

North Kilworth
Neighbourhood Plan
2015-2031
Referendum Version





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Introduction from the Chair of North Kilworth Parish Council

Welcome to the North Kilworth Neighbourhood Plan, in which we lay out a number of policies for our Parish. These include policies where development will be supported, and other areas where development will be resisted.

The policies contained in the Neighbourhood Plan have been drafted following considerable interaction and consultation with the residents in the Parish. This has included a number of public meetings, presentations, focus groups and a questionnaire. This document is therefore a product of the community and this was reinforced by an Open Meeting following the publication of the Regulation 14 draft following which the comments about housing allocations were taken on board and addressed.

On behalf of the Parish of North Kilworth, I would like to thank both the team that worked on the plan and the whole community for participating in the creation of this important document.

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

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

John Green, Chair, North Kilworth Parish Council, September 2016

1. Our Neighbourhood

The Parish of North Kilworth lies within the Laughton Hills landscape character area of South Leicestershire, close to the River Avon that forms the County boundary with Northamptonshire. The countryside is characterised by gently rolling hills and is largely farmland, mostly arable, but still with a relatively large proportion (about 15%) of grassland.

North Kilworth Village lies approximately 1.5 miles (2.5 km) west of Husbands Bosworth and 4 miles (6.5 km) east of junction 20 of the M1 motorway. It is within easy reach of Leicester, being some 13 miles (21 km) to the south of the City. The village is largely to the south of the main Lutterworth-Market Harborough Road (currently the A4304) with limited developments to the north of the road. Most of the built-up area remains concentrated close to the medieval village centre, with a small area of scattered ribbon development along the A4303 eastwards to the industrial sites around the old station and the Parish boundary.

The Village's landscape setting, on high ground above the broad river valley, provides extensive, locally valued views both away from and toward the settlement. Most of the Parish is underlain by clay, but North Kilworth itself is situated on one of several locally-important, hilltop areas of gravel. This gravel is an aquifer, which explains the settlement's ancient location – on dry ground, but with springs of water nearby.

Although mostly open country, the Parish has a small area of (mostly 19th century, ornamental) woodland outside the built-up area, but a good range of wooded gardens and public spaces within it. There are also a few species-rich hedgerows.

Parish Profile

A Parish Profile has been prepared from the 2011 Census and other sources to inform the development of the Plan. The key points arising from this profile include:

- Population of 597 (increase of 119 or 25% since 2001 compared to an increase of 11.5% across the District over the same period);
- The percentage (18%) of the population aged under 15 is below the national and district average and the percentage of the population aged over 65 (18%) is above the national and district averages;
- Number of dwellings is 251, an increase of 30 or 14% since 2001;
- 61% of households have 2 or more cars/vans whilst 7% of households have no car/van well above the national and district averages;
- 58% of households live in detached dwellings (compared to 48% across the District);

- 80% of dwellings are owner occupied, 7% share ownership/social rented, and 13% are privately rented;
- Levels of ill health and disability are below the national averages.

History of the Parish

North Kilworth is an ancient place. Chivelesworde ('Ceofel's wooded enclosure') is recorded in Domesday (1086), so a 'Dark Ages' settlement of that name was undoubtedly in existence here some 200 years earlier, probably on the same hilltop site as a pre-Roman one. The parish church of St Andrew's was established in the 13th century.

The medieval village operated the open field system of agriculture, and the remains of a millennium of ploughing can still be seen as ridge and furrow earthworks in a few grazing fields close to the settlement. The village was also situated on an ancient drovers' road running through the settlement past the church and on to Welford and Northampton. The moated medieval manor house site survives as earthworks in The Bogs.

The open field system was swept away by the Enclosure of North Kilworth in 1765; thereafter a relatively small number of large farms were worked from farmhouses (e.g. Kilworth Sticks, Pincet Lodge) away from the village. In many ways the Enclosure was the last major change in the parish until the 20th century: the Lutterworth to Market Harborough road was turnpiked (forming the first bypass) in 1755, the canal arrived in 1814 and the railway came and went. Recently, however, the village has undergone a period of expansion in which the medieval centre has been surrounded on three sides by new houses. There is a strongly-held wish among residents that the historic settlement's character should not be compromised by development.

