

South Kilworth Neighbourhood Plan 2017-2031



Pre-submission draft, November 2017

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FOREWORD

Welcome to the Neighbourhood Plan for the Parish of South Kilworth.

In the latter half of 2015, South Kilworth Parish Council, aware of the new local planning regime introduced by the UK Government and the Neighbourhood Planning Regulations which came into force in April 2012, took the decision to prepare a Neighbourhood Plan for the long-term future of South Kilworth Parish.

An application was made to Harborough District Council for designation of the whole parish as the Neighbourhood Area for Neighbourhood Planning purposes. The District Council completed the necessary consultation process with statutory bodies before approving the application on 22 March 2016. Members of the community were enlisted alongside Parish Councillors and an Advisory Committee and several Theme Groups established to drive the process forward.

Through a range of community engagement processes, including open events and a community questionnaire, we have attempted to engage as broad a section of the community as possible.

The result is this Neighbourhood Plan which is designed to guide and shape development in South Kilworth over the lifetime of Harborough District Council's Local Plan.

Thank you to all those who have given of their time freely during the preparation of this document and to Harborough District Council for their support as the Neighbourhood Plan has taken shape.

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Chair

**South Kilworth Neighbourhood
Plan Advisory Committee**

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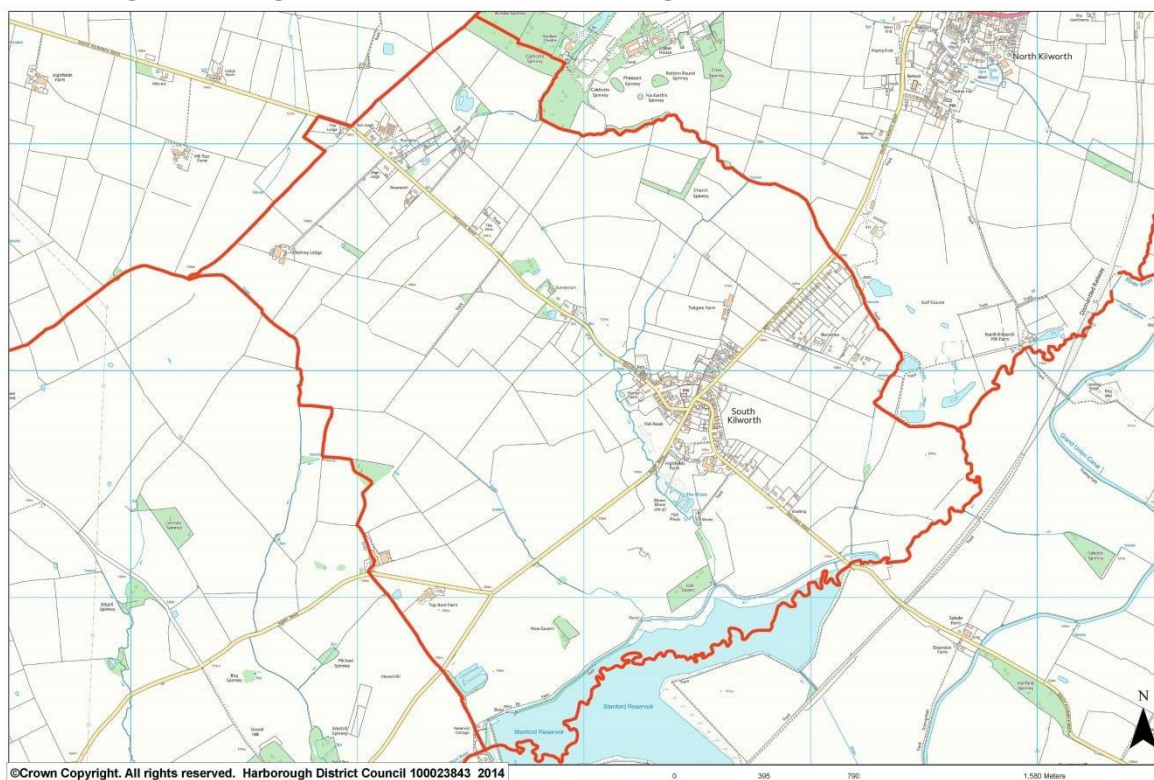
1 Introduction

This document represents the Neighbourhood Plan for South Kilworth parish. It represents one part of the development plan for the parish over the period 2017 to 2031, the other part being the Harborough District Local Plan which is yet to be formally adopted.

Harborough District Council, as the local planning authority, designated a Neighbourhood Area for the whole of the South Kilworth Parish on 22 March 2016 to enable South Kilworth Parish Council to prepare the Neighbourhood Plan. The Plan has been prepared by the community through the South Kilworth Neighbourhood Plan Advisory Committee and a range of Theme Groups looking into aspects such as housing, the environment, employment, transport and community facilities.

The map below shows the boundary of the Neighbourhood Plan area, which is the boundary of South Kilworth Parish.

Figure 1. Neighbourhood Plan Area – Designated on 22 March 2016



The Neighbourhood Plan is being prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011 and the Neighbourhood Planning Regulations 2012 (as amended 2015). The Parish Council, through the Advisory Committee has prepared the plan to establish a vision for the future of the parish and to set out

how that vision will be realised through planning and managing land use and development change over the Plan period 2017 to 2031.

The purpose of the Neighbourhood Plan is to guide development within the parish and provide guidance to any interested parties wishing to submit planning applications for development within the parish. The process of producing the Plan has sought to involve the community as widely as possible and the different topic areas are reflective of matters that are of importance to South Kilworth, its residents, businesses and community groups.

Each section of the Plan covers a different theme. Under each heading there is the reason for the policies presented which provides the necessary understanding of the policy and what it is seeking to achieve. The policies themselves are those against which planning applications will be determined. It is advisable that, to understand the full context for any individual policy, it is read in conjunction with the supporting text. There are also a number of 'Community Actions'. These are not policies and will not be subject to examination, but are important to the community and represent issues to be taken forward by the community in support of the policies themselves.

National policy

The National Planning Policy Framework (NPPF) states:

"Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes ... can use neighbourhood planning to set planning policies through neighbourhood plans to determine decisions on planning applications (para.183).

Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community.

The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area.

Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-

date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies (para.184).

Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation (para.185)".

The Harborough District Core Strategy was adopted in 2011 and therefore, under the guidance provided by the NPPF, is no longer up to date. A new Local Plan is currently in preparation and the Neighbourhood Plan has taken the provisions within this emerging document into account. It also addresses issues relating to sustainable development. The NPPF states that there are three dimensions to sustainable development: social, environmental and economic, all of which are important and interrelated and are addressed through the policies in this Neighbourhood Plan.

2. Consultation

The Advisory Committee has developed the Neighbourhood Plan through extensive engagement with the community.



An Advisory Committee was formed and an initial open event took place in September 2016. A community questionnaire was distributed to all households between September and October 2016. It was available to complete electronically and as a paper copy. The level of response from the community was good, there being 77 returns. This represents a return from 15% of the total population of 513 and over 20% of the adult population, 40% of households.

Consideration of the main issues affecting South Kilworth commenced in the winter of 2016, where the process of shaping the Neighbourhood Plan continued through the establishment of 'Theme Groups' where members of the community came together to consider issues such as housing, the environment, transport, employment and community facilities in greater detail.

A further consultation event took place on 30 September 2017 where the emerging policies were presented to the community and were widely supported.



The result of this work has enabled the Advisory Committee to draft the policies and actions in this Neighbourhood Plan.

3. Local Context

3.1 History of South Kilworth

The shape of the village was formed as it expanded at the crossing of the turnpike roads between Rugby and North Kilworth and between Welford and Lutterworth during the 18th and 19th centuries. The historic core of the village is focused around this road crossing and the parish church of St Nicholas.

Both the roads and the village, however, are much older. The light, free draining soils and gravel deposits on the river terraces and valley sides of the Upper Avon was probably conducive to settlement during the prehistoric period. This is supported by archaeological finds in the area: a late Neolithic chisel-ended arrowhead was uncovered toward the eastern end of The Belt and there is evidence of later prehistoric settlement in a cropmark complex, possibly a farmstead, which lies to the south-west of the village and has been designated as a Scheduled Monument. Further cropmarks have also been found to the northeast of this area and are thought to be part of the same complex although they are not included in the Monument.

Evidence for Roman settlement in the area of South Kilworth came from the chance find during ploughing of a single sherd of Roman pottery, and archaeological work prior to development at the Grange and adjacent to St. Nicholas church found evidence of a Roman field system as well as many sherds of Roman pottery, together suggesting that Roman occupation or settlement was located nearby.

In Anglo-Saxon and early medieval times the parish of South Kilworth was part of the historic Saxon Hundred of Guthlaxton. Settlement is thought to have been established at South Kilworth before the Norman conquest. Kilworth has been known as Kiueward in a document of 1177, Kiueward in 1185, Cuuelingward in 1195 and Suth Kiuiligrwth in the 13th century. The Domesday book of 1086 records South Kilworth as Chivelesworde or Cleveliorde based on Cyfel or Cufa, an old English name probably meaning 'the settlement associated with the people of Cyfel'. An alternative theory is that Chivelesworde and Cleveliorde were two settlements which later differentiated into North and South Kilworth. The Domesday Book records South Kilworth, apparently already separate from North Kilworth by this time, as in the ownership of Robert of Vessey and Guy of Rainbeaucourt.

Evidence shows that South Kilworth was a well-established manor, settlement and farming community from the early mediaeval period. The mediaeval and post-mediaeval core of South Kilworth was focused around the parish church of St

Nicholas, which was established during the 12th century and altered in the 15th century. South west of the village evidence suggests that the village once extended southwards from its present location along the stream running to the north west and south east of the present-day core. A mediaeval manorial complex lies in the valley south east of the Rugby Road along the stream course, with a homestead moat enclosing traces of former buildings and two nearby excavated fishponds. It has been suggested that the Manor house was a 'grange' of Selby Abbey in Yorkshire and that this site had been part of the lands owned in nearby Stanford-on-Avon in Northamptonshire, by a certain Leuric (hence the name of the house along North Road). Across the Rugby Road earthworks visible on aerial photographs suggest house plots, boundaries and closes, as well as further fishponds, all part of the original extent of the village. Abandonment of this area resulted from the ravages of the plague which severely depopulated many villages by the early 15th century. The evidence for ridge and furrow cultivation around the village suggests that the fields were then used for farming, primarily cultivation with some livestock, possibly kept in smaller paddocks closer to the village or on the less fertile and more exposed, higher ground.

In the post mediaeval period the mediaeval manor was held by the Belgrave family in the 16th and 17th centuries. In 1633, it was known as Well Close 'where formerly stood the manor house'¹. A number of historic buildings from the late 16th century through to the 19th century are located within the core of the village, either adjacent to the parish church or close to it, along Welford Road or Walcote Roads. The Timbered House on Walcote Road is notable, dating from around 1500 and once linked to Stanford estate. Others include domestic houses and farm buildings within the village, such as the early post-medieval buildings at Home Farm and the former 18th century agricultural cottages along Welford Road, all linked to the agricultural character of the area. Both main roads through the village became turnpikes during the late 18th and early 19th centuries.

Many of the fields around South Kilworth demonstrate the effects of planned enclosure. Most were enclosed in 1789 '*for dividing and enclosing the open and common fields, meadows and commons of and within the parish of South Kilworth, County of Leicestershire*'. Planned Enclosure landscapes tend to have fields whose boundaries show a geometric appearance because they were planned and laid out by surveyors rather than emerging organically. They are also characterised by relatively straight roads, often with wide verges.

Many distinguished people will have lived and travelled through the Parish. One of the more famous was Dr William Pearson, rector of St Nicholas' church 1817 until

¹ "An Historic Environment Desk-Based Assessment and Heritage Statement" on the proposed Development opposite Leys Crescent, by Pre-construct Archaeology Limited (Midlands) 2016, Page 17. Paragraph 6.5.

his death in 1847, a founding member of the Royal Astronomical Society. He lived in the Rectory, and built close by an observatory to house one of his telescopes. The Observatory, now a house, still stands today.

The website below gives more information Dr Pearson, his observatory and his life. <http://www.covastro.org.uk/mira/mire-issue-71>

The tower and spire of South Kilworth church, though more than once repaired still stand today, as they have stood for more than 500 years. The church has seen many changes, amongst them the addition of the clock in the tower with its four gilded faces, which was installed as a memorial to the South Kilworth men who gave their lives in the 1914-18 Great War.

Over the centuries it is highly probable that the population of the Parish rose and fell. Records from 1870-72 show the population as 421 living in 110 houses. In this century, the census of 2001 showed a similar number with a population of 430. However, the last census in 2011 then showed a substantial change to the Parish, with a population of 513 living in around 193 houses.

Change continues, as we are now around 200 houses with the expectation of further considerable growth over the next few years

3.2 Profile of the community (taken from the 2011 census)

According to the 2011 Census, the South Kilworth Parish had an estimated population of 513 residents living in 193 households dispersed across 600 hectares. There were 7 vacant household spaces representing a 3.5% vacancy rate. Since 2001 the number of residents has grown by around 80 (+19.3%) and the number of households (occupied + unoccupied) rose by around 15 (+8.1%).

The parish has a relative high proportion of young residents with just under a quarter (24%) of its residents aged under 16 which is around 5 percentage point higher than the district, regional and national averages. Around 63% of residents are aged between 16 and 64 which is in line with the district but slightly below the regional and national (65%) rates. Older people (aged 65+) represent 13% of total residents which is below the district (18.3%), regional (17%) and national (16%) rates. The median age of people living in the Parish is 39 which is in line with the national rate but younger than both the district (43) and regional (40) rates.

The Census provides some evidence of an ageing population as between 2001 and 2011 the number of residents aged 65 and over increased by 12%. Research shows the number of older people will grow significantly in the future and relative growth will be highest in older cohorts. Latest available population projections

suggest that Harborough's 65 plus age group is forecast to grow by around 76% between 2014 and 2034.

In South Kilworth Parish, 73% of residents aged 16-74 are working. At 79% South Kilworth Parish's economic activity rate is somewhat higher than the district (74%), regional (69%) and national (70%) rates and reflects the relatively high proportion of working age residents that live in the area. At 23% the parish self-employment rate is significantly higher than the district (13%), regional (9%) and national (10%) rates. At the time of the 2011 Census, the unemployment rate was very low.

Average household size in the South Kilworth Parish is 2.7 people which is above the 2.4 district and national and 2.3 regional rate. The average number of rooms per household at 7.3 is also higher than the district (6.3), regional (5.6) and national (5.4) rates.

People living in the South Kilworth Parish are also more likely to live in homes with a higher than usual number of bedrooms with the average number of bedrooms per household standing at 3.5 which is above the district (3.1), region (2.8) and national (2.7) rates.

Home ownership levels are relatively high with 76% of households owning their homes outright or with a mortgage or loan. This is slightly below the district (78%) rate but somewhat above the regional (67%) and national (63%) rates. There is a higher than average level of households buying their home with a mortgage or loan and reflects the relatively high proportion of working age families residing in the local area. Social rented properties account for just 7% of tenure which is lower than the district (8%), region (16%) and England (18%) rates. Around 16% of households live in privately rented homes which is higher than the district (11%) average and close to both the regional (15%) and England (17%) rates.

Data from the 2011 Census shows that the majority (65%) of residential dwellings are detached which is significantly higher than the district (48%), regional (32%) and national (22%) share. Semi-detached housing accounts for around 21% of residential housing stock compared with 29% for the district, 35% for the region and 30% for England as a whole. Detached and semi-detached dwellings represent 85% of the total housing stock in the South Kilworth Parish whereas terraced housing and flats provide 14% of accommodation spaces.

People living in the parish are more likely to be living in dwellings with 4 or more bedrooms. Results from the 2011 Census show that around half (49%) of dwellings are more than 4 bedrooms which is above the district (34%), regional (20%) and England (19%) averages. There is also an under representation of

housing for single people with just 4% of dwellings having one bedroom against 6% for the district, 8% for the region and 12% for England.

There is evidence of widespread under occupancy in the parish (having more bedrooms than the notional number recommended by the bedroom standard). Analysis of the 2011 Census shows that almost three fifths (57%) of all households in the South Kilworth Parish have two or more spare bedrooms and a third (33%) have one spare bedroom. Under occupancy is somewhat higher than district, regional and national rates.

Under occupancy is particularly evident in larger properties with over two fifths (43%) of households with 4 or more bedrooms occupied by just one or two people.

The Census data also suggests that older person households are more likely to under-occupy their dwellings. Data from the Census allows us to investigate this using the bedroom standard. In total, some 65% of pensioner households have an occupancy rating of +2 or more (meaning there are at least two more bedrooms that are technically required by the household) and is somewhat higher than the 55% non-pensioner household rate.

