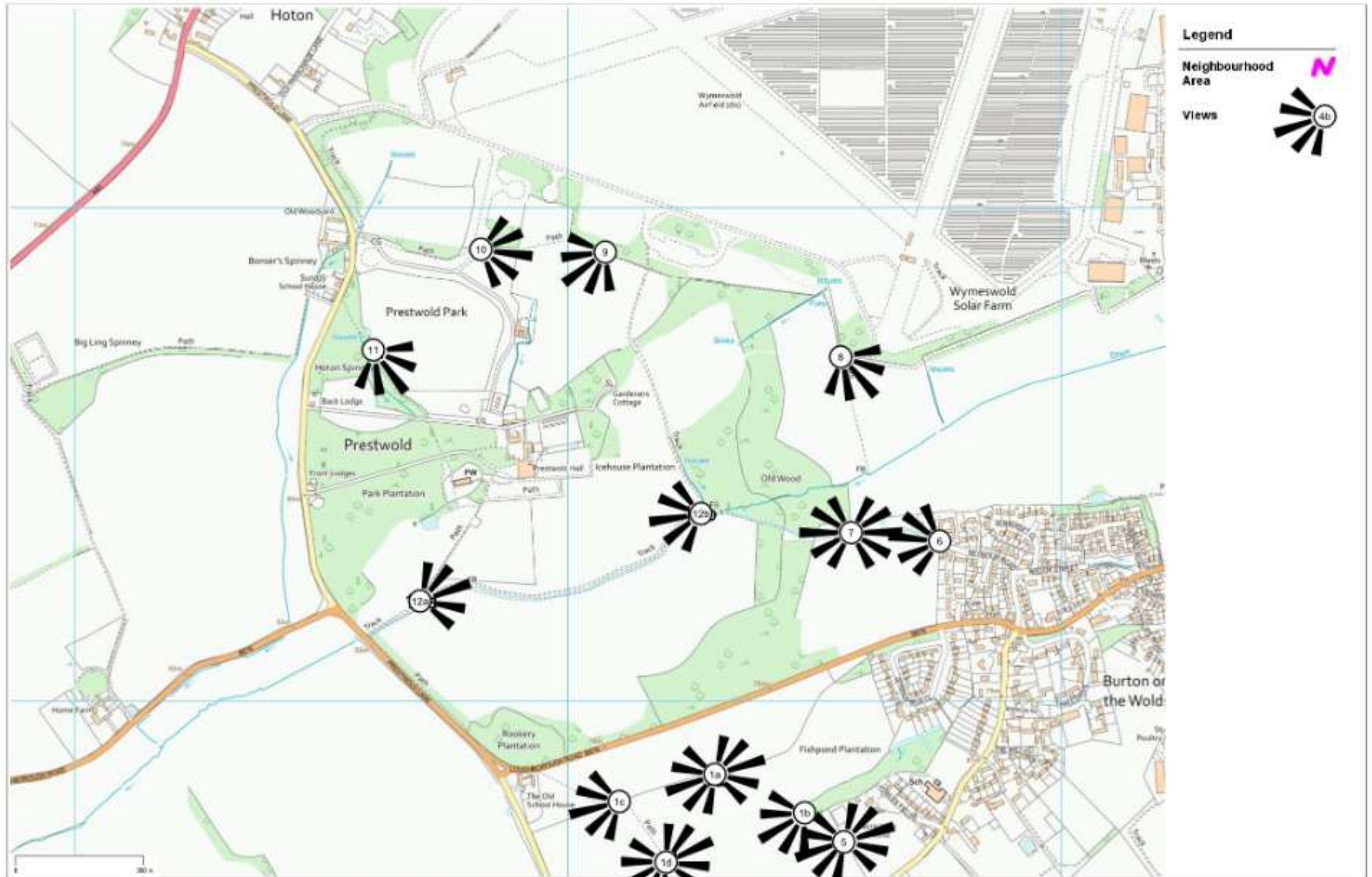


Legend

- Neighbourhood Area 
- Views 







Green Infrastructure

- 64 Green Infrastructure describes the network of greenspaces and natural elements that connect through the villages and countryside of the area. Green infrastructure includes a wide variety of spaces and elements including playing fields, woodlands, river corridors and churchyards. The Charnwood Local Plan 2011-2028 Core Strategy identifies strategically important green infrastructure areas, including the River Soar Corridor and Urban Fringe, in which Cotes is sited. Whilst these strategic level corridors and sites are important, it is equally important to consider the features and spaces that contribute to the green infrastructure of our neighbourhood. (Policy CS12 LP)
- 65 Looking at the results of the survey, green spaces play an important part in local peoples' lives, as well as high importance being placed upon ensuring that we protect and create habitat areas and ensure safe connecting routes within and between the villages.

Policy WV2: Green Infrastructure

Development proposals should seek to conserve and enhance the local green infrastructure network identified on the Policies Map. Where appropriate, new development should:

- A. Conserve and enhance strategic and local green infrastructure assets and contribute to high-quality links between existing assets, including within adjacent plan areas;
- B. Provide secure access to green infrastructure, including Public Rights of Way, cycle routes and

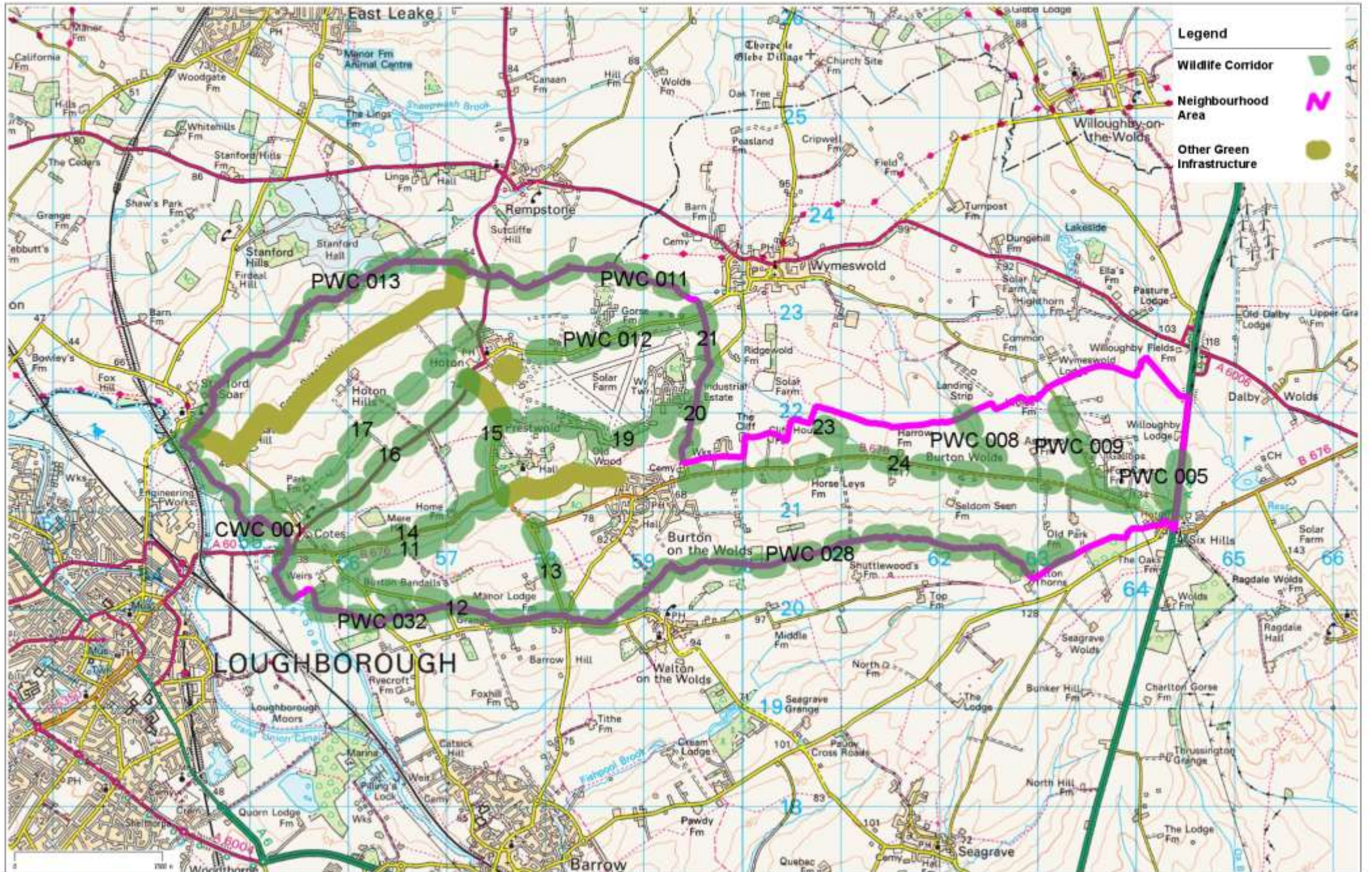
- other permissive routes, for a range of age groups, abilities and interests;
- C. Create a sense of place by fully integrating high quality, green infrastructure as part of the proposal.

Objectives

- ✓ Maintain the unique identity of each of the Wolds Villages.
- ✓ Protect the intrinsic character and beauty of the countryside. This shall include the safeguarding of important views and valued local landscapes.
- ✓ Conserve and enhance the natural environment.
- ✓ Make the fullest use of public transport, walking and cycling.
- ✓ Reduce the impact of road traffic associated with new development.

Connecting Routes

- 66 Within the plan area there are numerous Public Rights of Way including bridleways and footpaths, permissive paths and areas of common land that provide links between other routes. There is a varied selection of footpaths leading to attractive countryside.
- 67 It is important that these routes are protected and enhanced to provide connectivity between the villages and to provide access to the variety of nature, historic and green infrastructure assets, and services within the area. Many of the roads are busy and difficult to walk, ride or cycle along. The public paths and bridleways through the fields are, therefore, important to the lives of residents particularly in relation to their enjoyment of the countryside.



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68 Our Questionnaire Survey asked residents which of the following footway connections they used:

Hoton to Cotes– 23%

Hoton to Prestwold– 49%

Burton to Prestwold– 79%

Prestwold to Cotes– 18%



Figure 11: Footpath onto Prestwold Park

69 Residents have requested the creation of a footpath/cycleway from Hoton to Wymeswold. The route would also link to the Travelling Showpeople site at Hoton Park. While Leicestershire County Council would not use its funds to implement this, it would support the creation of a link between the two villages if it can be funded by other means, such as through s106 monies of grants. The parish council or other third party would be responsible for its maintenance.

70 Residents are also seeking a footpath between the Saints Estate and Sowters Lane to Burton on the Wolds Primary School.

71 In addition to public rights of way, there is a substantial network of permissive bridleway over the Prestwold Estate which allows riders safe, off road access around the estate. The network provides several circular and linear routes over the estate which link up with public bridleways to give stunning views over the surrounding countryside. There is also a small area of permissive footpath which links to existing rights of way.

Policy WV3: Public Rights of Way network

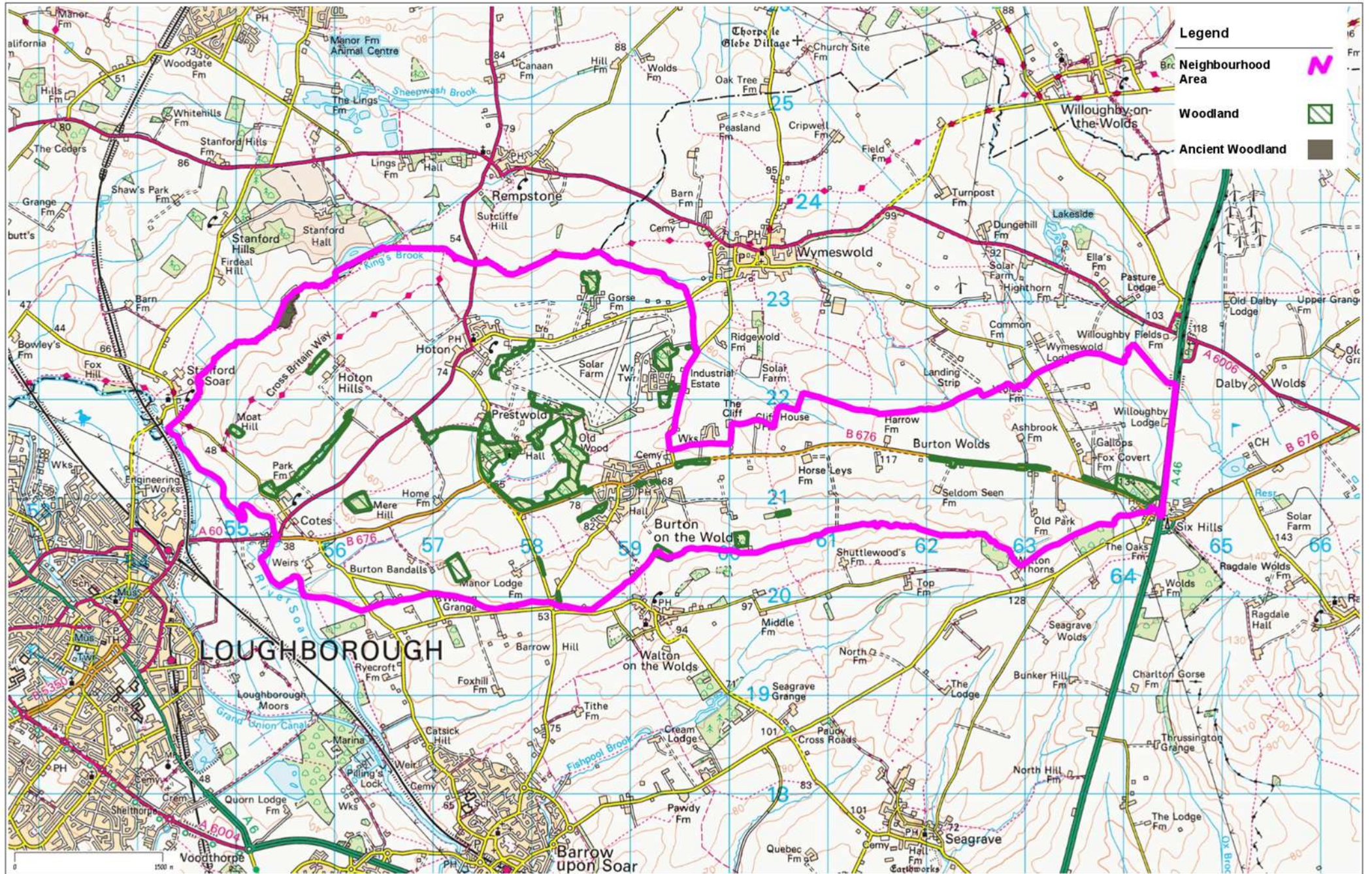
Development should protect Rights of Way and wherever possible create new links to the network. The creation of the following new footpath/cycle way links will be supported:

- A. Between Hoton and Wymeswold; and
- B. Between Sowters Lane and Burton on the Wolds Primary School.