Some key characteristics of the Parish are as follows:

- The Parish (population 597) is growing fast - up 12% (from 2001).
- Levels of deprivation and ill health are generally below the district, regional and national average. It is a relatively popular area to live with a sense of pride and community belonging.
- Levels of economic activity in the Parish are high. There are some employment opportunities in the Parish, however, generally residents travel, many by car, outside of the Parish for work. A relatively high proportion of residents work from home (7.8%, compared to the national average of 5.4%).
- The Parish is a popular area in which to live and demand for new homes is strong. The housing stock is generally good. The main tenure is owner occupation (82%, vs 63% nationally), and other forms of tenure such as rented (both private and social) are relatively

low. The fit between demand and the available type and tenure of housing is an issue as well as the affordability of existing and new housing. Average house prices are relatively high.

- The Parish has some good social and community infrastructure, such as a Primary School, village hall, sports club, play and recreational areas.
- The area is strategically well located in relation to the national road network. It is also well served by walking and cycling routes. There is some public transport provision, mainly by bus. There are very high levels of car usage and ownership, with 90% households owning a car vs. 75% nationally.
- The built environment is generally good. There are some sites and buildings of historic interest, including nine listed
- The Parish is set within and interspersed by open countryside much of which is attractive in nature. It has also a number of important and attractive green spaces.
- Water and air quality are generally good, although the risk of flooding is at an elevated risk (2010 Harborough District flood report). Average CO2 emissions in the Parish and wider District are higher than the regional and national averages mainly due to the local dependence on the car for travel.

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

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

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

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

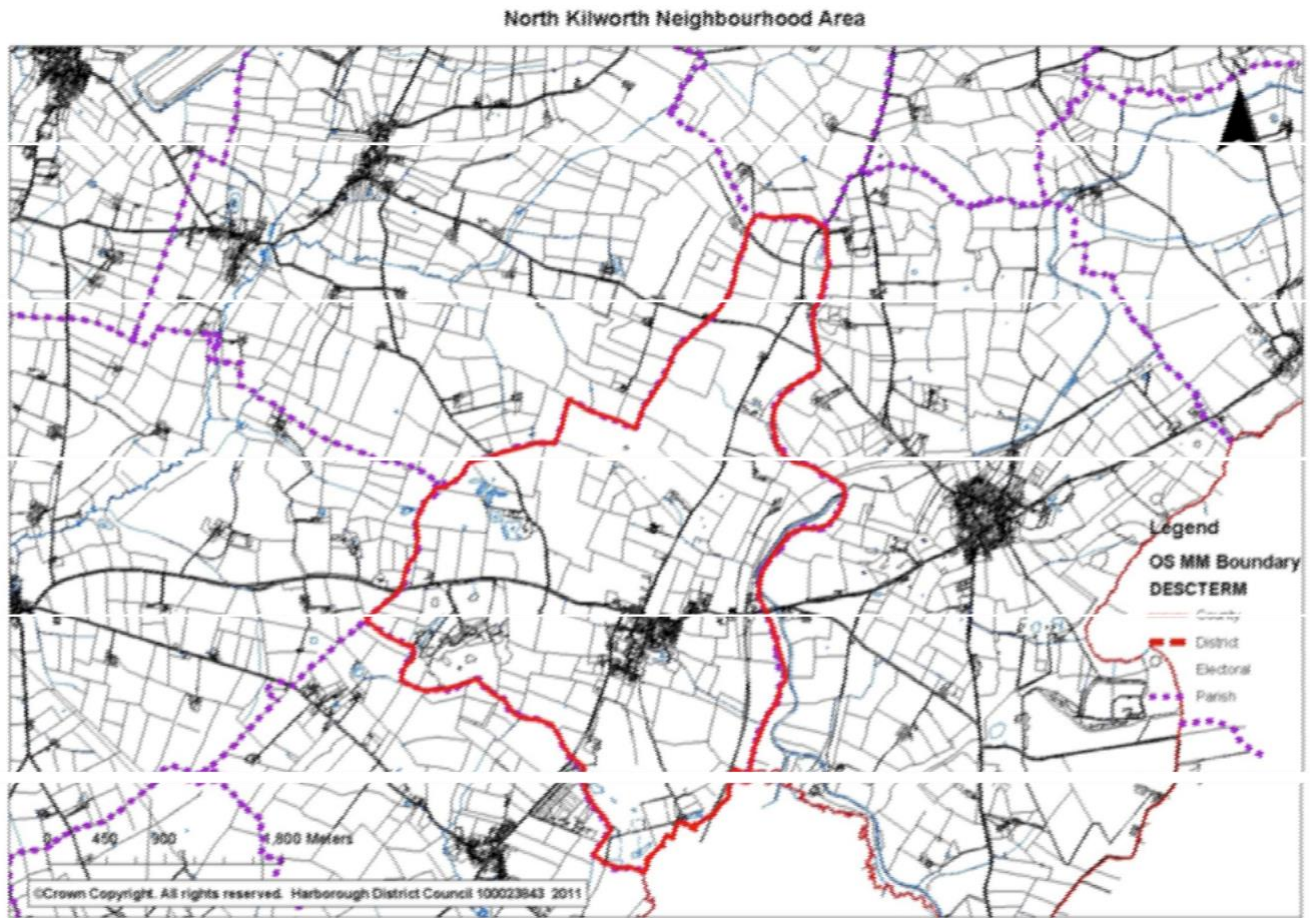
A Neighbourhood Plan forms part of the statutory planning framework for the area, in this case Harborough District. This statutory status gives it more influence than other non-statutory local documents such as Parish Plans and Village Design Statements. Its statutory status also means that it must be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

