

Hungarton Parish Council

Neighbourhood Development Plan 2011-31



Submission version

Introduction from the Chair of Hungarton Neighbourhood Development Plan Committee

The document we are presenting to you has been developed through a lengthy and formal consultative process with which many of you have engaged. The policies that have emerged and sit at the heart of the plan reflect the views that have been expressed by the community through open consultation days, focus groups, meetings and a questionnaire. That such a high proportion of the community took the time to engage with the process gives us great confidence that the plan provides the best possible guidance for the development of the parish until 2031.

Many hours of voluntary labour have gone into the process and I would like to express my thanks especially to the committee members and to those who gave their time to the theme groups and to undertaking detailed background research all of which has fed into the process and contributes to this final submission version.

This is the submission draft of the Neighbourhood Plan for Hungarton Parish. This means that the Parish Council is satisfied that it has a robust Neighbourhood Plan and asks Harborough District Council to check the processes that have been followed and consult with relevant bodies that it has been developed in accordance with the required legislation and regulations.

I would like to thank Officers from Harborough District Council for their support as we have undertaken this work and for the grant funding received from Locality and the Big Lottery Awards for All, without which the preparation of this Neighbourhood Plan would not have been possible.

Finally I would like to thank you all, residents of the parish, for participating in the creation of this important document.

James Patterson, HNDP Chair

October 2016

Hungarton Neighbourhood Plan

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Appendices

1. Hungarton consultation statement (includes designation documents, 5 x consultation analysis documents, questionnaire and regulation 14 responses)
 2. Statement of Compliance with the Basic Conditions
 3. Hungarton's history
 4. Hungarton historic environment listing
 5. Hungarton housing needs report
 6. Hungarton new builds since 1991 (two documents)
 7. Hungarton site assessment criteria
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 9. Buildings and structures of local historical and architectural interest
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 17. Hungarton Neighbourhood Plan Strategic Environmental Assessment Screening Report: HDC
- Other supporting information is on the Parish Council website

1. What is a Neighbourhood Plan and why is it important?

How Neighbourhood plans fit into the planning system

A Neighbourhood Plan is a radical new planning tool that gives local people more control over how their community develops and evolves.

It is a central part of the Localism Act introduced by the Government in November 2011, which aims to devolve more decision making powers from Central Government to individuals, local communities and Parish Councils.

The National Planning Policy Framework (NPPF) states that a Neighbourhood Plan gives the community “direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need”. It enables us to ensure we get the right types of development in the right locations and to set planning policies that will be used in determining decisions on planning applications.

A Neighbourhood Plan forms part of the statutory planning framework for the area, in this case Harborough District. This statutory status gives it more influence than other non-statutory local documents such as Parish Plans and Village Design Statements. Its statutory status also means that it must be prepared in a certain way, that it must comply with relevant EU and national legislation and must also be in general conformity with local planning policy.

Robust evidence is the foundation on which a Neighbourhood Plan has to be based. This includes evidence of community engagement and consultation and how the views, aspirations, wants and needs of local people have been taken into account alongside stakeholder comment and statistical information to justify the policies contained within the Plan. A detailed Statement of Consultation (Appendix 1) and a comprehensive Statement of Compliance with the Basic Conditions (Appendix 2) have been produced to support this Submission draft of the Neighbourhood Plan.

There are some restrictions to what Neighbourhood Plans can achieve. For example:

- They cannot promote less development than is set out in the Local Plan.
- They deal essentially with land use issues; they cannot address enforcement issues.
- While issues such as ‘improvements to pavements’ do not directly relate to land use issues, Neighbourhood Plans can encourage funding for these through developer contributions or through action to be undertaken by the Parish Council. Non planning-related issues such as this are addressed within the Neighbourhood Plan as issues for Community Action and are separated from the policies within the text.

Meeting the requirement for sustainable development

The NPPF states that there are three dimensions to sustainable development: economic, social and environmental, all of which are important and interrelated.

a) Social

We have sought, through the Neighbourhood Plan, to safeguard existing open space for the future enjoyment of residents.

We are also seeking to deliver a mix of housing types so that we can meet the needs of present and future generations and ensure that we support the community's needs and its health, social and cultural wellbeing.

In addition, we are seeking to preserve and develop the community facilities within the Parish based on the outcomes of an extensive range of community consultation events in order to help the sustainability of the Parish and to enhance community cohesion.

b) Environment

In order to protect and enhance our natural, built and historic environment, we are seeking to ensure that:

- Housing development is of the right type in the right location, so that it does not harm but instead positively reflects the existing and historic character of the area;
- The open spaces within our village are protected from development, to safeguard the village identity and retain the rural nature of its surroundings;
- Development preserves and contributes to the attractive local countryside;
- Development recognises the need to protect and, where possible, improve biodiversity and important habitats;
- Provision is made for improved pedestrian and cycling facilities.

c) Economy

Whilst the community is largely residential, there is a desire in the community to safeguard its employment outlets, including the farming community. We therefore wish to retain at least the current level of employment, and develop it further where possible, in our area by:

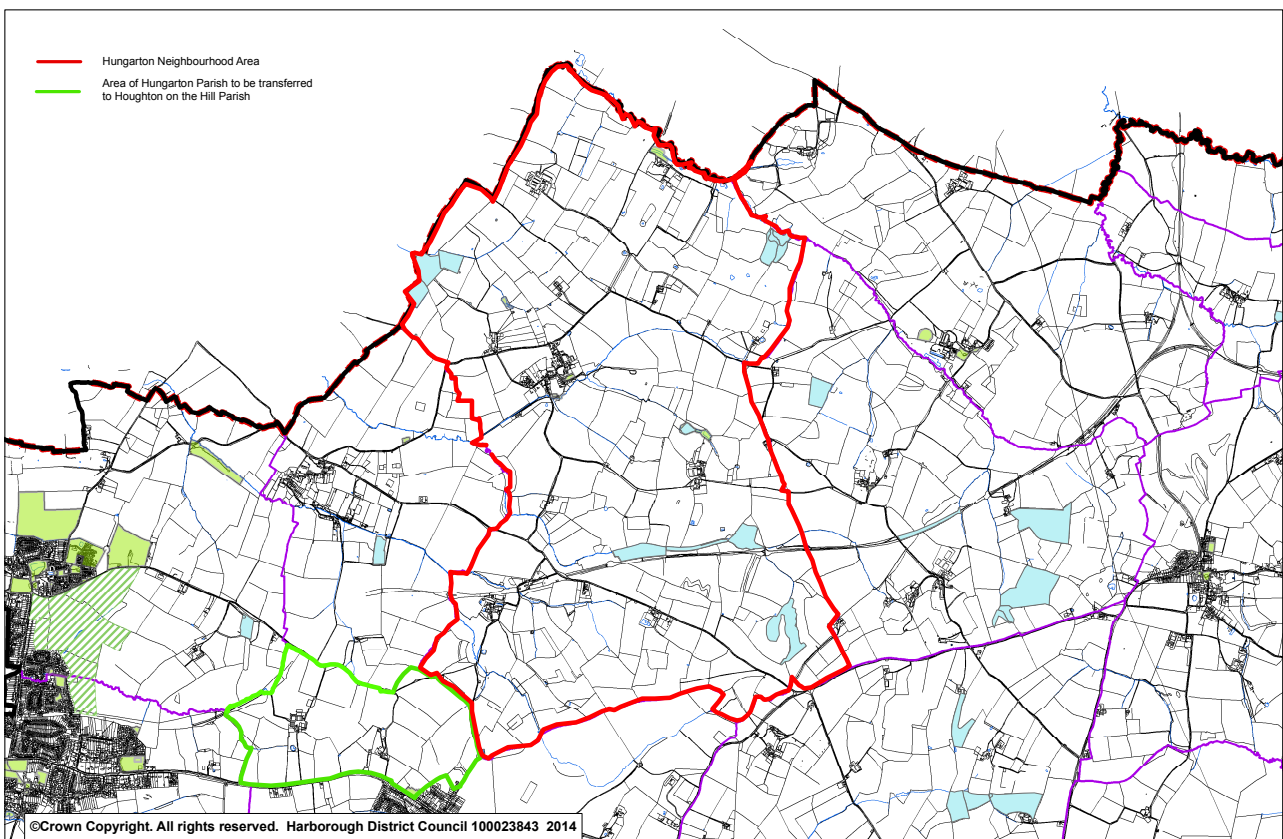
- Retaining our existing sites which provide jobs for continued use and where possible improving them, unless it can be clearly proven that they are not viable;
- Supporting diversification of existing businesses where necessary;
- Minimising emissions caused by journeys to work by promoting home working and improved broadband infrastructure;
- Encouraging start-up businesses.

This document sets out local considerations for delivering sustainable development across Hungarton. Development proposals should meet the requirements of all relevant policies in this Neighbourhood Plan and be in line with Harborough District and national policies.

The parish of Hungarton was formally designated as a Neighbourhood Area by Harborough District Council on 21 July 2015. Part of the parish was excluded from the Neighbourhood Area by agreement in view of its distance from Hungarton village and its proximity to the neighbouring parish of Houghton on the Hill.

This is the draft Neighbourhood Plan for the Parish of Hungarton. It covers the area of the Parish shown on the map of the designated area in figure 1 below.

Figure 1 – Hungarton Neighbourhood Plan area



2. Our neighbourhood

Landscape

The Parish of Hungarton lies within the High Leicestershire National Character Area. “This landscape of broad, rolling ridges and secluded valleys has a quiet, remote and rural character with small villages and scattered farms. The predominantly rural character of the area comprises undulating fields with a mix of pasture on the higher, sloping land and arable farming on the lower, flatter land. Fields are divided by well- established hedgerows, with occasional mature hedgerow trees. A network of narrow country lanes, tracks and footpaths connect across the landscape interspersed by small thickets, copses and woodlands. Extensive views from the higher ground reveal a pattern of small attractive villages, hamlets and farm buildings set within an agricultural landscape, with traditional churches acting as distinctive features of the settlements.” *National Character area profile, Natural England*

Most of the Parish is underlain by boulder clay, with strands of sand.

Historic environment

The historic environment of Hungarton parish is of regional and even national importance because of the extent to which the medieval landscape survives (see Appendix 3 & 4). The parish includes no fewer than three deserted medieval villages and also contains some of the best preserved ridge and furrow in the country.

At the 1086 Domesday Book there were four villages in Hungarton parish: Hungarton itself (Hungretone), Ingarsby (Inwaresbie), Quenby (Queneberie), and Baggrave (Badegrave). Ingarsby, Quenby and Baggrave, however, were all deserted in the late medieval period. The land at Ingarsby, a grange of Leicester Abbey, was enclosed in 1469 as the Abbey switched from arable farming to sheep and cattle. Ingarsby village, apparently already struggling economically and from the effects of the Black Death, soon became depopulated. The smaller settlement of Quenby (close to the present Quenby Hall) disappeared soon after as the Ashby family similarly enclosed the land and converted it to pasture between 1485 and 1489. The hamlet of Baggrave, also owned by Leicester Abbey, was ‘desolate and laid waste’ in the early 1500s as the same transition occurred; by 1563 only two families remained.

Both Ingarsby and Baggrave are Scheduled Monuments. Most important is Ingarsby, described by Pevsner as ‘one of the outstanding deserted village sites in Britain’ for the quality of its surviving earthworks, and also valued by historians for its unusually good documentation – a very rare combination.

The land around the Halls at Baggrave and Quenby (including the deserted village sites) was subsequently converted to parkland: both are listed in Historic England’s Register of Historic Parks and Gardens.

Medieval ploughing in the open fields system produced a distinctive wave-like pattern known as “ridge and furrow”. Hungarton’s early shift from arable to pastoral farming has left the

parish rich in ridge and furrow, especially around the three deserted villages and around Hungarton village itself. A 2001 English Heritage study of the East Midlands identified Hungarton parish as one of only forty parishes in the region retaining outstanding examples of ridge and furrow. It has been noted that such examples are of national, not merely regional, importance. The field south-west of the church has been placed on the Selected Heritage Inventory for Natural England (SHINE).

After the medieval enclosures, much of the rest of the parish remained as open fields until the mid-eighteenth century. In 1762 Shukburgh Ashby of Quenby Hall, as Lord of the Manor and major landowner in the parish, received parliamentary approval to enclose 'several Open Fields ... of Arable Land, and Meadow, and Pasture Ground' amounting to 900 acres. The enclosure of Hungarton parish was now completed.

Built heritage

There is evidence of settlement in Hungarton parish since Roman times. Anglo-Saxon artefacts have been discovered, and substantial environmental evidence remains of medieval settlement. However the majority of the surviving historic buildings, many of which are listed, date from the rebuilding of Hungarton, by Shukburgh Ashby of Quenby Hall, in the late eighteenth century. Hungarton, according to Pevsner, is the 'most complete' example of eighteenth century estate building in Leicestershire, and it is this which gives the village its special character.

Mentioned in the Domesday Book of 1086, Hungarton village contained 72 taxpayers in 1377 and 27 households in 1563. Only one building now survives from medieval Hungarton, however: the Church of St John the Baptist. Built in the fourteenth and fifteenth centuries, the church is Grade II* listed.

Historically, Hungarton parish has been dominated by the three 'great houses' of Quenby, Baggrave and Ingarsby. Quenby Hall, described by Pevsner as 'the most important early C17 house in the county' and Grade I listed, was built in brick in the Jacobean style c. 1618-30. Baggrave Hall (Grade II* listed), of sixteenth century origins, was largely rebuilt in the 1750s. Ingarsby Old Hall (Grade II* listed), on the site of the medieval moated grange, dates mainly from the fifteenth and sixteenth centuries.

Between 1765 and 1775, shortly after Hungarton's enclosure act was passed, Shukburgh Ashby (on 'a principle laudable and truly disinterested' according to his monument in the church) rebuilt most of the village in brick. Contemporary observers were impressed by both the extent and quality of the rebuilding:

[Ashby has] 'erected three new farm-houses [there would eventually be four], and a parsonage, in a neat and substantial manner, of brick and tile; and some cottages in the same manner; and placed them at the entrance of his village, - in such a manner that they have a most agreeable effect: These works are very noble; they ornament a country, encourage industry ... and are sure to acquire that fame, which is due to so just a species of patriotism' – Arthur Young, viewing the work in progress in 1771

'This is a village of beauty ... enriched by the goodwill of Shuckburgh Ashby, Esq. who has made the habitations of his tenants comfortable with bricks, &c; even a blacksmith's shop has form and studied usefulness' - John Throsby, in 1790.

Despite the scale of the rebuilding, the new houses were likely built largely on the footprints of older buildings, retaining the pre-eighteenth century village plan. Historic maps demonstrate that Hungarton's distinctive pattern of housing interspersed with open spaces has long been characteristic of the village.

The nineteenth century brought no major changes to Hungarton. A Wesleyan chapel was built in 1846, to be replaced in the 1890s by a new chapel slightly further up Main Street. With the Education Act of 1870, Hungarton acquired a village school. The railways reached the parish with the opening of the spur line from Leicester (Belgrave) to Marefield Junction in 1882; Ingarsby Station opened early the following year.

Current housing

According to the 2011 Census, Hungarton Parish had an estimated population of 283 residents living in 121 households dispersed across 1,455 hectares. Since 2001 the number of residents had increased by around 14 (+5%) and the number of households by 17 (+16%).

At the 2011 census, Hungarton had 25.8% older (over 60) residents and a significantly smaller proportion of residents under 16 (15.9% / 19.1%). The number of people aged 65+ increased by 10 from 32 to 42 between 2001 and 2011. In 2011 there were 31 people aged between 60 and 64 which suggests that the number could almost have doubled in the over 65 age bracket since the census. The median age of people living in the Parish is 47 which is older than the district (43), regional (40) and national (39) rates.

The 2011 Census also shows the average household size in Hungarton parish was 2.3 people.