3.3 House price data 2016

The publication of ONS House Price Statistics for Small Areas presents an opportunity for detailed housing affordability analysis.

The data reveals the cost of an entry-level property on average across England and Wales has increased by almost 20% in the last decade, to £140,000 (year ending June 2016). For new properties, the price was nearly £180,000. The data also shows that home-ownership prospects vary across the country.

In the South Kilworth area a low to mid-priced property costs on average £167,500 which is higher than the national average. Assuming a 15% deposit, those entering the property market in the South Kilworth area would require a household income of nearly £31,639 and savings of £27,975, which is a challenge for many households.

With the average cost of an entry-level home in the South Kilworth area being £167,500, prospective buyers would require £850 to pay for stamp duty, an estimated £2,000 for legal and moving costs and £25,963 for a 15% deposit, coming to £27,975 in total.

4. Vision and Objectives

4.1 Vision for South Kilworth in 2031

In consultation with the community, the established vision for South Kilworth is as follows:

Our shared community vision for South Kilworth over the lifetime of this plan is that it retains and enhances its distinctive character and community spirit.

South Kilworth is not just buildings, but a vibrant community of people surrounded by beautiful countryside.

The Neighbourhood Plan should ensure that South Kilworth continues to be a tranquil and safe place to live and that it continues to thrive as a vibrant and distinct village with a balanced and diverse community, to evolve and expand whilst retaining its unique and distinctive character while supporting opportunities for residents to lead a healthy, creative, equitable and sustainable life.

South Kilworth will be known for its strong community, its thriving school, attractive streets and green spaces and high quality natural environment. It will be safe and enjoyable to move around on foot and bike, thus promoting a safe, invigorating environment for people of all ages.

This will be achieved by:

- a) Supporting appropriate, proportionate, timely and sustainable development. These developments will aim to be eco-friendly in both design and operation. They will also recognise the village character and our rural location.
- b) Conserving and enhancing the high quality natural environment including protection of wildlife while recognising and encouraging the importance of good local agricultural management to support this.
- c) Retaining and enhancing the character and appeal of the unique assets of the parish, including community amenities, educational and recreational facilities, footpaths, open green spaces and the countryside that provides the Village setting.
- d) Endorsing and implementing policies and developments that have a positive effect on the sustainability and environment of the village, including those that mitigate climate change.
- e) Enhancing and supporting our rural economy that will allow our local

businesses and home workers to flourish in a modern digital age.

- f) Endorsing policies that will ensure any potential increase in traffic volume is kept within safe and efficient parameters and does not compromise the safety or alter the feel of the village.

5. Toward a sustainable South Kilworth

5.1 Achieving Sustainable Development

The purpose of the UK Planning System as set out in the National Planning Policy Framework (NPPF) is to achieve sustainable development in economic, environmental and social terms.

The NPPF defines sustainable development as follows: Sustainable means ensuring that better lives for ourselves don't mean worse lives for future generations. Development means growth. We must accommodate the new ways by which we earn our living in a competitive world. We must house a rising population, which is living longer and wants to make new choices. We must respond to the changes that new technologies offer us. Our lives, and the places in which we live them, can be better, but they will certainly be worse if things stagnate.

This Neighbourhood Plan is a key part of securing sustainable development. It is at its heart. This includes how much new development is required, where it should go, how it should be designed and how it impacts upon the village. This encompasses all proposals for development from the very smallest, such as a minor extension to a house, to larger housing developments and seeks to safeguard environmental, health and social features, particularly the range of community facilities in South Kilworth, the most important Local Green Spaces and opportunities for walking and recreation. Alongside the Harborough Core Strategy and emerging Local Plan, it is the key local planning document setting out the sustainable development strategy for the geographical area of the Parish.

The Policies in the Neighbourhood Plan have been informed by a wide range of evidence gathered from District-wide sources as well as locally gathered information including a community questionnaire and Open Events at which the community has been invited to comment on general aspects of life in the Parish as well as the draft Policies.

The Neighbourhood Plan is not intended to replace the policies and regulations contained in the Harborough core strategy and the emerging local plan or the requirements of the NPPF. It supports these policies and regulations to give additional, more detailed, Parish-wide specific policies and this clarifies the Community's vision. Where suitable District-wide policies already exist in the Harborough core strategy, emerging local plan or NPPF they are not duplicated in this Neighbourhood Plan.

6. Housing and the Built Environment

6.1 Introduction

The Neighbourhood Plan area comprises the core village of South Kilworth where the bulk of the community's housing is situated.

The housing stock comprises 200 dwellings, primarily located within the village. It is in this area that the housing policies of the Neighbourhood Plan will largely be concentrated.

6.2 Housing Provision

The draft Harborough Local Plan (June 2017) established a hierarchy of settlements to determine the most appropriate locations for residential development. On the basis of this hierarchy, South Kilworth is classified as a 'Selected Rural Village' (SRV). SRVs benefit from two or more of six key services - a food shop, GP surgery, library, post office, primary school and public house. South Kilworth fits this classification as it has a Primary School and a Public House.

As Harborough District Council have a statutory duty to provide adequate housing throughout the District, they have calculated a minimum requirement for each Parish based upon a housing distribution strategy agreed by the Executive Committee. Any planning approvals after April 2017 will count towards this target, but recently approved planning approvals relating to 25 dwellings opposite Leys Crescent and 2 windfall units approved earlier in 2017 are excluded from the required numbers as they already have planning approval.

This approach has set South Kilworth a housing target up to 2031 of 20 units, including windfall developments but excluding developments with planning approvals up to April 2017.

6.3 Housing allocations

During 2015 Harborough District Council (HDC), along with all other districts in the Leicester and Leicestershire Housing Market Area, undertook a Strategic Housing Land Availability Assessment (SHLAA). Following a call for landowners to identify sites with potential for house building at that time, there was no land in and around South Kilworth that was put forward for development.

In developing the Neighbourhood Plan and looking out for suitable land to allocate for development, all land owners holding sites in and around the village

were identified and contacted. All were notified of the Neighbourhood Plan process and invited to enter into dialogue with the Housing Theme Group developing the Housing Chapter of the Neighbourhood Plan. The only sites that came forward through this process were deemed unsuitable for residential development by Harborough District Council, with the exception of a proposal for about 10 units at the Abattoir site in the village.

However, at a meeting with Planning Officers at Harborough District Council the potential to develop an additional 5 units at the already approved site opposite Leys Crescent was agreed along with the incorporation of around 5 windfall units through the Plan period. This makes up a total of 20 dwellings, in line with the HDC target.

POLICY H1: HOUSING ALLOCATION - Land is allocated for residential development on the following sites (see map Fig x): Opposite Leys Crescent (around 5 dwellings); Abattoir site (around 10 dwellings).

Figure 2. – Development site allocations



6.4 Limits to Development

The purpose of Limits to Development is to ensure that sufficient sites for new homes are available in appropriate locations that will avoid impinging into the local countryside.

Limits to Development have been defined by Harborough District Council in the Adopted Core Strategy for Villages such as South Kilworth who are seen as suitable settlements for development. The Core Strategy makes it clear that such a measure is important to clarify where new development activity is best located. Focusing development within Limits to Development reflects the Core Strategy's objective of focusing development in the most sustainable locations.

The Plan proposes to designate Limits to Development for South Kilworth to direct development to the most sustainable locations and also to ensure that sufficient land to meet residential need is available in the right locations. This will update and supersede the existing Limits to Development currently used by Harborough District Council, as it takes into account the housing allocations that are being made through this Plan and those that have been approved by Harborough District Council since the Core Strategy was adopted.

Within the defined Limits to Development an appropriate amount of suitably designed and located development will be acceptable in principle, although some sites within this area are protected from development.

Focusing development within the agreed Limits to Development will help to support existing services within the village centre and help to protect the countryside and the remainder of the Plan area from inappropriate development.

Methodology

The updated Limits to Development have been determined using the following criteria:

- a) Existing commitments by virtue of an extant (existing) planning permission for residential development on the fringes of the settlement have been incorporated;
- b) Residential allocations through the Neighbourhood Plan have been taken into account;
- c) Clearly defined physical features such as walls, fences, hedgerows, gardens, streams, brooks, allotments and roads have been followed.

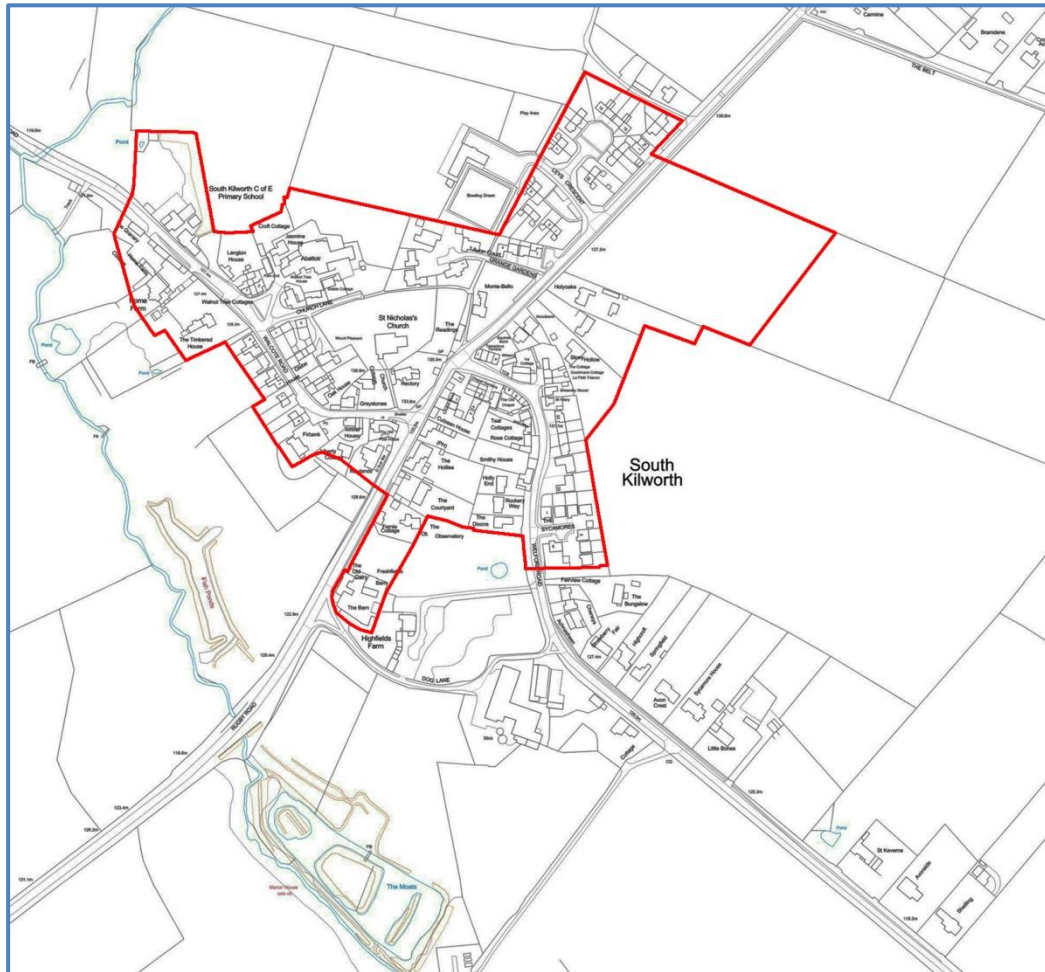
In planning terms, land outside a defined Limits to Development, is treated as countryside. This includes any small groups of buildings or small settlements that

may be found there.

Over time, and especially after the Second World War, linear or ribbon development along roads began to cause real concerns for the future of the countryside across England, reflected for example in the book "England and the Octopus" by the architect Clough Williams-Ellis. These concerns led over time to the birth of the Town and Country Planning Acts. The distinction between the strong nucleated core of the village and these areas of linear development is very important. The Harborough Village Appraisal of South Kilworth in 1997 contained a policy which stated that "the extension and consolidation of the ribbon residential development along the Welford Road and the North Kilworth Road should be resisted", noting that "these areas are outside the village proper". Maintenance of the gap between the village core and the housing along North Road/The Belt is particularly important, especially as some of the most important views in the village are across fields E18 and E19.

It is national and local planning policy that development in the countryside should be carefully controlled. Supporting "the intrinsic character and beauty of the countryside and supporting thriving rural communities within it" is identified as a core planning principle in the National Planning Policy Framework. This approach is also supported by this Plan because it will help ensure that development is focused in more sustainable settlements with a greater range of services and facilities and infrastructure that has capacity for expansion, as well as helping to maintain the special landscape character of the Parish and protecting the countryside for its own sake as an attractive, accessible and non-renewable natural resource.

This approach to development in the open countryside is strongly supported by this Neighbourhood Plan, in particular, because it will ensure that any development is constructed in the built-up form of South Kilworth. The following policy (S2) will also maintain the special and unique landscape character of South Kilworth Parish and protect the open countryside for what it is, an attractive, accessible, distinct and non-renewable natural resource.

Figure 3. Limits to Development

POLICY H2 – LIMITS TO DEVELOPMENT – Residential development proposals within the Plan area will be supported on sites within the Limits to Development as identified in Figure 2 (above) where it complies with the policies of this Neighbourhood Plan and subject to design and amenity considerations.

Land outside the defined Limits to Development will be treated as open countryside, where development will be carefully controlled in line with local and national strategic planning policies.

6.5 Housing Mix

South Kilworth is a small rural parish and at the time of the 2011 Census was home to around 513 residents living in 200 dwellings. Analysis of the Census shows that between 2001 and 2011 the parish population increased by around 19% (+80 people) and the number of occupied households by 14% (24). The area has a relatively youthful population and a higher than average share of working age residents. There is however evidence of an ageing population and in line with national trends the local population is likely to get older as average life

expectancy continues to rise.

The Housing Needs Report for South Kilworth dated August 2016 (supporting information) indicates (P5 Table 5) that of the housing stock:

- 3.6% have 1 bedroom (6% across Harborough District)
- 15% have 2 bedrooms (22.5% across Harborough District)
- 32.6% have 3 bedrooms (37.3% across Harborough District)
- 48.7% have 4 or more bedrooms (34.2% across Harborough District)
- 19% one or two-bedroom houses (28.3% across Harborough District)
- 33% three-bedroom houses (37.3% across Harborough District)
- 65% are detached houses (48% across Harborough District)
- 21% being semi-detached (28.9% across Harborough District)
- 12% being terraced (15.1% across Harborough District)
- 76% homes are in owner occupation (78% across Harborough District)
- 7% are classed as affordable housing (10% across Harborough District)
- 16% are privately rented (11% across Harborough District)

There were 23 new build house sales recorded with the Land Registry between 1995 and 2015 representing 13% of residential house sales during this period.

Also in the Housing Needs Report is noted the high level of under occupancy which suggests a need for smaller homes suitable for elderly residents needing to downsize, small families and those entering the housing market.

The South Kilworth Community Questionnaire (see supporting information) indicated a need for more houses as follows:

- Affordable 1-2 bedroom houses (68.57% of respondents)
- Medium 2-3 bedroom houses (61.77% of respondents)
- Bungalow/retirement housing (56.52% of respondents)
- 4 bedroom and over (26.87% of respondents)

POLICY H3: HOUSING MIX – New development should provide for a mixture of housing types having regard to identified local housing needs. The provision of bungalows suitable for elderly and disabled people (providing wheelchair access) and dwellings of up to three bedrooms will be supported. Dwellings of 4 or more bedrooms will be expected to comprise a minority in any multi-house development.

6.6 Affordable housing

Affordable housing is described in the NPPF as comprising 'Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market'.

The Housing and Planning Act 2016 inserts a new Affordable Housing definition into the Town and Country Planning Act 1990 and includes Starter Homes (as defined by the Act). It can take several forms:

- a) Social rented housing - owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency;
- b) Affordable rented housing - let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable);
- c) Intermediate housing - homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low-cost homes for sale and intermediate rent, but not affordable rented housing

The draft Local Plan contains a requirement to provide 40% affordable units on-site for all developments with 11 or more dwellings.

Changes to affordable housing agreed through the Housing 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. Shared ownership remains an important element of affordable housing provision.

Affordability is a key housing issue for the Parish, with average house prices too high for those on average incomes. Land Registry figures indicate that the average price of an entry level house in 2015 in the Parish stood at about £167,500 which is significantly higher than the national average (£140,000).

Only 7% of properties in the Plan area are affordable units compared to a District-wide average of 10%. Development proposals will be welcomed that seek to address this shortfall, particularly shared ownership and starter homes which make home ownership more affordable in our community.

POLICY H4: AFFORDABLE HOUSING - 40% of all new housing development on sites for more than ten dwellings, or on sites of more than 1,000 square metres, should comprise affordable housing. The provision of shared ownership and starter homes is supported as is affordable homes for people with a local connection.