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

The Neighbourhood Plan covers the time period 2015 to 2031 and therefore mirrors the timescale of Harborough District Council’s emerging Local Plan

This is the Neighbourhood Plan for North Kilworth. It covers the whole of the Parish as shown on the map of the designated area in Figure 1 below.

Figure 1 – Designated Area



The Neighbourhood area was designated by Harborough District Council on 29 January 2014.

3. Why we need a Neighbourhood Plan in North Kilworth

In producing this Plan, parishioners were motivated by the strongly held wish to have a significant influence on the future of the Parish rather than be controlled by people from outside of the Village who would not have to live with the consequences of their decisions.

From the consultation carried out it was clear there was a general view that in 2031 the village's size should remain similar to what it is now.

It is accepted that the Village will have to grow in this time frame, but proposed that this should be through a combination of infill and carefully limited development. Any additional building in the Village should be carefully controlled and reviewed.

It was agreed that any development should be done in such a way as to retain the character of the Village and that the most important environmental aspects (as exemplified by the panoramic views and mature trees) should be retained and enhanced.

Parishioners gave strong indications that North Kilworth should remain a traditional self-contained Village with its own pub, shop, post office, leisure facilities, school and church. An inclusive community spirit was a priority; there was a desire for the Parish to maintain and grow its vibrant social characteristics, maintaining a relatively low crime environment and keeping a strong awareness of the environmental needs of the Parish.

There is a need to address the increasing volume of traffic using the main roads in North Kilworth and parking issues within the Village. This was highlighted through the community questionnaire as well as consultation events in November 2014 and March 2015, where there was full agreement for the transport policies that were proposed

On the leisure and sports front, there was a strong desire to integrate the activities of the Parish so as to ensure the right provision of facilities to meet the needs of the Parish in the future.

The main objective of the Plan is to set out the policies and actions that will ensure that this Vision is achieved. For example, where and how much new housing and other forms of development should take place. It also looks at a range of other issues such as design, employment, community facilities and transport, which the community has identified as being especially important to them.

The Plan is divided into a number of themed policy chapters. Each chapter sets out a number of North Kilworth specific planning policies that collectively will realise the vision for North Kilworth. These policies have been identified following detailed analysis and consultation and concentrates upon those that can be best addressed through the Neighbourhood Plan. The Plan also includes a proposals map to illustrate which areas of land have been allocated for which uses and to identify land protected from development by policies in the Plan (Figure 3).



4. How the Plan was prepared

The Neighbourhood Plan was prepared by North Kilworth Neighbourhood Plan Advisory Committee.

This Advisory Committee comprised members of the local community and Parish Councillors. It was supported by the District Council and consultants Yourlocale, and operated under the direction of North Kilworth Parish Council (the Accountable Body for the Plan).

The Plan is based on robust evidence. This includes statistical information gathered through sources such as the Census as well as from community consultation and engagement.

Effective and extensive consultation has been at the heart of the preparation of the Plan. This is key to ensure that the final document fully reflects local needs and priorities. This includes a parish wide questionnaire, public displays, drop-in sessions, and meetings and activities in the local Primary School. Full details of the type of consultation and the people and groups consulted are contained in the Statement of Community Consultation (Appendix 1).

A questionnaire produced in January 2014 was completed by 80 residents of the Parish; it helped to identify some of the key issues that would need to be addressed through the production of the Neighbourhood Plan. This was followed by a village walkabout to highlight these issues.



Statistical information about the Parish was also gathered from a range of sources to provide supporting evidence upon which to base the emerging policies.