People living in the Hungarton Parish are more likely to live in homes with a high number of bedrooms with the average number of bedrooms per household standing at 3.6.

Home ownership levels are relatively high with over 40% of households owning their homes outright. Social rented properties account for around 9%. There are a very high proportion of private rented homes which represent a quarter of the housing stock. Further detail is provided in Appendix 5.

Engaged community

Around 20 people have been actively involved in the making of the plan, either as members of the PC sub-committee or as theme group members.

Consultations were well attended with 55 attending the first open event in September 2015; 79 completing the Community Questionnaire; and 69 attending the second open consultation in May 2016 (for details please see the Consultation Statement (Appendix 1)).

The community has consistently stressed the importance of the environment through each consultation:

- Thinking about living in Hungarton, 97% said that environment was important, 85% said very important;
- 82% scored open green spaces within the village as important;
- 96% use local footpaths (questionnaire results);
- Policies garnering the most comment/agreement at the May '16 consultation were on hedges, public rights of way and views.

3. Neighbourhood Plan policies

3.1 Strategy

Central to the Neighbourhood Plan for the Parish of Hungarton is the principle of ensuring sustainable development, which means providing for the needs of the current generation while not making life worse for future generations. This principle is consistent with the purpose of the UK Planning System, as set out in the National Planning Policy Framework 2012 (NPPF), to “help achieve sustainable development”.

It follows that the detailed objectives of Hungarton’s Neighbourhood Plan should include the type and extent of new development required to meet the needs of the local community, where it should best be located in the Parish, and how it should be designed. The plan should include in its scope everything from small-scale development, such as a minor extension to a house, to larger housing developments and employment proposals. Most importantly, having a fifteen-year duration, the plan should also be as forward-looking as possible.

In developing its Neighbourhood Plan, Hungarton Parish Council has taken a positive approach to the consideration of development proposals that contribute to sustainable development. This includes working with the local community, landowners, Harborough District Council, statutory consultees and other partners to gather the evidence necessary to formulate detailed policies. This has revealed a positive community attitude to limited housing growth in Hungarton and has enabled the identification of locations that are available and appropriate to the number, type and style of new houses envisaged by the community, to meet its needs over the plan period.

Finally, in addition to a thorough approach to evidence gathering, the Hungarton Parish Council has considered and incorporated the principles of sustainable development in developing its Neighbourhood Plan. The Parish Council submits that its Neighbourhood Plan for Hungarton can, accordingly, be approved without delay.

POLICY S1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT - When considering development proposals, the Plan will take a positive approach that reflects the presumption in favour of sustainable development contained in national and District-wide plans and policies.

The Plan is not intended to replace the policies contained in the Harborough Core Strategy, Harborough Local Plan (when adopted) and the NPPF. It sits alongside these to add additional, more detailed policies, that are specific to Hungarton and which help achieve the Community’s vision. Where suitable policies already exist in the Harborough Core Strategy or NPPF they are not duplicated in this Plan.

POLICY S2: GENERAL POLICY PRINCIPLE - Where there are no policies in this Plan relevant to a planning application or development proposal, the provisions of relevant National and District wide planning policies apply.

National and Districtwide planning policies continue to apply and the policies within the Neighbourhood Plan, where relevant, provide additional policy/guidance in respect of future development in Hungarton Parish

3.2 Housing

3.2.1 Housing Provision

In 2011, there were 121 dwellings in the Parish, an increase of 12 dwellings (or 11%) since 2001. In the last 25 years, there has been infill and greenfield development (14), replacement and conversion of agricultural buildings (6) and replacement of existing dwellings (2) within the Parish of Hungarton, resulting in a total of 22 new dwellings (see Appendix 6).

The formal consultation process has revealed a consensus for limited development of up to five dwellings, with a requirement principally for bungalows and homes for young couples/families (2-3 beds). Residents value the rural nature of the Parish and consider that development should be appropriate to preserving the character of the village and the limited local infrastructure, with preservation of green spaces also a top priority. With regard to the type and style of new housing, a majority of residents expressed a preference for dwellings that were consistent with the conservation area, style and materials, and in keeping with neighbouring houses. 96% of those responding to the questionnaire supported renewable energy in new housing.

Reflecting the importance of protecting the Parish's good quality built and natural environment, including its high number (29) of listed buildings, the District Council's Core Strategy indicates that housing development in the Parish of Hungarton will be limited.

The New Local Plan Options Consultation Paper (September 2015) for Harborough District includes a revision of the housing need in the District as a whole and the allocation of numbers of houses to specified locations within it. It states that there is a requirement to provide for at least 9,500 new dwellings between 2011 and 2031 across the District. Of this, nearly two thirds (61%) of the 9,500 dwellings needed over the Plan period have already been built or are planned. This leaves a District-wide shortfall of 3,687 dwellings which needs to be accommodated between 2015 and 2031.

The Options Paper also establishes a hierarchy of settlements to help to determine the most appropriate locations for development.

On the basis of this hierarchy, Hungarton is classified as a 'Sub-Selected Rural Village' as it has at least one of a number of key services or facilities (in the case of Hungarton a pub and a Village Hall) and a minimum of at least 50 households. In Sub-Selected Rural Villages, only limited infill development is deemed appropriate in support of local facilities.

The Options Paper does not, therefore, apportion a specific housing target to Sub-Selected Rural Villages, but expects a contribution to the overall housing target.

With reference to the District-wide housing requirements contained within the Options Paper, and in addition to existing commitments and recent completions within the Parish, provision is made for a further five homes across three sites, as specified in Policy H2. In order to safeguard the delivery of the proposed level of housing in the event of a failure to deliver the housing required through the allocated sites and/or a district-wide increase in housing need,

two reserve sites have been identified (Policy H3) which will be released for limited development should the need arise.

POLICY H1: HOUSING PROVISION - The Neighbourhood Plan covers the period 2011-31. The Plan allows for a maximum of five additional houses through the Plan period at specified sites in the Parish, which will be met through site allocations in accordance with Policy H2. These houses are in addition to those for which planning permission exists, but are not yet constructed. A reserve sites policy is included as H3 to meet any future increase in housing need above current levels during the Plan period.

3.2.2 Housing Allocations

Most respondents to the Community Questionnaire (March 2016) are currently living in larger properties within the Parish. Responses indicate a potential need for some smaller and some single storey accommodation alongside homes for young couples within the Parish in future. Four respondents currently live in bungalows and an additional six would like to do so in future. Eighteen live in houses with five or more bedrooms but only eight require houses of this size in future. There is also an indication of a desire by some of those currently renting, to become homeowners in the future. Whilst 53% thought they could adapt their home, 26% thought that their home could not be adapted to meet future needs and 21% were not sure whether their home could be adapted for any future needs.

Changes to affordable housing being introduced through the Housing and Planning Act include the promotion of a Starter Homes initiative, which aims to help young first-time buyers (below 40 years) purchase a home with a minimum 20% discount off the market price. This initiative might help deliver the preference of the community, expressed in responses to the Community Questionnaire, to provide smaller homes for young couples; this preference is supported by the Neighbourhood Plan.

During 2015 Harborough District Council, along with all other Districts in the Leicester and Leicestershire Housing Market Area, undertook a Strategic Housing Land Availability Assessment (SHLAA). This call for sites was not extended to villages below Selected Rural Village level.

In developing the Plan and looking out for suitable land to allocate for development, all major land owners holding sites in and around the village were identified, through research by local residents. All were notified of the Plan process and invited to enter into dialogue with the team developing the Plan. Some landowners, both large and small, attended the open day held in Hungarton village hall in September 2015 and some have taken part in the Community Questionnaire and/or the May '16 open consultation.

A number of potential housing sites emerged through the process of preparing this Neighbourhood Plan. Through its Housing Theme Group, the Parish Council Neighbourhood Plan subcommittee responsible for the Plan assessed each site through a process detailed in appendices 7 & 8 and the subcommittee chair, the chair of the Housing Theme Group and

the subcommittee's consultant engaged in dialogue with the landowners or their agents to ascertain their plans for sites identified. The outcome of this exercise was that five sites were put forward as preferred sites for limited development to meet the needs of the community up to 2031. These sites were objectively assessed using criteria provided by YourLocale (our consultants) and the outcome endorsed through the results of a community questionnaire which was completed by the community in March 2016 and by a public consultation exercise that took place in May 2016.

The provision of 5 additional dwellings is welcomed by the community as an opportunity to rebalance the housing stock in line with locally identified need in preferred locations.

It is also recognised that through permitted development rights property owners are able to make certain changes to a building without the need to apply for planning permission.

Development site 1(a) - Wesleyan Chapel, Main Street

Mid 19th Century (1845) disused chapel for conversion to one dwelling.

Adjoining uses are residential and the chapel forms an important part of the streetscape at the north end of Main Street. It is within the current and proposed Limits to Development and the Conservation Area. It will require sensitive conversion.

This was the most popular site of those proposed in the community questionnaire.

One dwelling

Development site 2 (b) - Agricultural store at Hope Farm, Main Street

Agricultural store and hard standing, currently disused. Adjoining uses are arable, grazing and residential. The current building on the site was originally a grain store, then a cheese store. The site is flat, and has a line of silver birches to the north and west screening it from some angles. Access is good but somewhat steep. The site is outside the current Limits to Development and adjoins the Conservation Area.

Sensitive development, restricted to the north of the site, is required to minimise any impact on the group of listed dwellings at Hope Farm to the south west of the site.

This was the second most popular site of those proposed in the community questionnaire.

Up to three dwellings to north of site. 2-3 bedroom Starter Homes and single storey homes will be supported. Where the development provides for Starter Homes, priority should be given to local people as defined by the policy, wherever possible.

Development site 3 (c) - Land at Willowghyll, Main Street

A large bungalow in a very large garden (1 acre), which is the location of a previous planning approval for an eco-house. Adjoining uses are agricultural/residential. It is within the current Limits to Development and the Conservation Area. The site has potential for development on the northern, flatter part. Although the southern part was designated by Harborough District

Council as Important Open Land, the site affords an opportunity for limited development within the built-up area of the village with minimal detrimental impact.

This was the fourth most popular site of those proposed in the community questionnaire.

Up to two dwellings (contributing one additional dwelling to the Neighbourhood Plan). Suitable for bungalows.

POLICY H2: HOUSING ALLOCATIONS - Land is allocated for housing development at three locations as shown on the proposals map (figure 2). Development will be permitted for an additional five dwellings subject to the following criteria:

- a) (map reference a) For the conversion of the Wesleyan Chapel, Main Street, development will be permitted subject to:**
 - 1. The development providing a single home;**
 - 2. Off-road car parking provision for 2 cars;**
 - 3. The conversion preserving the architectural features that are a recognised feature of the existing streetscape.**

- b) (map reference b) For the Agricultural store at Hope Farm, Main Street, development will be supported subject to:**
 - 1. The development providing three dwellings in total. 2/3 bed Starter Homes and one home suitable for older people is supported;**
 - 2. All mature hedging and trees being retained;**
 - 3. Where possible local people are to be given first consideration in the allocation of Starter Homes**
 - 4. On-site car parking provision for 2 cars per dwelling.**

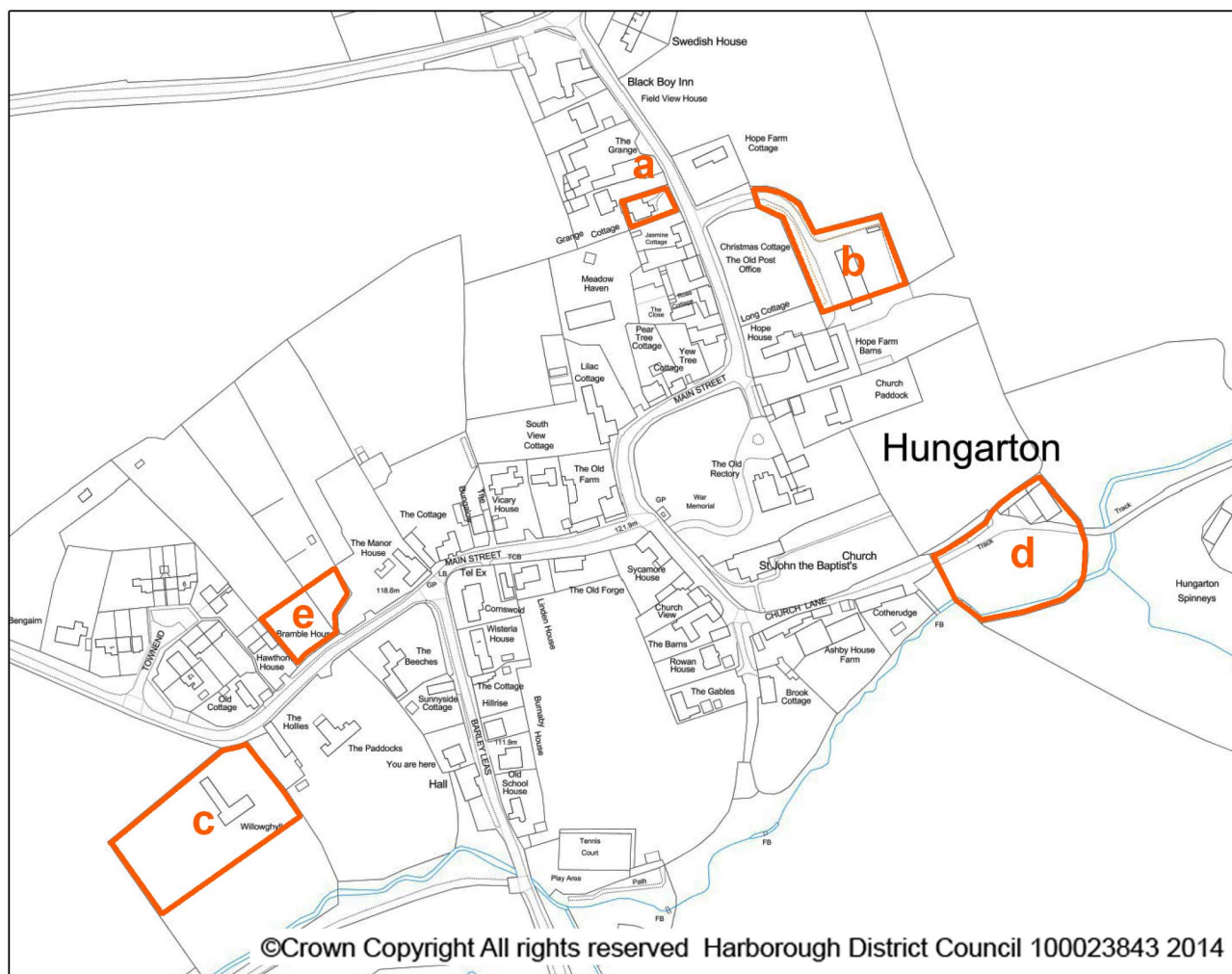
- c) (map reference c) For the Land at Willowghyll, Main Street, development will be permitted subject to:**
 - 1. The development providing 2 bungalows (contributing one dwelling);**
 - 2. Off road parking provision for 2 cars per dwelling.**
 - 3. Development of this site shall be subject to a flood risk assessment being undertaken and mitigation measures being put in place**

Where possible, starter homes within the Plan area shall be allocated to eligible households with a connection to the Parish defined as being where at least one member of the household meets at least one of the following criteria:

- a) Was born in the Parish;**
- b) Presently resides in the Parish and has, immediately prior to occupation, been lawfully and ordinarily resident within the Parish for a continuous period of not less than twelve months;**
- c) Was ordinarily resident within the Parish for a continuous period of not less than three years but has been forced to move away because of the lack of affordable housing;**

- d) Is presently employed or self-employed on a full time basis in the Parish, whose main occupation has been in the Parish for a continuous period of not less than twelve months immediately prior to occupation;
- e) Has a need to move to the Parish to be close to a relative or other person in order to provide or receive significant amounts of care and support;
- f) Has a close family member who is lawfully and ordinarily resident within the Parish for a continuous period of not less than three years immediately prior to occupation and for the purposes of this clause a “close family member” shall mean a mother, father, brother or sister.