6.7 Windfall development

Windfall sites are small infill or redevelopment sites that come forward unexpectedly and which have not been specifically identified for new housing in a planning document. These sites often comprise redundant or vacant buildings including barns, or a gap between existing properties in a built-up street scene. This Neighbourhood Plan defines windfall sites as developments of three units or less in one location.

Such sites have made a small but regular contribution towards the housing supply in the Parish for a considerable time. As there remain only limited opportunities for windfall development, there is evidence that windfalls will continue to make a small contribution to housing provision in the Parish over the next fifteen years. It is anticipated, and agreed by Harborough District Council, that 5 units will be provided by windfall during the lifetime of the Plan.

The draft Local Plan for Harborough incorporates windfall development into the overall housing target for the Parish.

POLICY H5: WINDFALL DEVELOPMENT - Development proposals for infill and re-development sites will be supported where:

- a) The development comprises less than 3 dwellings.**
- b) The location is within the Limits to Development for South Kilworth;**
- c) It respects local character;**
- d) It retains existing important natural boundaries such as gardens, trees, hedges and streams;**

- e) **It provides for a safe vehicular and pedestrian access to the site and appropriate off-road car parking;**
- f) **It does not reduce garden space to an extent where it adversely impacts on the character of the area, or the amenity of neighbours and the occupiers of the dwelling(s).**

6.8 Built Heritage

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

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.

There are 10 buildings/structures in the parish that have been granted national 'Listed Building' Status, in recognition of their special historical or architectural interest. These are listed in the supporting information.

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. 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.

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 South Kilworth and need to be preserved and enhanced. These buildings will be Locally Listed.

POLICY H6: 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. The buildings of local interest currently identified are:

**Church Clock/War Memorial
Observatory
Welford Road Thatched Cottages
Village Green
The Malt Shovel**

6.9 Design

South Kilworth has a rich and diverse build environment. The age of houses ranges from pre-Elizabethan styled timbered houses to the latest in modern technology, materials and design.

The community considers it important that future development is in keeping and maintains and enhances South Kilworth's distinctive character.

There is no dominant design style amongst the 200 houses in the Parish, and indeed this Neighbourhood Plan does not seek to suggest one. The largest single development in South Kilworth is at Leys Crescent (20 small semi-detached dwellings). This development followed design principles that provided quality housing but used a near common design throughout. Elsewhere throughout the Parish old houses have been rebuilt or modified in unique ways or relatively small multi-house developments have been introduced, mostly with some variation between houses.

It is this variation in style that the Neighbourhood Plan seeks to support.

The design policy has been the subject of consultation within the Parish, and sets out general principles and guidance so building character can be maintained and enhanced.

POLICY H7: DESIGN - Development including one or more houses, replacement dwellings and extensions should be designed to have a positive and distinctive character by incorporating, where appropriate, the features listed below.

All proposals for new houses will include a Design and Access Statement that highlights areas of compliance and non-compliance with each of the design points listed below:

- 1. New development should enhance and reinforce the local distinctiveness of the local area and proposals should show clearly, within the Design and Access Statement(s), how the general character, scale, density and layout of the site, building or extension fits in with the "grain" and character of the surrounding area, and in particular the variety of house styles;**
- 2. No new development will be supported if it has a significant negative effect on any Village amenity (such as pub, church, village hall, footpaths, environment; views, recreational areas);**
- 3. For multi-house developments that include affordable homes:**

- clusters of no more than 3 affordable homes must be pepper-potted around the development and not all placed together;
4. Clusters of uniform type and size of housing will not be acceptable;
 5. If new development is either adjacent to, or in the curtilage of a historically important building the proposals should show how the importance of such a building and its setting have been taken into account;
 6. The materials proposed in the construction of any new development must reflect the character and context of the adjacent listed and locally important buildings within the parish. Elevations should be primarily of brick to complement the historic brick used in the vicinity. The use of render is supported when highlighting architectural features and panels;
 7. Within any new multi-house development, houses should be linked by a consistent theme but individual dwellings should not be the same in appearance;
 8. Sensitive use of oak frame is acceptable when appropriate to the setting;
 9. Sensitive use of large windows is acceptable when appropriate to the setting;
 10. Dwelling heights should generally be restricted one or two storeys except where a third floor is extended into the roof line with the use of dormer windows. Any dwelling of above the local average height should be part of a varied scheme, proportionate in scale, sympathetic to the topography of the surroundings and not overbearing;
 11. Gated developments are not supported;
 11. Garages should be constructed to match with the dwelling materials;
 12. Boundaries should be of a rustic or traditional nature. Wherever possible plots should be enclosed by native hedging, or a brick wall, or iron railings of a rural character.
 13. High (6-foot plus) close boarded timber fences should be avoided where they have a high visibility from a public area although may be acceptable between buildings;

- 14. New development should always seek to retain existing trees on and adjacent to the site. Any trees that are unavoidably lost should be replaced by an equivalent number of the same or similar species.**
- 15. Wherever possible existing hedges should be retained and incorporated into new development schemes. Where unavoidably lost new planting should be incorporated to compensate for this. For new multi-house developments, landscape designs that include tree and hedge planting to provide nesting and autumn berries and fruit will be supported**
- 16. Landscape treatment of new development should reflect the character of the village and its surroundings with the emphasis on using native hedging plants and trees that together with open spaces will link the village with the countryside and support biodiversity;**
- 17. New dwellings should have gardens and open spaces appropriate in size for a rural location and the number of occupants;**
- 18. For new multi-house developments, the provision of a well-placed green space would be supported as a shared resource for local residents;**
- 19. Where possible grass verges should be retained. Where verge parking is unavoidable, the surface should comprise stone blocks that allow grass to grow through to give the perception of grass verges;**
- 20. Red coloured paving bricks in driveways are considered inappropriate in older parts of the village and should be avoided in preference to neutral coloured bricks, gravel or other traditional materials;**
- 21. Dwellings should each have an appropriate external bin storage area to accommodate three standard sized wheelie bins;**
- 22. New development should incorporate sustainable drainage systems with appropriate maintenance regimes to minimize vulnerability to flooding and other effects of climate change;**
- 23. Design principles should recognize the importance of new technology and product design that will not only help new development towards a goal of carbon neutrality, but also help in the unobtrusive evolution of such renewable technology materials**

so that they seamlessly blend into the character of the village. The use of new green technologies is supported;

- 24. Adequate attention to building orientation for natural light, thermal insulation and green technology should be implicit in all design proposals;**
- 25. Roof designs that take into account the possible fitting of solar panels (in direction and elevation) will be supported.;**
- 24. The provision of green (living) roofs is supported;**
- 25. House designs that minimize the use of water will also be supported, through the fitting of low water usage toilets, taps and showers;**
- 26. House designs should allow for the collection of water into a water butt (a location for the butt and water collection from the roof should be allowed for);**
- 27. House designs that harvest rainwater for re-use will be supported;**
- 28. In addition to oil or gas (LPG) or heat pumps, new houses should be provided with chimneys for wood burners (not coal or multifuel) to minimize the use of non-sustainable carbon producing fuel. South Kilworth has no mains gas supply;**
- 29. Chimneys and flues should reflect one of the many styles of the village using brick or other materials that can be seen in the adjacent area;**
- 30. For new houses, provision (space and systems) should be made for the later installation of a home electricity battery system for power storage;**
- 31. For new houses, provision (space and systems) should be made for the later installation of electricity car charging points close to where cars are parked. The number of charging points to be appropriate for the size of dwelling;**
- 32. Provision of bird and bat boxes will be supported;**
- 33. Provision of a pond or boggy area for amphibians, birds and mammals would be supported.**

7. Environment

7.1 Environmental context

The parish of South Kilworth is set in some of the finest countryside in South Leicestershire. The village is situated on a hilltop at the end of a ridge of high land, which extends southwest from North Kilworth and is defined by the confluence of two valleys. To the west and south, the village is bounded by a steep, narrow valley of rough grassland formed by a fast-flowing tributary of the River Avon, and to the southeast it is bounded by the broad valley of the River Avon itself, with sweeping views across to the Hemplow Hills. The confluence of the watercourses is under Stanford Reservoir, just to the south of the village. The road leading southwest out of the village crosses the narrow tributary valley and then plunges down through outstandingly attractive old parkland toward Stanford Hall, one of the two important great houses in Leicestershire.

7.2 Landscape character and the rural setting of the village

The plan area is part of the *Northamptonshire Uplands National Character Area* (NCA 95, designated by Natural England):

"... an area of gently rolling hills and valleys, with many long, low ridgelines. Rivers flow out ... in all directions, including ... the Avon, Welland, ... [and] Nene.



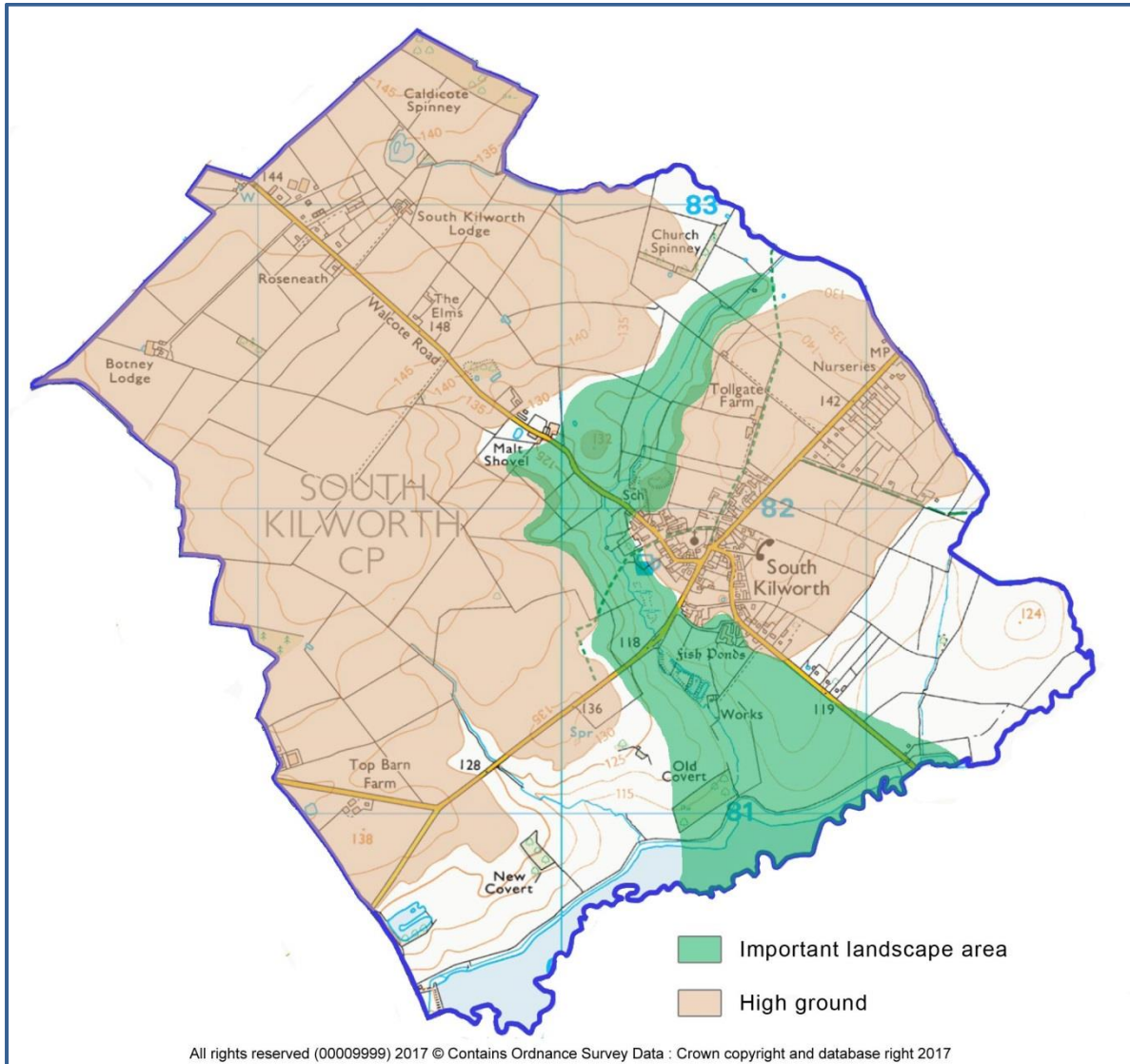
South Kilworth from the southeast (Downton Hill, Northamptonshire) looking across the Avon valley. The red bracket shows the extent of the village on its hilltop site, with the church spire prominent

...There are strong unifying landscape features, [including] the strong, enclosure pattern with high, wide ... hedgerows bounding the largely rectilinear fields with their frequent mature ash and oak trees; ... the distinctive ... nucleated settlements with their large stone churches, the narrow lanes with very wide

grassy verges; and the small, scattered but prominent broadleaved woods and coverts. There are also wide, long-distance views from the edges and across the ridgetops throughout the area ..."

These features are exemplified especially well by South Kilworth, which also includes a water supply reservoir of regional ornithological importance and one of the finest and most prominent parish church steeples in Leicestershire. An unusually steep-sided valley defines the west and south boundaries of the village.

Figure 4. Steep-sided valley south and west of the village: the most important local landscape character area



The area held a Bronze Age settlement; the earthworks of the medieval village can still be seen and there are other deserted medieval village sites nearby.

There are 12 sites of local and national historical significance (3 scheduled monuments, 9 listed buildings, Leicestershire and Rutland Historic Environment Records) and, for biodiversity, 11 validated Local Wildlife Sites (LWS), together with a number of potential and candidate LWSs, as recorded by Phase 1 Habitat

Surveys. The biodiversity value has been considerably underestimated in the past, and, as demonstrated later, Stanford Reservoir is probably by a good margin the most significant biodiversity site in Harborough District.

The village's sense of place and its identity derive very strongly from its *landscape setting*. From all approaches, there are views of the village rising in front of the observer, and roads and paths into the village culminate in an ascent to the hilltop ridge. A number of long-distance viewpoints, especially to the N and across the Avon valley from the S and E, enhance the sense of separation and distinctiveness that result from its hilltop location. This is demonstrated by the topographic profiles and a series of photographs in the supporting information. The village is surrounded by valley-side slopes of various gradients. These slopes define the limits of the settlement, and, with wooded areas, small fields and clearly visible medieval earthworks, they create an area of locally important landscape that contributes strongly to residents' sense of what it means to live in South Kilworth. Several of the following policies are intended to help ensure its protection.

7.3 Geological setting

The village is located on a patch of *Quaternary* ('Ice Age') gravel and sand, a component of the much more extensive (widely in south Leicestershire) glacial *Oadby Till*, which is the product of the ice sheets that extended across England about 300,000 years ago and which covered the whole landscape with thick sheets of clay and stones (all transported here from further north). The modern streams have cut through all this till and gravel to reveal the local bedrock, which is clay of the Lower Jurassic *Charmouth Mudstone Formation*. The modern streams have deposited narrow strips of *alluvium*, mostly silt and clay, in the valley bottoms. Except for the gravel and sand, all these 'rock' types produce heavy, fertile soils with low permeability, making the Plan Area generally susceptible to surface water run-off and flooding at times of high rainfall.



Figure 5. Geology of South Kilworth
Based on British Geological Survey mapping

7.4 Environmental inventory

An environmental inventory (see supporting information) of South Kilworth was carried out during the period January to April 2017. The work comprised two elements:

- Review of all existing designations and available information and
- Fieldwork to identify sites and features of natural and historical environment significance in the context of the Plan Area.

The review compiled information from a number of sources, including:

- DEFRA
- Natural England
- Historic England
- Leicestershire & Rutland Historic Environment Records
- Leicestershire & Rutland Environmental Record Centre records (biodiversity and geology)
- Environment Agency
- British Geological Survey
- Leicestershire County Council Phase 1 Habitat Surveys
- Leicestershire & Rutland Ornithological Society records
- Stanford Ringing Group records
- Old maps (Ordnance Survey, manuscript)
- British History Online
- Local history and archaeology publications
- Local knowledge

The fieldwork to gather the necessary supporting evidence was conducted during January to April 2017. All open land in the Plan Area has been assessed and significant species, habitats, landscape characteristics, earthworks and other features recorded.

The information gathered has been used to do two things:

- to contribute to the scoring exercise used to identify particularly important sites (Local Green Space and other Important Open Space) (paragraph 7.5);
- to inform development of a range of other environmental policies (paragraph 7.6).

7.5 Protecting important sites and features

The information assembled, as above, and the results of the initial public consultation, have all been used to populate a database which was then used to evaluate areas of land in and near to the village according to a series of criteria derived from the *National Planning Policy Framework 2012*. Further details of the criteria and how they were applied are in the supporting information. A total of 43 sites in the area, predominantly lying in or near to the village, were evaluated.