Consultation took place with the local Primary School in June 2014 and was followed up at Open Events in September and November 2014 at which the initial findings were shared with the Parish.



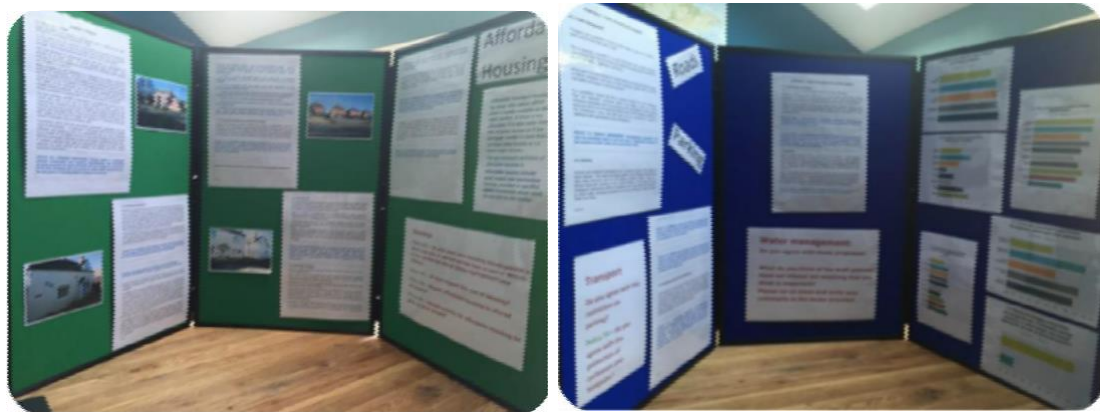
The Neighbourhood Plan was developed from these discussions, from all the other consultations and interviews conducted by members of the Neighbourhood Plan team and from research and evidence collected.

Themed discussions took place within the Advisory Committee to develop the detail of the Neighbourhood Plan and meetings were held with Officers from the District and County Councils to gather the evidence base for the emerging policies

A further consultation exercise was held at the Village Hall in March 2015, at which the emerging policies were put to the community.

Following representations made during the pre-submission consultation where concerns were expressed about the proposed housing allocations, a well-attended and constructive public meeting was held in May 2016 at which a wide-range of views were expressed. A Parish-wide ballot followed which gave residents an opportunity to consider alternative approaches to future housing development within the Parish and the outcome of this approach is reflected in the section 7.2 on housing provision.

North Kilworth Neighbourhood Plan 2015 - 2031



Throughout the Plan's development the Advisory Committee liaised with Officers from Harborough District Council to ensure not only that emerging policies are in general conformity with the existing Core Strategy but are also unlikely to conflict with policies being progressed in the emerging Local Plan, likely to be adopted within 12 months of the 'Making' of this Neighbourhood Plan. North Kilworth Parish Council has responded positively to the different approaches presented by Harborough District Council as the work to consult on the emerging Local Plan has progressed.

The various consultation initiatives are documented in the accompanying Statement of Community Consultation.



5. What we want the Neighbourhood Plan to achieve

The Plan area encompasses the whole of the Parish of North Kilworth and covers the period up to 2031, which will be the same timescale as the Local Plan for Harborough District Council once Adopted. The Neighbourhood Plan is not intended to replace or supersede the District Wide Local Plan, but rather it sits alongside it, to add additional or more detailed policies specific to North Kilworth. Where the Local Plan contains policies that meet the needs and requirements of North Kilworth these are not repeated here. Instead, it focuses on those planning issues which consultation has shown matter most to the community, and to which the Neighbourhood Plan can add the greatest value. It is important to note that when using the Neighbourhood Plan to form a view on a development proposal or a policy issue, all of the document and the policies contained in it must be considered together.

Should the Neighbourhood Plan be 'Made', it would become part of the Development Plan for the Harborough District.

Each time a planning decision has to be taken by Harborough District Council or any other body they will be required to refer to the Neighbourhood Plan (alongside the District's own Local Plan and other relevant documents) and check whether the proposed development is in accordance with the policies the community has developed.

This is the first time that communities have had the opportunity to create planning policies with this degree of statutory weight.

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

- They cannot promote less development than is set out in the Local Plan.
- They deal essentially with land use issues; they cannot address enforcement issues.

While issues such as improvements to a bus route do not directly relate to land use issues, Neighbourhood Plans can encourage funding for these through developer contributions. Non-planning related issues such as this are addressed within the Neighbourhood Plan as issues for community action.