Figure 2: Housing site proposals



3.2.3 Reserve sites

Although Hungarton as a Parish has met its housing requirement for the Plan period through the housing allocations identified in Policy H2, it is recognised that circumstances change and that there may be a need for additional new housing over the timeframe of the Neighbourhood Plan.

Therefore, two sites which have been designated as reserve sites, being those which the respective landowners consider may not immediately be available for development but which, in specific circumstances, may become so within the life of the plan.

Reserve site 1 (map reference d) - The Washpit, Church Lane, and adjoining small orchard

Comprising redundant cattle sheds and farm machinery storage yard, bisected by a track which gives access to Quenby Lodge Farm fields.

Adjoining uses are mature woodland (Hungarton Spinney), grazing and residential. It is outside, but adjoining the current Limits to Development and the Conservation Area. Listed Church (grade 2*) and Ashby House Farmhouse (grade 2) are nearby.

The site is gently sloping. The narrowness of the access via Church Lane is an issue and, therefore, very limited development is proposed.

This was the third most popular site of those proposed in the community questionnaire, although at the May Consultation event, some reservations were expressed about possible flooding. Development of this site would be subject to a flood risk assessment being undertaken and mitigation measures being put in place.

One dwelling, EITHER on the Washpit OR the adjoining orchard.

Reserve site 2 (map reference e) – Land fronting onto Main Street between Town End and Manor House

Grazing land fronting onto Main Street and to North and West of Town End. A greenfield site. Adjoining use is housing, Manor House is listed (grade 2). It is outside the current Limits to Development and within the Conservation Area.

An underground stream is known to be present on site. The site has variable slope and is steep in places. The part fronting onto Main Street could accommodate infill between existing houses. Pole-mounted electricity substation would need to be re-sited.

This was the least popular site of those proposed in the community questionnaire.

Two dwellings with frontages on Main Street

These sites will be released for development should the need for additional housing be identified in order to meet the District's housing target.

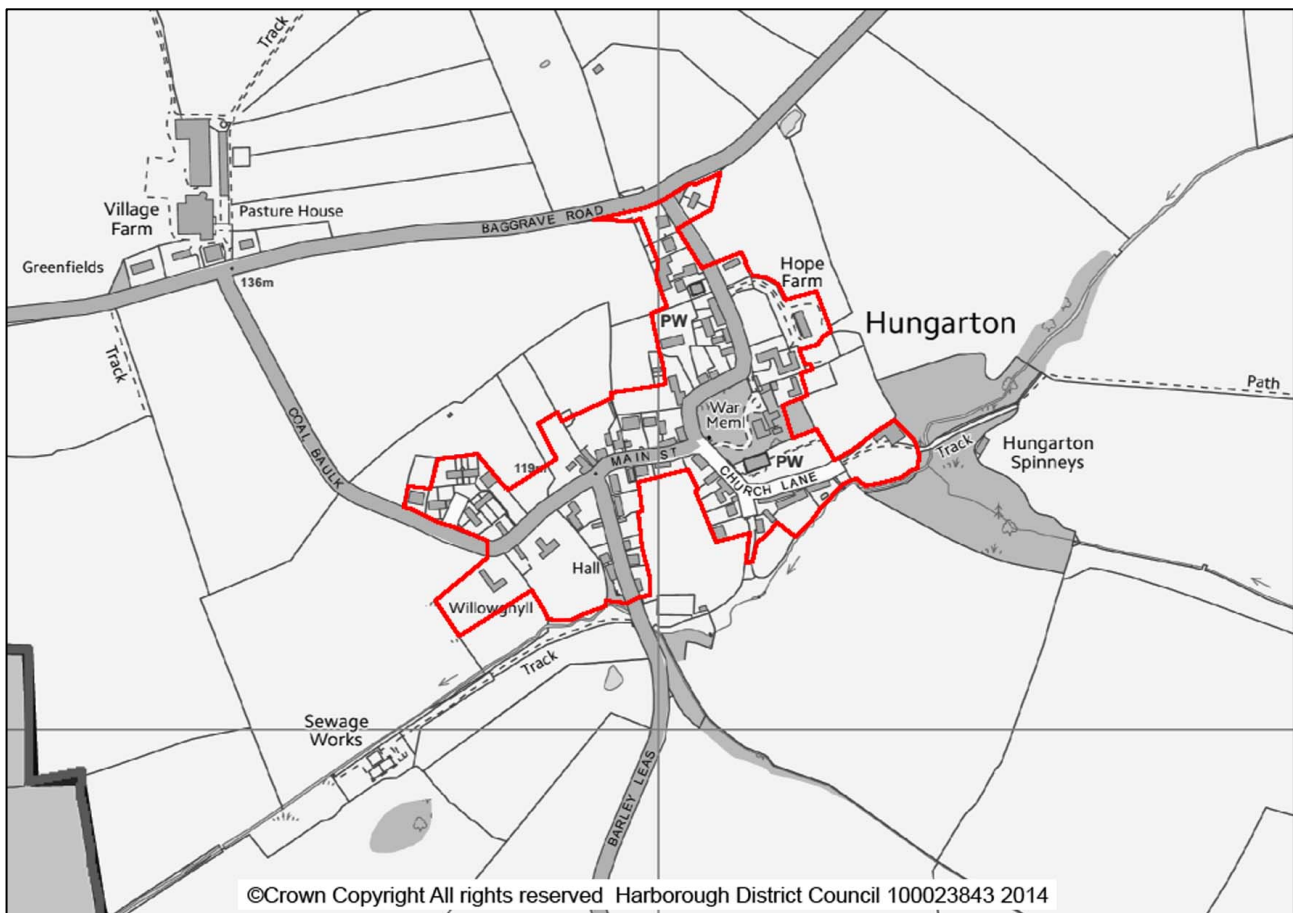
POLICY H3: RESERVE SITES - An allocation for up to three houses at two sites as shown on the Proposals Map, will be supported for housing development if:

- a) It is required to remediate a shortfall in the supply of housing land due to the failure of existing housing sites in Hungarton to deliver the anticipated scale of development required;**
- b) Or if it becomes necessary to provide for additional homes in the Parish in accordance with any new development plan document that replaces the Harborough Local Plan 2001.**
- c) Development of the Washpit site should be subject to a flood risk assessment being undertaken and mitigation measures being put in place**

3.2.4 Development boundary

The drawing of limits to development can be considered to be an important means of ensuring sensitive development in an historic built environment such as Hungarton. However, there is a need to update the current map to take into account existing development and future development needs. The following revised development boundary is introduced as a means of managing development activity consistent with the objective of sustainability. Outside this boundary, including the settlement of Ingarsby, there will be a presumption against development. The redrawn boundary maintains the important local green spaces identified at the September 2015 consultation and endorsed by the responses to the community questionnaire and the public consultation of May 2016.

Figure 3 – Hungarton proposed Limits to Development



POLICY H4: LIMITS TO DEVELOPMENT – Development proposals within the Plan area as identified in policies H2 and H3 will be supported within the Limits to Development as identified in Figure 3 where it complies with the policies of this Neighbourhood Plan.

3.2.5 Housing Mix

New building should make a positive contribution to meeting the needs of present and future residents of the Parish of Hungarton and ensuring a vibrant and mixed community. Analysis shows that, with 46% of houses being of four bedrooms or more, Hungarton Parish has a far greater proportion of larger houses than the national (19%) and District averages (34%).

The Community Questionnaire has shown that the 68% of the Parish community wants 2-3 bedroom homes, 61% want housing for young couples and 43% housing appropriate to use by the elderly and disabled, the former to stimulate a more varied demographic mix and the latter to help local people move to a more manageable home without having to leave the area. While 25% stated that housing for low-income families was needed, more would have chosen this option had they not believed that lack of public transport presented an insurmountable barrier. The May 2016 Consultation event endorsed this view.

In common with many rural communities, census data show that the average age of the population in the Parish is increasing. This raises issues at both ends of the age spectrum. Firstly, there is an unfulfilled need for more housing for young families, to ensure a mixed community. Secondly, there is a shortfall of housing appropriate older people who live in larger homes and wish to downsize yet not have to leave the Parish, thereby releasing larger homes for families.

Table one – Housing Mix

Hungarton		Harborough District	
1 bed	2%	1 bed	6%
2 bed	16%	2 bed	22%
3 bed	35%	3 bed	37%
4 bed	28%	4 bed	26%
5+ bed	18%	5+ bed	8%

POLICY H5: HOUSING MIX – The mix of housing within the allocated sites has been specified in Policy H2. All proposals for the Reserve Sites, should they be required, will be expected to demonstrate how the proposal will meet the current and future housing needs of the Parish. Applications for small family homes (2 or 3 bedrooms) or for older people (ground floor accommodation) will be supported where in accordance with other policies. There will be a presumption against larger homes (4 or more bedrooms).

3.2.6 Design

Hungarton is described in the Harborough District Council character assessment as ‘a fairly compact village situated on a south facing slope just below the Keyham/Baggrave Road and a ridgeline. Its houses line the Main Street, which is characterised by a series of right angle bends, and its adjoining roads. The village was wholly rebuilt in the 1760s and 70s for Sir Shuckborough Ashby of Quenby Hall. It is this rebuilding which gives the village its special character. The entrance to the eighteenth century village is marked by long low flanking cottages on either side of two of its entrances (The Hollies and The Old Cottage on Main Street and Sunnyside and The Cottage [now Bluebell Cottage] on Barley Leas). These pairs

are important to the plan of the village¹. The Black Boy public house marks the entrance to the village from the Keyham/ Baggrave Road. The other houses of the 1760s are farmhouses or substantial cottages. All these are in red brick in Flemish bond having lighter headers. This brickwork is characteristic of and special to Hungarton. These 1760/70s buildings are clearly dated with datestones and have an interesting variety of window treatment. Many of the original Swithland slates to the houses remain. The 1760s/70s buildings are now interspersed with others of all dates to the present'. It should also be noted that most of the historic buildings that form the core of the village are south facing, maximising the use of natural light and heat from the sun.

The Character Assessment goes on to describe the vistas and views within the village and the importance of the trees which serve to highlight the maturity of the village landscape.

Hungarton is designated as a Conservation Area in recognition of its special architectural and historical quality and interest. There are 29 Listed Buildings/structures across the Parish, including one Grade 1 and 3 Grade 2*.

The Community Questionnaire revealed that the preferred style of housing would be consistent with the conservation area, style and materials (75%) and in keeping with neighbouring houses (53%). However, 21% of respondents would be happy with a mixture of traditional and modern styles and 9% support modern style and materials. The May 2016 Consultation, at which the proposed detailed Guidance was consulted on for the first time, endorsed this overall view. However a significant minority recorded the opinion that the guidance was too prescriptive and should not preclude the sensitive use of modern materials and design.

Design proposals that deviate significantly from the design principles detailed below may exceptionally be considered at an open parish meeting.

There should be an expectation of high quality and sustainability in any future house building in order to sympathetically integrate with the character and environment of Hungarton. Furthermore, the proposed location of any development should not adversely influence any of the Local Green Space within the village that make a strong contribution to the overall character and physical form of Hungarton.

Development proposals that will affect a listed building or an identified non-designated building or structure of local historical or architectural interest or its setting will be required to conserve and enhance the character, integrity and setting of that building, group of buildings or structure.

There will be a general presumption against new signage proposals. Any proposals for signs should be small in scale, sympathetic in design, limited in number, conform to advertising regulations and not present a distraction to the motorist. Proposals for digital illuminated or neon signs will be resisted and not permitted in the conservation area.

Environmental Sustainability

The Hungarton Neighbourhood Plan supports working towards a low carbon future. To this end it:

- seeks to ensure that new homes will be built to higher standards of sustainable design than the minimum required by national building regulations, paying close attention to orientation, maximising the use of natural light, thermal insulation and green technology.
- encourages energy efficiency improvements to existing buildings too.

- is keen to move towards carbon neutral housing and therefore include in new homes elements such as rainwater harvesting, grey water recycling, high standards of insulation, and renewable energy systems such as photovoltaic, air source heat pumps, ground source heat pumps, heat exchange systems, smart metering and energy storage.
- acknowledges that new, better, technologies will emerge and evolve over the duration of this plan and promotes their take-up in our existing and new homes.

Design and Access Guidance

This section details the design principles that any developer or individual responsible for making a proposed housing planning application should use for guidance in order that future development is in full sympathy with the Conservation Status of Hungarton.

Developers of new dwellings are expected to demonstrate in a Design and Access Statement how their proposed development reinforces Hungarton's character and sense of place. Proposals that fall within the Conservation Area are obliged to prepare a Design and Access Statement under Article 2 of the Town and Country Planning (Development Management Procedure (England) Order 2015 or otherwise required by law.

The statement must set out how the proposals follow the policies and guidance in relevant national and local documents as well as this Plan. The Design and Access Statement must address the following:

1. Context and Character
2. Historic character
 1. Connection with the countryside
 4. Quality for pedestrians, cyclists and the physically disadvantaged
 5. Height, massing and scale
 6. Density and layout
 7. Build quality
 8. Energy and sustainability
 9. Vehicular access and car parking
 10. Landscaping design
 11. Trees and all arboricultural implications for existing trees. To comply with BS 5837:2012
 12. Access to public services, electricity, water and drainage

Materials & Design:

Hungarton is a small village and there are a number of different styles of dwelling. However, it is clear that many buildings have the same components that give it a sense of place. This section is intended to provide a palette of building materials and design styles which reflect the existing village character and should enable any future building development to integrate within the village. These building components should be used to assist in the development of proposed design layouts and elevations.

This selection of materials and architectural features can be applied to whatever type of dwelling is proposed, from starter homes, family dwellings through to retirement properties.

Roof materials should all be natural grey slate with grey coloured ridge tiles. A double row

of projecting bricks forming a string course along the gable end walls to form the edge detail to the tiled roofline.

Roofs should be at 30-35 degrees. No flat roofs, except green roofs where circumstances allow as permitted development, will be acceptable.

Chimneys should be incorporated into rooflines and should all be brick with traditional red or cream coloured terracotta pots.

Gutters and downpipes should be black coloured upvc, cast iron or aluminium, or where being replaced on older properties, should match existing.

Elevations generally in conservation red brick with areas of ironstone, or red brick work, used as plinth details. Bricks used should be of a colour mix appropriate to traditional village properties (a match in the case of extensions to existing properties) The brick bond should also follow traditional buildings. The former farmhouses in the village are in Flemish bond. Other old buildings are Flemish garden wall or other traditional bonds. Stretcher bond should be avoided. Areas of render should be less than 20% of all elevations and used to highlight architectural features and panels.

Boundary garden walls facing onto roads should be 2.00 maximum height built on an ironstone plinth with conservation red brickwork above plinth line. The junction between the wider stone and brickwork above formed with double row of single cant bricks laid in stretcher course.

Windows should ideally be white or cream painted softwood or treated hardwood. Doors should be painted or treated wood. Door furniture to be of traditional design.

Window designs should be sliding sash or side hung with a minimum of 1 nos. vertical glazing bar to each frame. Glazing to be 400mm maximum widths.

Window openings to have arched brickwork above with blue coloured cant brick cills. The use of stone keystones in the window arch and stone padstones are considered appropriate detailing.

Porches should have grey slate roofs with hardwood support posts with low brickwork sides. Porches may be enclosed with low brick walls and outer doors (60%) and porch sides may also be glazed.

Dwelling heights to be maximum two storey. Because there are existing examples in Hungarton, dwellings with the first floor extending into the roofline with the use of dormer windows may be acceptable. Consideration should be given to height within the built landscape. New dwellings should not dominate the immediate historic built environment in terms of height or mass.