7.5.1 Local Green Space

Of the approximately 111 inventoried parcels of open land in the parish, some 43 were identified as having notable environmental (natural, historical and/or cultural) features. These sites were scored, using a locally-applicable version of the nine criteria for Local Green Space designation outlined in the National Planning Policy Framework 2012 (see supporting information for the criteria and scoring system adopted for this Plan).

The environmental inventory shows gives full details of the sites and their features compared with the eligibility criteria for Local Green Space. Six sites score 63% (23/36) or more of the maximum possible and (as required by the NPPF) are not extensive tracts of land. They are designated in this Plan as Local Green Spaces. Their statutory protection will ensure that these most important places in South Kilworth are protected for future generations as part of the Plan Area's sustainable development.

POLICY ENV 1: PROTECTION OF LOCAL GREEN SPACE – Development proposals that would result in the loss of, or have an adverse effect on, the following designated Local Green Spaces (mapped above, Fig. 5 and detailed in the environmental inventory), or their settings, will not be supported other than in very special circumstances.

St. Nicholas churchyard (Inventory map reference N39)

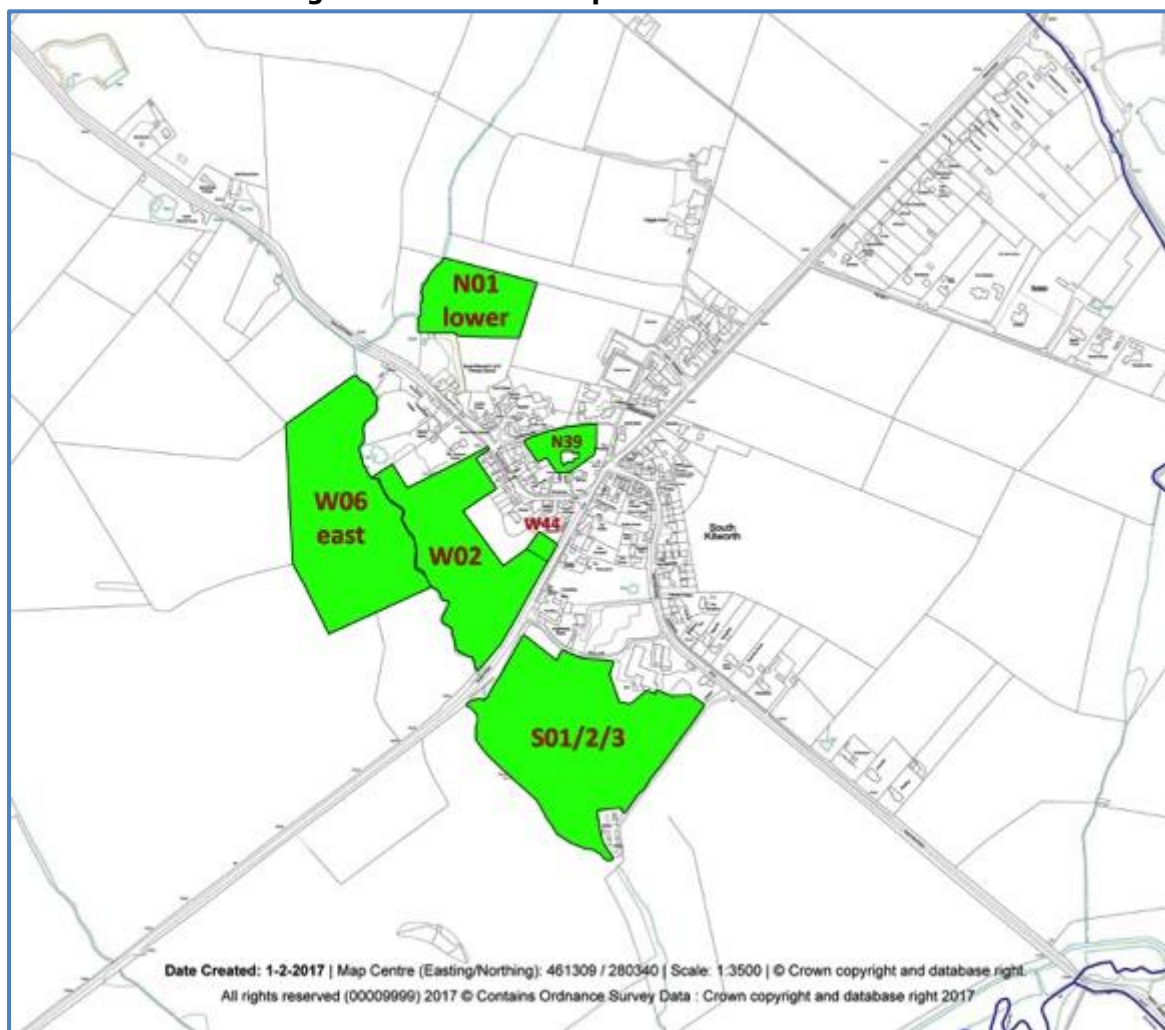
Valley bottom pasture (W06 east)

Fishponds pasture (W02)

Manor fields (S01/2/3)

Village allotments (W44)

Old gravel pit field ('village sledging hill') (N02, lower)

Figure 6. Local Green Space in South Kilworth

7.5.2 Important Open Space

Several sites have been identified for their outstanding community value through community consultations and fieldwork, and in Parish records; some are existing Open Space, Sport & Recreation (OSSR) sites (e.g. in Harborough District Council (HDC) Consultation documents for Local Green Space, Open Spaces Strategy and Provision for Open Space, Sport and Recreation (2015-2016) carried out in preparation for the HDC Local Plan (2017).

The value of all these sites as open space within and close to the built-up areas and/or their current, or potential, value, as community resources are recognised in the following Policy.

POLICY ENV 2: IMPORTANT OPEN SPACE – All the following Important Open Spaces (map, Figure 7) will be safeguarded by ensuring that development does not compromise their integrity or value.

Leys Crescent playing field, bowling green and play area (OSSR: Outdoor sports facilities, Provision for children and young people) (inventory site N01)

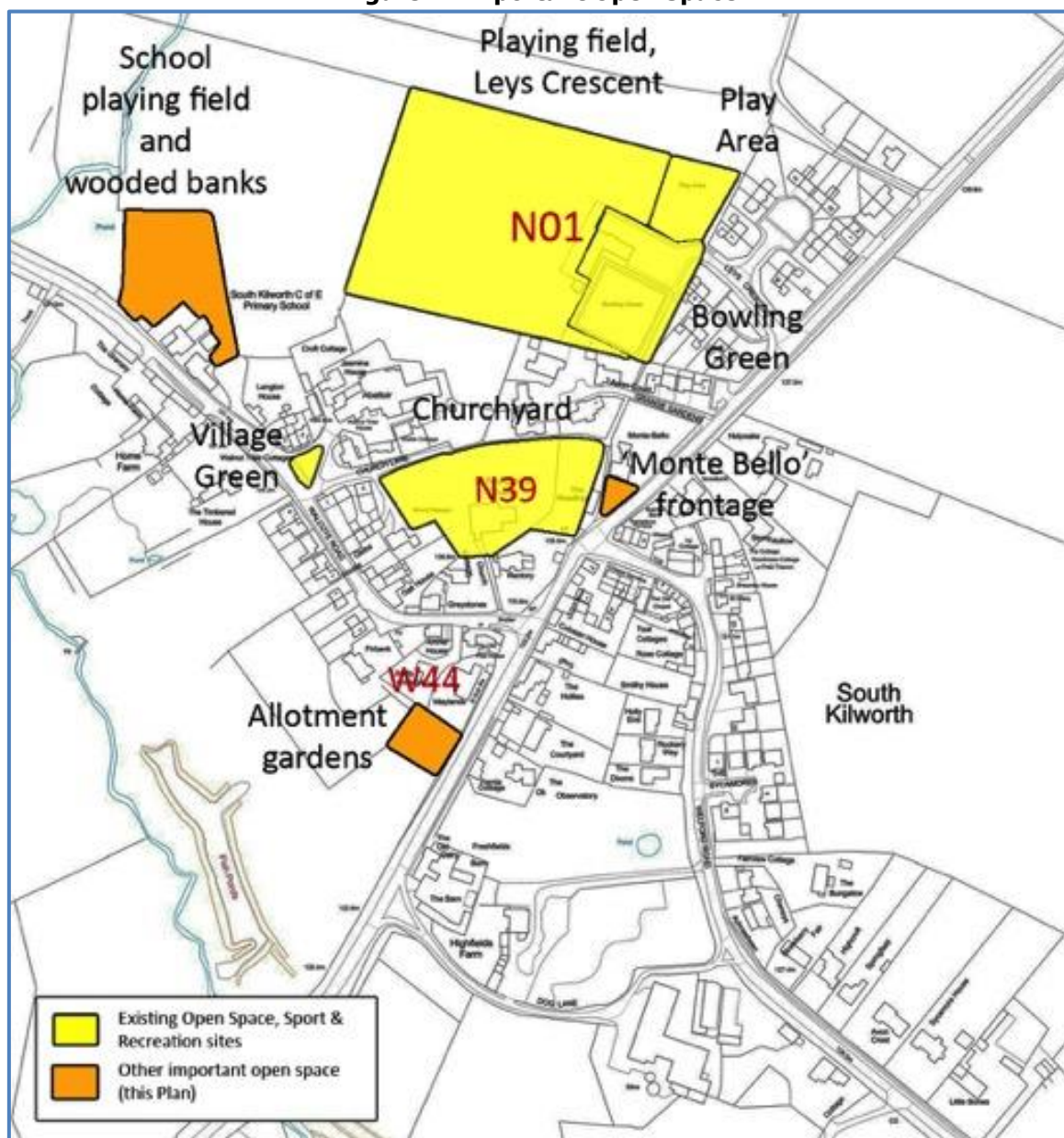
South Kilworth Primary School playing field and wooded banks (old gravel pit) (New: Outdoor sports facility, Natural and semi-natural greenspace)

'Village Green', Church Lane (OSSR: amenity greenspace)

Churchyard of St Nicolas' church (OSSR: Cemeteries ... burial grounds) (N39)

South Kilworth allotment gardens (New: allotment gardens) (W44)

Figure 7. Important Open Space



7.6 General Environmental Policies

A range of policies is proposed to help to ensure that the quality of the environment in the parish is not eroded unacceptably over the plan period. There

are policies relating to:

- Views
- The historic and natural environment
- Flooding
- Renewable energy infrastructure
- Access and Rights of Way

These are complemented by identification of specific sites as Local Green Space or Important Open Space, which are described in Section 7.6. The environmental policies and the identification of these specific sites together contribute to consideration of settlement patterns.

7.6.1 Views

There are a number of vantage points all around the village from which fine views may be had looking outwards. These reinforce the sense that the village is set on a hilltop site at the end of a ridge and help to define the boundaries of the village. This is important to its distinct identity. Some of these are illustrated below. These figures show that there are fine views across the Avon valley from east to south, and across the subsidiary valley (see above) to the west and northwest.



Figure 8.1. **View 1**, from North Road (left) and The Belt (right), looking south toward the Hemplow Hills.



Figure 8.2 **View 2**, from Welford Road and Dog Lane area of the village, southward panorama to Stanford Reservoir (left) and to the high ground where Rugby Road leaves the parish (right).



Figure 8.3. **View 3**, from Welford Road just beyond the last houses, looking east across the Avon valley to the Hemplow Hills (left). **View 4**, from Public footpath Y66B, east over the village to the Avon valley and into Northamptonshire (right).

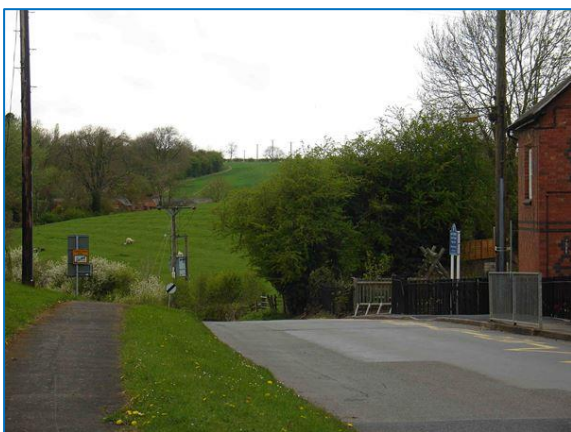
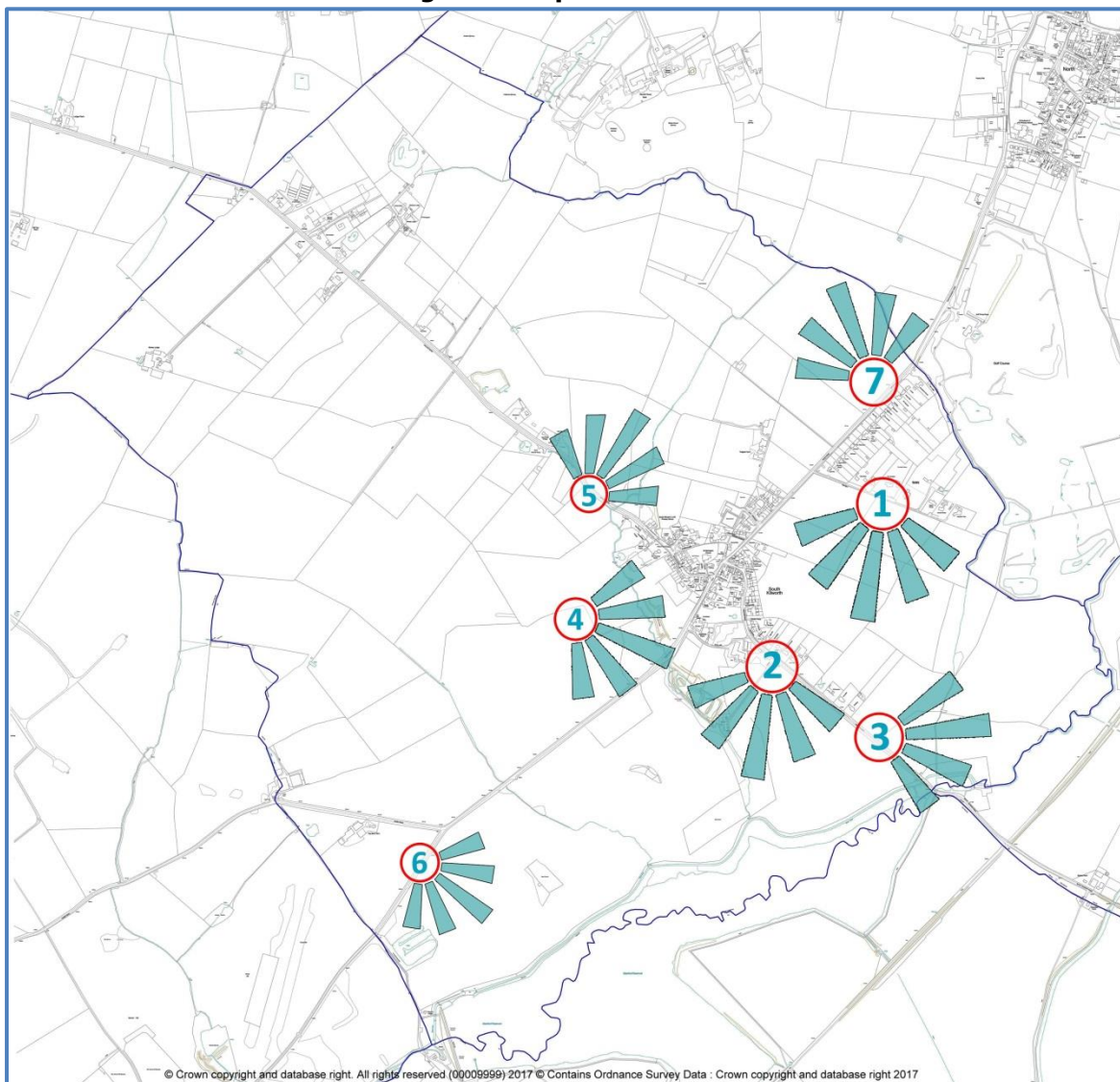


Figure 8.4. **View 5**, from Walcote Road at its exit from the village, north and west across rolling open country to the parish boundary (left). Figure 8.5. **View 6**, from Stanford Road over the Avon valley and reservoir (right).



Figure 8.7. **View 7**, from North Road northwest over open fields, woods and parkland toward Kilworth House.

Figure 9. Important views



POLICY ENV 3: PROTECTION OF IMPORTANT VIEWS - Development proposals should respect the open views and vistas identified below and in Figure 9 (above).