The Parish Councils will work with developers, landowners and Leicestershire County Council to help facilitate the provision of new footpath links where possible.

Objectives

- ✓ Make the fullest use of public transport, walking and cycling.
- ✓ Reduce the impact of road traffic associated with new development.
- ✓



Trees

- 72 Although the area has low woodland cover, trees are an important and valued feature of the countryside in the plan area, including Blackamoor Spinney, an area of designated ancient woodland north of Cotes on the Neighbourhood Plan area boundary. Also, of specific importance is the Twenty Acres Piece SSSI by Six Hills and the Park and Gardens of Prestwold Hall.
- 73 Copses and small fox and game coverts of established trees are dotted across the landscape both within and between the settlements, and there are trees along most watercourses. These form wildlife links between the villages and are highly valued and well used by walkers, horse riders and for leisure. Areas particularly valued are:
- The stand of trees between the B676 and Prestwold Hall
 - Woodlands on the Prestwold Hall land
 - Woodland alongside A60 between Cotes and Hoton
 - Woodland adjacent to Sowters Lane behind The Greyhound Inn, Burton on the Wolds
 - Springfield copse, green spaces and trees in Somerset Close and Springfield Close
 - The strips of common land alongside the B676 towards Six Hills
 - Fishpond Plantation, Burton on the Wolds

- Woodland at Hoton playing field
- 74 Spinneys and coverts often comprise mixed deciduous tree species of native ash and pedunculate oak with some non-natives, such as sycamore. They are even-aged plantations, usually with regular geometric outlines, in prominent locations, but rather isolated within the landscape such as Mere Hill. Larger woodland plantations enclose the parkland of Prestwold Hall.
- 75 Within Hoton Conservation area, any tree over 75mm in diameter at 1.5m above ground level is given automatic protection. Some other trees are covered by Tree Preservation Orders.

Policy WV4: Trees

Development resulting in the loss or deterioration of irreplaceable habitats such as ancient woodland and individual or small groups of ancient or veteran trees will not be supported.

Planning applications affecting trees or hedgerows should be accompanied by a tree survey that establishes the health and longevity of any affected trees and hedgerows as well as their role in the local ecosystem.

Development that damages or results in the loss of trees or hedgerows of good arboricultural and amenity value, will not be supported.

Instead, proposals should be designed to retain ancient trees, or hedgerows or trees of arboricultural and amenity value as they help to define the character of the area. Where trees or hedgerows of

lower arboricultural and amenity value are to be lost, then native species replacements should be planted in locations where they would have the opportunity to grow to maturity, increase canopy cover and contribute to the local ecosystem.

Objectives

- ✓ Maintain the unique identity of each of the Wolds Villages.
- ✓ Protect the intrinsic character and beauty of the countryside. This shall include the safeguarding of important views and valued local landscapes.
- ✓ Conserve and enhance the natural environment.

Biodiversity

- 76 Charnwood Borough Council commissioned a Phase 1 Habitat Survey in 2008 to evaluate the ecology of two areas to the east of Loughborough and their suitability for development, namely the area around Cotes and the Wymeswold Airfield. Although the areas of study don't exactly match parish boundaries, they do cover a considerable part of the parishes of Cotes, Prestwold and Hoton. This survey also formed the basis for a more recent survey of the whole borough carried out in 2011/12. These have been the main sources of information for this section of the report along with Charnwood Species list and information from Leicestershire Wildlife Trust and the Leicestershire and Rutland Biodiversity Plan (BAP).
- 77 In recent times, mixed farming has given way to intensively managed, arable farming across large areas covered by the plan. Between the 1970s and 90s conversion of old grassland fields to use for arable crops caused a substantial impact on the landscape its ecology and biodiversity. Many

hedgerows and trees were removed to create large fields. Most remaining hedges have been reduced in height and fallen into disrepair with large gaps resulting in loss of diversity of flora and fauna species. The recent Higher-Level Stewardship scheme has partially mitigated this damage by retaining wide field margins and helping to bridge the gaps in some wildlife corridors through new planting. With deep ploughing there is now little evidence of the medieval ridge and furrow that was once a feature of grassland in the Wolds. A further casualty has been loss of many ponds and surface water courses, possibly contributing to the decline of species such as water vole and amphibians, including great crested newt.

- 78 It's not only urban development and changes in agricultural practice that will alter the ecology and biodiversity of the area. The recent prevalence of Acute Oak Decline and Ash Die Back are potentially a significant threat to the Wold's landscape and its biodiversity. Single mature ash and oak trees are characteristically a key feature of the countryside in this part of Leicestershire.

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79 There are two Sites of Special Scientific Interest; at Twenty Acre Piece on the B676 next to the A46 and Cotes Grassland. Both contain flora that is rare in Leicestershire.

80 There are also several Local Wildlife Sites including the River Soar itself and several potential wildlife sites:

- River Soar
- Harrow Farm: Mesotrophic grassland, Red Data Book species and river, with 4 ponds.
- The Barley Close: Mesotrophic grassland.
- Lodge Farm Field: Species-rich hedgerows with mesotrophic grassland.
- Fishpond Plantation: Woodland and community value.

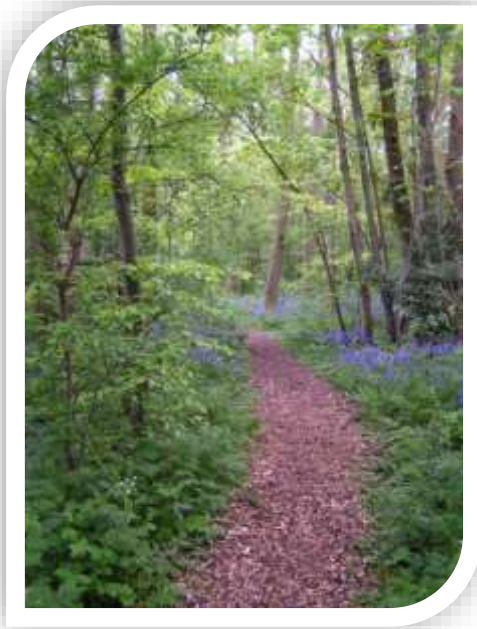


Figure 13: Fishpond Plantation, Burton on the Wolds

- Wymeswold Lodge Ponds: Two permanent field ponds with *Potamogeton natans*.
- Cotes Grassland: Brick walls with 4 listed plants, Red Data Book species and mature trees.

- 81 Key habitats are mainly hedgerows and mature trees, although a few relict field ponds, lowland meadows and mixed deciduous woodland remain. Smaller watercourses, tributaries to the River Soar, constitute the main wildlife corridors across the landscape.
- 82 Key animal species include those traditionally associated with farmland, such as bats, great crested newt, brown hare, barn owl and skylark. The River Mantle is one of the few locations where the water vole is still present in Charnwood Borough.
- 83 Where no management is taking place, the wide grassland roadside verges, typical of the Wolds, are invaded by scrub through the process of natural succession, reducing their previous floristic diversity and their suitability as a habitat for brown hare and barn owl, but they are still valuable as wildlife corridors and often contain old trees with suitable roosting sites for bats.
- 84 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.
- 85 It is a fragile ecosystem and presents a challenge to future development in the Wolds. The Borough plan highlights the need to protect, conserve and

enhance the character and appearance of the landscape, and reinforce local distinctiveness and sense of place. To do this within the area of the Wolds Villages Plan requires more than just protecting and conserving key existing features of the ecology. It requires positive measures to halt decline in biodiversity

Policy WV5: Biodiversity

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

1. Twenty Acre Piece
2. Cotes Grassland
3. River Soar
4. Harrow Farm
5. The Barley Close
6. Lodge Farm Field
7. Fishpond Plantation
8. Wymeswold Lodge Ponds

New development will be expected to maintain and enhance these and other ecological corridors and landscape features (such as watercourses, lowland meadows, hedgerows and treelines).

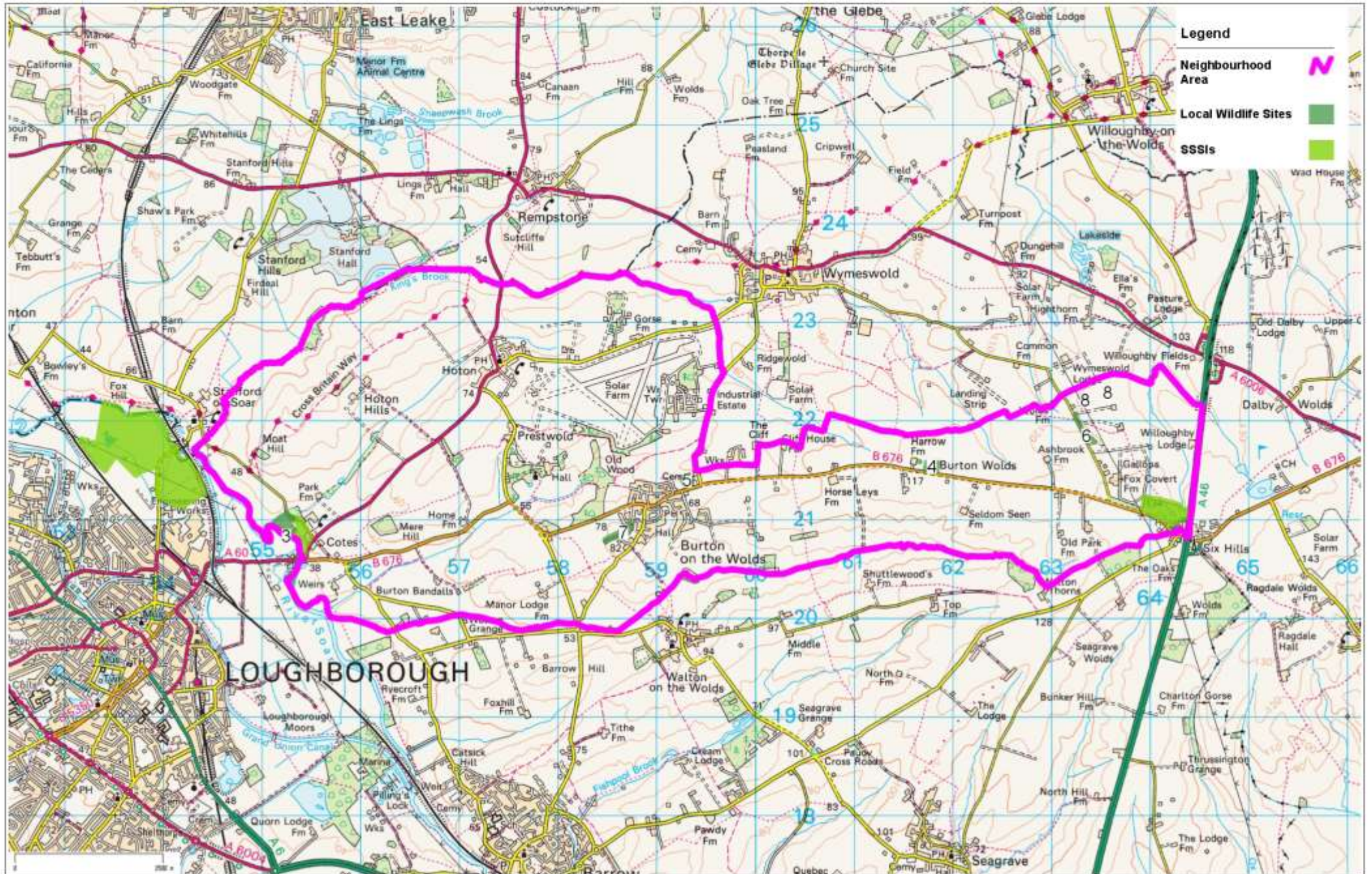
The priorities for biodiversity enhancement are:

- A. Buffer zones between development and areas which are known to support wildlife and act as wildlife corridors to secure species movement and dispersal;
- B. Creating more north/south corridors;
- C. Planting trees and hedgerows;
- D. Improving water flow and quality; and

- E. Creation of permanent and seasonal ponds in suitable locations with commuting routes to aid dispersal of species.

Objectives

- ✓ Maintain the unique identity of each of the Wolds Villages.
- ✓ Protect the intrinsic character and beauty of the countryside. This shall include the safeguarding of important views and valued local landscapes.
- ✓ Conserve and enhance the natural environment.



Renewable Energy

- 86 Increasing the amount of energy from renewable and low carbon technologies will help to make sure 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.
- 87 The technical potential for renewable and low carbon energy within Charnwood Borough is substantial and the technologies with the greatest technical resource for electricity generation are wind, and solar PV (particularly solar farms).