Garages should be constructed to match dwelling materials with conventional dual pitched roofs and either open fronts or timber doors. Aluminium or upvc doors are not recommended unless they are very good imitations of timber.

Stones depicting construction dates and incorporated into new walls is considered an acceptable detail.

Access to dwellings: new dwellings should be adaptable to meet part M category 2 of Building Regulations

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/506503/BR_PDF_AD_M1_2015_with_2016_amendments_V3.pdf, concerning wheelchair access

Density and layout should be consistent with the Conservation Area and in keeping with neighbouring houses.

Parking: adequate off road parking should be provided as a minimum of two car parking spaces for dwellings of three bedrooms or less and three spaces for dwellings of four

bedrooms or more. No off plot parking provision will be considered acceptable.

All parking areas and hard surfaced areas around properties should be built with SUDS paving blocks. (sustainable).

Amenity: proposals should minimise the impact on general amenity and give careful consideration to noise, odour and light. Light pollution should be minimised wherever possible and security lighting should be appropriate, unobtrusive and energy efficient;

Environment: Development should be enhanced by biodiversity and relate well to the topography of the area, with existing trees and hedges preserved whenever possible; the preservation of wildlife corridors, to improve biodiversity should be considered. Ponds and watercourses should be conserved and water-courses should not form part of a property boundary, but be included as open space if possible. Where possible, enclosure of plots should be of native hedging, wooden fencing, or brick wall of rural design; existing verges and grass banks should be retained.

Footpaths: Any new vehicular footpath crossings to be built using granite setts (100mm square) across the full width and granite drop curbs.

Any new footpaths required by LCC Highways to be tarmac surfaced, and a maximum 1.4m width.

Extensions to Existing Properties:

There is a range of architectural styles in the village, many of which incorporate the various elements included within the proposed dwellings materials and architectural features, section of this report. All extensions should be designed to achieve the following objectives.

- Be in sympathy with the design of the existing dwellings external elevations. 2) The extension should be of a scale that is subordinate to the main dwelling;
- Be fully sympathetic to adjacent properties in order to not compromise or impact upon adjacent neighbouring properties;
- Where applicable avoid producing front elevations that fill the street frontage at the expense of existing garden space or access drives that produce clear definition between adjacent dwellings;
- Buildings that are unsympathetic to the Hungarton style as described above can be modified to use materials and details that are specific to Hungarton. An architect should be employed to achieve this and unify the extension to the existing elevations;
- Contemporary design features which do not cause harm to the street scene or Conservation Area will be supported.
- Contemporary doors and glazing could be used on rear elevations;
- Incorporate slate roof materials to link extensions to existing roofs.

Checklist of sustainable elements:

To be addressed in all new build designs:

- Minimal carbon generation. The goal is for new houses in the Parish to have an absolutely minimal ongoing impact on the environment. All homes should therefore have a minimum SAP rating of 90. SAP ratings measure the energy efficiency of homes on a scale from 1-100;
- To achieve this, the U-values for roof, walls, floor and windows should improve upon the minimum requirements set out in current building regulations, subject to scheme viability;

- This target will be achieved by the specification of materials, the energy performance of which is proven to be excellent. The chosen materials should then be sourced as locally as possible;
- Insulation is vital and should exceed the minimum requirements set out in the current building regulations;
- Airtightness is essential to increasing the energy efficiency of a home and should meet the minimum requirements set out in current building regulations, and exceed them where possible. The ability to create ventilation within the building is also important;
- Building orientation is key to making maximum use of the natural heat and light from the sun. Therefore, the building profile and the floor plan should be oriented towards the sun wherever possible;
- Building shape affects the ratio of volume to surface area and therefore the rate of heat loss. Building designs should be considered in the context of the impact of their shape on their energy efficiency;
- Designs should include sustainable drainage that is designed to manage surface water run-off;
- Expertise and shared commitment to these aspirations by all involved in the design and construction process are essential;
- It is important that energy and resources used by the occupants are, wherever possible, sustainable. The provision of at least one source of renewable energy in each new home is highly desirable as is the provision of grey and rain water recycling;
- Behavior of occupants within a dwelling has a significant impact on energy consumption. It is essential that they are fully aware of the impact of their actions on energy use. Therefore, smart metering and smart controls are important to energy systems and should be used wherever possible.

The Hungarton Neighbourhood Plan will be in existence until 2031 and, in that time, technology is likely to advance greatly. Developers and their architects are therefore encouraged, to seek to innovate to maximise the energy efficiency and sustainability the homes that they create for our Parish.

POLICY H6: BUILDING DESIGN PRINCIPLES - all new development proposals including one or more houses, replacement dwellings and extensions will need to satisfy the above building design principles unless Material Considerations mean that the guidance cannot be followed.

3.2.7 Tandem and Backland development

Consultation has highlighted a lack of support for ‘tandem’ and ‘backland development’ defined as the placing of one dwelling behind another within a single plot and the erection of a dwelling or dwellings on parts of large gardens attached to existing dwellings.

Although the housing allocations in Policy H2 meet the existing housing requirement for Hungarton and there is therefore no further requirement for additional housing in the Parish, the presence of a policy on tandem and backland development helps to reinforce this position and provides an additional layer of protection in line with community wishes.

POLICY H7: FURTHER TANDEM AND BACKLAND DEVELOPMENT in gardens of existing properties will not be supported unless in exceptional circumstances

3.3 Natural and historical environment

3.3.1 Introduction

Because Hungarton is currently classified as 'Countryside' and is proposed to be a *Sub-Selected Rural Village* in the HDC New Local Plan Options Consultation Paper (2015) it is not under pressure to accommodate a large amount of new development. This has made it possible for residents to think objectively about the contribution they can make to sustainable development, in particular about the balance between development and the environment that should be the bedrock of Neighbourhood Plans within the National Planning Policy Framework (2012).

Local people have embraced the possibilities offered by Neighbourhood Planning for identifying, celebrating and protecting the natural and historical environment of their parish, and for facilitating appropriately-scaled and located development – for housing, employment and energy generation – without adversely affecting the valued biodiversity, heritage and the landscapes that characterise their parish.

Although there was a Romano-British farmstead about a kilometre to the northwest, Hungarton itself has an Anglo-Saxon name ('Hungretone' in Domesday Book) with a meaning much like the modern English: 'place with poor soil, where the people were hungry' (Ekwall 1960). The name probably dates the foundation of the settlement at some time between the 6th and 8th centuries AD, meaning that the modern landscape is the result of at least 1200 years of continuous occupation and farming.

Hungarton parish is characterised by the following environmental features. Individually they may be similar to those in some other East Midlands parishes, but together they make Hungarton unique. Their protection, as a component of sustainable development, is one of the main objectives of this Plan.

- One small, nucleated settlement in a small valley surrounded by rolling open fields and three hamlets around the 'great houses'
- A nationally-rare village in which the medieval street pattern has been preserved in its medieval farmland setting
- Three villages, deserted in the late medieval period.
- A tranquil, rural landscape setting of high rolling hills, extensive vistas and intimate views
- Survival of three late-medieval to 19th century parkland estates and designed landscapes
- One of the most important parishes in England for surviving ridge and furrow (medieval ploughlands) earthworks
- Space and opportunity to enhance biodiversity, as encouraged by European and English legislation

3.3.2 Local Green Spaces

An environmental inventory (map and list, appendices 10, 11 and 12) of all undeveloped land in the Parish was carried out between January and May 2016. Information was compiled from existing sources (national and/or local designations, records and mapping), fieldwork and

local knowledge and records, combined with the results of the consultation (two open events and a questionnaire) with residents conducted for this Plan.

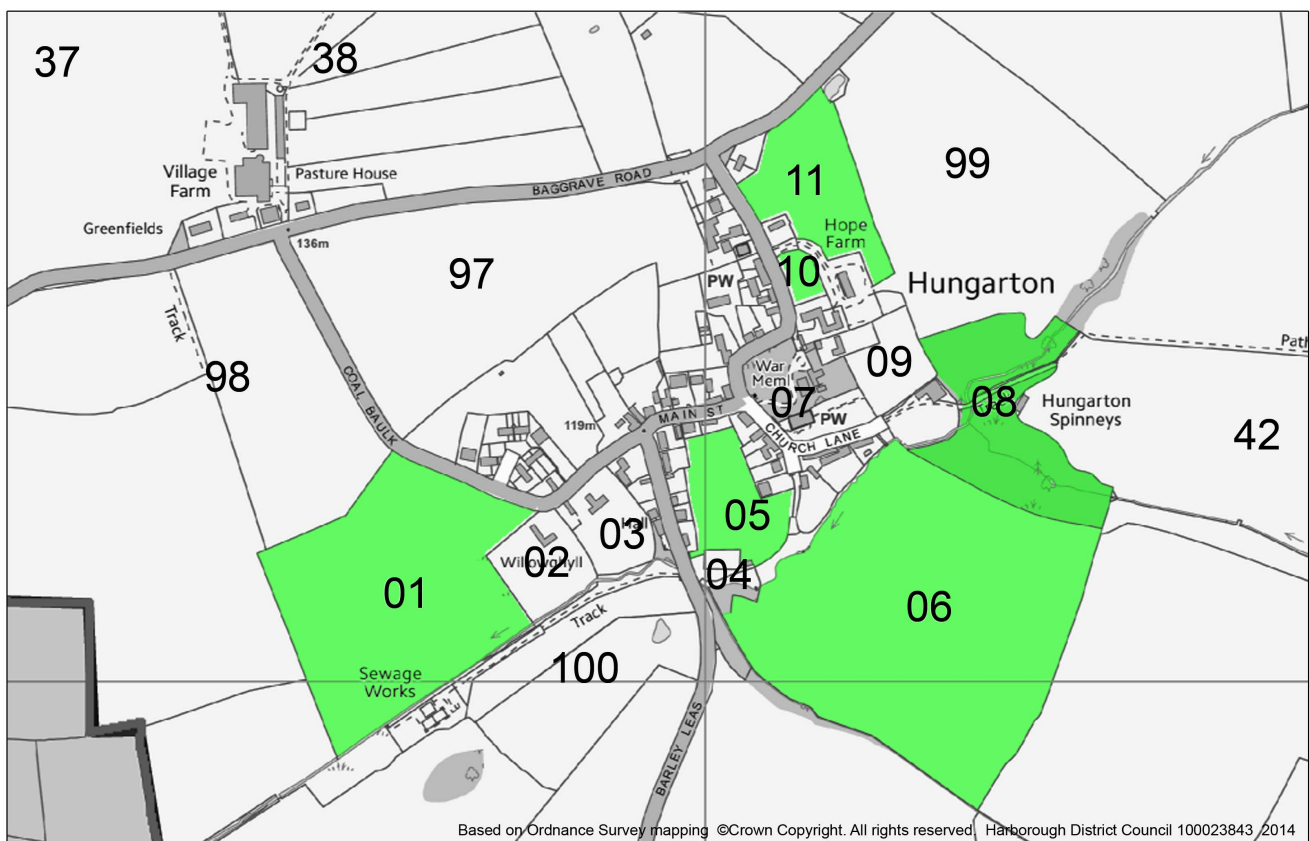
Of the (estimated) 250 parcels of undeveloped land in Hungarton, 101 were identified as having recordable (natural and historical) environmental features. These features have been listed to provide the evidence base for the *environment* component of *sustainable development* in the Plan Area.

The 36 inventory sites of most significance for biodiversity, history and community value were scored against the nine criteria for Local Green Space eligibility in the *National Planning Policy Framework 2012*. Six sites score 70% or more of the maximum possible, and are proposed for designation as Local Green Spaces. Their statutory protection will ensure that these six most important places in Hungarton's unique natural and human landscape are protected.

POLICY ENV1: PROTECTION OF LOCAL GREEN SPACES – Within the area of the Local Green Space identified on the map below (Figure 5), development is ruled out, other than in very special circumstances.

- Town End Close (inventory reference 01);**
- 'The Paddock' (Home Close) (05);**
- Bottom Green ('sledging field') (06);**
- Hungarton Spinneys (08);**
- Paddock opposite old Post Office (10);**
- Gilbert's Close (paddock behind Swedish houses) (11).**

Figure 4: Proposed Local Green Spaces



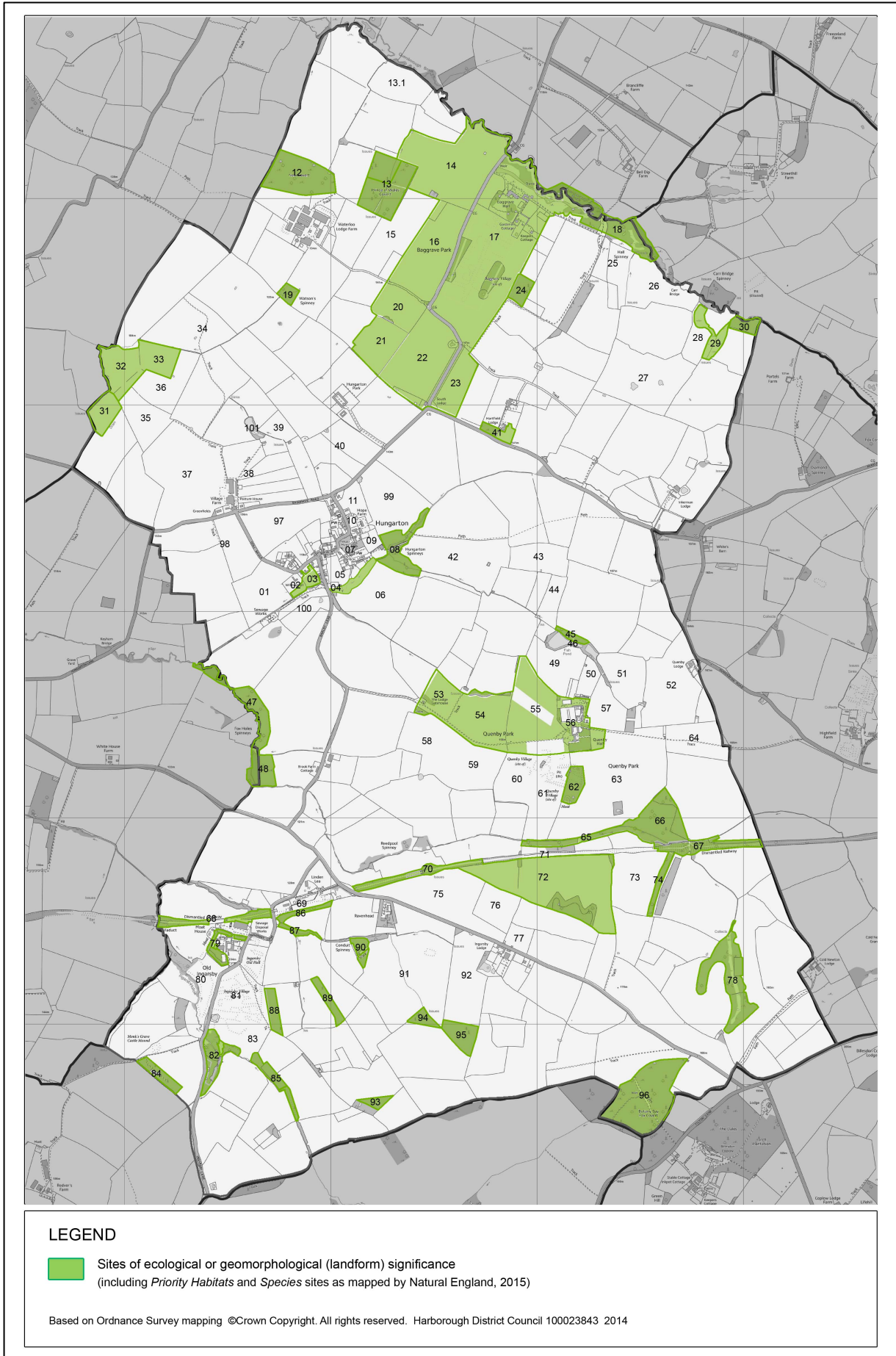
3.3.3 Other significant natural environment sites

The remaining natural environment sites identified in the Inventory are all significant at the neighbourhood level. Most are sites where habitats and species covered by national wildlife legislation are known to occur, while a few are additionally sites where semi-natural landforms survive.