- 1 From North Road and The Belt south toward the Hemplow Hills**
- 2 From points in the village on Welford Road and Dog Lane south to Stanford Reservoir and the Hemplow Hills and west to treeline on Rugby Road, taking in near views of the stream valley and Scheduled Monument earthworks**
- 3 From Welford Road, at the southeast boundary of the village, east across open pasture and hedgerows to the parish boundary**
- 4 From public footpath Y66B (west of Rugby Road) across the village to the east , the valley slopes to the east and beyond to open rolling country**

5. From Walcote Road east and north across rolling open country to the parish boundary
6. From Stanford road east-southeast over Stanford Reservoir to the Hemplow Hills
7. From North Road northwest across rolling open country to Kilworth House.

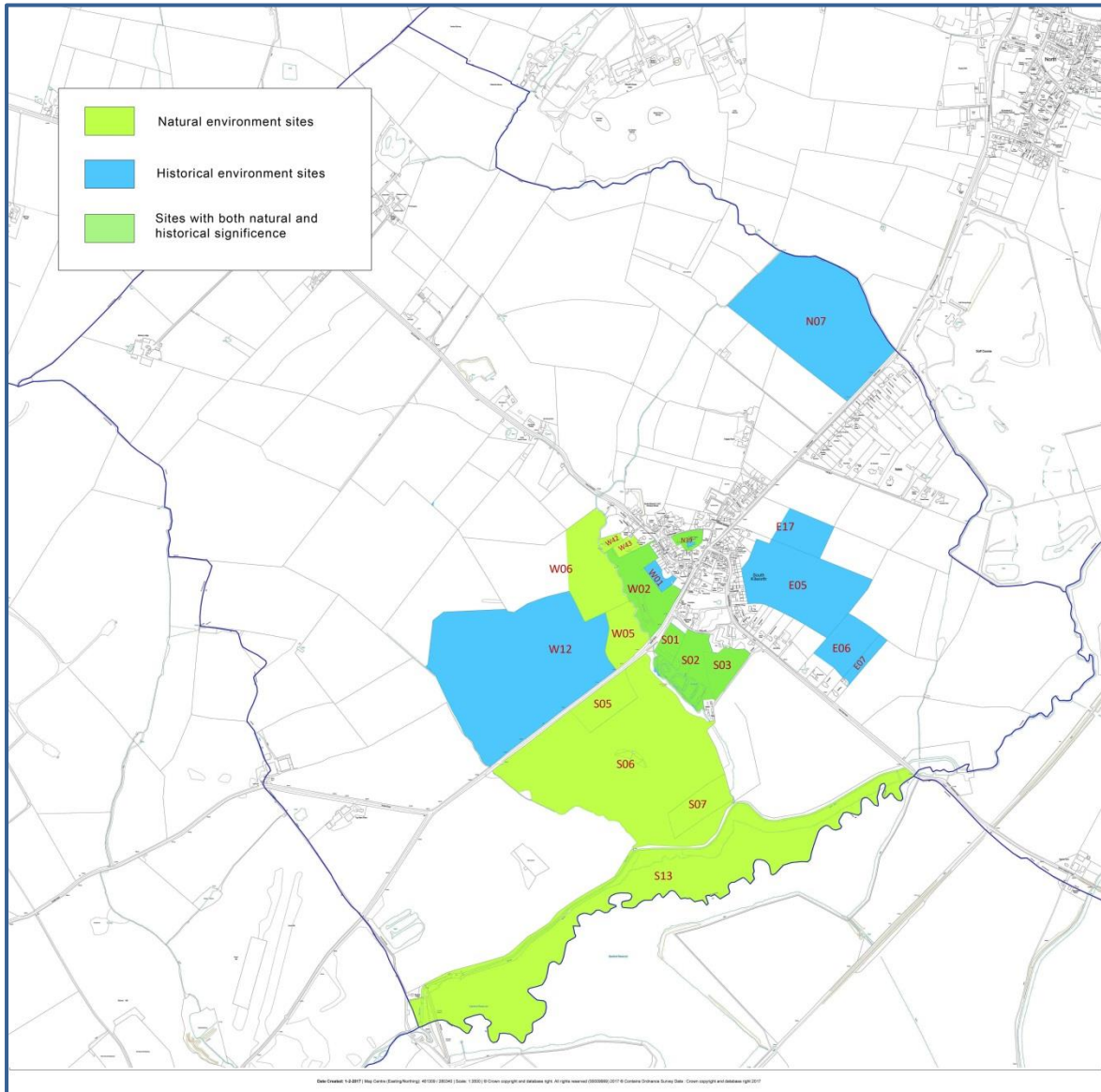
7.6.3 Sites of locally high natural and historical environment significance

Natural environment The environmental inventory identified thirteen areas or parcels of land of high biodiversity significance at Parish level. They score 3 or 4 for 'wildlife' in the inventory and are judged to be the most valuable sites for wildlife (with species and/or habitats of conservation concern) in South Kilworth.

Historical environment As the earlier short summary of the history of the parish indicates, the long history of settlement since prehistoric times is evident in the archaeological sites that have been identified and, to varying degrees recorded, and in the legacy of historic buildings and other structures from different periods, many of which are listed. The Historic Environment Record for Leicestershire records the most important sites and buildings, but others are also important. A group of inventory sites scores highly (3 or 4) for 'history' and are of at least local significance for their archaeology or history. The features for which the identified sites have been selected and recognised are listed in the environmental inventory (see supporting information)

POLICY ENV 4: SITES OF LOCALLY HIGH ENVIRONMENTAL SIGNIFICANCE – The sites shown on the map (Fig. 10) are of high local significance for biodiversity (habitats and species) and/or history. They are important in their own right and are locally valued. Development proposals that affect them adversely will be expected to protect the identified features.

Figure 10: Sites of locally high natural and historical environment significance



Woodland, hedges and trees

Leicestershire is one of the least wooded counties in England. Trees add height to vertical elevations, shelter from the wind, variety to the landscape, wood for fuel and, of course, are important in carbon fixation. The conservation of existing woodland and trees and planting of new trees are important objectives in protecting and enhancing the natural environment.

South Kilworth is not a heavily wooded parish making the woodland that does exist especially important. There are 12 copses or woodlands in the parish. Four of these are listed in the Priority Habitat Inventory for Deciduous Woodland (Natural England). These are Caldicote Spinney, which is part of the Kilworth House estate woodland (N38), the copse adjacent to Walcote Road (N23), the orchard of the Timbered House (W43) and the Old Covert (S07), which is

adjacent to the reservoir.

In addition, there are three major lines of mature trees, on North Road, The Belt and the Rugby Road/Stanford Road. On North Road, they are part of the frontage of all the houses running from the parish boundary to the Belt, while on The Belt they run down to the point where the track becomes impassable by vehicles. It is thought that these trees were planted by a developer prior to WW1, with the intention of building a grand Hall somewhere within the L-shape of the avenues, rather like nearby Kilworth House. They pre-date the subsequent division of the land into plots that were developed between 1886 and 1916. On the Rugby Road the trees run from the stream below Dog Lane to the junction with the Stanford Road and then along both the Rugby Road and the Stanford Road to the edge of the parish and beyond. The main avenue of trees along Rugby Road dates back to planting of a substantial beech avenue to commemorate the Battle of Blenheim in 1704, but it is not known exactly when they were planted and only four or five of the beech trees now remain in South Kilworth parish. All these areas of trees make major contributions to the appearance of the village in the otherwise relatively open landscape.

Hedgerows provide valuable habitat and connectivity for some wildlife. The hedgerows in the parish have not been surveyed recently but a survey in 1987 of a small number of hedgerows confirmed that they are dominated by native species (hawthorn, blackthorn, field maple, etc.) with predominantly ash and some sycamore as hedgerow trees. As the area was enclosed relatively recently, none are known to be of great age. Hedgerows are recognised as a Habitat of Principal Importance for the Conservation of Biodiversity under the Natural Environment and Rural Communities Act (2006) and a Priority Habitat under the Local Biodiversity Action Plan (LBAP) for Leicestershire. Protection of existing hedgerows and the creation of new hedgerows is a key factor for local biodiversity and the maintenance of ecological networks.

One of the major challenges facing this area is the advent of Ash dieback disease. Cases confirmed by DEFRA have been identified in the two of the adjoining 10 km grid squares (<http://chalaramap.fera.defra.gov.uk>), and there is little doubt that it will appear here in time. Ash trees form the majority of the substantial trees alongside roads (apart from the particular belts and avenues described above) and are also the main hedgerow trees. The predominance of ash results from the history of planned parliamentary enclosure. A landscape that is already less well endowed with trees than most parts of the UK will become very bleak as these trees gradually disappear.

This policy aims to protect the small, and thus disproportionately valuable, areas of woodland and the avenues and lines of trees in South Kilworth. It also aims to protect all hedgerows and other significant trees whenever practicable, and

requires developers to replace any losses by planting of new trees, hedges and woodland where such loss is unavoidable. (See also Community Action CA-ENV 1)

POLICY ENV 5: WOODLAND, TREES AND HEDGES – Development proposals that result in the loss of trees of biodiversity, landscape, amenity or arboricultural value, or result in loss or damage to woodland, will not be supported.

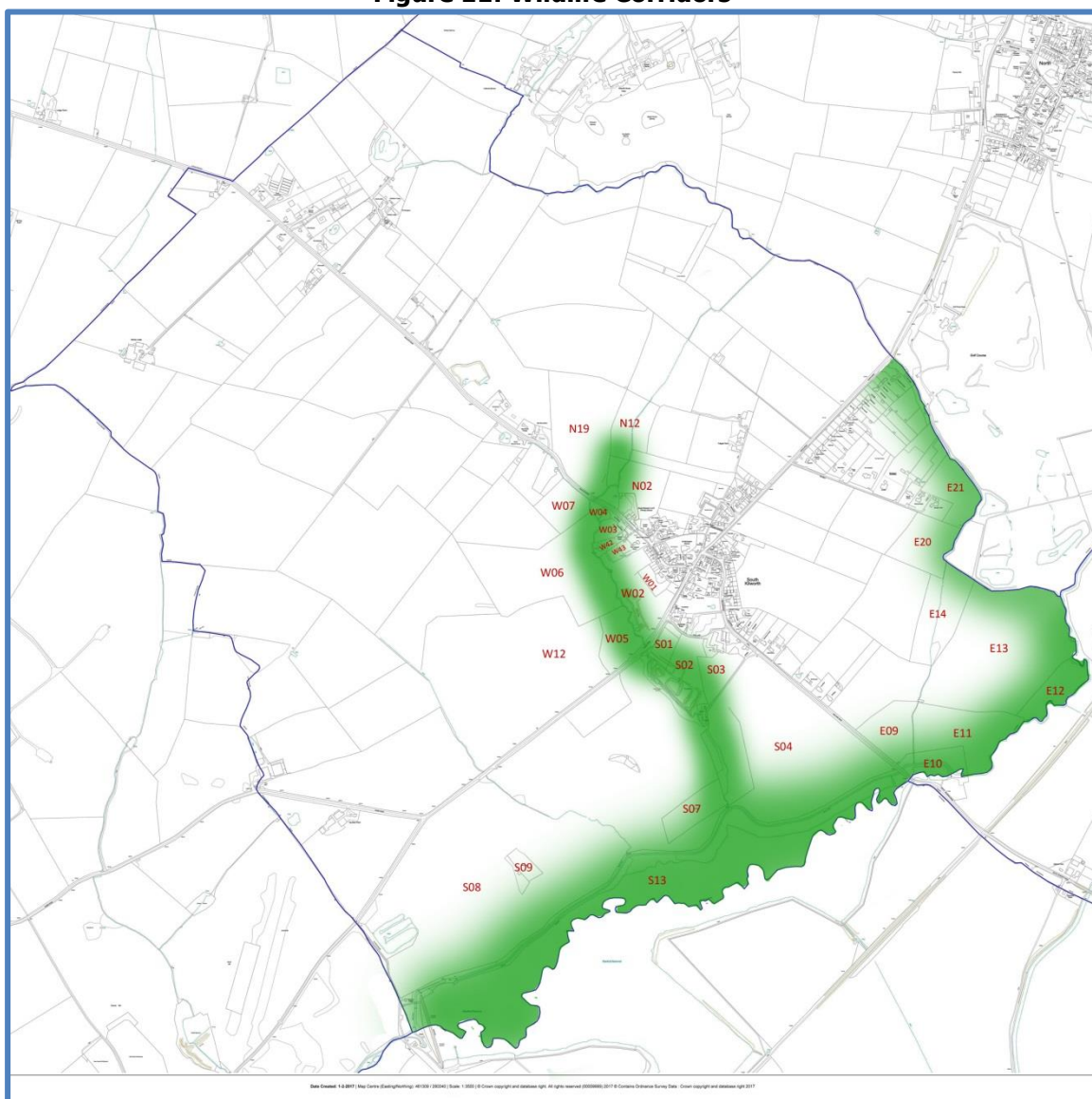
Hedgerows should be retained and protected.

Biodiversity and wildlife corridors

The parish is bounded to the South by Stanford Reservoir, formed by damming the River Avon at the southern tip of the Parish. The River Avon itself is the historic boundary between Leicestershire and Northamptonshire, and forms the South Eastern boundary of the parish. In terms of ecology at the landscape scale the location of the parish in a known 'flyway' for migrating birds is highly significant; this is a route between the Severn Estuary and the Wash used by both water birds (waders and wildfowl) and land birds, with Stanford Reservoir providing an important stop-off refuge and the whole parish being within a 'halo' of enhanced biodiversity importance as a result.

The reservoir is a Local Wildlife Site, but recent evidence (mainly from the Stanford Ringing Group) shows that it attracts a far greater variety of bird species than had been recognised previously and that it is of importance for breeding species, birds on passage and over-wintering migrants. The north shore is a site of County level importance with an impressive species list (see supporting information) and scientific research value as a British Trust for Ornithology ringing site. The reservoir is supplied from the parish by three sources: the River Avon, the stream in the subsidiary valley that runs from North of the village, around it to the West and then to the reservoir, and a minor tributary that runs from fields South East across the Rugby Road into the reservoir. The first two valleys are likely to be of importance as wildlife corridors.

The valley of the River Avon is bordered in the parish by fields E10, E11, E12 and E13. There is a sparse but reasonably continuous line of trees alongside the river, culminating in the trees around the settling pond in E10. The subsidiary valley is narrow and relatively steeply-sided, with a stream running through and a continuous line of mature trees, dense shrubs and woods connecting the copse where the stream enters the reservoir to trees just SW of the bridge where the

Figure 11: Wildlife Corridors

Walcote Road crosses the stream. The valley contains medieval ponds, now represented by ponds and bulrush beds in S02 and W02, a marshy area alongside a line of old trees in N19 and woodland in S07, S01, W43 and W42. Some of these features are also protected separately as designated sites of historic importance or deciduous woodland.

The most important sites for biodiversity/wildlife sites are a) those where *priority habitats* occur (Natural England mapping) or where *biodiversity action plan (BAP) species* have been recorded as breeding or as regular visitors; and b) sites identified during the inventory process as being of high biodiversity significance in the context of the Plan Area.

Particular importance is attached to maintaining the four recognised priority habitats (N38, N23, W43 and S07) and the additional sites of trees and woodland in S01, S09, S06, W13, W38, W39, N16, the plantation between The Belt and the

golf course and the woodland area adjacent to the school. There are also a number of ponds that are of unknown habitat significance, listed in the appendices. (See also Community Action CA-ENV 2)

POLICY ENV 6: BIODIVERSITY AND WILDLIFE CORRIDORS - 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.