Solar Farms

- 88 Solar farms (sometimes known as solar parks or solar fields) are the large-scale application of solar photovoltaic (PV) panels to generate green, clean electricity at scale, usually to feed into the grid. Solar farms can cover anything between 0.4 and 40 hectares or more.
- 89 One of the UK's largest solar farms is located in the Neighbourhood Plan area at the former Wymeswold Airfield at the Prestwold Estate. The solar farm consists of some 130,000 solar panels positioned between the old runways covering an area of 150 acres. Permission was granted in November 2012 and the project was completed in less than eight weeks. It provides power for some 7,500 homes.

- 90 64% of respondents to our 2016 Questionnaire Survey thought that solar farms should be permitted when well hidden.



Figure 14: Wymeswold Solar Farm

Wind Energy

- 91 One of the key factors determining the acceptability or otherwise of wind turbines is their potential impacts on the landscape – this is due to their height and the movement they introduce into the landscape (i.e. rotating blades).
- 92 National planning policy allows local people to have the final say on wind farm applications. In our 2016 Questionnaire Survey, over 43% of respondents were against wind turbines and/or wind farms. Only

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13% thought there should be no restrictions on the building of wind turbines.

Microgeneration Technologies

- 93 Many microgeneration technologies projects, such as solar photovoltaic 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. 65% of survey respondents supported solar panels on the roofs of homes and other buildings.

Policy WV6: Renewable Energy

Ground-mounted solar photovoltaic farms will be supported where:

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

Wind turbines will not be supported.

Objectives

- ✓ Maintain the unique identity of each of the Wolds Villages.

- ✓ Protect the intrinsic character and beauty of the countryside. This shall include the safeguarding of important views and valued local landscapes.
- ✓ Encourage the reuse of existing resources, including the conversion of existing buildings and renewable energy.

Flood Risk and Drainage

- 94 Flood risk from watercourses is not a widespread issue but there are specific areas where flood risk is significant. In accordance with the National Planning Policy Framework, development should be directed away from these areas at risk of flooding and ensure that flood risk is not increased elsewhere.



Figure 15: River Soar at Cotes

Cotes

- 95 The River Soar, which flows through Cotes, is designated as a 'main river' and is therefore the responsibility of the Environment Agency. Despite significant flood alleviation works to the banks of the

River Soar in this area, the low-lying land adjacent to the river course floods regularly following heavy rain, particularly during the winter months. The extent of flood risk stretches across the A60 towards Burton Bandalls and north across the B676 and covers a significant part of Cotes. The risk from the river is exacerbated by the smaller brooks which flow into the Soar at or near Cotes.

Smaller brooks

- 96 The River Mantle/King's Brook, Walton Brook and Burton Brook, flow through the area draining the Wolds westwards to the River Soar. These brooks drain into the River Soar at or near Cotes and contribute to the flood risk in that area.



Figure 16: Walton Brook

- 97 Burton Brook flows through the centre of Burton on the Wolds. Burton Brook has come close to overtopping on several occasions and

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the surface run-off from any further development at the east end of the village might increase this risk.

- 98 Flood risk alongside the Walton Brook, which forms the parish boundary, extends towards Six Hills and along its entire course until it joins the Soar south of Cotes Mill.

Sustainable Drainage Systems

- 99 Sustainable drainage systems (SuDS) are drainage solutions that provide an alternative to the direct channelling of surface water through networks of pipes and sewers to nearby watercourses.
- 100 By mimicking natural drainage, SuDS aim to reduce surface water flooding, improve water quality and enhance the amenity and biodiversity value of the environment. SuDS achieve this by lowering flow rates, increasing water storage capacity and reducing the pollution to the water environment.
- 101 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.

Policy WV7: Water Management

New development should take full account of flood risk especially from rivers, groundwater and overland flow. Development should consider the possible effect downstream, particularly on Cotes and the Burton Brook. Developments should incorporate Sustainable Drainage Systems (SuDS) with

attenuation, storage and treatment capacities incorporated. Open margins between any proposed development and watercourses should be created.

Objectives

- ✓ Take full account of flood risk.



Figure 17: Flooding at Cotes Bridge, taken from the footpath on the A60

Local Green Spaces

- 102 The NPPF enables a Neighbourhood Plan to identify green areas of particular importance to the local community for special protection, where they meet the NPPF criteria.
- 103 The Local Green Space designation should only be used where the green space is:
- In reasonably close proximity to the community it serves;
 - Space is demonstrably special to the local community and holds particular local significance for example because of beauty/historic significance/recreational value/tranquillity/ecological value;
 - The space is not an extensive tract of land.
- 104 The importance of existing open spaces within the villages is evident from the results of the consultation events. Using the National Planning Policy Framework (NPPF) criteria to analyse the green spaces identified during consultation, the following spaces are identified as being highly-valued assets of significance to the local community:



Figure 19: Hoton playingfield



Figure 20: Site of medieval village, Cotes

Policy WV8: Local Green Spaces

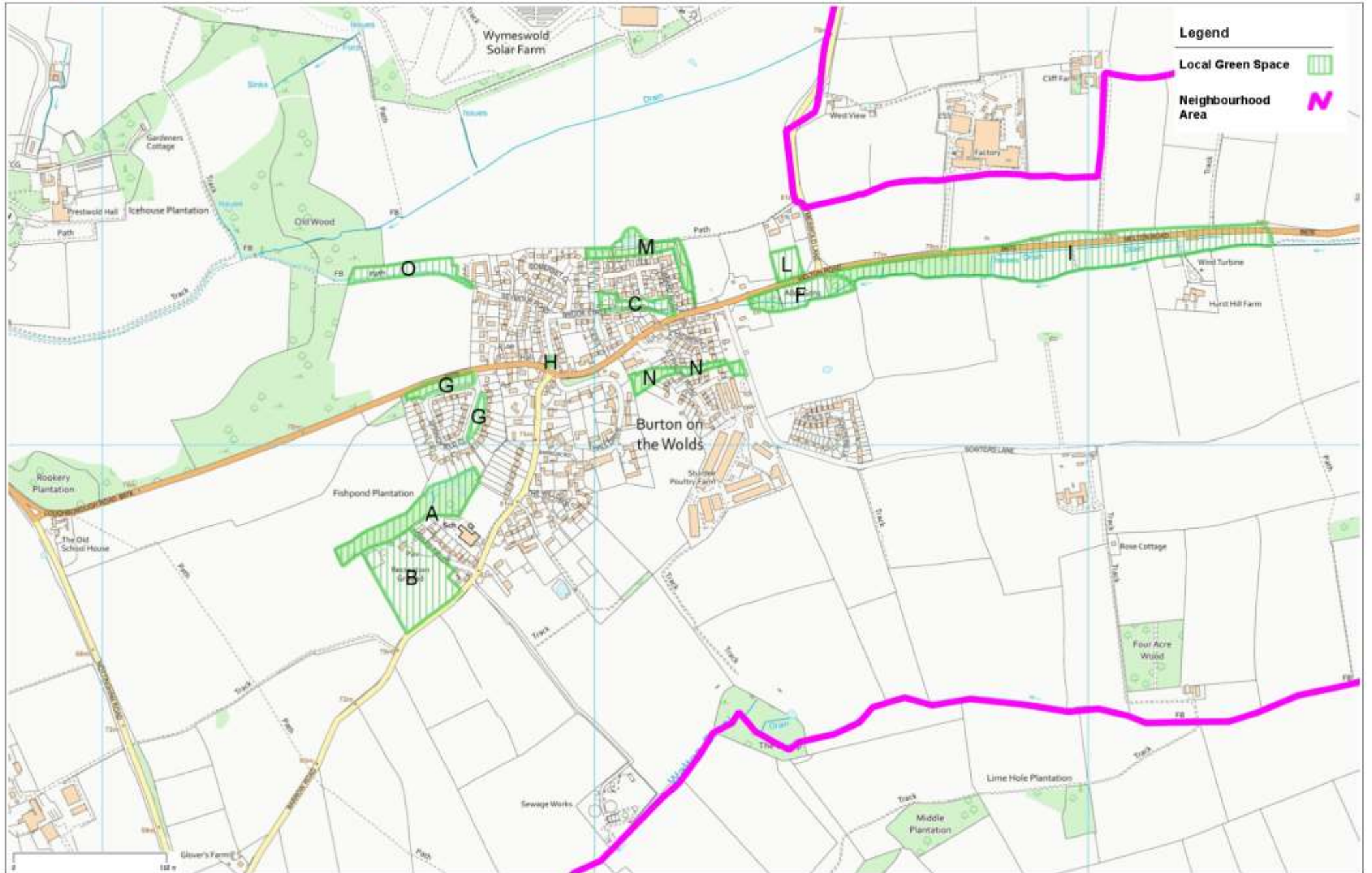
The following sites have been designated as Local Green Spaces:

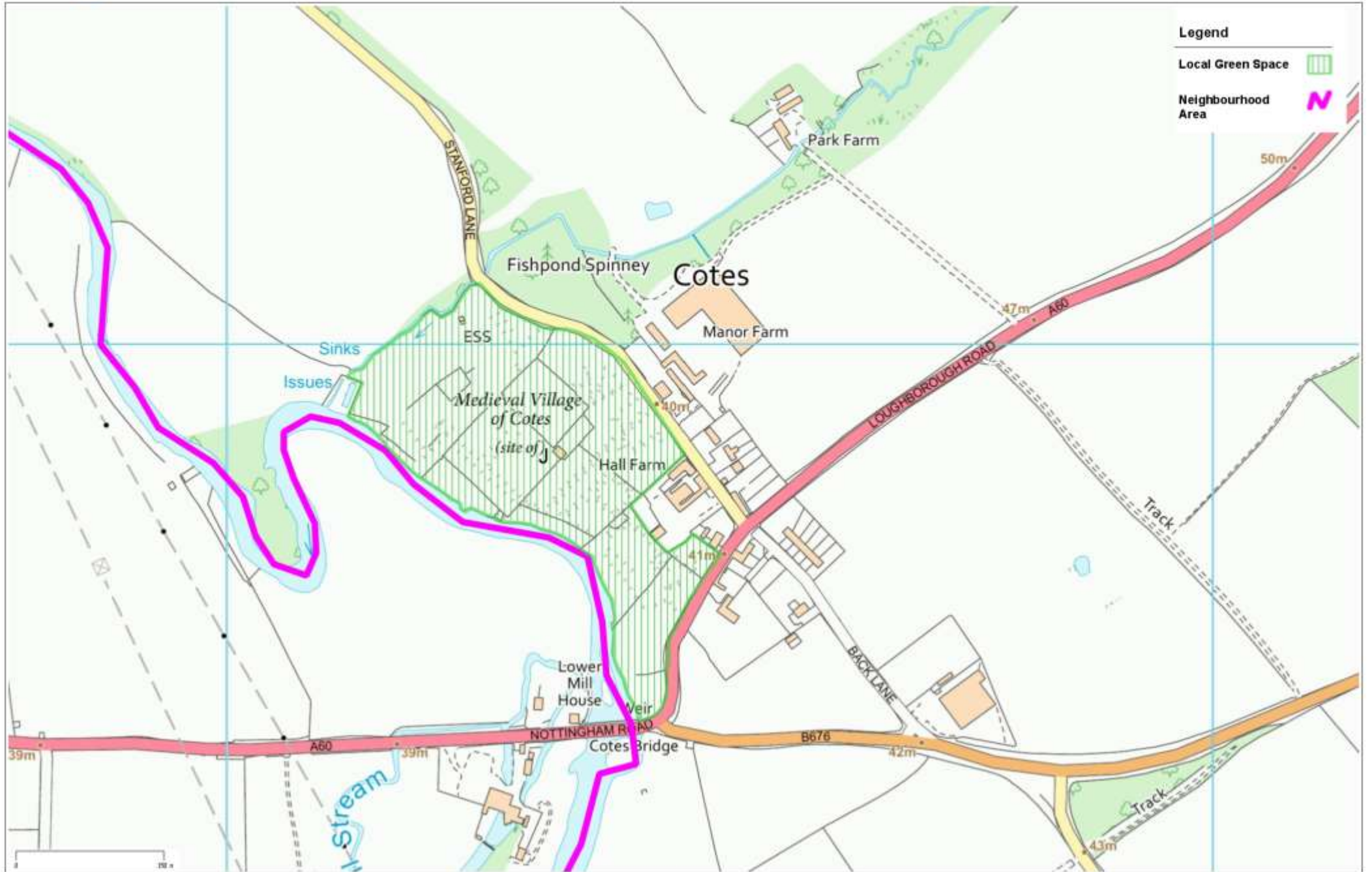
- A. Fishpond Plantation, Burton on the Wolds;
- B. Towles Field Recreation Ground and Playing Field, Burton on the Wolds;
- C. Hubbard Road play area and Burton Brook, Burton on the Wolds;
- D. Hoton playing field including wildlife area;
- E. Hoton Village Hall gardens;
- F. Burton allotments and wildlife areas, Burton on the Wolds;
- G. Springfield Close verges and trees, Burton on the Wolds;
- H. Millennium garden, Burton on the Wolds;
- I. Common land along the B676;
- J. Cotes grassland and site of mediaeval village;
- K. The Pingles Field, Hoton;
- L. The burial grounds at Burton, Hoton and Burton Bandalls;
- M. Hubbard Road perimeter, Burton on the Wolds;
- N. Woodland to rear of The Greyhound PH and between 'Saints' and Sowters Lane, Burton on the Wolds; and
- O. Church Leys, Burton on the Wolds.

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

Objectives

- ✓ Maintain the unique identity of each of the Wolds Villages.
- ✓ Conserve and enhance the natural environment.
- ✓ Conserve heritage assets.