These 58 (approximately) sites are formally recognised in the Plan to enable the planning system to take them into account proactively and thus for the following policy to be implemented whenever possible.

POLICY ENV2: PROTECTION OF OTHER SITES OF ECOLOGICAL AND GEOMORPHOLOGICAL SIGNIFICANCE - The protection and enhancement of the identified significant feature sites shown in Figure 6 as “Other Sites of environmental and community significance”, and detailed in the Environmental Inventory (Appendix 12) will be supported.

Figure 5: Sites of ecological and geomorphological significance



3.3.4 Trees

Although the Plan Area has hedgerow trees, spinneys and coverts, some new plantings, and areas of landscaped parkland, the landscape history of Hungarton means that it has no substantial areas of mature woodland. The main wooded area in the landscape is in fact the village itself.

The *Hungarton Tree Project* has been working with landowners since 2012/13 and during that time some 50 English Elms, 10 young oaks, 32 beeches and 10 sequoias have been planted and cared for.

This policy ensures that the landscape and ecological value of trees and woods in the Parish is recognised in the Plan, through continuation of both the Tree Preservation Orders process and the protection afforded to trees within the village's Conservation Area. It adds to these measures a requirement for developers to retain any significant trees on their land. The list of TPOs in the parish will be on the PC website.

The identified lack of woodland in the wider Plan Area is addressed in policy ENV4.

POLICY ENV3: IMPORTANT TREES AND WOODLAND - Development proposals that damage or result in the loss of trees and woodland of arboricultural/ecological significance and amenity value will be resisted. Proposals should be designed to retain such trees where possible.

COMMUNITY ACTION ENV1: TREES - The Parish Council will continue to identify trees and woodland of value, as above, for recommendation to the Planning Authority for the appropriate level of protection. The Parish Council should explore the most effective way of maintaining a tree planting programme.

3.3.5 Biodiversity

Hungarton has relatively few substantial sites of importance for wildlife, meaning that biodiversity overall is relatively low. The need for every community to make its own contribution to reversing the current threats to and loss of priority habitats and species is recognised in Hungarton.

Biodiversity enhancement (species and habitats) is supported by the National Planning policy Framework, which is itself compliant with the European Habitats Directive 1992 (*Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora*) and the UK *Conservation of Species and Habitats Regulations, 2010, Amended 2012*.

The Policy and Community Action here provide for three proactive measures: having up-to-date information about Parish wildlife; requiring developers to take biodiversity into account in their proposals; and mobilising the community to create new, and manage existing, habitats to enhance biodiversity.

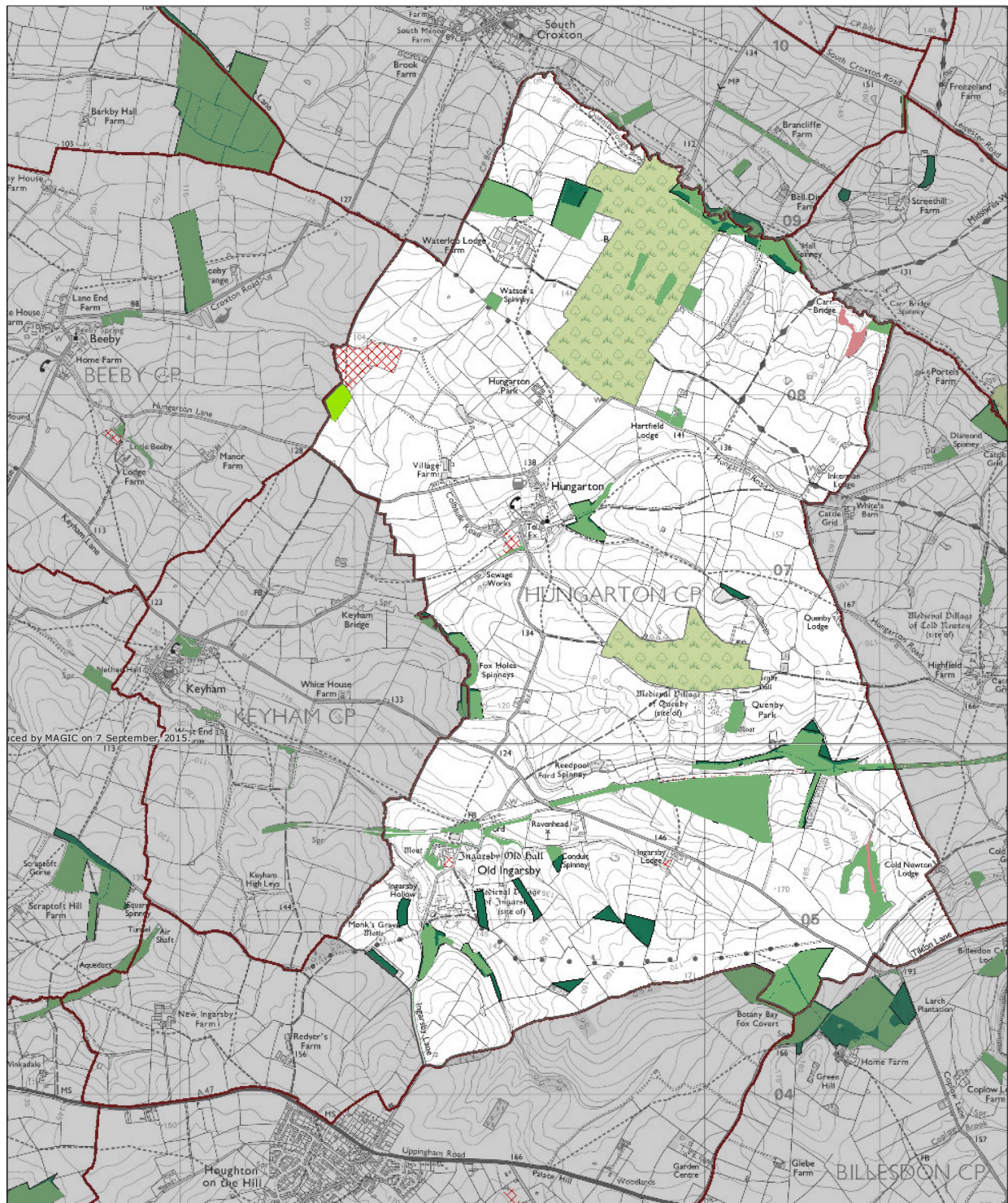
POLICY ENV4: BIODIVERSITY - Development proposals will be expected to safeguard locally significant habitats and species, especially those protected by relevant English and European legislation, and, where possible, to create new habitats for wildlife.

COMMUNITY ACTION ENV2: BIODIVERSITY –

a) The Parish Council in conjunction with other bodies will maintain the environmental inventory list of known sites of biodiversity interest prepared for this Plan (Appendices 10, 11 and 12, Figure7);

b) The Parish Council will work with community groups, landowners, funders and other organisations to enhance the biodiversity of the Parish by creating and/or managing habitat sites (e.g. wildflower meadows, woodland, wetland) on suitable parcels of land.

Figure 6: Priority Habitats: Natural England mapping 2015



Legend

- Priority Habitat Inventory - Lowland Meadows (England)
- Priority Habitat Inventory - Lowland Fens (England)
- Priority Habitat Inventory - Deciduous Woodland (England)
- National Inventory of Woodland and Trees (England)
- Woodpasture and Parkland BAP Priority Habitat (England)
- Priority Habitat Inventory - No main habitat but additional habitat exists (England)

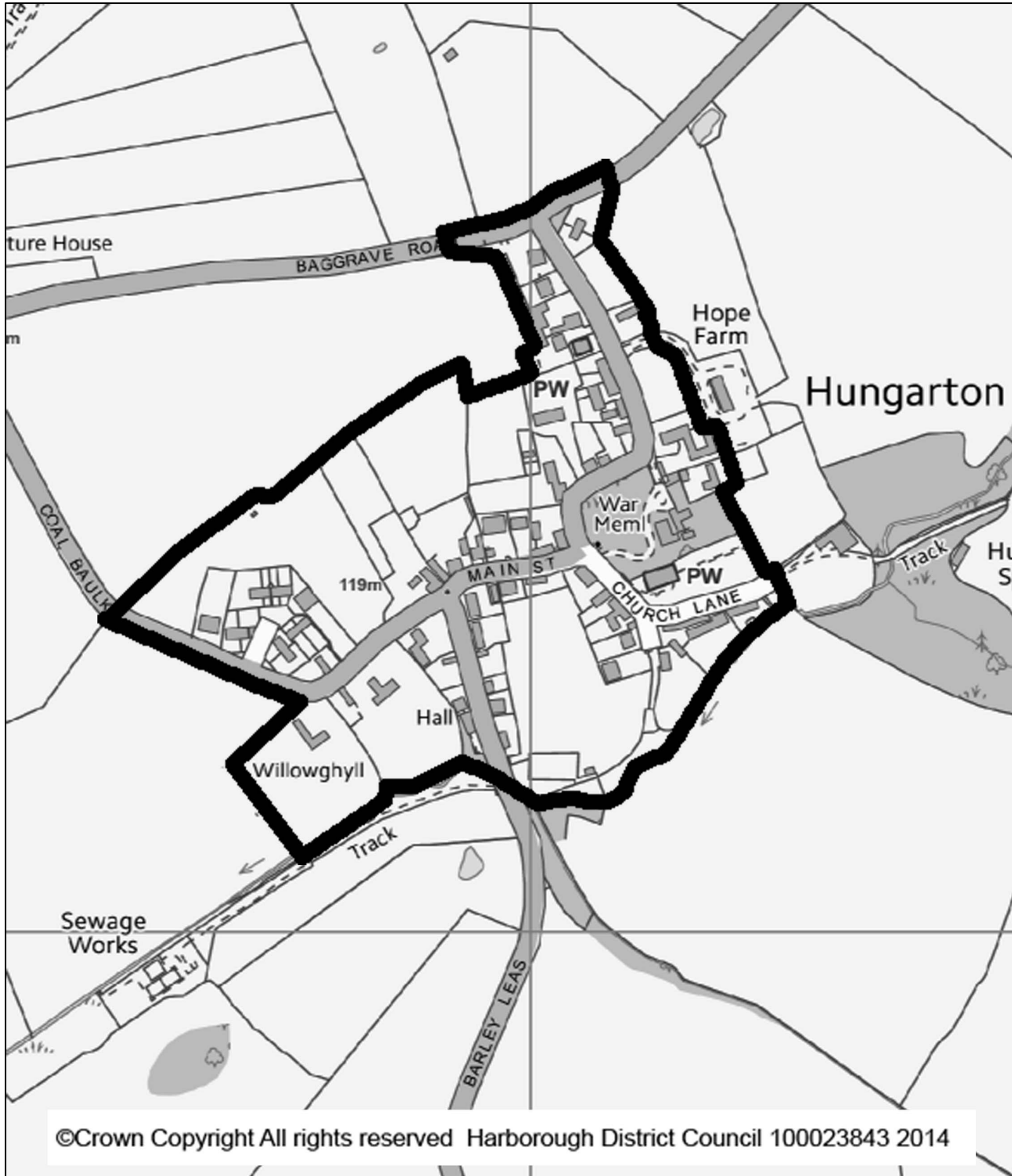
Map produced by MAGIC on 7 September, 2015.
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Projection = OSGB36
 xmin = 463400
 ymin = 305100
 xmax = 474500
 ymax = 310800

3.3.6 Hungarton Conservation Area and important buildings of special architectural or historic interest

Hungarton's historic character is one of its most important assets, and the community wishes to see it protected and enhanced.

Figure 7 Hungarton Conservation Area



Consultation has shown a desire to balance the need to protect the character of the village with the need for the village to grow and evolve in a sensitive and proportionate manner in order to sustain the community and its facilities.

The Neighbourhood Plan recognises the importance of Hungarton Conservation Area and its importance in protecting its character. It supports proposals that preserve and enhance the unique character of this area.

There are 29 buildings/structures in the parish and 17 in the conservation area that have been granted national 'Listed Building' Status, in recognition of their special historical or architectural interest (see Appendix 4 for more detail). These comprise:

Ashby House Farmhouse

Grade II

Hungarton

Baggrave Hall

Grade II*

Hungarton

Brook Cottage

Grade II

Church Lane, Hungarton,
Leicestershire

Carr Bridge

Grade II

Hungarton, Leicestershire

Church of St John the Baptist

Grade II*

Church Lane, Hungarton,
Leicestershire

Church View

Grade II

Church Lane, Hungarton,
Leicestershire

**Garden Cottage, Garden Wall and
Gateway at Quenby Hall**

Grade II

Hungarton, Leicestershire

**Gazebo 100 Metres South South
West of Baggrave Hall**

Grade II

Hungarton

Hope Farmhouse and Barn

Grade II

Main Street, Hungarton, Leicestershire

**Ingarsby Old Hall and Chapel and
Garden Wall**

Grade II*

Ingarsby Lane, Hungarton,
Leicestershire

**K6 Telephone Kiosk (Telephone
Number 053 750222)**

Grade II

Main Street, Hungarton, Leicestershire

Lilac Cottage

Grade II

Main Street, Hungarton, Leicestershire

Old Farmhouse

Grade II

Main Street, Hungarton, Leicestershire

**Outbuilding About 5 Metres North of
Ingarsby Old Hall**

Grade II

Ingarsby Lane, Hungarton,
Leicestershire

Outbuilding at Old Farmhouse

Grade II

Main Street, Hungarton, Leicestershire

Pear Tree Cottage

Grade II

Main Street, Hungarton, Leicestershire

Quenby Hall

Grade I

Hungarton

Quenby Lodge Farmhouse

Grade II

269 Cold Newton Road, Leicester

**Retaining Wall, Gate Piers and
Gates at Quenby Hall**

Grade II

Hungarton, Leicestershire

South View Cottage**Grade II**

Main Street, Hungarton, Leicestershire

Stableblock at Baggrave Hall**Grade II**

Hungarton, Leicestershire

Stableblock at Quenby Hall**Grade II***

Hungarton, Leicestershire

Sycamore Farmhouse**Grade II**

Main Street, Hungarton, Leicestershire

Bluebell Cottage (formerly The Cottage)**Grade II**

Barley Leas, Hungarton, Leicestershire

The Manor House**Grade II**

Main Street, Hungarton, Leicestershire

The Old Rectory**Grade II**

Church Lane, Hungarton,

Leicestershire

The White House Farmhouse**Grade II**

Hungarton, Leicestershire

Yew Tree Cottage**Grade II**

Main Street, Hungarton, Leicestershire

The War Memorial

Their designation as a Listed Building gives them special legal protection. It is important, however, that the Neighbourhood Plan highlights them, especially to ensure that all parties are aware of their local importance and merit, and the need to protect and enhance these structures.

In addition to these nationally recognised Listed Buildings and the special protection this brings, there are other buildings and structures that have been identified as being locally important to the architectural and historic heritage of Hungarton and need to be preserved and enhanced. These buildings will be Locally Listed.

These non-designated heritage assets were illustrated in the May Consultation and attendees were invited to indicate which they thought important. 21 buildings received ten or more votes. Subsequently a sub-group of the HNDC Committee assessed these against English Heritage's commonly applied selection criteria for assessing suitability of assets for local heritage listing (see Appendix 9) and the list was reduced to:

[Sunnyside \[1769 origins, pair to listed Bluebell Cottage, marking the entrance to the village\]](#)

[Old Cottage \[1772 as above\]](#)

[The Old Forge \[C18th façade\]](#)

[The Old Post House \[c.1810\]](#)

[Wesleyan Chapel \[c1893, replacing earlier 1846 chapel\]](#)

[Hope Farm Cottage \[1773 date plaque\]](#)

[The Black Boy \[C18th at rear\]](#)

[Swedish Houses \[svenska hus – post-WW2 housing – few remaining nationally\]](#)

[Hartfield Lodge \[1820, redesigned as a hunting lodge\]](#)

POLICY ENV5: BUILDINGS AND STRUCTURES OF LOCAL HISTORICAL AND ARCHITECTURAL INTEREST - Development proposals that affect an identified non-designated building or structure of local historical or architectural interest or its setting will be expected to conserve or enhance the character, integrity and setting of that building or structure in line with the Planning (Listed Buildings and Conservation Areas) Act 1990.