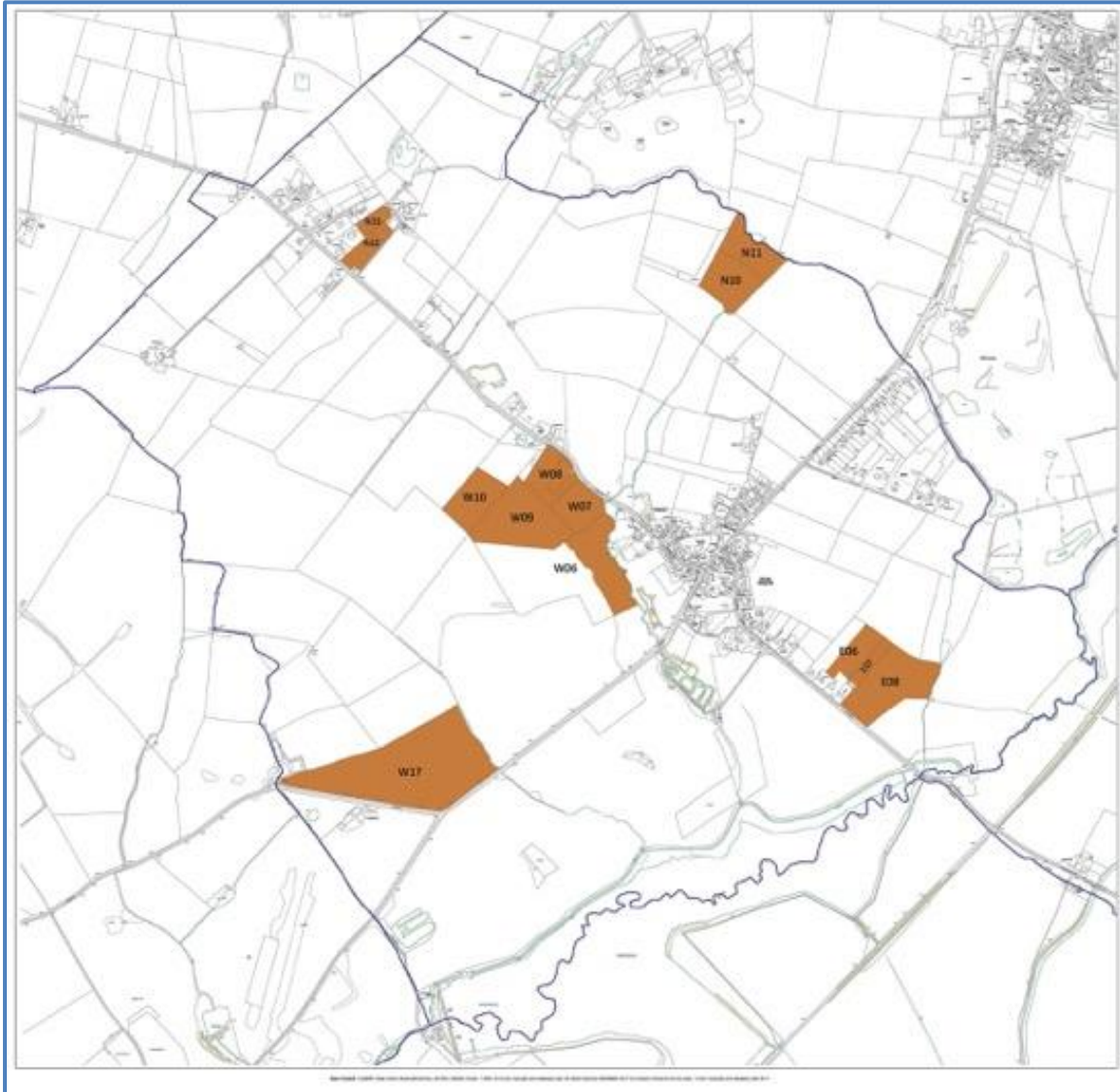
Permitted development in the Plan Area will be expected to protect and enhance the wildlife corridors mapped above and other potential habitat links. It should not create barriers to the permeability of the landscape for wildlife in general, or fragment populations of species of conservation concern.

Ridge and furrow fields

The ancient open field system of South Kilworth, with its individual strips, is still evident in the pattern of ridge and furrow fields that is the legacy of this system. Aerial photographs taken by the RAF in 1947 were used by Hartley to prepare sketch maps of Leicestershire, including the area around South Kilworth. By examination of recent aerial photographs, especially those taken in low sun and in winter, and by field assessment, it is still possible to relate the areas shown in that map to the existing field pattern and to identify the areas of ridge and furrow that remain. Of the approximately 100 fields in the parish, only 13 now contain ridge and furrow and in some of these it covers only part of the field. These are of considerable historical value because so many have been destroyed by post-war ploughing and intensive arable farming. The planning system will often seek to protect such areas from development. These fields are also vulnerable to changes in land use or agricultural practice that do not require planning approval. Changes would cause irreversible loss.

In English legislation (except for the few that coincide with Scheduled Monuments) ridge and furrow fields are not statutorily protected, despite a recognition that *"as the open field system was once commonplace in NW Europe, these [surviving] sites take on an international importance"*².

² Hall, D 2001. Turning the Plough. *Midland open fields: landscape character and proposals for management*. English Heritage and Northamptonshire County Council

Figure 11: Ridge and Furrow in South Kilworth

While individual fields in South Kilworth are not claimed to be of international importance, the well-preserved groups are important in their own right and valued by the local community; any further, avoidable, loss would be irreversibly detrimental. Historic England strongly recommends treating all surviving ridge and furrow fields as *non-designated heritage assets*, and this is the approach taken in this Plan. However, involvement with local farmers and agricultural landowners on a case-by-case basis will be necessary to achieve a sustainable balance between the historic environment heritage and viable agriculture. (See Community Action CA-ENV 3).

POLICY ENV 7: RIDGE AND FURROW – Development proposals should seek to preserve the identified areas of well-preserved ridge and furrow (Figure 11 above) wherever possible.

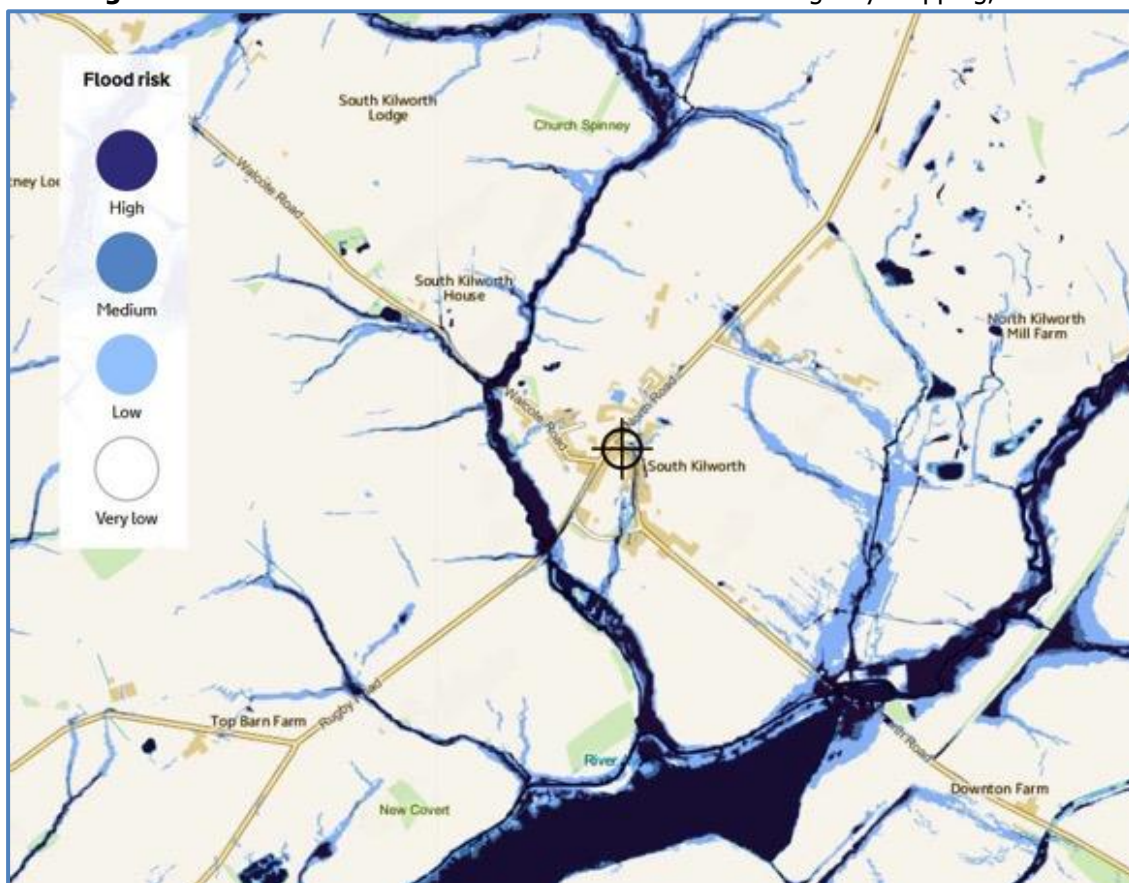
7.6.5 Flooding

None of the existing settlements is at high risk of flooding from rivers, but the environs of the River Avon and the subsidiary valley from Caldicote Spinney around the W and S of the village are at risk of flooding. The foot of field W02 is flooded several times each year.

The main concern for residents is flooding from surface water, events whose frequency and effects on property have increased in the parish over recent years; possible causes are increased rainfall overall, more intensive rainfall events, intensification of agriculture, and new development being permitted without recognition of its effects on local hydrology. Small-scale, local flooding by surface water may not be newsworthy but it is distressing for the people affected and, countrywide, is the most widespread type. There is a risk from surface water run-off along the Welford Road and over Dog Lane, from the Belt along the line of the Belt and over fields E18, E16, E15, E14, E09, E11 and E10.

POLICY ENV 8: FLOODING - Every development proposal of appropriate scale and where relevant will be required to demonstrate that:

- a) The development and its occupants are safe from flooding for its lifetime;**
- b) Its location takes geology, hydrology and flood risk into account, including undertaking a hydrogeology study whose findings must be complied with in respect of design, groundworks and construction;**
- c) Its design includes, as appropriate, sustainable drainage systems (SuDS), surface water management measures and permeable surfaces; and**
- d) It does not increase the risk of flooding to third parties.**

Figure 12: Flood risk from surface water. Environment Agency mapping, 2017

7.6.6 Renewable energy infrastructure

South Kilworth does not at present have any renewable energy projects located within the parish. However, wind farms in neighbouring areas, notably the Vattenfall Swinford Wind Farm, have significant landscape and visual impacts on the parish because of their proximity and their high visibility due to their height. In the Neighbourhood Plan consultation exercise in the village 75 residents (thought to represent some 40% of the households) answered a specific question about attitudes to further wind farm development in the area. Of the 75 respondents 53% would strongly object and 16% object to proposals for new wind farms with only 12% saying they would support them. The questionnaire did not contain questions on individual smaller scale wind turbines or on solar energy developments. In general, there appears to be support for sustainable or eco-friendly designs for individual dwellings, which might include small scale wind turbines and solar panels, but not for commercial renewable energy schemes.

Harborough District Council is preparing a Local Plan policy for renewable energy based in part on landscape character areas defined in the Harborough District Council landscape character assessment. This currently stipulates that medium scale wind energy developments (1-3 turbines up to 65 metres in height to blade tip) should only take place in the Welland Valley, Lutterworth Lowlands and Upper

Soar landscape character areas and that large wind farms (4 or more turbines up to 125 metres in height to blade tip) should be confined to the Lutterworth Lowlands and the Upper Soar landscape character areas. The parish of South Kilworth does not overlap with any of these areas and the policy therefore implies that only small scale single wind turbines (presumably less than 65 metres in height to blade tip) could be considered in the area but that these would only be permitted if a series of environmental criteria are met.

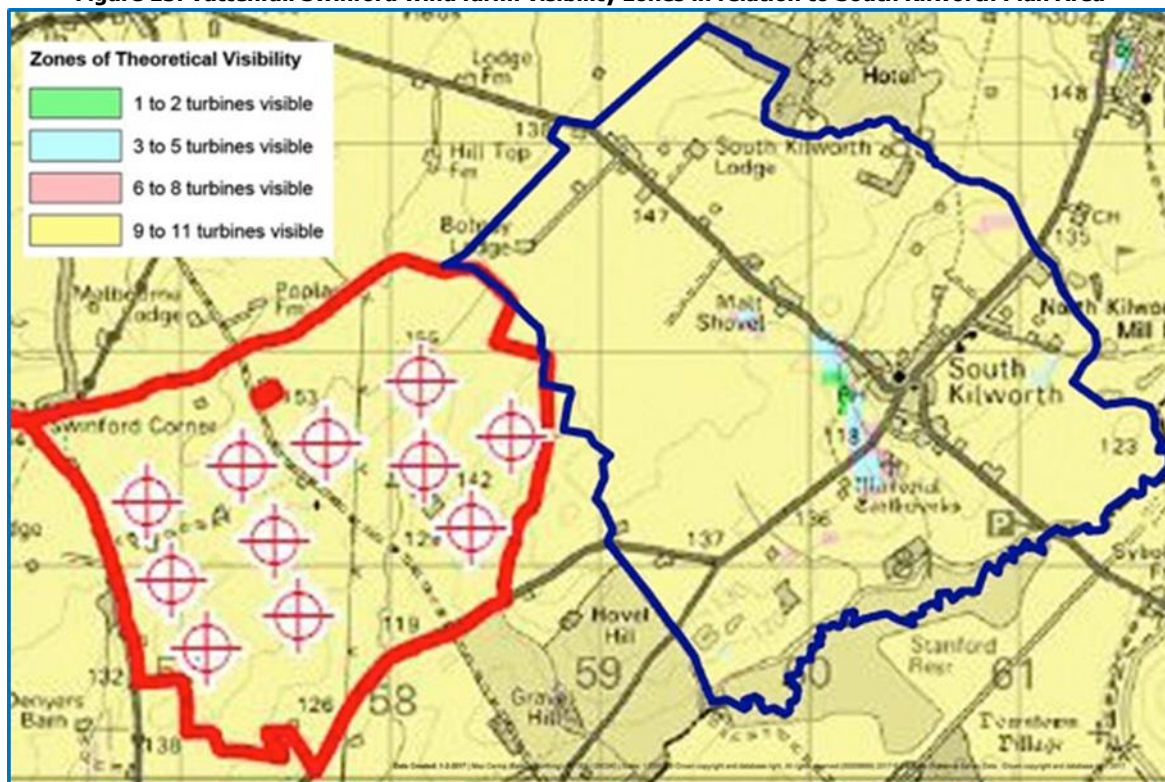
The draft HDC policy lists eight criteria that must be met if small scale wind energy development and other forms of renewable and low carbon energy generation (not specified but assumed to include solar energy schemes) are to be permitted. Six of the criteria are environmental and indicate that a proposal will only be permitted if it:

- avoids harm to important bird and animal species;
- avoids substantial harm to any heritage asset, designated or not, and its setting;
- minimises the impact on local and historic landscape character;
- does not create a significant noise intrusion for existing dwellings;
- includes measures to mitigate against any adverse impacts on the built and natural environment resulting from the construction, operation and decommissioning of any equipment/infrastructure;
- does not contribute towards an unacceptable cumulative visual impact from renewable energy developments when considered in conjunction with nearby developments and permitted proposals within the District or adjoining local authority areas;

Given the small geographical extent of the parish and the proximity of the large scale Vattenfall Swinford wind farm to the south west it is unlikely that even small-scale wind energy schemes (consisting of only one turbine less than 65 metres in height to blade tip) would be acceptable in the parish because of the probability of unacceptable cumulative visual impacts, impacts on the local and historic landscape character of the area and potential effects on heritage assets.

There may, however, be areas that could be considered suitable to accommodate modest solar energy schemes, especially where these consist of flat agricultural land that is well away from roads, houses and public rights of way and is well enclosed by strong field boundaries or woodland, typically in the far west of the Plan Area. Possible candidates include field numbers N26, N27 and N31, together with W23 and W24 (although both of the latter two are currently receiving funding under the Higher-Level Stewardship scheme) and W26 and W29 (both receiving funding under the Entry Level Stewardship scheme). These, and any other sites that come forward, would have to be carefully scrutinised against the six HDC environmental criteria.

Figure 13. Vattenfall Swinford wind farm: visibility zones in relation to South Kilworth Plan Area



Map shows that 9 to 11 of the turbines are visible from virtually all points in the village except in the valleys.

POLICY ENV 9: RENEWABLE ENERGY - Proposals for small scale single wind turbines will be considered on their merits against the criteria established by Harborough District Council. Due to the small size of the parish, the character of the landscape and the potential for adverse visual impacts on identified views and residents' amenity, the criteria will be very strictly applied.

Proposals for medium- or large-scale wind energy developments will not be acceptable in the parish.

Proposals for solar energy schemes will also be considered by applying HDC criteria. They are most likely to be acceptable in the small areas of flat agricultural land in the parish that are well away from roads, houses and public rights of way and well enclosed by strong field boundaries or woodland.