Legend

- Local Green Space 
- Neighbourhood Area 



Heritage

- 105 The ancient parish of Prestwold was situated in the East Goscote Hundred and occupied the western extremity of the Leicestershire Wolds. It comprised four settlements: Burton on the Wolds, Cotes and Hoton. These are former chapelries of St Andrews at Prestwold.
- 106 Burton, Cotes and Prestwold were enclosed piecemeal during the 16th and early 17th centuries, and grazing commons or “gates” survive alongside the modern B676. The wide verges at Hoton were created during parliamentary enclosure in 1760. Most of the land has been converted to arable during the past 50 years. Little evidence remains of the medieval open fields, but characteristic ridge and furrow can still be seen in several places and is identified on the heritage map.
- 107 The path that runs alongside the brook through Prestwold Park follows the route of an ancient highway, diverted in 1818, along with several others, by the owners of the Prestwold and Burton estates.
- 108 Wymeswold Airfield, constructed mainly on land to the north of the Prestwold estate, became operational in 1942 and closed as a military airfield in 1957.

Designated Heritage Assets

- 109 In the Wolds Neighbourhood Area, a Scheduled Monument, Listed Buildings, a Historic Park and Garden, and a Conservation Area have already been designated under relevant legislation.

- 110 The National Planning Policy Framework requires that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.
- 111 Substantial harm to or loss of a grade II listed building should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably grade I and II* listed buildings should be wholly exceptional.
- 112 Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

Scheduled Monument

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

Listed Buildings

114 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.



Figure 22: Lion's Head Fountain, Burton-on-the-Wolds

115 The older a building is, the more likely it is to be listed. All buildings built before 1700 which survive in anything like their original condition are listed, as are most of those built between 1700 and 1840.

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

116 There are nine Listed Buildings in Burton on the Wolds, four in Cotes and 17 in Hoton- all are Grade II. There are eight Listed Buildings in Prestwold



Figure 23: Prestwold Hall

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including the Grade I Prestwold Hall and Grade II* Church of St Andrew. The other six Listed Buildings in Prestwold are Grade II.

Historic Parks and Gardens

- 117 The Historic England 'Register of Historic Parks and Gardens of special historic interest in England', established in 1983, currently identifies over 1,600 sites assessed to be of particular significance.
- 118 Prestwold Hall and church stand within Prestwold Park- a grade II registered park. The area registered is around 80 hectares. Prestwold Hall and its gardens provide a venue for civil weddings, conferences, corporate events and activity days.

Conservation Area

- 119 A conservation area is an area of special architectural or historic interest whose character or appearance should be preserved or enhanced. In making decisions on potential development within a conservation area, Charnwood Borough Council is required to 'pay attention to the desirability of preserving or enhancing the character or appearance of the area'. Permission will not be granted for proposals that are likely to harm the character or appearance of a conservation area.
- 120 Hoton Conservation Area was designated in December 1978 and extended in January 1991. The original designation incorporated the main built part of the village. The extension included the medieval site of the village, based on archaeological evidence. The whole village is now included in the Conservation Area which covers 22.2 hectares.



Figure 24: Hoton Conservation Area

Non-designated Heritage Assets

- 121 The above places have already been designated and offered protection through national and local planning policies, however there are other buildings and sites in the parish that make a positive contribution providing local character and sense of place because of their heritage value.

Locally Listed Buildings

- 122 Five non-designated heritage assets have been identified by Charnwood Borough Council and recorded on a 'local list' (Section A of policy WV9).

Archaeology

- 123 Fieldwork for the environmental inventory has confirmed the existence of a small number of sites

and features, previously identified by County Archaeologists (see e.g. Hartley R.F.1989), where extant remains of the settlements (e.g. Garendon Grange in Burton, earthworks of buildings in Hoton), fields (e.g. ridge and furrow) and track ways (e.g. Hoton Holloway) are still evident. These non-designated heritage sites are historically important at County level but are also characteristic landscape and historical features of the area.

- 124 Where a scheme has a potential impact on archaeological remains a Heritage Statement or similar should be prepared in support of planning applications.

Locally Valued Heritage Assets

- 125 Other potential non-designated heritage assets have been identified by the community as being particularly important to the local area. Historic England refers to them as 'locally valued heritage assets' (Section B of policy WV9).

Policy WV9: Local Heritage Assets

Development proposals will be required to consider the character, context and setting of the following heritage assets including important views towards and from the assets. The loss of, or substantial harm to a locally important asset will be resisted, unless exceptional circumstance is demonstrated.

Development proposals should demonstrate that they have taken into account the potential impact on archaeological remains and identify mitigation strategies to ensure that evidence which could

contribute to the understanding of human activity and past environments is not lost.

A. Locally listed buildings:

1. Woodside Cottage, Prestwold Lane, Prestwold
 2. Home Farm, Loughborough Road, Prestwold
 3. Emonon and Honesuckle Cottage, Prestwold Lane, Prestwold
 4. Bandalls Farm, Cotes Road, Burton on the Wolds
 5. Methodist Chapel and row of 3 cottages, 44-48 Melton Road, Burton-on-the-Wolds
- #### B. Locally valued heritage assets:
6. St Philip's School Room and mission chapel, Barrow Rd, Burton-on-the-Wolds
 7. The Greyhound Inn, Burton on the Wolds
 8. Manor Farm, Burton on the Wolds
 9. Cottages 57-63 Melton Road, Burton on the Wolds
 10. Seymour House, Seymour Road Burton-on-the-Wolds
 11. Village Hall, Loughborough Rd, Burton-on-the-Wolds
 12. The Square, Burton-on-the-Wolds
 13. Mulberry Lodge, 8 Melton Rd, Burton on the Wolds
 14. The Old Smithy and post box, A60 bend, Hoton
 15. Pear Tree Farm, Vine Tree Terrace, Hoton
 16. Village Hall, Loughborough Rd, Hoton
 17. Stone walls, Melton Rd, Burton-on-the-Wolds
 18. Prestwold Park perimeter brick wall on B676 and random granite stonewall at junction with Prestwold Lane
 19. Estate brick walls with stone caps along parts of Melton Rd and Barrow Rd, Burton-on-the-Wolds

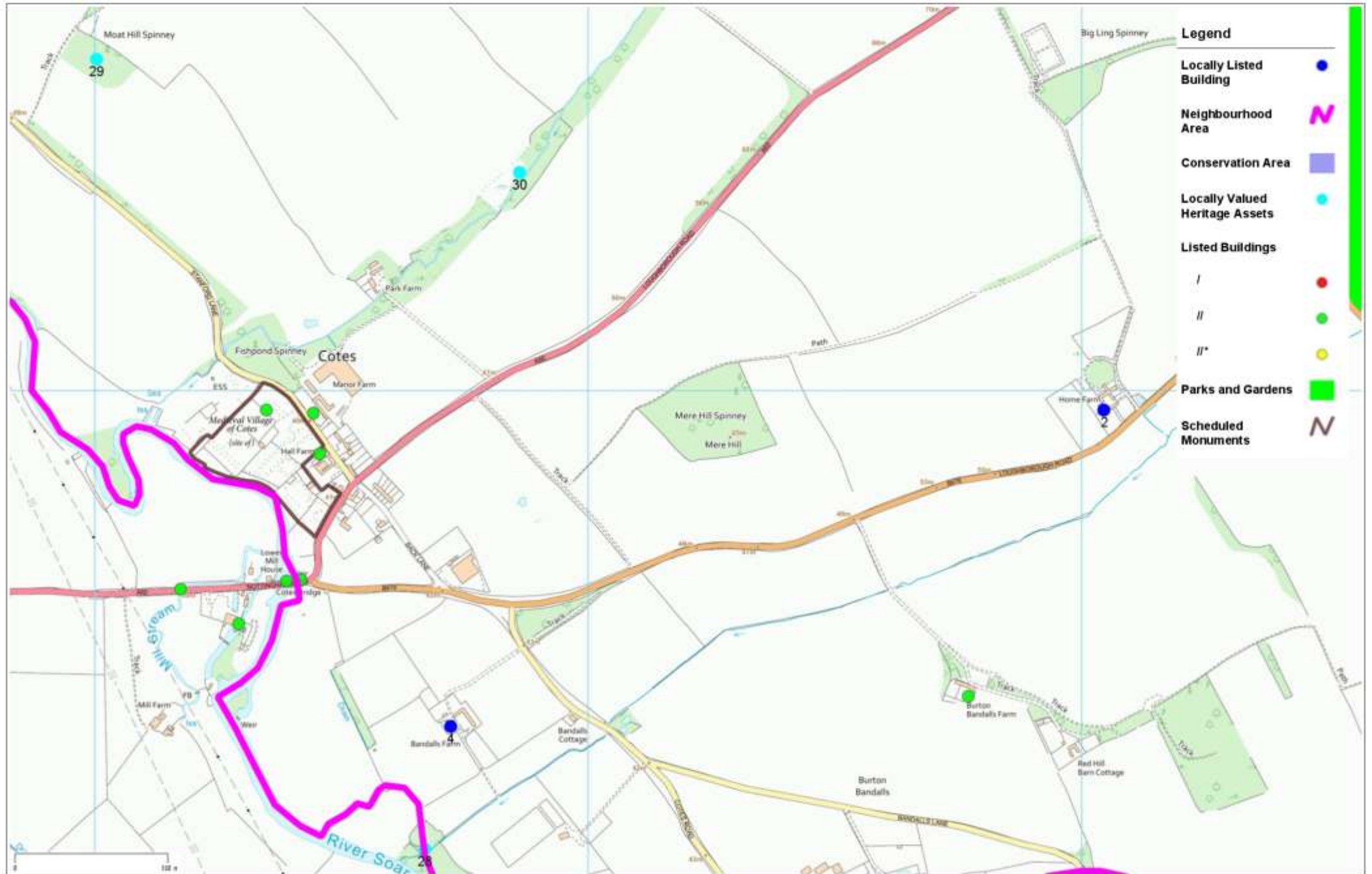
Wolds Villages Neighbourhood Plan: Submission

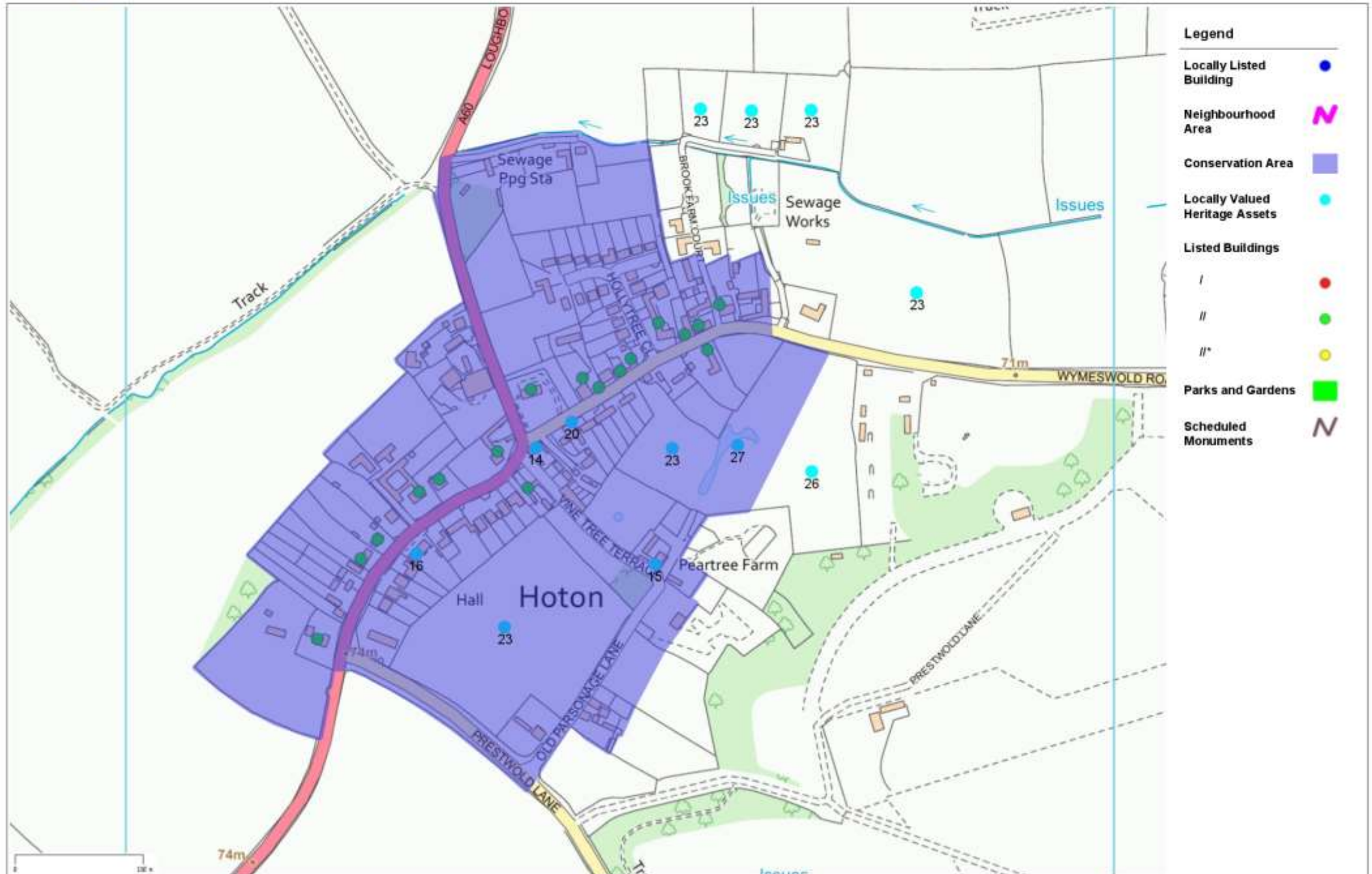
20. Telephone kiosk in Hoton
21. Water Tower, former Wymeswold aerodrome, Wymeswold Industrial Estate
22. Garendon Grange, SK 596214, Melton Rd, Burton-on-the-Wolds
23. Ridge and furrow, several sites in both Burton-on-the-Wolds and Hoton
24. Two Sisters' Well, Hoton
25. Boundary stone, Burton on the Wolds
26. Earthworks, Hoton, south of Wymeswold Lane
27. Holloway, between Vine Tree Terrace and Wymeswold Rd, Hoton
28. Cotes Upper Mill, Burton-on-the-Wolds
29. Medieval moated site at Moat Hill, Cotes
30. Medieval Fishponds and associated earthworks, Cotes