Development proposals that affect a Listed Building or any other nationally designated heritage asset will be considered in accordance with national and district wide planning policies.

3.3.7 Other significant historical environment sites

As noted above, the Parish of Hungarton is recognised by historians as being one of the best-preserved examples in England of a medieval village layout in its countryside setting. The historical environment of the whole plan area therefore plays a significant part in defining Hungarton's special character.

POLICY ENV6: PROTECTION OF OTHER SITES OF HISTORICAL SIGNIFICANCE - The following sites (and see Appendix 12 and Figure 8) are formally identified in this Plan as non-designated heritage assets for their extant and visible historical and/or archaeological features. These sites do not currently enjoy statutorily designated protection through the NPPF. They are important in their own right and are locally valued.

Development proposals that affect them will be expected to protect the identified features:

Baggrave deserted medieval village earthworks: visible features, where not protected by Scheduled Monument designation (part of Inventory reference 17);

Roman site, Village Farm: surviving sub-surface structures (part of 37);

Hungarton village earthworks: visible evidence for areas of larger medieval village (parts of 04 and 05);

Bottom Green: earthworks (also a ridge and furrow field) (06);

Quenby Hall fishponds: extant late 17th century historical landscape feature (46);

Quenby Hall avenue: extant late 17th century historical landscape feature (55);

Quenby Hall: original 17th century landscaped garden (61);

Quenby Hall: walled garden, c.1600 (features not already Listed) (56);

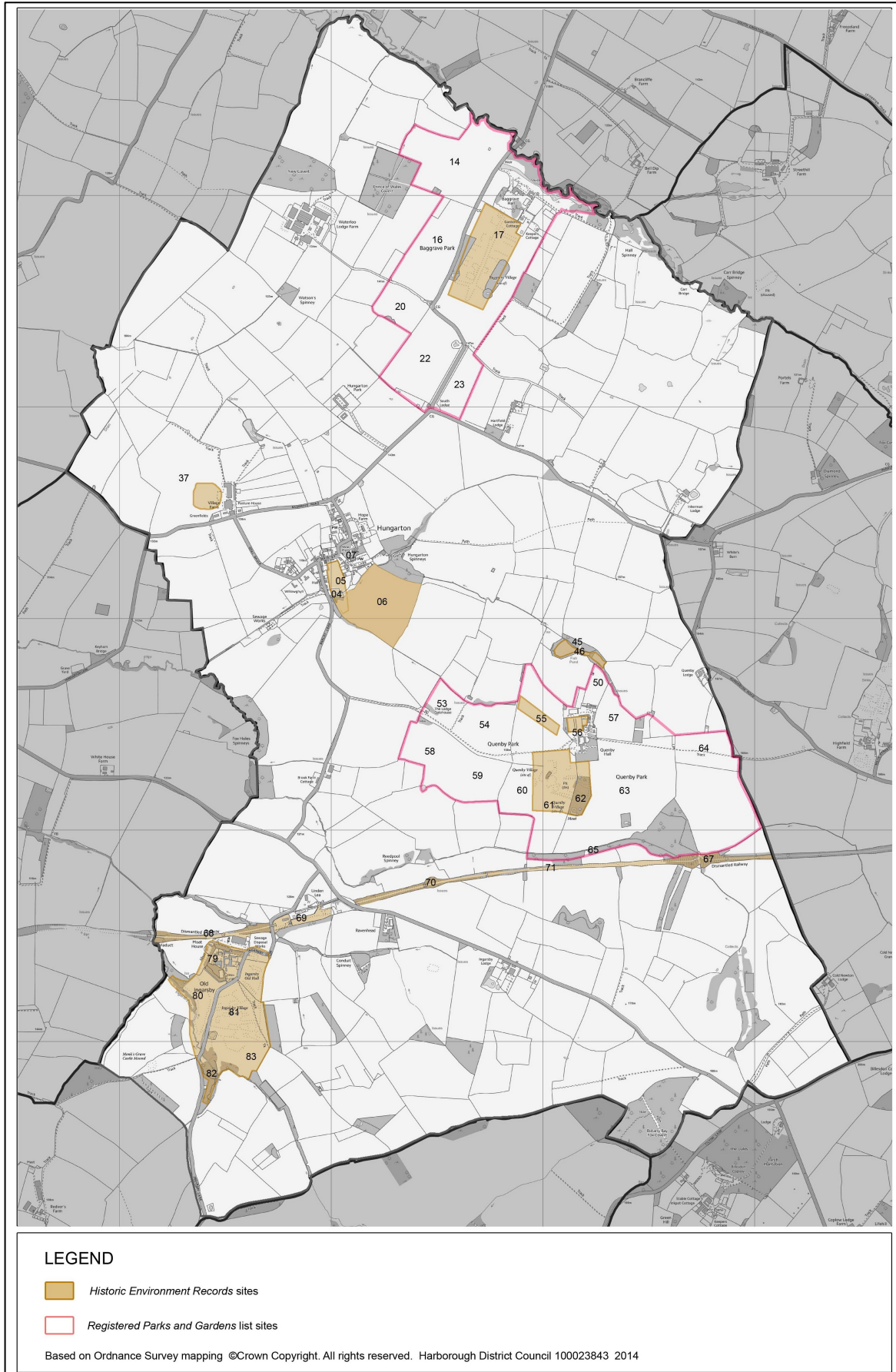
Midland & Great Northern Joint Railway line (surviving sections of trackbed and earthworks) (66, 67, 69 - 71,);

Ingarsby deserted medieval village: all extant visible features (earthworks and modified topography) where not protected by Scheduled Monument designation (79-83).

While there is already a good number of statutory historic environment protections (listed buildings, scheduled monuments), beneath this level there are a number of other features of

at least local importance. The Inventory (Appendix 12) identified the ten most significant sites with, importantly for land use planning, extant, visible expression in the modern landscape. The Plan seeks to protect them, by identifying, mapping and listing them and proposes their registration as non-designated heritage assets.

Figure 8: Sites of historical environmental significance



3.3.8 Ridge and furrow

Ridge and furrow earthworks are the surviving traces of the medieval open field arable farming system used for at least a thousand years, up to the Enclosures of the 17th and 18th centuries.

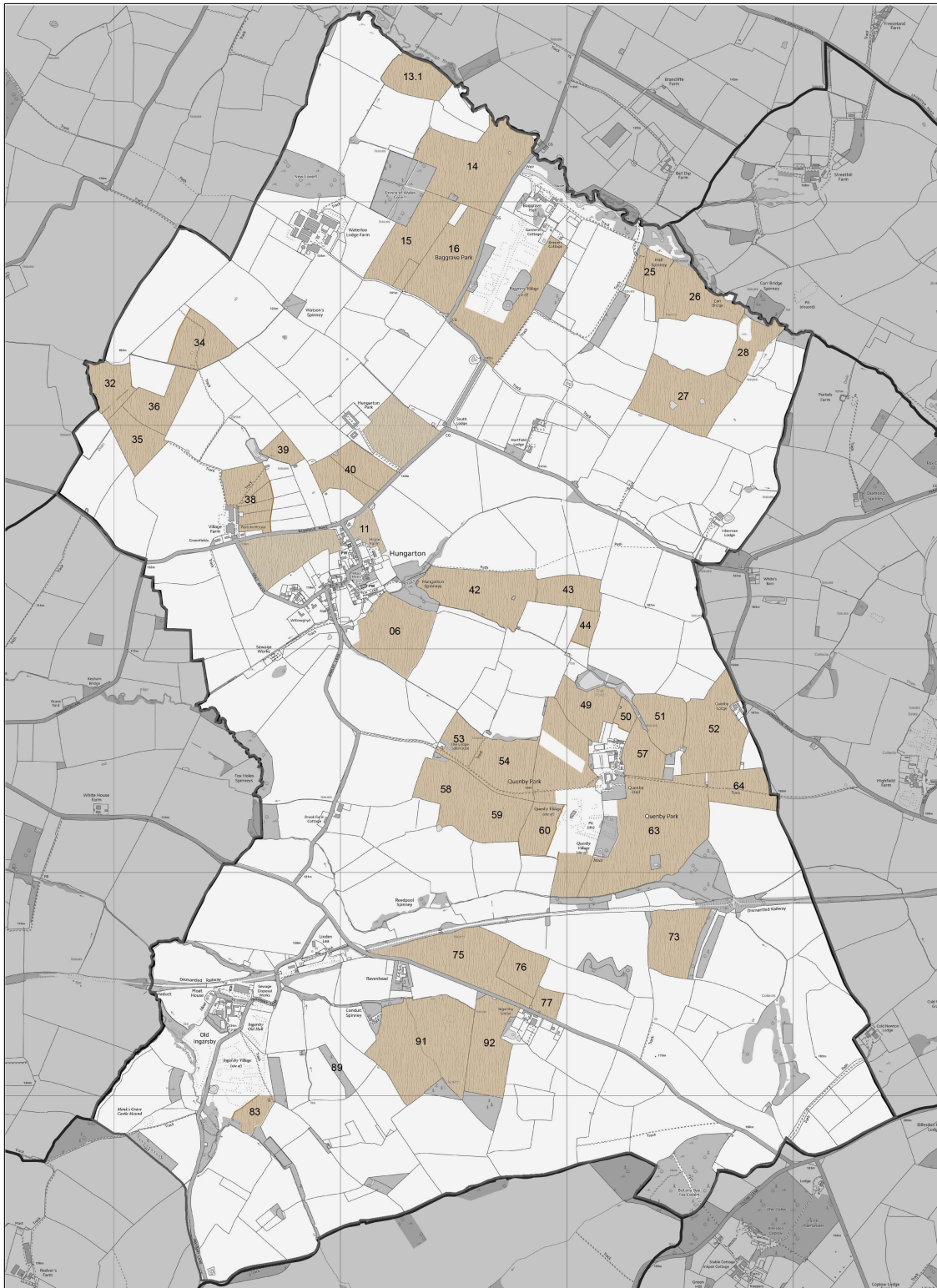
Hungarton is one of only 43 parishes (medieval townships) in the East Midlands identified in *1996 as 'outstanding' for surviving ridge & furrow. Most parishes have less than 10% of their historic area of ridge and furrow, and in them the justification for protection of what little remains is supported by Historic England; but in Hungarton the case is made by the relatively high proportion of well-preserved ridge and furrow (about 30% of the farmland area). Hungarton is one of the best-preserved examples anywhere of a medieval village in its fields, in part as a result of the late 15th century conversion of its medieval arable fields to pasture (and later to ornamental parkland in two cases) around three large houses (Baggrave, Quenby, Ingarsby) whose continued existence has protected fields that might otherwise have been ploughed up in the 20th century.

*Reference: Hall, D 2001. *Turning the Plough. Midland open fields: landscape character and proposals for management*. English Heritage and Northamptonshire County Council


POLICY ENV7: RIDGE AND FURROW FIELDS – The surviving areas of Ridge and Furrow fields are non- designated heritage assets and any harm arising from a development proposal will need to be balanced against their significance as heritage assets.

Figure 9: Ridge and furrow fields

Hungarton Neighbourhood Plan : Ridge & Furrow fields



LEGEND

 Areas of Ridge & Furrow

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3.3.9 Hedges

While farmland hedges have a degree of protection in England under the Hedgerows Regulations 1997 (their removal requires permission from the Local Planning Authority), there is a strong desire in Hungarton for hedgerows to be maintained as landscape features for their historical significance and biodiversity value. While the Plan does not have authority to supersede the national Regulations, it can promote action to satisfy this desire through a Community Action.

Only a few hedges in Hungarton are demonstrably on pre-18th century boundaries. They warrant stronger protection because of their antiquity or their ecological richness. They are formally identified as Non-Designated Heritage Assets in the Plan so that the Planning System and the community can take a proactive approach to their protection and enhancement.

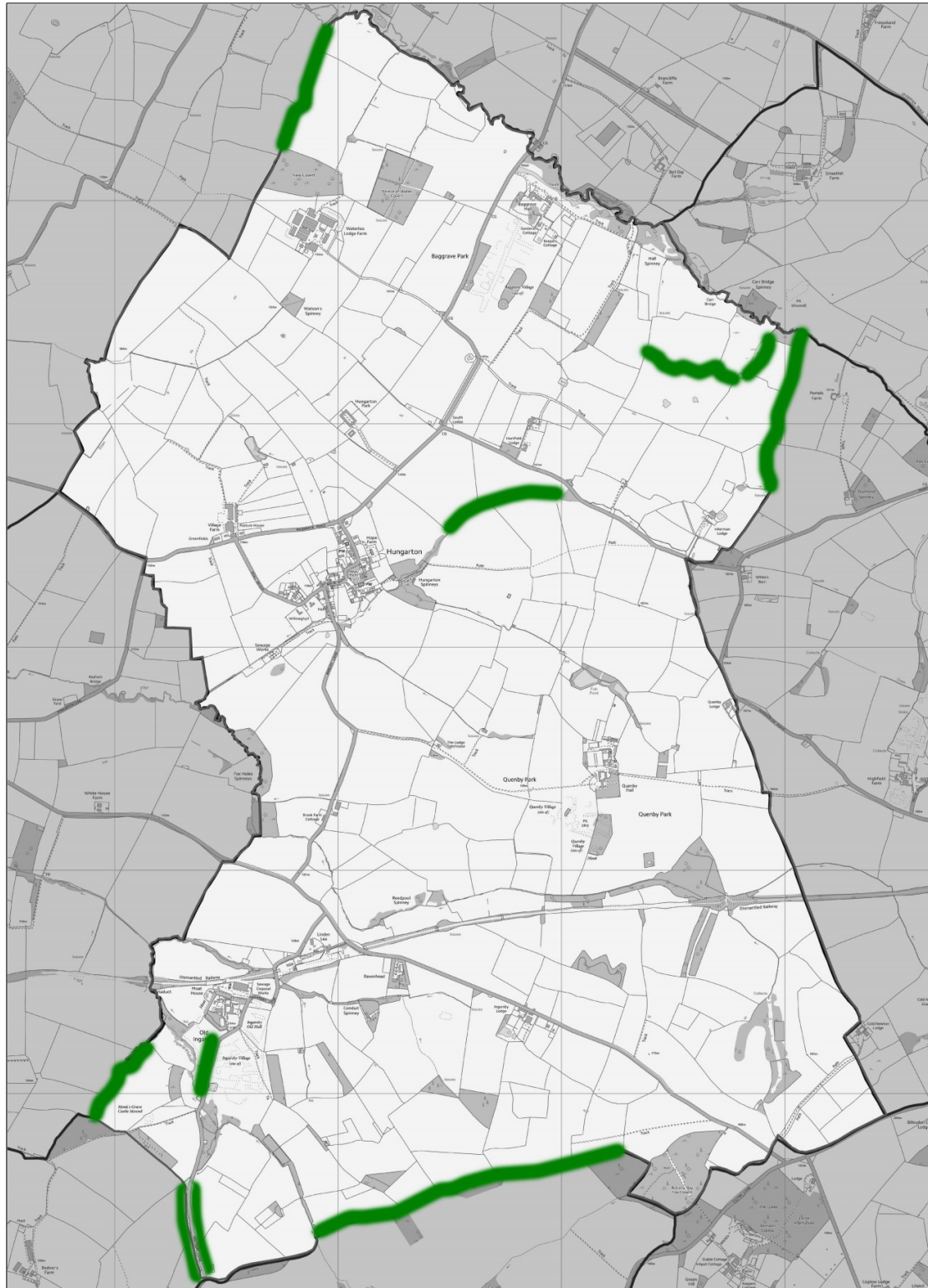
POLICY ENV8: IMPORTANT HEDGES - Development proposals that damage or result in the loss of identified hedges of historical and ecological significance and amenity value will be resisted. Proposals should be designed to retain and manage such hedges where possible.