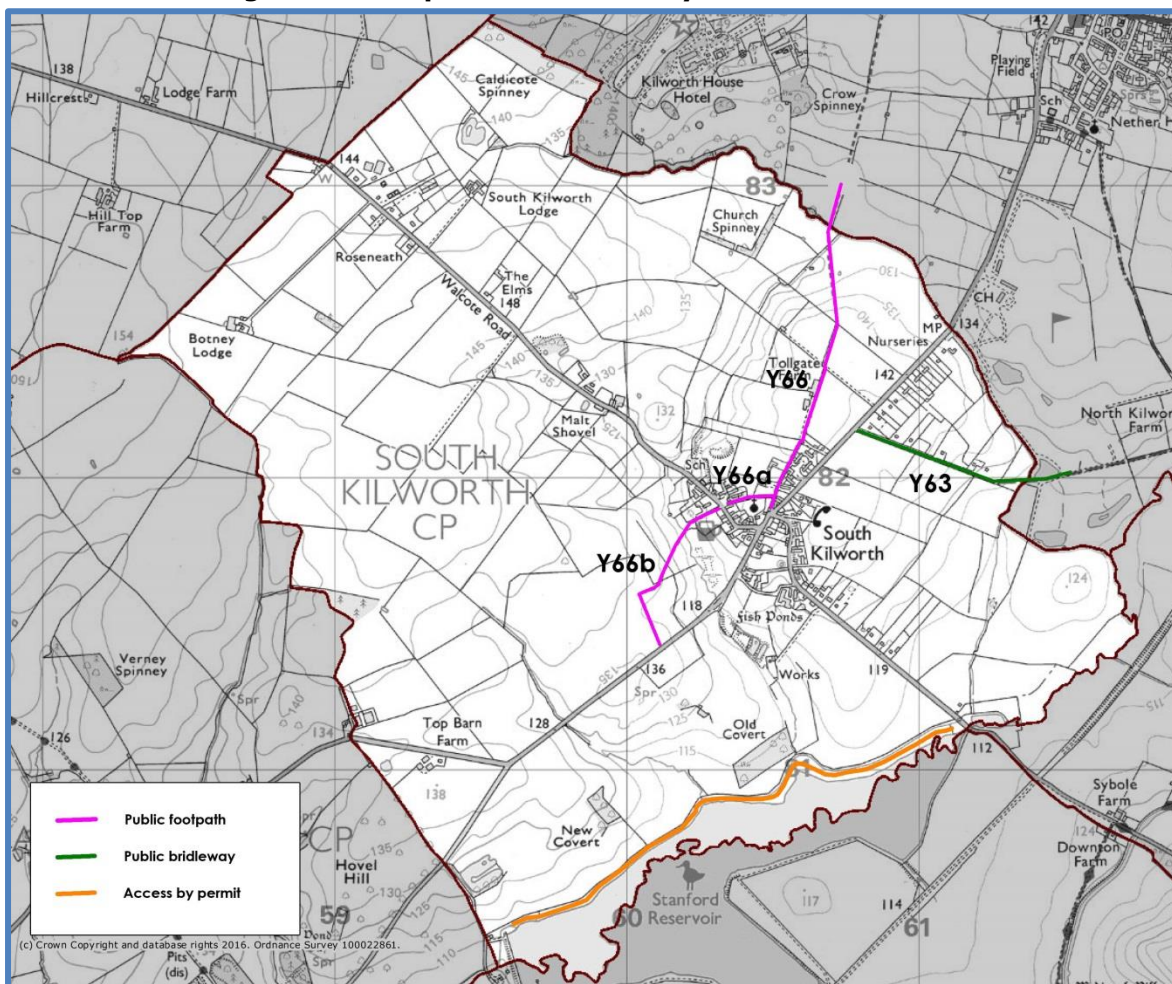
7.6.7 Access and rights of way

Residents of the parish can enjoy the natural and historic environment best by gaining access to it. Unfortunately, South Kilworth is not well served with footpaths and bridleways and there are no areas where access is allowed to farmland by agreement, even on land covered by Environmental Stewardship

agreements, although access for residents of South Kilworth to a footpath around the edge of Stanford Reservoir is possible by obtaining a permit from Severn Trent Water.

There is a bridleway along The Belt which is popular for walks linking to the canal, the permitted access along the old railway and other rights of way in Welford parish.

Figure 14: Footpaths and bridleways in South Kilworth



A footpath enters the parish from the north via fields N11, N07, N06 and N05 before passing west of Leys Crescent, past the play area and the bowls club and then passing between The Readings and Monte Bello, with a path branching west to the church and the village green. This path continues on the other side of Walcote Road, past the archaeological remains in field W02, crossing the valley and the stream and cutting through the edge of the archaeological site in W12, before finally joining the Rugby Road.

As they are so limited in extent these routes are especially important and should be protected. Improvements to the rights of way network would also be beneficial but cannot generally be achieved without the co-operation of land owners or individual parishes. This would require negotiation with landowners and

collaboration with adjoining parishes.

Residents are interested in extending the footpath network potentially join up existing footpaths. They also wish to establish a dog walking path within the village. (See Community action CA-ENV4)

POLICY ENV 10: ACCESS AND RIGHTS OF WAY - Development proposals that result in the loss of, or have a significant effect on the existing rights of way will not be supported.

Proposals to maintain, upgrade and, where appropriate, extend the pedestrian footpath network in the Parish will be supported, in order to:

- a) Service new developments and connect them to the existing pedestrian footpath network;**
- b) Encourage walking over car use for making journeys within the parish and to key community facilities and amenities including the school;**
- c) Provide an improved and more extensive footpath network to support exercise and leisure activities for South Kilworth residents and visitors;**
- d) Extend the footpaths along Walcote Road and Rugby Road in order to develop footpath linkages within the village.**

8 Community Facilities & Amenities

8.1 Introduction

Community facilities and amenities are important to the residents of South Kilworth as they support and improve the quality of their lives and contribute to the vitality of the village. As a village with a very stable community, the importance of sustaining the range of community facilities and amenities cannot be over stated as a means of helping to bring people together and building the social interactions that are so essential to the development of social capital.

These facilities provide a focal point for social interaction and support important services. Community consultation has shown that most people in the village feel it has good range of amenities and would like to see any housing development protect and enhance these. Particularly valued are the pub, the church, the village hall and playing fields, the junior school as well as access to and views of the surrounding countryside. Most facilities have the capacity to cope with population growth over the lifetime of our Neighbourhood Plan. However, there are some things that the community would like to see developed within this lifetime such as a local green space and even the return of a village shop or a new farm shop.

8.2 Existing community facilities and amenities

South Kilworth has a good range of facilities as follows:

8.2.1 South Kilworth Village Hall

The Village Hall is well used by a range of community groups and hired by individuals. In the community consultation, the Village Hall was one of the most valued community facility, 73% of those responding believing that it was either important or very important.

The village hall was originally the village Reading Room, but in 2000 with the help of a lottery funded grant it was moved to larger purpose-built premises on Parish Council land. It is surrounded by the playing fields, bowling club and children's playground, so giving a large open space for the village, with its own car park. The hall is owned by the Parish Council and managed by a management committee as a charity. The hall is in need of some refurbishment and upgrading. There is a covenant on the land which precludes the extension of the hall. This covenant has already been changed once so it is unlikely to be amended again within the lifetime of the plan. (See Community action CA-CF1a).

Whilst surrounded by land, the hall has no attractive communal green space or seating area and parishioners have suggested this as an improvement that would be welcomed. (See Community action CA-CF5).

8.2.2 Sports Field and Children's play area

This area surrounds the village hall and is owned and managed by the Parish Council. It comprises a large children's play area, an outside gym and several football pitches.

The football pitches are well utilised, and run by a neighbouring village's football club for children and adults. As with all such facilities upkeep is a problem as it is reliant on the volunteers. The children's playground is in need of constant upgrading, and development funds from e.g. The Agar foundation (which presently supports this area) are limited. (See Community action CA-CF1b).

In addition, there are bowling greens which are managed/used by South Kilworth Bowls Club. In adjoining North Kilworth there is a golf club, tennis /netball courts and a 5-a-side pitch which are utilised by many in our parish and run jointly

8.2.3 The White Hart pub

South Kilworth is fortunate in having a centrally located pub which is frequented by local residents. It has been in the village for over 150 years. It is small and may need redevelopment as the village expands, but does have the land to do so.

Being the only pub in the Parish, this is a very important facility as a key venue for social interaction. This was strongly endorsed by respondents to the community questionnaire, (77% believing it to be either important or highly important). It is therefore felt that retaining the pub in the village is essential. Consultation also suggested it could be greatly improved; however, with the recent advent of the new landlords and a new tenant licence, some of the suggestions made as part of the community consultation are being considered and changes made.

The village has decided to register the pub as an Asset of Community Value. (See Community action CA-CF2).

8.2.4 South Kilworth Church of England Primary School

In 1845, a National School was created for the village, situated in the church. The existing school was built in 1851. A new classroom was added in 1908. The school has been further extended twice in recent years, both original buildings were extended and a log cabin was built to accommodate the Foundation Stage

children. Consultation is underway for it to become part of a group with School Foundation status, so increasing the autonomy of the school.

8.2.5 St. Nicholas Church

A church has been on the present site since early Norman times. It was rebuilt around 1350 and developed further in the late 14th century. Parts of the church were reconstructed in 1869 and the churchyard burial ground was expanded in 1898. The clock in the church tower is dedicated to the men of the parish who fell in World War I.

The church seats 300 but has a small congregation and community consensus suggested that it was an underutilised resource. Discussions are taking place about other potential community uses e.g. music concerts. (See Community action CA-CF4).

The graveyard has spare capacity for the duration of the Neighbourhood Plan. The church also owns allotments which are presently being fully utilised and have no capacity.

8.2.6 Stanford Reservoir

The reservoir is also used as an important recreational facility by the village, mainly for bird watching, where there are bird hides and angling as there is a local angling club. Access is by permit only but these are free to local residents

POLICY CF1: Retention of Community Facilities and Amenities - Proposals that will result in the loss of an existing community facility or amenity as listed above will not be supported unless it can be demonstrated that:

- a) there is no longer any need or demand for the existing community facility; or**
- b) the existing community facility is no longer economically viable as such; or**
- 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.**

8.3 Promoting additional or improving existing community facilities and amenities

8.3.1 Lack of village green/focal point/community space

Consultation has shown that many would welcome a better green space/village garden area in the village. The present village green is very small and its layout exacerbates traffic problems. The creation of a new village green in South Kilworth would be supported, particularly in the area around the village hall. (See Community action CA-CF5).

8.3.2 Community interests and age groups

The village has a range of active interest and other groups (see Appendices) each of which use local facilities in the pub/village hall etc. (See Community action CA-CF6). This includes a range of sports/interest/arts groups and an allotment society. There are 8 allotments plots as well as those owned by the church (a further 5) and all are presently used, and so potentially there could be a demand for further plots, especially if new houses have small gardens.

Different **age groups** within the village have expressed the need for different amenities.

13% of total residents are over 65 and research shows the percentage of older people within the population is likely to grow significantly in the future. Latest available local population suggests that the 65 plus age group is forecast to grow by around 76% between 2014 and 2034. Older people and those living alone may therefore need more support in the future. The luncheon club for older people has just folded so this will be reviewed along with other provision in future. Some very old people i.e. those over 80 years old, have moved out of the village when they can no longer cope on their own due to the lack of health services and shopping facilities.

Younger children have a range of facilities, most based in the school. Adults too benefit from different interest groups within the village (see Appendices). There was a "Mums and Tots" group but this folded due to lack of numbers and may again be needed in the future if housing development brings in new families.

The parish has a relative high proportion of young residents with 24% under 16 (higher than the district, regional and national averages) and so it is not surprising that they have identified a need for further facilities. Although there is a new youth club at the village hall that caters for some of the needs of teenagers, an outdoor facility has been suggested. (See Community action CA-CF8).

8.3.3 Other facilities

The village has an abattoir and adjacent butcher shop in the centre of the village but this is frequented by a much greater percentage of people from outside the village. This does cause transport and parking problems at certain peak times. There is a small organic farm shop on the outskirts of the village which is under used/developed. Villagers in the past have appreciated having a post office and shop in the village and some have requested its return or a better farm shop/deli and a coffee shop. Further retail facilities could be developed anywhere within the parish boundary but should be accessible to all those in the parish. (See Community action CA-CF7)

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

- a) Will not result in unacceptable traffic movements or other disturbance to residential properties;**
- b) Will not generate a need for parking that cannot be adequately catered for;**
- c) Is of a scale appropriate to the needs of the locality and conveniently accessible for residents of the village wishing to walk or cycle;**
- d) Takes into full account the needs of people with disabilities.**

8.4 Education

In the Village Questionnaire consultation undertaken in October 2016:

- 68% of villagers thought the school was important or very important to the Village
- 97% of respondents reported that the village was well served by the school

Approximately half of children at the school live within the parish boundary – however many of the other children have relatives or parents who have lived in the village or have village connections.

The Neighbourhood Plan allows for 20 houses to be built over and above the 27 houses that currently have approval but are not yet built, a total of 47 new houses. In terms of what this means in terms of additional pupils, the formula is:

For houses of 2 bedrooms or more, 0.24 pupils/house which potentially gives an extra 12 pupils/year (from Leicestershire Planning Obligations doc).

The school has small numbers of pupils per class and has capacity to absorb additional pupils, but other facilities may be problematic.

The school became an academy on 1 April 2017 as part of the Leicestershire Diocese i.e. DLAT (Diocese of Leicester Academy Trust) and as such it has gained more autonomy to manage itself as a business and so such things as estates funding is no longer under the Local Education Authority. This change has meant it has much better access to estates money and advice via a private estate management and maintenance agency.

The school is presently a cluster of classrooms but there is no facility on-site for the children, teachers or parents to get together i.e. a large room/hall.

The school is concerned that it is not keeping up-to-date and providing adequate modern education facilities. Now, as an independent business, a hall is needed to enhance the school's competitive edge as it is presently falling behind when compared to other schools. St Nicholas is now one of the few schools in Leicestershire without a hall.

This potentially effects the viability of the school that must keep up its numbers to remain cost-effective/get good OFSTED reports etc.

Building the hall is now seen by the school as a priority, and has the total support of the governors, FOSKS (Friends of South Kilworth School) and parents.

This year the school has access to national fund that is supporting health and physical activity in schools, particularly schools that have limited PE facilities. The school are therefore applying in 2017 to the national "Condition Improvement Fund" (CIF) run/offered by the Education Skills Council for capital funding. This pot of money particularly focuses on health issues for pupils, which includes physical education

This building will be used for student lunches (but have not a large kitchen), teaching, PE and provide a parent's meeting room etc. The Village Hall is used for some of these functions now, but this is not ideal. It is not expected that the resultant loss of revenue to the Village Hall will have a significant.

As a separate issue, the school had a pre-school facility which has recently closed, and this may be able to be reopened if the numbers of children in the village

increase. This could potentially link with private nursery care and the use of the village hall.

Parking is a problem at school drop-off times (see transport section of the Neighbourhood Plan).

See community action CA-CF3

POLICY CF3: EXPANSION OF THE PRIMARY SCHOOL - Proposals for the expansion of the South Kilworth C of E Primary School, including a meeting room/sports facility for school use only, will be supported if the expansion would not create severe access related, parking or traffic circulation problems that cannot be mitigated, and does not have an adverse impact on existing community facilities.

8.5 Assets of Community Value

The designation of a community facility or amenity as an Asset of Community Value provides an important means to protect buildings and land that are important to the local community and which they wish to protect from inappropriate development.

For example, if a facility is 'listed' as an Asset of Community Value, the Parish Council or other community organisations will then be given the opportunity to bid to purchase the asset on behalf of the local community if it comes up for sale on the open market.

While there is no requirement to have a policy relating to Community Assets in a Neighbourhood Plan, its inclusion gives any 'listed' Asset greater protection through the planning system. It also sends out a clear message that the community wishes to protect and retain important buildings and land that are important to them.

This is especially important to South Kilworth which has seen the loss of some community assets in recent years. At the same time, housing developments are placing increased pressures on the remaining community assets.

Although there are currently no Asset of Community Value designations of buildings or land in the parish, it is anticipated that designations will be made over the lifetime of the Plan, including the village Pub.

POLICY CF4: ASSETS OF COMMUNITY VALUE - Development that will result in the loss of, or has a significant adverse on, a designated Asset of Community Value will not be permitted unless in special circumstances, such as the Asset is replaced by an equivalent or better provision in terms of quantity and quality in an equally suitable location or it can be clearly demonstrated that it is not viable or no longer needed.

8.6 Local links

There is a concern that the Neighbourhood Plan may cause South Kilworth to be considered too much in isolation to other surrounding parishes. For example, links with North Kilworth and the previously mentioned golf club on the boundary of South Kilworth, (which has been subject of discussion about a hotel on the site), and the floodlit sports ground in North Kilworth, local walks etc. An aim of this Plan therefore is to encourage more joint discussion about shared facilities and amenities with a more collective vision for the future. This could include circular footpath/ cycling routes across neighbouring parishes, more shared amenities etc.

There is also the wider issue of local council and health services, many of which are presently full to capacity and this will need to be considered should housing numbers increase e.g. access to General Practice surgeries/lists. (See Community action CA-CF9)

9 Transport, Roads & Parking

From the consultation, it appears that the average number of cars per household is two and most are parked within property boundaries. Being a rural parish, farm tractors, trailers and other agricultural machinery also use the roads in the area and through the village. The abattoir, situated within the village, causes periodic heavy traffic.

The car is the predominant mode of transport used by South Kilworth residents, especially when traveling to and from the parish. Walking and cycling are mainly leisure activities rather than used for essential journeys.