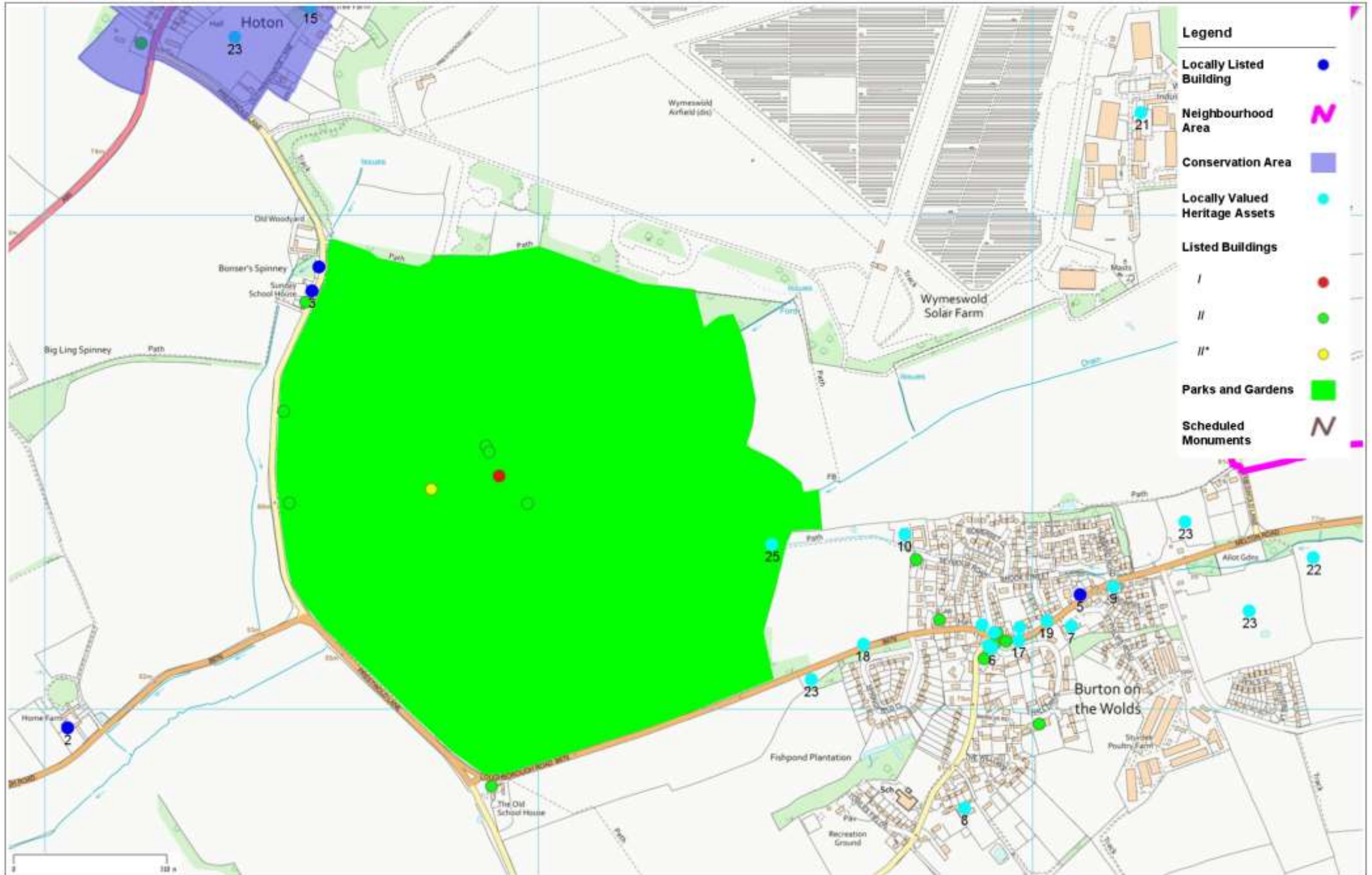
Objectives

- ✓ Maintain the unique identity of each of the Wolds Villages.
- ✓ Conserve heritage assets.









Services and Facilities

- 126 The Wolds Villages have a limited range of services and facilities.

Local people tend to rely on the larger centres of Loughborough, Barrow upon Soar and East Leake for many of their needs.

- 127 There is a feeling that some services and facilities need improvement to meet growing demands. There are issues about the capacity of the primary school in Burton on the Wolds and some residents would like to see a village shop in Hoton.



Figure 29: Packe Arms, Hoton

Policy WV10: Community Services and Facilities

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

- A. it is no longer viable;
- B. it is no longer needed by the 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:

Burton on the Wolds garage/shop
Burton on the Wolds Primary School
The Greyhound Inn, Burton on the Wolds
Burton on the Wolds Village Hall
Hoton Village Hall
The Packe Arms, Hoton

Objectives

- ✓ Protect and enhance community and cultural facilities and services in accordance with local needs.

Education

- 128 The Wolds Villages share the same primary school and secondary schools but also access schools across a wider area.

Burton on the Wolds Pre-School Playgroup

- 129 Pre-School is held in Burton on the Wolds Village Hall five mornings a week, 9am to 12noon. There are 28 children on the roll with an average of 18 children per session currently. The Playgroup is registered with Ofsted to care for a maximum of 24 children per session. Most children are from Burton on the Wolds. There is a parent and toddler group one afternoon a week.

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130 The closest day nursery is in Barrow upon Soar so working parents must travel out of the area for full-day pre-school/nursery care.

Burton on the Wolds Primary School

131 Burton on the Wolds Primary School is a small rural school, approximately 4 miles from Loughborough, Leicestershire. In 2016, there were 170 children on roll and the school's capacity is 175. 55% children are from Burton on the Wolds and approximately 20% children from Hoton and the wider catchment area. Approximately 25% children are from out-of-catchment, most of these from Barrow upon Soar. Traveller children, from a showmen site within the catchment area, make up 3% of the school's roll, attending for varying degrees of the school year.

132 The school has permanent classroom space for its full roll. As pupils residing in the village have higher priority in terms of the school's admission criteria, any new pupils moving into the village would be offered places, ahead of those from elsewhere, when places are allocated.

133 Parking and congestion on Barrow Road and Towles Fields at school pick-up and drop-off times is of great concern to local people, particularly as schoolchildren are involved. This concern is exacerbated by inconsiderate parking on pavements and blind bends. Part of the problem is due to so many pupils being 'out of catchment'- they have no option but to travel to school by car.

Secondary Education

134 Humphrey Perkins School in Barrow upon Soar, Rawlins Academy and other schools in



Figure 30: Burton on the Wolds Primary School

Loughborough, provide for much of the area's secondary education requirements. All the children living in the Wolds Villages area are in the catchment area for Humphrey Perkins School. At present, there are 902 pupils on the roll.

135 Local children attending Humphrey Perkins Secondary School cannot attend after-school clubs and enhancement lessons and get back to the villages by public transport without going through Loughborough. They rely on someone being available to collect them.

Healthcare

- 136 Most people use Health Centres in Barrow upon Soar and, to a lesser extent, East Leake. Other services such as dentist, chiropody, physiotherapy, pharmacy can be sourced in Loughborough and larger villages, primarily Barrow upon Soar and East Leake. Although services are limited, there is a pharmacy, chiropodist and remedial massage in Wymeswold 2 miles away.
- 137 At both the public meeting and replies to the 2016 questionnaire, there were concerns about access to healthcare services. This is often mentioned in conjunction with transport- as there is no direct bus link to either Barrow upon Soar or East Leake.



Figure 31: Wolds Garage

Shops

- 138 The Wolds Garage on Melton Road, Burton on the Wolds has an attached convenience store. 93% of respondents to our 2016 questionnaire survey use the garage and attached shop, 54% of them on a daily or weekly basis. There is also a shop in nearby Wymeswold.
- 139 We have considered several options for providing a shop in Hoton including a community shop run by volunteers and vending machines as an alternative.

Policy WV11: Village Shop

The extension of the Wolds Garage, Burton on the Wolds to enable it to provide for a wider range of convenience goods is supported.

Objectives

- ✓ Protect and enhance community and cultural facilities and services in accordance with local needs.

Community meeting places

- 140 Burton on the Wolds Village Hall is a memorial hall in trust managed by a committee of volunteers. It has no car park and therefore the road outside becomes very congested and dangerous to pedestrians. There are many car 'confrontations' caused by the normally solid line of parked cars on Seymour Road.
- 141 Hoton, Cotes and Prestwold Village Hall is a registered Charity that aims to provide a hall and club in which the inhabitants of Prestwold, Hoton and Cotes can meet for the purposes of mental and physical recreation and rational amusement. It is

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managed by a committee of volunteers and has a very small area for parking.

- 142 61% of survey respondents did not see the need for new community buildings.

Sport and Recreation

- 143 Burton on the Wolds Recreation Ground is situated at Towles Fields. It comprises a children's play area, a football pitch and two tennis courts. 58% respondents felt the children's playground at Towles Fields was satisfactory or very good (41% don't know).



Figure 32: Towles Field playground

- 144 The Playing Field is a registered charity and furthermore since 2013, the field, the carpark and adjacent access land have been designated as a site

that is a Queen Elizabeth II Field in Trust. This protects spaces to make sure they will always be there.

- 145 Burton on the Wolds Pavilion at Towles Fields is owned by the Burton on the Wolds, Cotes and Prestwold Parish Council and managed by Burton Playing Field Association- a registered charity.
- 146 There is a children's play area at Hubbard Road, Burton on the Wolds. 40% of respondents to our 2016 questionnaire thought that the play area was satisfactory or very good (60% don't know).
- 147 At Hoton Playing Field there are cricket nets, a football pitch, multi-use area, tennis court and children's play area.



Figure 33: Burton on the Wolds allotments

Allotments

148 The only allotments in the area are to the east of Burton on the Wolds on Melton Road. There is limited availability.

Infrastructure

149 New development will have some impact on existing services and facilities. Sometimes these impacts can be detrimental and so developers must expect to contribute towards the cost of providing additional infrastructure.

150 To enable housing development to take place, there would need to be improvements at Burton on the Wolds Primary School and new community meeting space. However, the Plan must be deliverable. Therefore, the developments identified in the Plan should not be subject to such a scale of obligations and burdens that their viable implementation is threatened. Contributions are governed by the provisions of the Community Infrastructure Regulations 2010.

Policy WV12: Infrastructure

New housing development of ten or more dwellings will be supported by the provision of new or improved infrastructure, together with financial contributions for the following off-site infrastructure requirements where appropriate:

A. The provision of additional school places at Burton on the Wolds Primary School arising from the development. This should include measures that address local traffic congestion

and parking problems associated with the school; and
B. The provision of additional community meeting space.

To ensure the viability of housing development, the costs of the Plan's requirements may be applied flexibly where it is demonstrated that they are likely to make the development undeliverable.

Objectives

✓ Protect and enhance community and cultural facilities and services in accordance with local needs.

Transport

- 151 The 2016 Questionnaire Survey tells us that 95% residents use a car and only 9% use the bus.

Speeding Traffic and HGVs

- 152 Burton on the Wolds lies on the B676 which is predominantly a rural single carriageway road linking Loughborough to Melton Mowbray. The B676 is an approved lorry route, but in several places the road is below 6m in width. This along with narrow pavements and speeding traffic makes it difficult for pedestrians. Lorries mounting the pavement when approaching or leaving the mini roundabout in the centre of the village is also a hazard.

- 153 Requests to consider an environmental weight restriction on the B676 through Burton on the Wolds have been



Figure 34: Loughborough Road, Burton on the Wolds

considered by the Highway Authority (Leicestershire County Council (LCC)) in June 2003, June 2005, December 2009 and October 2011. The most recent of these concluded that “there is no justification for any further investigations by LCC into the request for an environmental weight restriction to be considered on the B676 through Burton.”

- 154 Speeding is also a concern in Hoton on the A60 through the village centre. This is despite a 30mph limit, road markings, a refuge in front of the village hall with bollards and speed-activated sign. Speed surveys undertaken on Loughborough Road and Rempstone Road in June 2017 showed that vehicles were travelling above the speed limit of 30mph. The 85th percentile speeds were 34 mph northbound on Loughborough Road and southbound on Rempstone Road. The recorded accidents for this stretch of road, shows that there were 5 in the last 5 years, none attributable to speeding vehicles

Bus Services

- 155 The four Wolds Villages are served by the Centrebus 8 route linking the villages to Loughborough, Melton Mowbray and Grantham. This is an hourly Monday to Saturday daytime service with no buses during the evenings, Sundays or Bank Holidays.
- 156 Kinchbus operates its number 9 service linking Cotes and Hoton to Loughborough, Bunny and Nottingham. The service runs every 30 minutes during the day, Monday to Friday and every two hours on weekday evenings. On Sundays and Bank Holidays it runs every hour during the daytime.

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- 157 There is no direct access by public transport to Barrow on Soar or East Leake to visit health centres for appointments and treatments.
- 158 The need to maintain and improve the public transport system for the parish was highlighted as a priority by the 2016 Questionnaire Survey. Our survey suggests that 68% of residents would use the bus if there were more flexibility in the service. 55% of residents say they would be affected if the current bus service were no longer available. A bus service linking Hoton and Burton on the Wolds to Barrow upon Soar is a priority.

Walking and Cycling

- 159 Journeys by foot or on bicycle have declined nationally but there are good opportunities locally to make walking and cycling more attractive as an alternative to the car, especially for our young people.
- 160 2% of respondents to our 2016 questionnaire survey said they use the bicycle as a means of transport. 36% said they would like to cycle but the main issue was the lack of safety on the roads. There is too much traffic travelling too fast. The Wymeswold Road from Hoton to Wymeswold, for example, is seen by some as too narrow and dangerous to either cycle or walk.
- 161 Parents walking to school with their children face many hazards including narrow pavements – particularly when pushing a buggy – and speeding traffic makes it very difficult to cross the road.