Nine species-rich, ancient hedges (Figure 10) are of high historical and ecological importance and are formally identified in the Plan as *non-designated heritage assets*.

COMMUNITY ACTION ENV3: HEDGEROWS – The Parish Council will endeavour to work with landowners, farmers, funding bodies and the community to protect, enhance and manage all hedged field boundaries, roadside hedges and others for the benefit of biodiversity and as valued landscape features.

Figure 10: Environmentally important hedges

Hungarton Neighbourhood Plan: Environmentally important hedges



LEGEND

 Hedges of high local environmental significance: species-rich and/or on historic boundaries

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3.3.10 Views

Views are important for establishing and maintaining the rural context of Hungarton, especially because of its status as one of the best-preserved medieval landscapes in the Midlands. The Parish is known to have visitors, especially walkers, who are attracted by the combination of the long vistas across high east Leicestershire and the more intimate views of the old village nestling in its small valley. Residents share this appreciation as an important component of their sense of 'home': community consultations, environmental inventory fieldwork and mapping have identified six important and highly valued views away from and toward the village and one in open country.

Inclusion of the identified views here is intended to protect them during the lifetime of the current Plan and to establish the principle of their long-term protection in the future.

POLICY ENV9: PROTECTION OF IMPORTANT VIEWS - Development that impacts in any way on the following locally important and valued views (Figure 11) will be strongly resisted, except in exceptional circumstances:

From Coal Baulk southwest to open country;

From Gilbert's Close east to open country;

From village centre and footpath D41 southeast across ridge and furrow earthworks to high open country;

From footpath D40 and bridleway D38 southeast across ridge and furrow earthworks to high open country;

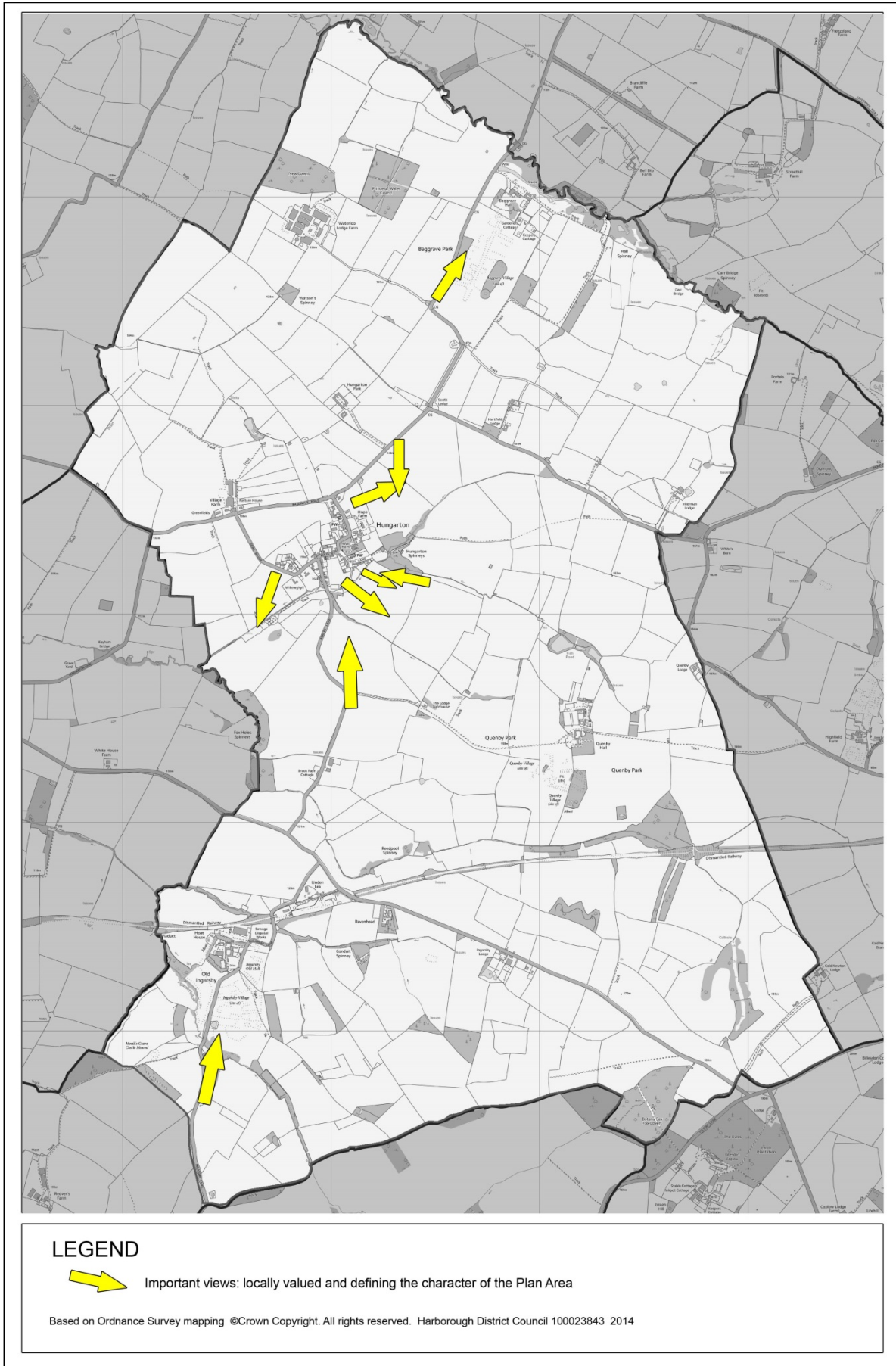
From footpath D40 northwest into village centre and to Parish Church;

From the top of Barley Leas and footpath D41 down the hill into the village centre;

From Baggrave Road (between the village and Baggrave Hall gatehouse) south across the village and valley toward high open country;

From the corner on Baggrave Road northeast across Baggrave Park and the valley of Queniborough Brook.

Figure 11: Important views



3.3.11 Public Rights of Way

Hungarton has a good network of popular footpaths and bridleways. They are well used by residents, (96% of respondents to the questionnaire use the local footpaths) and are also one of the main reasons for visits to the parish; Hungarton's footpaths are publicised in national and county guidebooks and online guides.

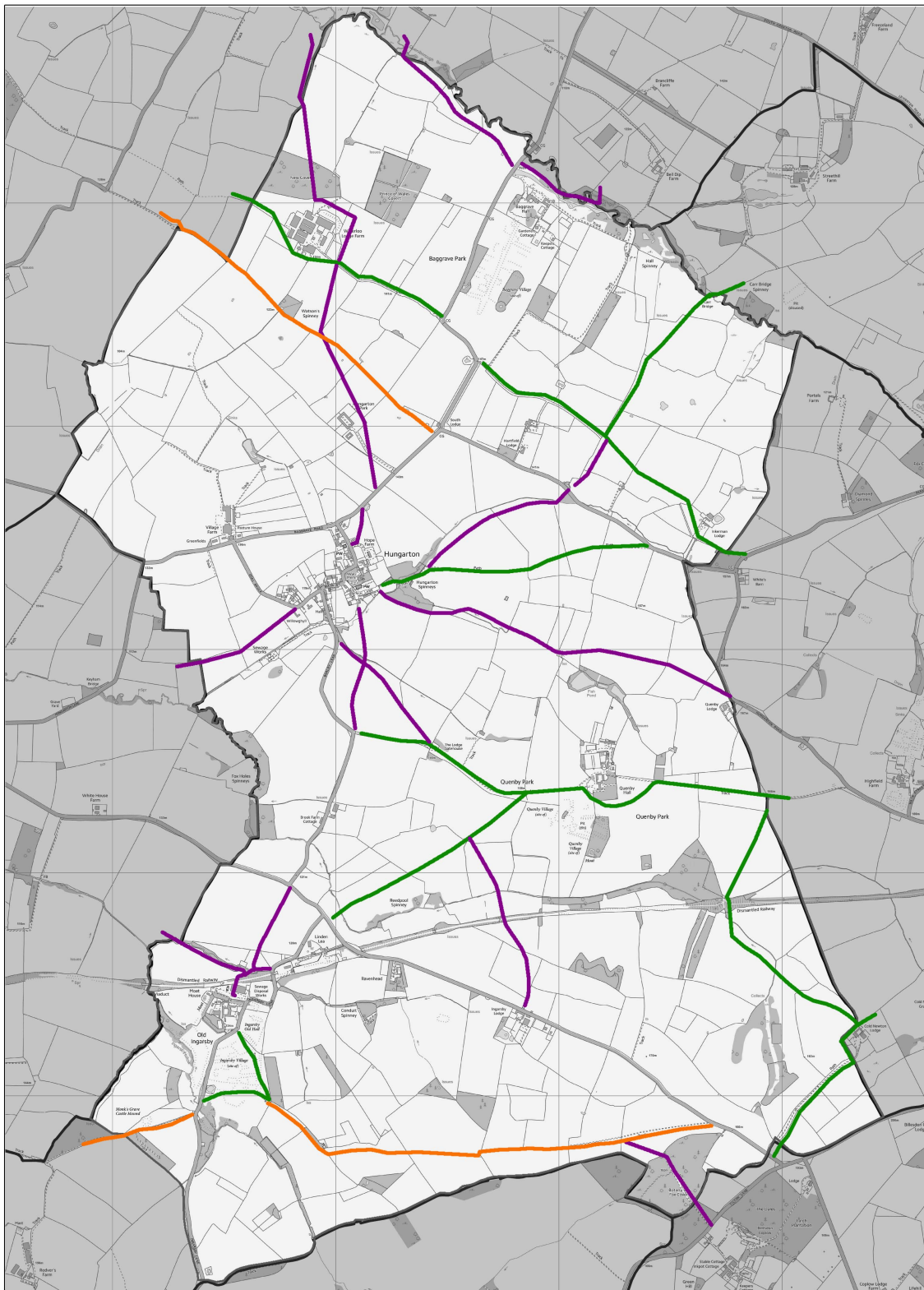
It is a priority that these public rights of way should be maintained to give as much access as possible.

Local footpaths and bridleways are shown by the questionnaires and consultations conducted for the Plan to have high amenity value. Their contribution to physical and mental health and wellbeing are recognised nationally and locally. The Community Action here expresses a local aspiration for creating better, safer circular routes for recreation and exercise. For further information see Appendix 15.

POLICY ENV10: FOOTPATHS AND BRIDLEWAYS - Development proposals that result in the loss of, or have a significant adverse effect on, the existing network of footpaths and bridleways will not be supported.

COMMUNITY ACTION ENV4: FOOTPATHS AND BRIDLEWAYS - The Parish Council will work with landowners, Leicestershire County Council, community groups and other bodies to achieve enhancements to the present network of walking routes in the Parish.

Fig 12 Footpaths and Bridleways



LEGEND

- Footpath
- Bridleway
- Other routes with public access

THIS IS NOT THE DEFINITIVE MAP

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3.3.12 Sustainable development and energy

Hungarton residents expressed a wish for their community to play its part in mitigating the effects of climate change and related, inappropriate, development. The intention is to remind potential developers that the community, through the Parish Council and the Planning system, will scrutinise all development proposals for their sustainability. Policy ENV 11 deals with the related issues of sustainable drainage.

Neither does the community intend to resist all proposals for energy generation equipment and facilities; instead, it lists the criteria by which the community and its elected representatives will judge all planning proposals, including those for wind and solar energy generation. Future technologies for renewable, sustainable energy generation will be evaluated positively by the community, using the same criteria.

POLICY ENV11: SUSTAINABLE DEVELOPMENT - Development proposals that are compliant with the aims of a low carbon economy, and contribute to mitigating and adapting to climate change, including sustainable design, energy generation, drainage and construction techniques and practices, will be expected and viewed positively, where (either in isolation or in conjunction with existing infrastructure) the development:

- a) Does not have a materially adverse impact on the health, wellbeing or amenities of local residents and visitors, or on biodiversity;**
- b) Does not have a materially adverse impact on the area in relation to views or the character of the surrounding landscape;**
- c) Is of an appropriate scale for the character, scale and density of the built and rural environment in Hungarton, and does not adversely affect biodiversity or identified natural and historical environment sites.**

COMMUNITY ACTION ENV5: RENEWABLE ENERGY - Development proposals that include designed-in measures for renewable energy generation, or whose purpose is to use new, fully sustainable technologies to generate energy from renewable sources, will be expected and encouraged, provided they are compatible with the conditions listed in Policy ENV 10.

3.3.13 Sustainable drainage, geology and hydrology

Geologically, Hungarton is situated entirely on 'superficial deposits': the surface outcrop is an intricate pattern of heavy clay, gravel, sand and alluvium. Most of these sediments were deposited by, under or close to the ice sheets that covered the area around 300,000 years ago, while some valley bottoms have post-glacial and recent stream-deposited silt and sand. Hillsides where sand and gravel overlays clay are the locations of natural spring-lines; the village's location was deliberately chosen by the Saxon settlers because it provided a dry south-facing site on gravel, natural spring water and the brook in the valley.

The complicated outcrop is the reason for several issues relating to hydrology (stream behaviour, surface water and flooding) and development construction that are addressed in the following Policy and Community Actions, which reflect current thinking about the effects of climate change. They are also intended to take account of evolving best practice guidance in respect of sustainable hydrological management from the Environment Agency and conservation organisations.

POLICY ENV12: RIVERS AND FLOODING – Development proposals of appropriate scale and where relevant will be required to demonstrate that:

- a) Its location takes geology, flood risk and natural drainage into account, including undertaking a hydrogeological study whose findings must be complied with in respect of design, groundworks and construction;**
- b) Its design includes, as appropriate, sustainable drainage systems (SuDS), other surface water management measures and permeable surfaces;**
- c) It does not increase the risk of flooding downstream.**

COMMUNITY ACTION ENV6: RIVERS AND FLOODING - The Parish Council will support proposals by landowners, appropriate agencies and organisations:

- a) to improve the current infrastructural measures in the Parish for managing and mitigating river, run-off and surface water flooding;**
- b) to use low-tech strategies and works, including ‘re-wilding’ of water courses, natural dams, tree-planting in the catchment area and upstream, etc., to reduce the rates of run-off and stream flow through the village.**

3.4 Community facilities and amenities

3.4.1 Introduction

The presence of community facilities and amenities make a significant contribution to the vitality and viability of Hungarton and has a positive impact on the sustainability of the Parish, enhancing the quality of life and often providing an important focal point for social interaction.

These facilities and amenities can provide local employment, reduce the need to travel and offer important services, particularly for those who do not have access to a car. The loss and threatened closure of facilities and services is, however, a common feature of village life and is likely to be tested further in the future as increases in car ownership and frequent commuting to work and to access leisure activities call into question the viability of many rural services. The range in many villages of a similar size to Hungarton is reducing as local residents increasingly use the larger retail outlets and leisure facilities in Leicester and elsewhere.

In Hungarton village there is a limited range of facilities which include a pub, a church, a village hall, a children's playground, the Millennium Green and tennis court/sports club.

3.4.2 Protecting existing community facilities

Village Hall

The Village Hall, opened in 1928, is an independent village charity run by a village hall committee on which all the major organisations in the village have representation. It is a well-used local resource which offers a main hall, meeting room, kitchen and storage area in the loft space. The hall is regularly used for Parish Council, WI and other meetings, concerts and events such as the harvest festival supper, quiz nights, classes and is also available for private hire

Church

The church of St John the Baptist mostly dates from the decorated period (1250-1350) though parts are later. It is currently part of a benefice with Billesdon, Goadby, Skeffington and Keyham in the diocese of Leicester. It is regularly used for services, is well maintained and provides an important focus in the community.