It is a concern that many South Kilworth roads and side streets are unsuitable for large heavy traffic which exacerbates deterioration of the road surfaces, causes damaging vibrations in roadside properties and adds significantly to road safety issues, pollution, noise and dirt. The large dimensions of such vehicles additionally cause damage to verges, kerbstones and roadside pathways. Walcote and Welford Road have a 7.5 tonne limit in place, except for access. On the main road Rugby Road/North Road through the village there is an advisory notice due to a restriction further south. There is also a weak bridge on the Walcote Road which adds to the need for weight restrictions on vehicles within the parish. However, the abattoir in the middle of the village and heavy farming use adds to this problem where access is needed.

Community consultation has confirmed that traffic speeding is also an issue that concerns most South Kilworth residents (80%) and there is support for further traffic calming measures. Several local surveys have been undertaken in the last few years supporting the need for traffic calming measures (see Appendices).

Roadside parking and other parking in the village is highlighted as an issue of concern by over 63% of South Kilworth residents.

- The two biggest “hotspots” are the school at the beginning and ending of the school day and the village hall, mainly at the weekend when sports tournaments are being held.
- Another area of concern is Welford Road near the village centre – caused by a business and residential parking resulting in excessive road parking.

Various proposals have been looked at that need further discussion with the Parish Council in the first place. In the interim a temporary solution has been agreed for the football traffic/parking up but a more permanent solution need to be found. (See Community action CA-TR1).

Public Transport is limited and not currently well used, and so heavily subsidised. With the increasing age of the population and low costs housing proposals this should be kept under review. Many other local residents in the consultation said that it could be improved but it questionable as to how many presently would use it if it was expanded.

A realistic objective for the Neighbourhood Plan is to address transport, roads and parking issues by policies that prevent exacerbation of the identified problems as a result of new housing developments and seek to improve the current situation.

POLICY TR1: 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, where appropriate:

- a) Be designed to minimise additional traffic generation and movement through the village, especially vehicles over 7.5 tonnes;**
- b) Incorporate sufficient off-road parking;**
- c) Not remove or compromise the use of any existing off-road parking areas unless a suitable equivalent alternative is provided;**
- d) Provide any necessary improvements to site access and the highway network either directly or by financial contributions;**
- e) Consider, where appropriate, the improvement and where possible the creation of footpaths and cycleways.**

10 Economy: Business and Employment

10.1 Support for existing

The strength of the local economy and of the community goes hand in hand. Supporting the local economy and encouraging its growth is an important theme of the Neighbourhood Plan. However, in keeping with other parts of this chapter, it is important to stress that South Kilworth sits amidst a broader rural community and is close to urban areas offering significant employment opportunities. Employment opportunities within the Parish are therefore less important to parishioners than a thriving economy in the larger communities and the easily accessible industrial areas nearby.

The economic activity rate of South Kilworth parishioners is higher than the district, regional and national rates, suggesting that the parish is generally thriving economically. At the time of the last Census and in our community questionnaire, the number stating that they were unemployed was very low. The self-employed rate is also significant, (23% at the time of the last census). This implies a strongly self-sufficient community but also one which could potentially benefit from greater support and interaction of this business community within South Kilworth.

The majority of residents choose to work away from the village and to travel by car. Public transport is seldom used (except for school children). Several people living in the village with small businesses e.g. Butchers / beautician / chocolate maker / pub etc. others choose to place their business in an area with higher population such as Lutterworth, or more local business units. The other major business area is farming

There are established businesses which are run from home-based facilities within the village, (15% of the people responding to the community questionnaire say that they operate a business locally – see supporting information). There is also an increasing trend for residents to sometimes work from home and with improving connectivity and changing employment patterns nationally, this trend is likely to continue (see later).

There are a few buildings and units dedicated to business use in the Parish and some have been developed mainly from old farm buildings. We would not wish to see them being sold off for housing at the expense of reducing employment opportunities. It is recommended that they be protected, unless they can be developed at a better site within the parish boundary.

POLICY E1: SUPPORT FOR EXISTING EMPLOYMENT OPPORTUNITIES - Applications for a change of use that reduces 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 and has no potential for either reoccupation or redevelopment for employment generating uses. This is demonstrated through the results of a full valuation report and a marketing campaign lasting for a continuous period of at least six months; or**
- b) **The commercial premises can be adequately relocated to an equally suitable location.**

10.2 Support for new business and employment opportunities

Whilst it is important to note that many business units and employment opportunities are available just outside of the parish, for example the new developments planned for Misterton and in Lutterworth, new employment initiatives in the right parish location can help to boost and diversify the local economy and provide more local employment opportunities. However, they 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.

POLICY E2: SUPPORT FOR NEW BUSINESS AND EMPLOYMENT OPPORTUNITIES - In supporting additional employment opportunities, new development will be required to:

- a) **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;**
- b) **Not involve the loss of dwellings;**
- c) **Not increase noise levels or light pollution or introduce any pollution to an extent that they would unacceptably disturb occupants of nearby residential property;**
- d) **Not generate unacceptable levels of traffic movement and provide adequate parking.**

The following types of employment development will be supported:

- a) **The small-scale expansion or the relocation of existing employment premises across the parish;**
- b) **Small-scale new build development within or adjacent to South Kilworth village.**

10.3 Home working

In rural areas such as South Kilworth 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.

Currently, 14% of the parish work from home. Greater connectivity through technology and increasing self-employment suggest this growing trend is likely to continue.

The intention 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. The policy supports the construction of extensions, the conversion of outbuildings. This is intended to maximise the opportunity for home run enterprises to be created and supported in the long term in South Kilworth.

Whilst it is acknowledged that it may not always be possible, there is a strong desire for new housing to contain a small office space to accommodate home working.

This policy 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 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, extensions to the dwelling or conversion of outbuildings for those uses, will be supported in line with Policy E2.

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.

It is known that other parishes have successfully developed their own small business support groups, which have led to joint working and increased business

wealth coming into the community. South Kilworth wishes to also actively look at this model.

10.4 Farm diversification

There are over a dozen working farms in the parish - owned, leased, contract farmed and organic, and in times of changing demand with subsequent challenges to farm viability, there is general support within this Neighbourhood Plan for farm diversification. The conversion of former agricultural buildings has e.g. in the past enabled diversification, led to the sustainable re-use of vacant buildings and provided opportunities for the establishment and development of small businesses. This is a trend, which the Parish would like to continue 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 by the previous policies and this is intended to:

- Promote a viable and sustainable farming and rural economy in South Kilworth Parish;
- Promote the diversification of rural businesses;
- Encourage 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.

(See Community Action CA-E2)

The change of use of some rural buildings to new uses is already permitted under the General Permitted Development Orders.

POLICY E4: FARM DIVERSIFICATION - In order to support farm diversification and the sustainable growth and expansion of businesses, the conversion of existing agricultural and commercial buildings will be supported where:

- a) **The use proposed is appropriate to the rural location and respects the local character of the surrounding area;**
- b) **The development will not have an adverse impact on any archaeological, architectural, historic or environmental features;**
- c) **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;**

- d) There is no significant adverse impact on neighbours - for example: through noise, light or other pollution, increased traffic levels or increased flood risk.**

10.5 Technological change, infrastructure and virtual networks

The modern economy is changing and increasingly requires good communications and 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 e.g. better broadband enables improved access to an increasing number of on-line applications. Services provided by the public and private sector, can help to reduce social exclusion and create business opportunities. Several parishioners responding to the business section of the community questionnaire felt that their broadband too slow and mobile phone reception was inadequate.

Additionally, the technological transformation of the past few years shows that there will undoubtedly be further advances in the future. It is crucial that South Kilworth is able to accommodate and deliver new technology as it arises e.g. the need for further development of high-speed broadband infrastructure to serve South Kilworth Parish as technology develops is very important.

POLICY E5: INFRASTRUCTURE - Proposals to provide increased infrastructure in general and access to a super-fast broadband service (currently at least 30 MBPS but to include 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 open landscapes.

10.6 Tourism

South Kilworth has little in the way of facilities at present to attract tourism into the village but it is recognised that if facilities, amenities or businesses change in the future then attracting tourism should be considered. Examples of this would be the opening up of the reservoir for leisure use or further houses being rented as holiday cottages etc. These proposals should be treated in line with the new business development policies.

11 Infrastructure

All development has the potential to impact on the environment and place pressure on local infrastructure and services. It is recognised that the planning system should be used to ensure that new development contributes positively to the local environment and helps to mitigate against any adverse impacts on infrastructure.

Appropriate infrastructure is therefore critical to support the provision of development. This is not only to ensure that the new development is properly served in respect of essential day-to-day infrastructure required by the occupants of any new development but also to minimise the impact upon existing infrastructure.

However, the NPPF stresses that the need for infrastructure accompanying development must have regard for the viability of that development. Planning Practice Guidance (PPG 46) also recognises the ability of Neighbourhood Plans to identify the need for new or enhanced infrastructure, but requires the Plan to prioritise the infrastructure requirements.

Provision of the necessary physical and community infrastructure arising from proposed development is therefore a critical component of the Plan, which has identified a wide range of potential infrastructure requirements through its production.

Funding for new infrastructure is currently provided through a legal agreement (often referred to as a Section 106 Agreement) between the District Council and the applicant, along with other parties involved in the delivery of the specific infrastructure improvement (such as the County Council Education Department in relation to the impact on school places).

However, once the new Local Plan has been adopted, HDC will be considering the introduction of what is known as a Community Infrastructure Levy (CIL) where charges will be applied according to the scale and type of development, and these funds used to contribute towards the infrastructure requirements of development.

South Kilworth is unusual in that it benefits financially from income generated by a parish based wind farm. This offers opportunity on an annual basis for the funding of small projects to benefit the community. In addition, there could be access to Section 106 money linked to housing developments and a range of other funding bodies that support community development. This Neighbourhood Plan will help to define and prioritize where spending of these funds is most needed and most desired.

The provision of these diverse elements of infrastructure needs to be timely if deficiencies are to be avoided. The infrastructure requirements identified and detailed within the Plan are identified within the policies in this Plan and in the Community Actions identified in Section 13.

12 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.

South Kilworth Parish Council will review the Plan on a regular basis, commencing in year 5 (2023) 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.

A further review will be undertaken in 2028, 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 South Kilworth.

13. Community Actions

Community Actions are not planning policies and are not subject to Examination. They reflect future work activities that it is proposed be undertaken within the Parish which will involve a wide range of third parties alongside the Parish Council to help improve the Parish in line with the outcome of community consultation.

The Community Actions that have emerged through the process of preparing the Neighbourhood Plan are as follows:

13.1 Housing

COMMUNITY ACTION CA-H1: PLANNING APPLICATIONS - All proposals for new development are to be evaluated by the Parish Council and considered against the design criteria in policy H6.

13.2 Environment

COMMUNITY ACTION CA-ENV1: WOODLAND, TREES AND HEDGES: The Parish Council will identify trees of value in the parish, as above, for recommendation to the Planning Authority for Tree Preservation Orders. Particular importance will be attached to listing those trees that form part of the three lines adjacent to North Road, The Belt and the Rugby Road/Stanford Road. (See 7.6.4)

The Parish Council will seek ways to mitigate the effects of ash die-back. In particular, this might take the form of developing an appropriate policy, monitoring by residents and appropriate planting of new native trees in verges. The Parish Council should also work with farmers to replenish trees in hedgerows by new planting and provision of stock proof tree guards and/or fencing.

COMMUNITY ACTION CA-ENV2: BIODIVERSITY AND WILDLIFE CORRIDORS - The Parish Council will actively seek to work with community groups, landowners, funders and other organisations to enhance the biodiversity of the parish by creating or managing habitat sites (e.g., wildflower meadows, trees and woodland, wetland) on suitable parcels of land, using agri-environment funding, and its post Brexit equivalent. (See 7.6.4)

COMMUNITY ACTION CA-ENV3: RIDGE AND FURROW - The parish council and the owners of identified ridge and furrow sites are

encouraged to discuss both the importance of these fields and ways to maintain or enhance their historical value.

COMMUNITY ACTION CA-ENV4: ACCESS AND RIGHTS OF WAY (see 7.6.7)

- a) The Parish Council will monitor the condition of the existing footpaths and bridleways, and work with the responsible Local Authority departments and with the community and landowners to ensure that they are maintained in a safe, useable condition.
- b) The Parish Council will seek to work with landowners, adjoining Parish Councils, Leicestershire County Council and other bodies to enhance the present routes in the parish. The aim will be to create circular off-road routes based on the current bridleway and footpaths.
- c) Parishioners greatly appreciate the range of footpaths within the parish. A proposal has been made to extend and link them together e.g. Walcote Road extension and Rugby Road link, and links with reservoir and old railway
- d) The provision of a dog walking path in the village e.g. around the playing fields will be pursued

13.3 Community Facilities

COMMUNITY ACTION CA-CF1: DEVELOPMENT OF THE VILLAGE HALL

- a) South Kilworth Parish Council through the Village Hall Management Committee will continue to improve and develop facilities at the hall and surrounding green space (see 8.2.1 & 8.3.1)
- b) The Children's playground will be upgraded and kept to an appropriate standard (see 8.2.2)

COMMUNITY ACTION CA-CF2: ASSETS OF COMMUNITY VALUE - South Kilworth Parish Council will submit to Harborough District Council an application for listing The White Hart as an Asset of Community Value (see 8.2.3)

COMMUNITY ACTION CA-CF3: SCHOOL HALL - South Kilworth Parish Council to support the development of a communal hall in the school, so long as additional parking needs are also considered.

COMMUNITY ACTION CA-CF4: CHURCH USAGE - South Kilworth Parochial Church Council will look at the use of the church as a community building (see 8.2.5)

COMMUNITY ACTION CA-CF5: COMMUNAL GREEN SPACE/VILLAGE GREEN/PARK - The Parish Council will explore and support the development of a new communal green space / village green / pocket park at the heart of South Kilworth village and tidy up the present one. (see 8.2.1)

COMMUNITY ACTION CA-CF6: CLUBS AND SOCIETIES - The Parish Council will work with clubs and community groups and help to give the support needed to keep groups, clubs, societies, facilities and amenities vibrant and managed from within the parish. (see 8.3.2)

COMMUNITY ACTION CA-CF7: DEVELOPMENT OF OTHER AMENITIES - The village has suggested it would like a shop – so should the butchers shop move it could be linked with other retail facilities e.g. organic shop (Chevelswade) etc. (see 8.3.3)

COMMUNITY ACTION CA-CF8: GROUPS – The Parish Council will:

- a) continue to support the Youth Club and work to ensure that there are facilities for children/ teenagers to play in a safe environment e.g. kick - about wall or BMX track (see 8.3.2)
- b) review and where appropriate develop facilities for people over 80 / the infirm (see 8.3.2)

COMMUNITY ACTION CA-CF9: WORKING WITH OTHER PARISHES - The Parish Council will work with neighbouring parishes and groups to ensure that South Kilworth is a proactive part of a wider rural community, sharing resources and developing joint opportunities. (see 8.6)

COMMUNITY ACTION CA-CF10: FOOTPATHS

- e) Parishioners greatly appreciate the range of footpaths within the parish, although some could be better maintained. A proposal has been made to extend and link them together e.g. Walcote Road extension and Rugby Road link, and links with reservoir and old railway (see 7.5.7)
- f) The provision of a dog walking path in the village e.g. around the playing fields will be pursued (see 7.5.7)

COMMUNITY ACTION CA-CF11: SEWERAGE – in response to concerns over sewerage capacity within the Parish, the Parish Council will draw attention to this issue in any response to Harborough District Council at planning application stage and where an application proposes to connect a development to the existing drainage system it will request details of the existing system to be shown on the application drawing(s). Drainage details that will achieve Building Regulations Approval will also be requested.

Where the development involves the disposal of trade waste or the disposal of foul sewage effluent other than to the public sewer, then a more detailed foul drainage assessment will be sought to demonstrate why the development cannot connect to the public mains sewer system and show that the alternative means of disposal are satisfactory.

13.4 Transport

COMMUNITY ACTION CA-TR1: TRAFFIC MANAGEMENT - The Parish Council will develop a coherent action plan to address traffic and parking issues that have been identified through the Neighbourhood Plan including:

- a) Work to achieve improvement of car parking provision for the village residents and visitors particularly for the school drop off /pick up and at the village hall;
- b) Exploring appropriate traffic calming measures (See 9.0)

13.5 Employment

COMMUNITY ACTION CA-E1: SUPPORTING SMALL BUSINESSES - The Parish Council to support the setting up of a small business group which will support, maintain and enhance business opportunities. (See 10.2)

Community Action CA-E2: FARMING ENGAGEMENT - The Parish Council to support engagement with the farming community and links with the rest of the village. (See 10.4)

13.6 General

COMMUNITY ACTION CA-G1: COMMUNICATION - The Parish Council to continue to support SK News and set up a village email

COMMUNITY ACTION CA-G2: SECURITY - The village to revitalize its Neighbourhood Watch group and look at e.g. CCTV on village entrance roads