Figure 35: Link between the Saints Estate and Sowters Lane

- 162 There is a footpath providing a green link between the Saints Estate and Sowters Lane, Burton on the Wolds. Neighbourhood Plan Policy WV3 aims to extend this link to Burton on the Wolds Primary School.

Housing

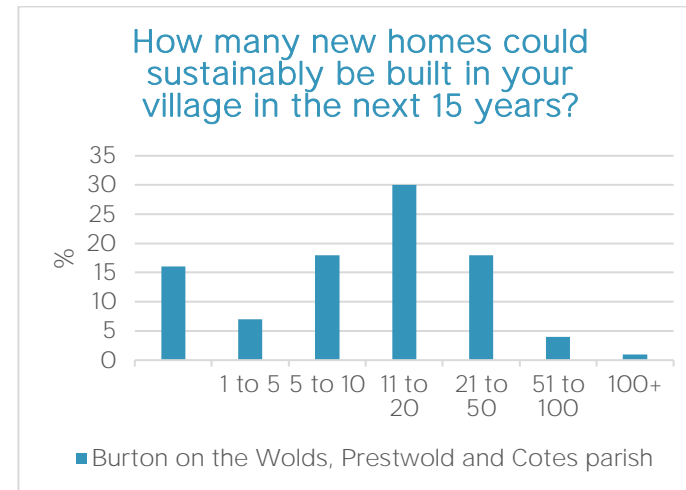
Housing Supply

- 163 The Wolds Villages Neighbourhood Plan must support the strategic development needs set out in the Charnwood Local Plan (Core Strategy) including policies for housing development. The Charnwood Core Strategy was adopted on 9 November 2015.
- 164 Policy CS1 of the Core Strategy makes provision for at least 13,940 homes in the Borough over the period 2011 to 2028. Most of this growth is to be provided for in the form of urban extensions on the edge of Leicester City and Loughborough and, to a lesser extent, development at seven Service Centres.
- 165 Charnwood Borough Council are in the process of preparing a new Local Plan for the Borough, for the period up to 2036. The new Local Plan will include strategic and detailed policies and will be prepared to provide for a longer plan period. At this stage the new Local Plan carries little weight.

Burton on the Wolds

- 166 The Core Strategy requires that at least 500 homes are to be provided in 12 other settlements- Barkby, Burton on the Wolds, Cossington, East Goscote, Hathern, Newtown Linford, Queniborough, Rearsby, Thrussington, Thurcaston, Woodhouse Eaves and Wymeswold.
- 167 Over the period 2011-2018, 580 homes had been built in these 12 ‘other settlements’ and a further 238 homes had planning permission at 31 March 2018. This means that for these places, the minimum Core Strategy housing provision has been met.

- 168 Over the period 2011-2018, two new homes have been built in Burton on the Wolds and 11 had planning permission at 31 March 2018.
- 169 Our Neighbourhood Plan should take a strong lead on meeting and managing local housing needs, especially if this leads to an improvement in the services and facilities.
- 170 Our 2016 questionnaire survey invited respondents to state how many houses they thought could be built in their village in the next 15 years:



Cotes, Prestwold and Hoton

- 171 The Core Strategy identifies Cotes, Prestwold and Hoton as small villages or hamlets having few or no services and facilities. The people who live in these places rely on larger settlements for their day-to-day needs. These settlements have much less potential to provide for a sustainable community where

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people can access what they need by walking, cycling and public transport.

- 172 Over the period 2011-2018, two new homes have been built in Cotes, Prestwold and Hoton and four had planning permission at 31 March 2018.

Infill Housing

- 173 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).
- 174 Outside these settlement boundaries, which includes the settlements of Cotes, Prestwold and Hoton, new residential development will not normally be permitted.

Policy WV13: Housing Provision

Permission for housing development within the Burton on the Wolds Limits to Development, as defined on the Policies Map, will be supported.

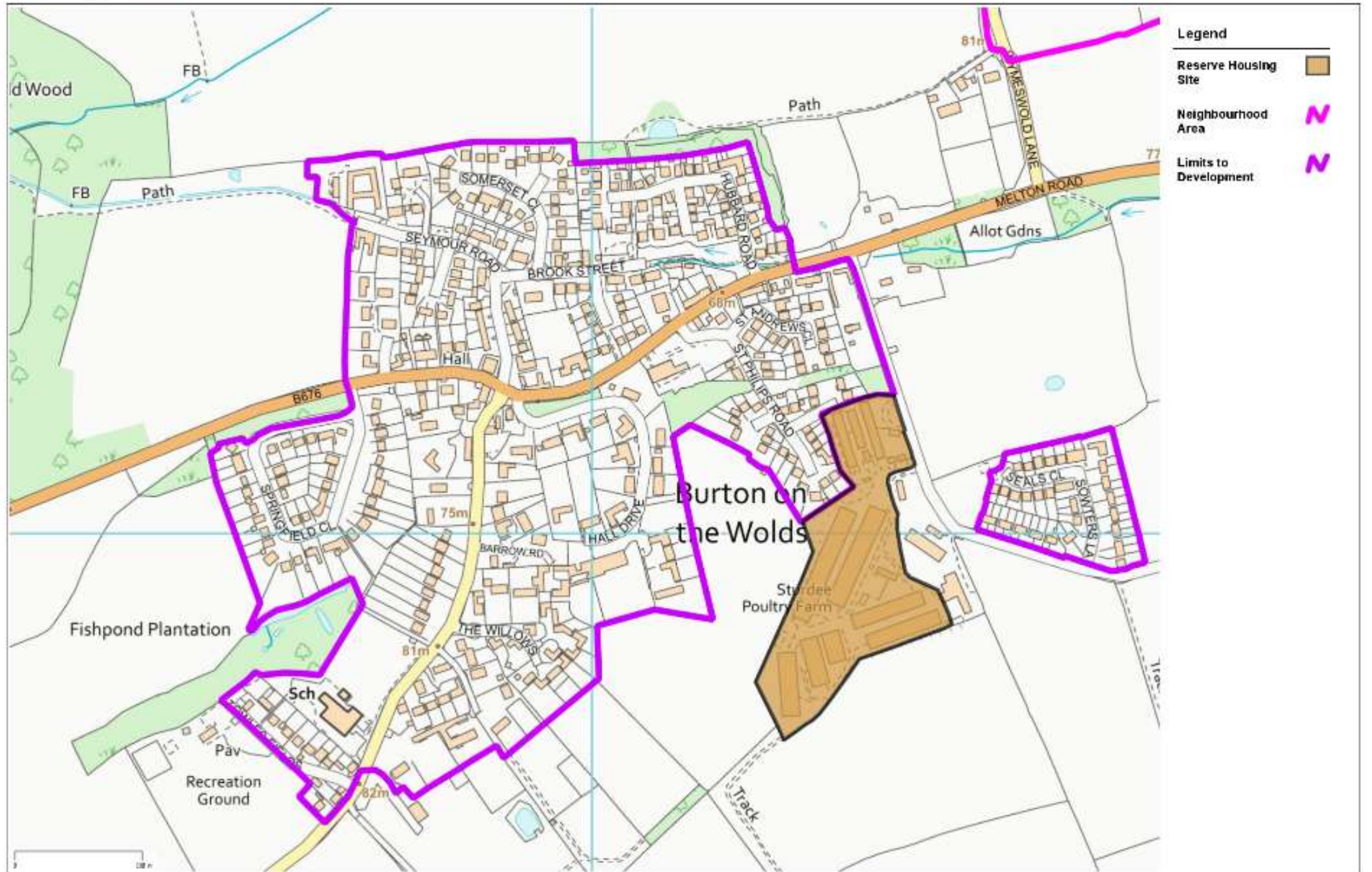
Outside the Burton on the Wolds Limits to Development, permission for housing development will be limited to:

- A. Land allocated for residential development at Sturdee Poultry Farm, Burton on the Wolds in accordance with Policy WV14;
- B. The redevelopment of Previously Developed Land in accordance with Policy WV15;

- C. Rural worker accommodation;
- D. Replacement dwellings;
- E. The re-use and/or adaptation of redundant rural buildings; and
- F. Exception site affordable housing in accordance with Policy WV17.

Objectives

- ✓ Identify and then meet the housing, business and other development needs of the Wolds Villages with particular attention to the need for small housing units and provision for older people.



Sturdee Poultry Farm

- 175 It is a good idea to think about where housing development should take place if there was a future need. For example, we know the Charnwood Local Plan (Core Strategy) will be replaced by a new Local Plan and that might require us to provide for more housing. Work on the new Local Plan has already started.



Figure 36: Sturdee Poultry farm

- 176 Several housing sites were put forward by landowners and developers. Each has been appraised for its suitability, availability and achievability using a range of sustainability criteria. We have looked at factors such as access to services and facilities, flood risk, heritage, nature conservation and landscape.
- 177 Our preferred development site, the Sturdee Poultry Farm off Sowters Lane, Burton on the Wolds, is

located on a former WW2 resettlement camp. The site adjoins the existing 'Saints' residential area and a vehicle repair business.

The farm has a flock of some 200,000 broiler chickens. The wind directs odours towards existing housing and the smell affects most of the village from time to time. Fans, feeders and birds generate noise which is exacerbated by the arrival, operation and departure of feed trucks, loading trucks, and clean out equipment.

- 178 The smell, dust and noise is a particular problem for people living in neighbouring homes on St Philips Road and St Leonards Close.
- 179 The northern part of the site which contains the former WW2 buildings is no longer in use. This area has been located within the Burton on the Wolds Limits to Development for many years and could have been redeveloped. However, this is not straightforward, as any new housing would be affected by the remaining chicken farm.
- 180 The remaining poultry sheds are nearing the end of their life and within the next few years the owner will need to consider whether to replace the sheds or redevelop the site.
- 181 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.
- 182 The relocation of the poultry farm to a more suitable location is encouraged.

Policy WV14: Sturdee Poultry Farm

Some 3.1 hectares of land at Sturdee Poultry Farm off Sowters Lane, Burton on the Wolds, is allocated as a housing reserve site. This site will be made available for housing development if it becomes necessary to provide for additional homes in Burton on the Wolds in accordance with the new Charnwood Local Plan. In this circumstance, development will be supported subject to the following criteria:

- A. The development shall provide for up to 45 dwellings;
- B. Access shall be via St Leonards Close and Sowters Lane. No more than 15 dwellings shall be accessed via St Leonards Close;
- C. There shall be a footway/cycleway link between St Leonards Close and Sowters Lane, but no vehicular link;
- D. A new footpath link between the development and Barrow Road via public footpath H97 will be supported;
- E. The layout should make full use of views over the adjoining countryside;
- F. A landscaping scheme should be implemented to provide for an improvement in biodiversity and include:
 - a. The retention of all trees on the site that are of good arboricultural and amenity value;
 - b. Hedge and tree planting using native species along the boundary of the site; and
 - c. An appropriately designed, constructed and maintained sustainable drainage system.

- G. The site shall be completely cleared, and any contamination present safely remediated prior to the commence of any development;
- H. It must be demonstrated that there is sufficient capacity in the mains sewerage, water, gas and electricity network to accommodate the development; and
- I. Mitigation measures are in place to ensure that the vehicle repair business has no significant detrimental effect on the amenities of new residents.

Objectives

- ✓ Identify and then meet the housing, business and other development needs of the Wolds Villages with particular attention to the need for small housing units and provision for older people.
- ✓ Encourage the reuse of existing resources, including the conversion of existing buildings and renewable energy.
- ✓ Make the fullest use of public transport, walking and cycling.
- ✓ Resolve noise and smell complaints relating to Sturdee Poultry Farm.

Brownfield Land

- 183 Land that has been previously developed is also known as Brownfield Land. Previously Developed Land is defined in National Planning Policy Framework and can include vacant and derelict land or buildings. Land that is or has been occupied by agricultural or forestry buildings is excluded. The National Planning Policy Framework encourages the re-use of brownfield, if it is not of high environmental value.
- 184 The 2017 Housing White Paper 'Fixing our broken housing market' sets out a programme of reform to

tackle the long-standing problems in the housing market and ensure that more homes are built in the right places. The Government wants to make as much use as possible of previously developed land for homes so that this resource is put to productive use to support the regeneration of cities, towns and villages, to support economic growth and to limit the pressure on the countryside. The Government is already pursuing reforms to make this happen.

- 185 There are several brownfield sites in the Wolds Villages that could be suitable for housing development.

Policy WV15: Brownfield Land

The redevelopment of Previously Developed Land that is within the built-form of the settlements of Burton on the Wolds, Cotes or Hoton for housing is supported as long as the environment is improved and safeguarded. Development should be proportionate in size to the relevant settlement.

Objectives

- ✓ Identify and then meet the housing, business and other development needs of the Wolds Villages with particular attention to the need for small housing units and provision for older people.
- ✓ Encourage the reuse of existing resources, including the conversion of existing buildings and renewable energy.

Meeting Local Housing Needs

- 186 In planning for new homes, there should be a mix of housing to meet the needs of people living locally. New evidence about the future need for housing in Leicester and Leicestershire was published on 31

January 2017. The 2017 Leicester and Leicestershire Housing and Economic Development Need Assessment identifies a range of factors which influence the need for different types of homes. This includes demographic trends, and in particular a growing older population, market dynamics and affordability.

- 187 For Charnwood Borough, the appropriate mix of homes of different sizes needed in the market and affordable sectors is as follows:

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

- 188 Within this context, new housing also needs to reflect the local characteristics. Taking into consideration the housing profile of the area and the views of local people, new housing development also needs to take account of:

Burton on the Wolds parish

- There are relatively more family households 79% of households in the parish are single families compared with 65% in Charnwood Borough (2011 Census).
- There is already a high proportion of detached dwellings 74% of dwellings in the parish are detached compared with 30% in Charnwood Borough (2011 Census).