Pub

The Black Boy is a popular pub which offers a wide range of beers and food. An important business in the parish, the pub also provides a focus for the community and employment and hosts events, such as the petanque competition, which are regular features of the village calendar.

Playground, tennis court and Millennium Green

These facilities lie at the bottom end of the village close to the Village Hall on land leased from the Quenby Trust. They are managed by the charitable Sports Club Committee and the Millennium Green Trust. All have been funded and are maintained through village efforts including the biennial Open Gardens event and fundraising through Lottery, Trusts and Foundations.

The tennis court, which doubles as a 5 a side football pitch and basketball area are well used by residents and visitors. The play area, shortly to be re-equipped following a series of successful project funding applications, is popular with all village children and the Millennium Green provides a haven for plants and animals and has a quiet walkway by the stream which runs through it.

To promote the on-going prosperity of the Parish it is essential that Hungarton retains its remaining community facilities and amenities and continues to provide local services that will sustain the vitality of the community and encourage local spending.

The importance of the existing facilities and amenities were highlighted in the consultation events that have taken place across the Parish through the preparation of this Neighbourhood Plan.

The Open Events held in September 2015 identified the value in retaining the existing Parish facilities as did the questionnaire produced in March 2016 in which the hall, the pub, the church and the playground were 4 of the top five facilities listed by respondents.

Both the NPPF and the draft Harborough Local Plan indicate that valued community facilities should be retained. Policy CF1 supports the objective of maintaining an adequate level and range of facilities.

POLICY CF1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES - Development leading to the loss of an existing community facility (including the village hall, Black Boy Pub, children's' play area and tennis court) will not be supported unless it can be demonstrated that any of the below apply:

- a) There is no longer any need or demand for the existing community facility;**
- b) The existing community facility is no longer economically viable;**
- c) The proposal makes alternative provision for the relocation of the existing community facility to an equally or more appropriate and accessible location within the Parish which complies with the other general policies of the Neighbourhood Plan.**

3.4.3 Promoting additional community facilities and amenities

Community consultation confirmed the importance of enhancing the range of community facilities and amenities in the Parish, recognising their value to the local community.

Through community consultation the provision of allotments has been raised with 5 respondents indicating a definite interest and a further 14 a probable interest. One landowner has indicated a willingness to help with allotment provision.

COMMUNITY ACTION CF1: PROVISION OF ALLOTMENTS – The Parish Council will work with landowners to explore the provision of a minimum of 5 allotments

COMMUNITY ACTION CF2: DISABLED ACCESS - All bodies responsible for the management of community facilities in the parish should undertake an audit to assess their accessibility for people with disabilities.

Concern was expressed amongst the community through the consultation process about inadequate car parking facilities in the village, particularly at Town End as well as increasing levels of traffic, particularly cars and light commercial vehicles, through the village and any expansion to local services would need to take this into account given the nature of the rural road network.

POLICY CF2: NEW OR IMPROVED COMMUNITY FACILITIES - Proposals that improve the quality and range of community facilities, will be supported provided that the development:

- a) Meets the design criteria stated in Policy H7;**
- b) Will not result in unacceptable traffic movements that generate increased levels of noise, fumes,, smell or other harmful disturbance to residential properties including the need for additional parking which cannot be catered for within the curtilage of the property;**
- c) Will not generate a need for parking that cannot be adequately catered for**
- d) Is of a scale appropriate to the needs of the locality and conveniently accessible for residents of the village wishing to walk or cycle;**
- e) Takes into full account the needs of the disabled.**

3.5 Economy

3.5.1 Support for existing employment opportunities

The strength of the local economy and of the community goes hand in hand. Supporting the growth of a stronger local economy is recognised as an important theme of the Neighbourhood Plan. However, Hungarton is a rural parish relatively distant from the major employment centres. Employment opportunities within the Parish are therefore limited in scale.

That said, there are long established businesses which are run from home based facilities within the village. There is an increasing trend for residents to work from home (9.5% of people living in the Parish (aged 16-64) compared to 5.3% in Harborough District) and with improving connectivity locally and changing employment patterns nationally, this trend is likely to continue.

For the majority of workers resident in the Parish the lack of significant employment opportunity means that their only option is to work away from the area, commuting increasingly greater distances to secure employment. 50.4% of residents go to work by car, above the rates for the East Midlands (46.1%) and England (40.2%). This impacts particularly on young people for whom the high property values combine with the lack of local employment opportunities make Hungarton a difficult option for residence.

There are very few dedicated employment opportunities within the Parish outside of the local pub and farm-related activities.

Where there are buildings dedicated to business use in the Parish it is recommended that they are protected against being lost to other uses. To do so, it is necessary to restrict the premature demolition or conversion of existing commercial premises (B-class uses) for non-commercial purposes. Only if it is clearly demonstrated that there is little prospect of the existing building or land being used for employment-generating purposes can this be permitted.

In order to demonstrate that commercial land or property can be redeveloped for non-commercial uses, the land or buildings must not have been in active use for at least twelve months and it must be clear that there is little or no prospect of the premises or land being reoccupied by an employment-generating user in the future. This must be demonstrated by a sustained marketing campaign lasting at least six months, undertaken through an appropriate commercial agent. This must show that all reasonable steps have been taken to market the property and that there has been no interest from a credible party.

POLICY E1: SUPPORT FOR EXISTING EMPLOYMENT OPPORTUNITIES – Where planning permission is required there will be a strong presumption against the loss of commercial premises or land (B-class) which provides employment or future potential employment opportunities. Applications for a change of use to an activity

that does not provide employment opportunities will only be permitted if it can be demonstrated that:

- a) The commercial premises or land in question has not been in active use for at least 12 months;**
- b) The commercial premises or land in question has no potential for either reoccupation or redevelopment for employment generating uses and as demonstrated through the results both of a full valuation report and a marketing campaign lasting for a continuous period of at least six months.**

3.5.2 Support for new employment opportunities

New employment initiatives in the right location can help to boost and diversify the local economy and to provide more local employment opportunities.

Through consultation, views were mixed on the provision of new employment opportunities in the Parish. Views expressed suggested there would be no objection to small scale development appropriate to the rural nature of the village and the Parish. However there was significant opposition to any larger scale business development, citing reasons such as the inability of the roads to cope and it not being good for a small village.

Any new employment initiatives should be sensitive to the character of the Parish. Employment proposals should only be seen as acceptable if they avoid harmful impacts on other matters agreed to be locally important such as increased traffic flows, parking, residential amenity, the preservation of historic/heritage assets and the local environment.

There is, however, a need to recognise and support the increasing numbers of people who conduct their businesses from home. The Neighbourhood Plan reflects this in its proposals to provide a wider range of housing and to support the provision of local business premises where appropriate.

The draft Local Plan supports the rural economy by allowing for new employment land to be provided to help create or safeguard jobs.

POLICY E2: SUPPORT FOR NEW EMPLOYMENT OPPORTUNITIES - In supporting additional employment opportunities, new development should:

- a) Fall within the boundary of planned limits of development for the village of Hungarton unless it relates to small scale leisure or tourism activities, or other forms of commercial/employment related development appropriate to a countryside location or there are exceptional circumstances;**
- b) Where possible, development should be sited in existing buildings or on areas of previously developed land;**
- c) Be of a size and scale not adversely affecting the character, infrastructure and environment of the village itself and the neighbourhood plan area, including the countryside;**

- d) Not involve the loss of dwellings;
- e) Not increase noise levels or light pollution or introduce any pollution to an extent that they would unacceptably disturb occupants of nearby residential property;
- f) Will not result in unacceptable levels of traffic movements that generate increased levels of noise, fumes, smell or other harmful disturbance to residential properties including the need for additional parking which cannot be catered for within the curtilage of the property;
- g) Contribute to the character and vitality of the local area;
- h) Be well integrated into and complement existing businesses.

The following types of employment development will be supported:

- a) The small-scale expansion of existing employment premises across the Parish;
- b) Small-scale new build development within or adjacent to Hungarton village.

3.5.3 Home working.

In rural areas such as Hungarton with limited employment opportunities the benefit of supporting home working is that it helps to promote employment activities whilst reducing the dependency of the car for long journeys to employment sites outside the Parish.

The intention of Policy E3 is to recognise that people may not have a suitable space within their home from which to run a business, or they may wish to distinctly and deliberately separate their work and living space. Policy E3 supports the construction of extensions, the conversion of outbuildings, and the development of new free standing buildings in gardens from which businesses can operate. This is intended to maximise the opportunity for home run enterprises to be created and supported in the long term in Hungarton.

Policy E3 would apply where a material change of use occurs, such that planning permission is required. This reflects positive support for entrepreneurial activity in line with the NPPF and draft Harborough Local Plan.

POLICY E3: WORKING FROM HOME – Proposals for the use of part of a dwelling for office and/or light industrial uses, and for small scale free standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported where:

- a) Such development will not result in unacceptable traffic movements and that appropriate parking provision is made;
- b) No significant and adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, light pollution, or other nuisance associated with the work activity;
- c) Any extension or free standing building shall be designed having regard to policies in this Plan and should not detract from the quality and character of the

building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction.

3.5.4 Farm diversification

The conversion of former agricultural buildings has enabled farm diversification, led to the sustainable re-use of vacant buildings and provided opportunities for the establishment and development of small businesses which generate income and employment opportunities for local people. This is a trend, which the Parish Council would like to continue in the Plan area to maintain a balanced and vibrant community, subject to the proper consideration of residential amenity for nearby houses, visual impact on the countryside and highway safety issues. New business development in the countryside is covered in Policy E2.

There are 4 working farms in the Parish (Ingarsby, Quenby Lodge, Village Farm and Waterloo Lodge Farm) and other farmland which is worked on a contract basis. To help maintain the rural economy and protect the open countryside from inappropriate development, the Plan supports the sustainable growth and expansion of business and enterprise through the development and where appropriate conversion of farm existing buildings in the countryside. Specifically, this is intended to:

- Promote a viable and sustainable farming and rural economy in Hungarton Parish;
- Promote the diversification of rural businesses;
- Encourage new businesses to provide a wider range of local produce, services and leisure facilities, to provide local employment and attract visitors to the Parish;
- Maintain and enhance the local environment of rural and agricultural lands.

The change of use of some rural buildings to new uses is already permitted under the General Permitted Development Orders. The Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014 allows, under certain circumstances, the change of use of agricultural buildings to residential use and change of use of agricultural buildings to registered nurseries providing childcare or state-funded schools, under the prior approval system.

POLICY E4: Re-Use of Agricultural and Commercial Buildings - The re-use, conversion and adaptation of rural buildings for small businesses, recreation, or tourism purposes will be supported where:

- a) The use proposed is appropriate to the rural location;**
- b) The conversion/adaptation works respect the local character of the surrounding area;**
- c) The development will not have an adverse impact on any archaeological, architectural, historic or environmental features;**
- d) The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site;**

e) There is no significant adverse impact on neighbours through noise, light or other pollution, increased traffic levels or increased flood risk.

3.5.5 Broadband infrastructure

The modern economy is changing and increasingly requires a good communications infrastructure as a basic requirement to maximise technological advances. High speed internet connectivity is driving business innovation and growth, helping people access services, and opening up new opportunities for learning. This is particularly important in small rural settings where better broadband enables improved access to an increasing number of on-line applications and services provided by the public and private sector and can help to reduce social exclusion.

The need for further development of high speed broadband infrastructure to serve Hungarton Parish is therefore very important.

POLICY E5: BROADBAND INFRASTRUCTURE - Proposals to provide increased access to a super-fast broadband service (including future developments at present unforeseen) and improve the mobile telecommunication network that will serve businesses and other properties within the Parish will be supported. This may require above ground network installations, which must be sympathetically located and designed to integrate into the landscape and not be located in or near to open landscapes.

All new developments should have access to superfast broadband (of at least 30Mbps) Developers should take active steps to incorporate superfast broadband at the pre-planning phase and should engage with telecoms providers to ensure superfast broadband is available as soon as build on the development is complete.

3.6 Transport and roads

3.6.1 Traffic management

Hungarton is a rural Parish with no major roads within it. All existing roads are covered by a 7.5 ton weight limit (except for access). However, located as it is amongst larger villages and urban areas (Tilton on the Hill, Houghton on the Hill, Syston, etc.) the Parish is often used as a 'cut through' for traffic. The village largely predates motor transport which leads to parking issues, particularly at Town End. The roads through the village, characterised by a series of right angle bends are particularly unsuitable for heavy goods traffic.

There is no public transport provision and during school terms, buses are used to convey schoolchildren to and from the local High Schools and 6th form colleges which are outside of the Parish, which causes some congestion on the winding roads through the village. For most people living in the Parish, however, the car has become the principal mode of transport, even for some of the shortest journeys.

Residents are primarily concerned about the off-road parking around Town End and the impact new development will have on the transport network in a picturesque village.

The car provides the principal mode of transport for residents of the Plan area with over 50% of the population travelling by car (higher than district, regional or national levels). The NPPF encourages a reduction in congestion and greenhouse gas emissions through the introduction of measures which promote a reduction in the number of journeys made by car, and there are a number of actions that can be taken by individuals and by the public and private sectors to support this objective.

The Plan therefore focuses on those areas where it can have an influence on the need to travel by car, highway safety and parking provision. In particular, it includes measures to prevent the loss of off-street parking and ensure that, where necessary, traffic management measures are provided in connection with new development.

POLICY T1: TRAFFIC MANAGEMENT - With particular regard to the rural highway network of the Parish and the need to minimise any increase in vehicular traffic all development must:

- a) Be designed to minimise additional traffic generation and movement;**
- b) Incorporate sufficient off-road parking in line with policy H2;**
- c) Provide any necessary improvements to site access and the highway network either directly or by financial contributions;**
- d) Consider, where appropriate, the improvement and where possible the creation of footpaths and cycleways to key village services.**

COMMUNITY ACTION T1: PARKING AT TOWN END - The Parish Council will explore with

residents of Town End and its immediate environs the options for resolving the parking issues there and will seek to bring forward a proposal for consultation in the community.

COMMUNITY ACTION T2: PARKING ON PAVEMENTS -The Parish Council will undertake an awareness exercise to make explicit the negative impact on residents of parking on pavements.

COMMUNITY ACTION T3: PAVEMENTS - The Parish Council will open discussions with the relevant authorities to explore the improvement of and maintenance of the condition of pavements in the village. Such improvements should be in keeping with the character of the village.

In exploring solutions to the transport issues identified the Parish Council will engage with the County Highways Authority who hold statutory responsibility.

Policies identified elsewhere in the Neighbourhood Plan support the aim of improving the transport situation in the Parish. These include supporting the provision of new pedestrian and cycle links to the surrounding area (Policy Env 9); reducing the reliance on vehicles through the support for additional employment opportunities and home working (Policy E2); supporting the promotion of high speed electronic communications, enabling businesses and individuals to communicate more effectively without travel and providing the opportunity for residents to work at home and more locally (Policy E3) and providing an appropriate level of off-street parking in any new developments (Policies H2 and H7).

4. Monitoring and review

The Neighbourhood Plan will last until 2031. During this time it is likely that the circumstances which the Plan seeks to address will change.

Hungarton Parish Council will review the Plan on a regular basis, commencing in year 5 (2021) to make sure that it takes into account any changes in National Planning Policy and the Harborough District Council Development Plan. If it is considered by the Parish Council that changes are necessary to the Neighbourhood Plan it will commence a formal review in conjunction with the Local Planning Authority.

Further reviews will be undertaken in 2026 and 2030, at which point consideration will be given, and if necessary processes commenced, to develop a further Neighbourhood Plan for the benefit of the residents of Hungarton.