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- There are relatively high levels of under-occupancy¹
82% of dwellings in the parish have an occupancy rating of 2+ compared with 58% in Charnwood Borough (2011 Census).
- Local people would like to see a mix of housing types and sizes
Responses to our 2016 Questionnaire Survey showed that the most needed house types were 2-3 bed houses (26%), 1-2 bed bungalows (29%), 3-4 bed houses (15%), and 3+bed bungalows (15%).
- There is little desire to see more 5+ bedroom housing
Responses to our 2016 Questionnaire Survey showed that only 3% thought the most needed house types were 5+bed houses.

Hoton parish

- There are relatively more older people, especially those living alone
18% of households in the parish are one-person households aged 65 and over compared with 12% in Charnwood Borough (2011 Census).
- There are relatively high levels of under-occupancy¹
79% of dwellings in the parish have an occupancy rating of 2+ compared with 58% in Charnwood Borough (2011 Census).
- There is already a high proportion of detached dwellings

¹ Occupancy rating provides a measure of whether a household's accommodation is overcrowded or under occupied. The ages of the household members and their relationships to each other are used to derive the number of rooms/bedrooms they require, based on a standard formula. The number of rooms/bedrooms required is subtracted from

58% of dwellings in the parish are detached compared with 30% in Charnwood Borough (2011 Census).

- Local people would like to see smaller housing
Responses to our 2016 Questionnaire Survey showed that the most needed house types were 2-3 bed houses (32%), 1-2 bed bungalows (26%) and 1-2 bed houses (18%).
- There is little desire to see more 5+ bedroom housing
Responses to our 2016 Questionnaire Survey showed that only 2% thought the most needed house types were 5+bed houses.

Policy WV16: Housing Mix

Applicants for development of 10 or more dwellings will need to demonstrate how their proposals will meet the housing needs of older households and the need for smaller homes.

Objectives

- ✓ Identify and then meet the housing, business and other development needs of the Wolds Villages with particular attention to the need for small housing units and provision for older people.
- ✓ To identify and then meet the special needs of the young and old.

Affordable Housing

- 189 Affordable housing is 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

the number of rooms/bedrooms in the household's accommodation to obtain the occupancy rating. An occupancy rating of -1 implies that a household has one fewer room/bedroom than required, whereas +1 implies that they have one more room/bedroom than the standard requirement.

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workers). Affordable housing can include affordable housing for rent, starter homes, discounted market sales housing and other affordable routes to home ownership.

- 190 Charnwood Core Strategy Policy CS3 requires 40% of new dwellings in the Wolds Villages area to be Affordable housing. The NPPF states that the provision of affordable housing should not be sought for residential developments that are not major developments.
- 191 If there were to be a proven local need for additional affordable homes our Plan can make provision to allow planning permission to be granted for affordable housing on 'Rural Exception Sites', i.e. sites that would not normally be released for private market housing.

Policy WV17: Affordable Housing

On housing developments of 10 dwellings or more, the minimum affordable housing provision is 40%.

Affordable housing may also be permitted on rural exception sites within or adjoining the Burton on the Wolds Limits to Development or within or adjoining the built-up area of Hoton where:

- A. The development is demonstrated to meet an identified local need for affordable housing that will not otherwise be met;
- B. The development is in keeping with the scale, form and character of its surroundings;
- C. The development does not significantly adversely affect the amenities of residents in the area; and

D. Safe and suitable access to the site can be achieved for all people.

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 The Wolds Villages (i.e. including living, working or with close family ties in the area).

Objectives

- ✓ Identify and then meet the housing, business and other development needs of the Wolds Villages with particular attention to the need for small housing units and provision for older people.
- ✓ To identify and then meet the special needs of the young and old.

Travelling Showpeople

- 192 We need to consider the needs of Gypsies and Travellers in the same way as those for the rest of our community.
- 193 There is a travelling showpeople site at Hoton Park. Showpeople travel the country, often with their families, holding fairs. Many of these families have been taking part in this lifestyle for generations. Although their work is of a mobile nature, showpeople nevertheless require secure, permanent bases for the storage of their equipment and more particularly for residential purposes. These bases are mainly occupied during the winter, when many showpeople will return there with their caravans, vehicles and fairground equipment. For this reason, these sites traditionally have been referred to as "winter quarters", with individual pitches generally

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referred to by showpeople as plots. There are about 20 plots at the Hoton Showmen's site.

- 194 Working with the other local planning authorities, Charnwood Borough Council has updated the pitch targets for Gypsies and Travellers and the plot targets for Travelling Showpeople. The 2017 Gypsy and Traveller Accommodation Needs Assessment identifies a need for up to eight additional plots for Travelling Showpeople to 2036. Much of this need will be met at the sustainable urban extensions allocated in the Charnwood Core Strategy, but there was a residual need to allocate sites for up to four showpeople plots. This need has now been met as in December 2018, an addition four plots were permitted at Hoton Park (Ref: P/18/0384/2).

Policy WV18: Travelling Showpeople

Proposals for the intensification or extension of the Hoton Showmen's site (as defined on the policies map) will be supported where:

- A. Additional plots are required to meet the accommodation needs of Travelling Showpeople living at Hoton Park;
- B. Plots will be safeguarded for Travelling Showpeople that meet the definition set out in the Government's 'Planning Policy for Traveller Sites' unless they are no longer required to meet an identified need;
- C. The amenities of existing residents in the area, including daylight/sunlight, privacy, air quality, noise, disturbance and light pollution, are not significantly adversely affected;

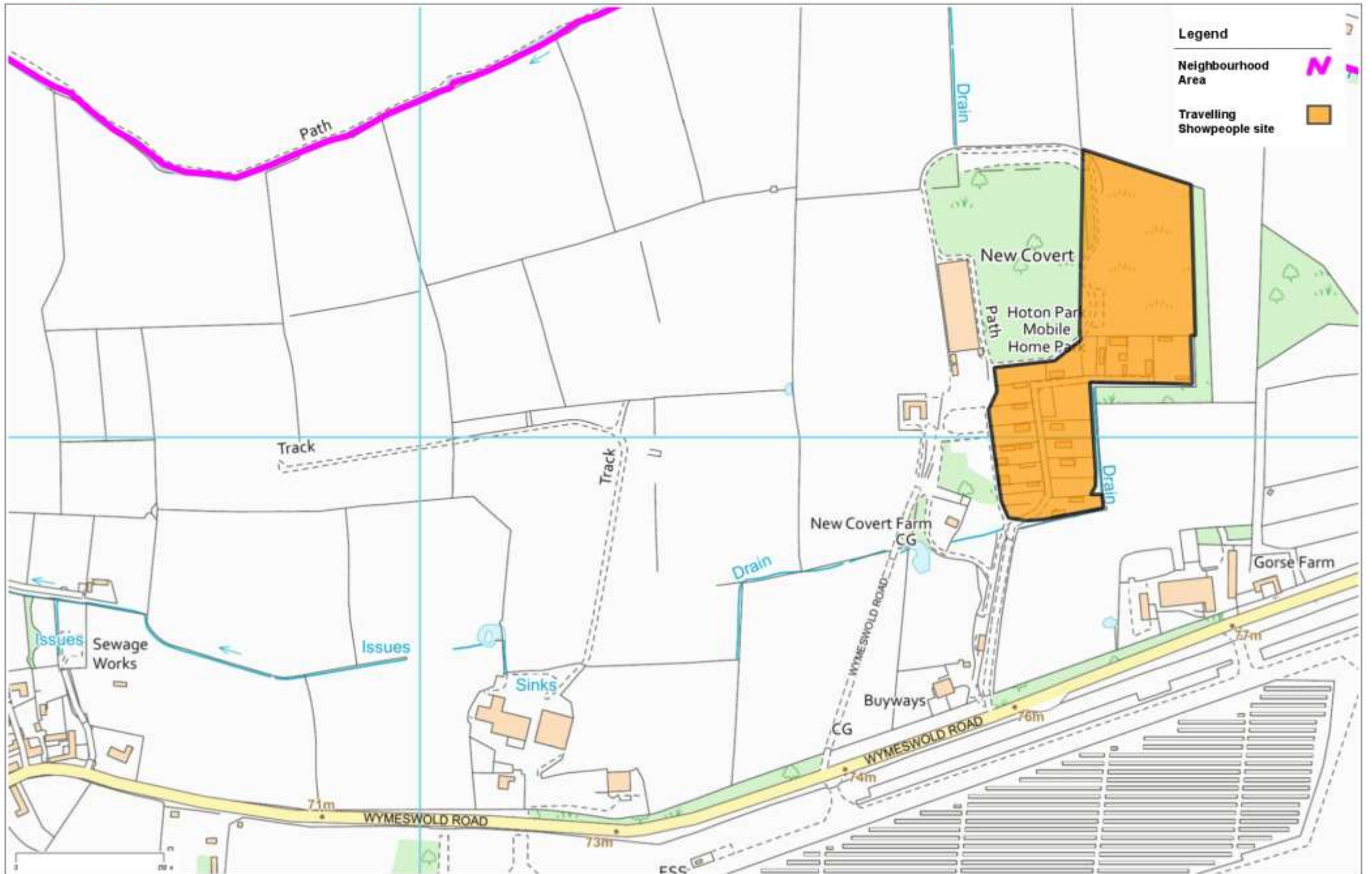
- D. Appropriate vehicular access and turning space is incorporated;
- E. Conflict between pedestrians / cyclists and vehicles on site are minimised;
- F. Landscaping proposals are incorporated and demonstrate that key elements of landscape character have been identified, retained and incorporated into the design. The presence of high close-board fencing will generally be considered inappropriate as a means of screening the site or pitch separation;
- G. Plots are well designed and laid out, ensuring that proposed amenity buildings or day rooms are sensitively sited and use sympathetic materials;
- H. Community safety and social cohesion is safeguarded through measures such as natural surveillance on site;
- I. Children are able to play safely on site;
- J. Foul sewerage disposal and surface water drainage are incorporated, and where appropriate, look for opportunities to implement Sustainable Drainage Systems;
- K. Exposure to severe weather and climatic risks are reduced, utilising for example, natural shade and shelter. Consideration should also be given to the use of renewable energy systems; and
- L. Schemes make it clear what commercial activity, if any, would be carried out on site and where.

Objectives

- ✓ Identify and then meet the housing, business and other development needs of the Wolds Villages with particular

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attention to the need for small housing units and provision for older people.



Design

- 195 Through good design we want to maintain and enhance the individual character of our area and create places that work well for both occupants and users, and are built to last.
- 196 Most new housing is directed to Burton on the Wolds. The 2006 Burton on the Wolds Village Design Statement (VDS) describes the distinctive character of the village and highlights the qualities valued by its residents. From these qualities, design principles have been drawn up to guide development. The Burton on the Wolds Village Design Statement is recognised by Charnwood Borough Council as a Supplementary Planning Document.
- 197 In Hoton, where most of the village is within the Conservation Area, new development should have regard to the Hoton Conservation Area Character Appraisal.
- 198 In accordance with Charnwood Core Strategy Policy CS2, we expect all development to contribute positively to the creation of well-designed buildings and spaces

Policy WV19: Design

Only developments which meet the requirements of Charnwood Local Plan 2011 - 2028 Core Strategy Policy CS2 will be supported. Development must have regard to the Burton on the Wolds Village Design Statement or Hoton Conservation Area Character Appraisal where appropriate.

Objectives

- ✓ Maintain the unique identity of each of the Wolds Villages.
- ✓ Secure high quality design.

Employment

Economic Activity

- 199 The 2011 Census shows that of the 1,134 residents aged 16 to 74, 881 were economically active. Of these 53% were in full-time employment and 22% were in part-time jobs. In October 2016, the claimant count in The Wolds ward was 0.6%.
- 200 Of the 861 working residents (2011 Census), 4% worked mainly from home but 74% travelled by car or van.
- 201 11% of respondents to our 2016 questionnaire worked in the Wolds villages area, 53% did not and 37% were not in employment. 30% of those that commute work in Loughborough and 22% in Leicester.

Wymeswold Industrial Park

- 202 A former Royal Air Force station is situated between Hoton, Wymeswold and Burton on the Wolds. The runway still exists and is used for motorsport. Wymeswold Industrial Park is located on part of the former RAF Station.
- 203 Wymeswold Industrial Park is an extensive rural industrial estate providing a mixture of mid-sized metal framed industrial units and smaller brick workshops, secure compounds and external storage areas, all set within a well landscaped estate. The fully managed park has 24hour site security and is suitable for a variety of business uses, light and general industrial activity and for distribution and warehousing purposes. The site comprises 53 units, with sizes ranging from 500 sqft to 28,000 sqft. There is a high level of churn on the site, suggesting

it has an important “incubator” role and there are some opportunities for business expansion.



Figure 37: Wymeswold Industrial Estate

- 204 An employment land review undertaken by Charnwood Borough Council in 2018, recommended that the employment uses at Wymeswold Industrial Park should be protected.
- 205 Wymeswold Industrial Park is a strategic asset for the Borough and has the potential for a small expansion.

Policy WV20: Wymeswold Industrial Park

Business development (Classes B1 and B2 of the Town and Country Planning (Use Classes) Order 1987 (as amended)) in the Wolds Villages Neighbourhood Plan area is directed to Wymeswold Industrial Park.

Wymeswold Industrial Park, as shown on the Policies Map, is safeguarded for business uses and the extension of existing business establishments will be supported.

Some 1.5 hectares of land to the south-east of Wymeswold Industrial Park, as shown on the Policies Map, is allocated for Business and General Industrial (Classes B1 and B2 of the Town and Country Planning (Use Classes) Order 1987 (as amended)) uses. Development will be supported subject to the following:

- A. Access shall be from the existing Wymeswold Industrial Park and/or a new access off Burton Lane;
- B. In consultation with the Highway Authority, measures to be taken to discourage HGVs from entering and leaving the site via Burton on the Wolds village;
- C. A landscaping scheme is undertaken which includes:
 - a. the retention or replacement of trees and hedges of native species along the boundary of the site;
 - b. the planting of trees and hedges of native species along the southern boundary of the site; and

- c. the planting of trees to replace any trees lost within the site.

Objectives

- ✓ Identify and then meet the housing, business and other development needs of the Wolds Villages with particular attention to the need for small housing units and provision for older people.
- ✓ Maintain and enhance Wymeswold Industrial Park's role as a strategic employment site.

Eaton

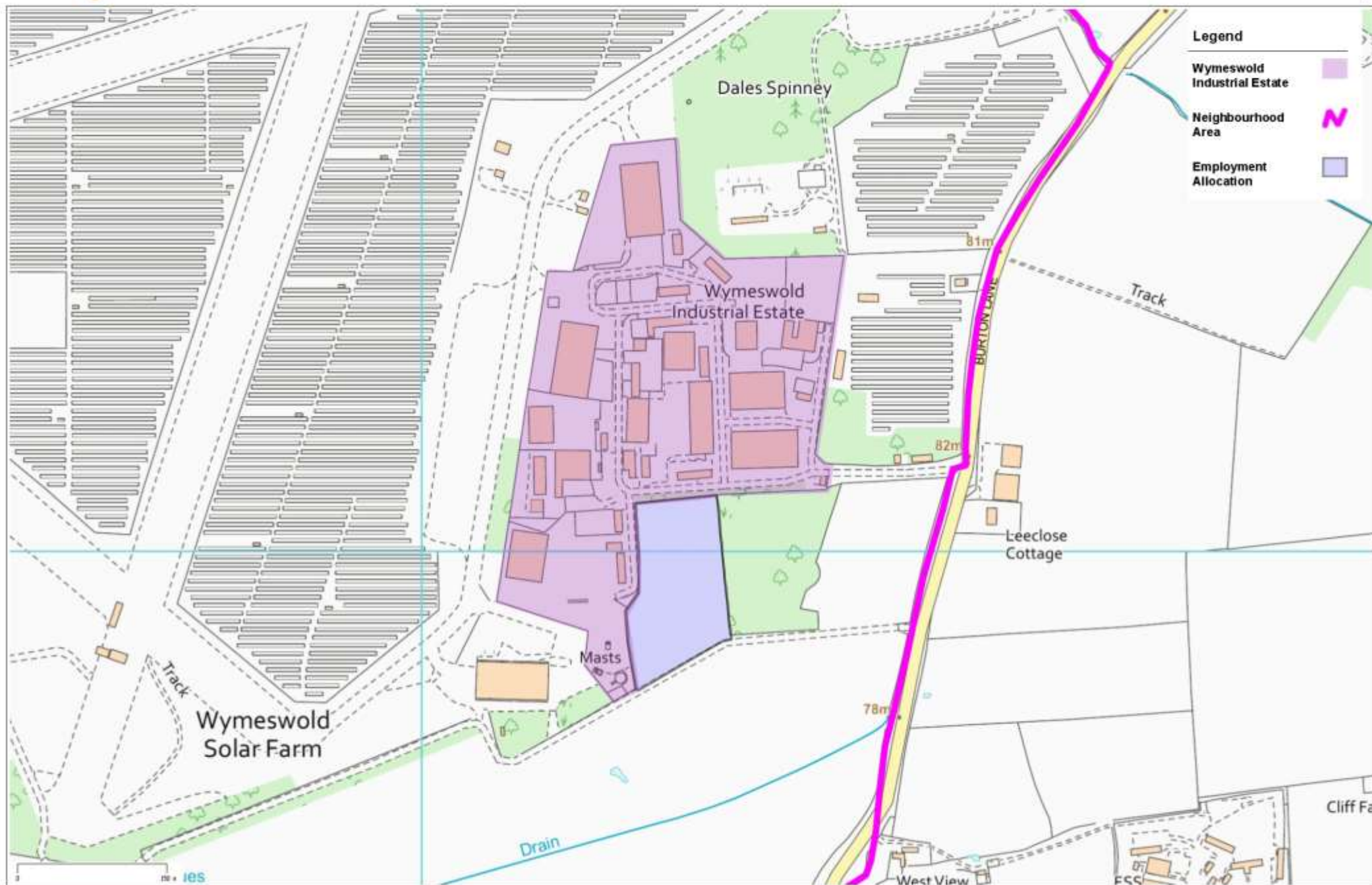
- 206 Eaton (formerly Cooper-Bussmann) have a large base off Melton Road, east of Burton on the Wolds. Once known as a vehicle components

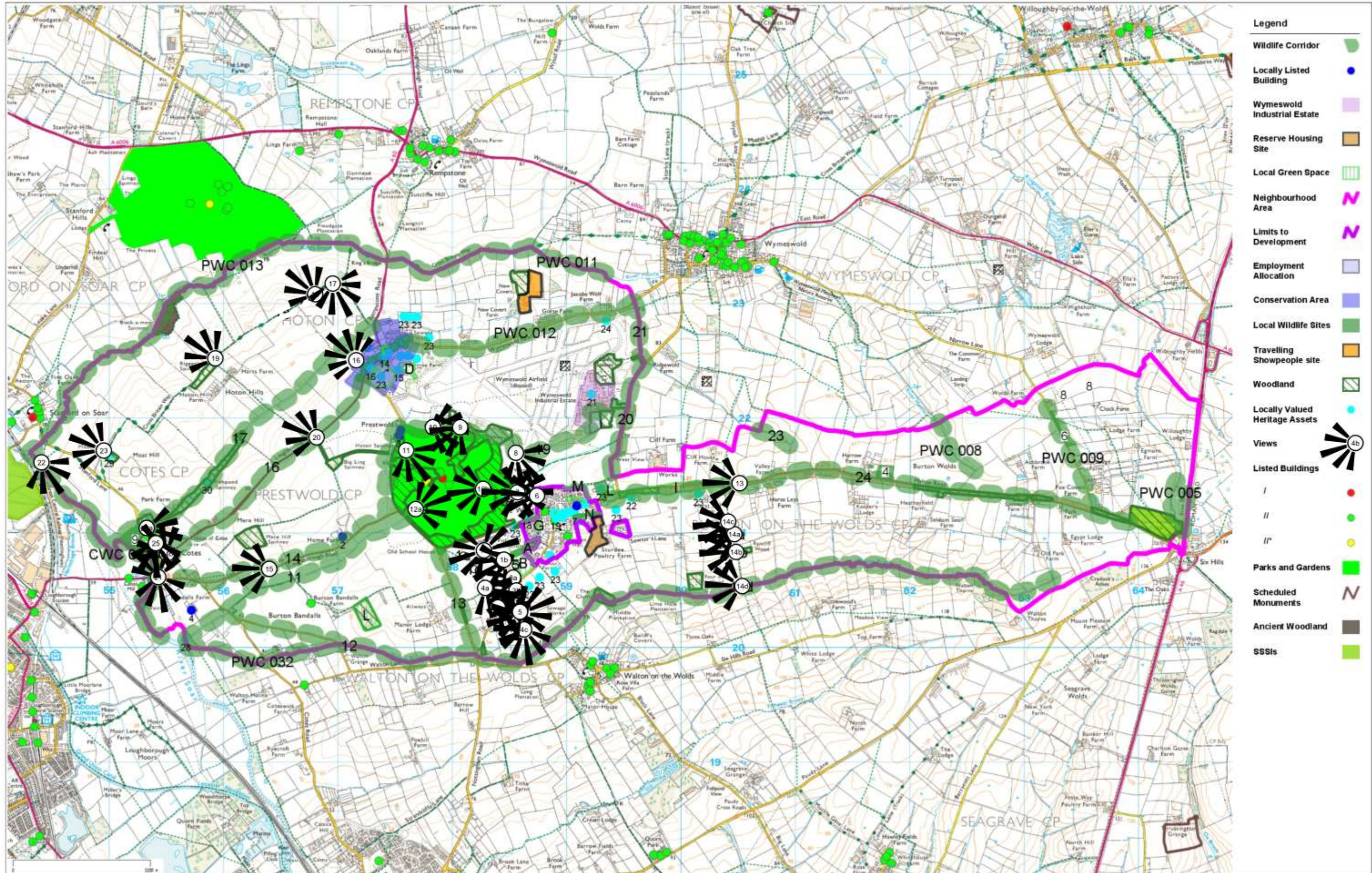


Figure 38: Eaton, Melton Road

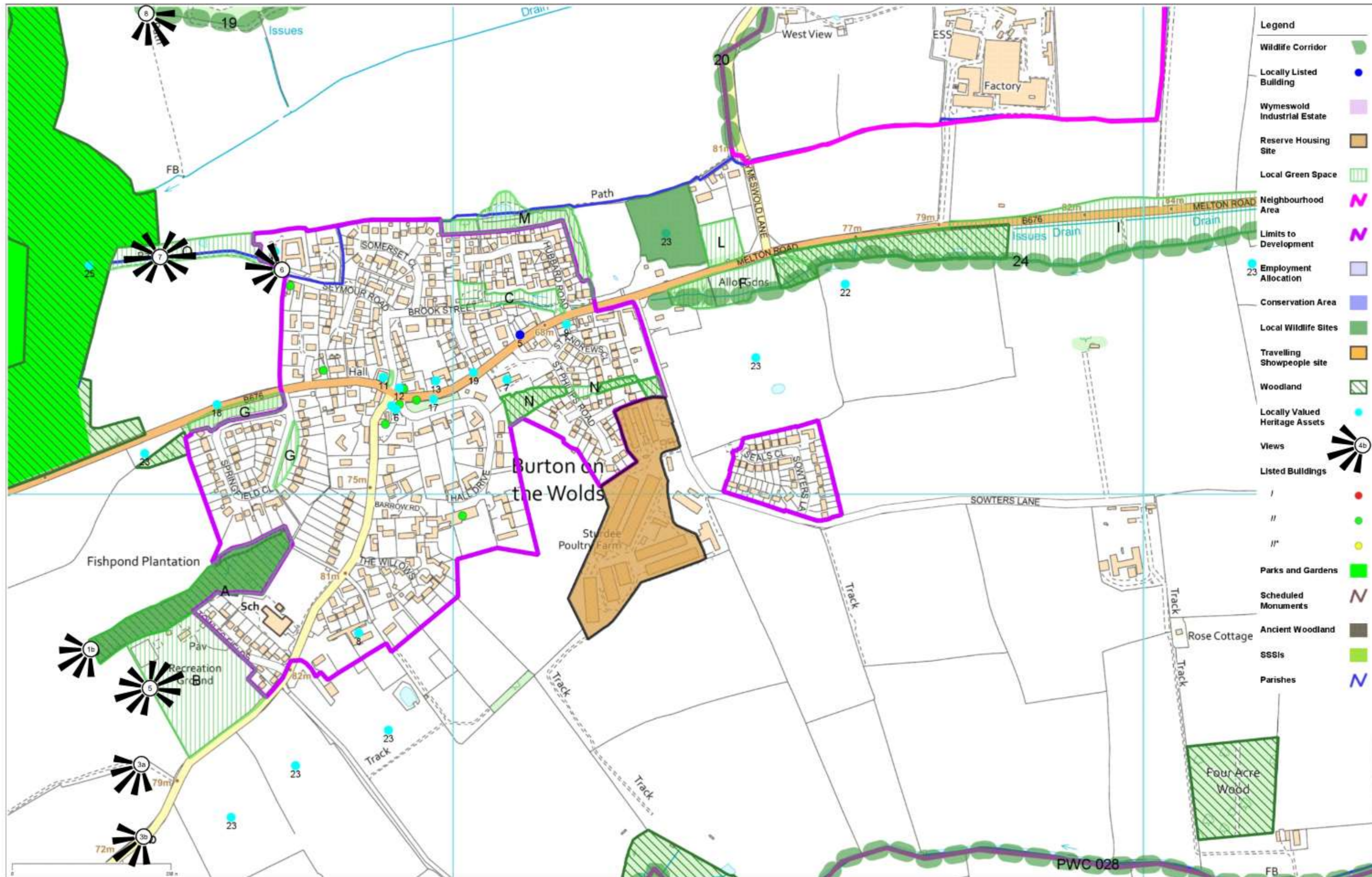
supplier, Eaton has diversified to include a broader industrial and commercial focus. Today, Eaton's businesses comprise five distinct segments: Electrical, Hydraulics, Aerospace, Truck and Automotive. Eaton acquired Cooper Industries plc in November 2012. Although the access is inside the Wolds Villages neighbourhood area, most of the Eaton site lies in Wymeswold parish.

- 207 The Eaton site should be retained for business use.





- Legend**
- Wildlife Corridor 
 - Locally Listed Building 
 - Wymeswold Industrial Estate 
 - Reserve Housing Site 
 - Local Green Space 
 - Neighbourhood Area 
 - Limits to Development 
 - Employment Allocation 
 - Conservation Area 
 - Local Wildlife Sites 
 - Travelling Showpeople site 
 - Woodland 
 - Locally Valued Heritage Assets 
 - Views 
 - Listed Buildings
 - I 
 - II 
 - II* 
 - Parks and Gardens 
 - Scheduled Monuments 
 - Ancient Woodland 
 - SSSIs 





Legend	
Wildlife Corridor	
Locally Listed Building	
Wymeswold Industrial Estate	
Reserve Housing Site	
Local Green Space	
Neighbourhood Area	
Limits to Development	
Employment Allocation	
Conservation Area	
Local Wildlife Sites	
Travelling Showpeople site	
Woodland	
Locally Valued Heritage Assets	
Views	
Listed Buildings	<ul style="list-style-type: none"> I II II*
Parks and Gardens	
Scheduled Monuments	
Ancient Woodland	
SSSIs	