The policies in the Plan must also support the NPPF's "presumption in favour of sustainable development" and also be in general conformity with the District Council's strategic planning policies. However, if there is a conflict with existing non-strategic policies in the Local Plan, the Neighbourhood Plan policies will take precedence.

The Plan includes several elements, including:

- Designation of Local Green Spaces, which identify and protect these special and locally important areas from development.
- A small number of planning policies specific to North Kilworth, grouped around the key

policy issues identified by the community as being of special importance to them. These include:

- Housing provision and need;
- Protecting important views;
- Safeguarding the aquifer and biodiversity;
- Tackling signage issues within the village
- Car parking issues within the village;
- The protection of important community assets;
- The incorporation of the Village Design Statement into the Neighbourhood Plan;
- The protection of important local buildings and structures and open spaces of local importance; and
- Protecting businesses and supporting business expansion in appropriate locations.

The Plan is a live document which will be kept under review and will change over time in response to new and changing needs and priorities.

6. Meeting the requirement for sustainable development

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

a) Social

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

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

b) Environment

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

- Housing development is of the right quantity and type in the right location, so that it does not harm but instead positively reflects the existing and historic character of the area;
- The most important open spaces and views within North Kilworth are protected from development, to protect the village identity and to retain the rural nature of its surroundings;
- Development recognises the need to protect and, where possible, improve biodiversity and important habitats; and
- The aquifer is protected from inappropriate development activity.

c) Economy

Whilst the community of North Kilworth is primarily residential, there is also a thriving commercial and small retail element within the Parish and a desire to ensure that appropriate economic activity is maintained as long as the local infrastructure supports it. We therefore wish to retain and encourage small scale employment opportunities in our area by:

- Protecting existing employment sites; and
- Supporting small scale business development and expansion where the local infrastructure would not be adversely affected by the proposals.

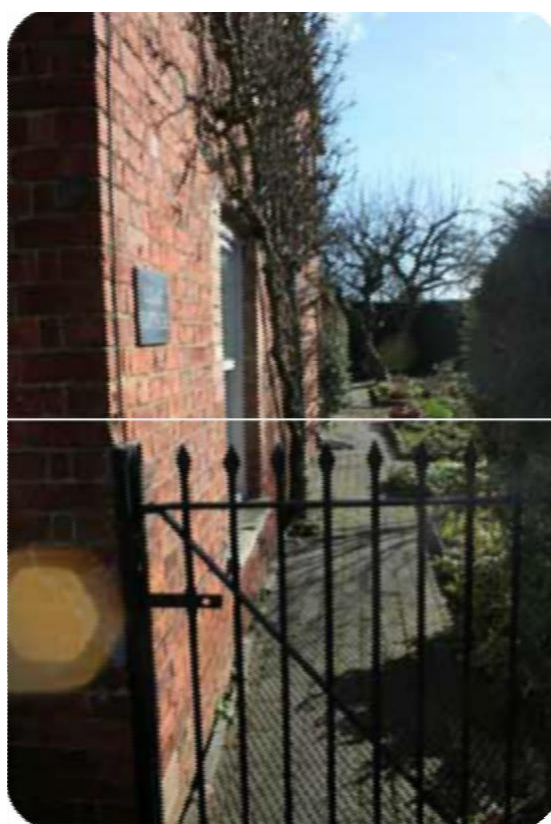
This document sets out local considerations for delivering sustainable development within North Kilworth. Development proposals should meet the requirements of all relevant policies in this Neighbourhood Plan and be in general conformity with district-wide and national planning policies.



7. Neighbourhood Plan Policies

7.1 Strategy

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



7.2 Housing Development

7.2.1 Housing Provision

North Kilworth is an attractive and popular place in which to live, and as a consequence demand for new homes in the Parish is high.

In 2011 there were 251 dwellings in the Parish, an increase of 30 dwellings (or 14%) since 2001, a rate of increase that is higher than the national average. This increase was primarily the result of new house building.

The New Local Plan Options Consultation Paper (September 2015) for Harborough is updating the housing need across the District and the allocation of housing within it. It states that there is a requirement to provide for at least 9,500 new dwellings between 2011 and 2031 across the District. Of these, nearly two thirds (61%) have already been built or planned for. This leaves a district-wide shortfall of 3,687 dwellings to be accommodated between 2015 and 2031.

The New Local Plan Options Consultation Paper (September 2015) establishes a hierarchy of settlements to help to determine the most appropriate locations for the required new development. It describes six services that help to determine suitability for development: food shop; GP surgery; Library; Post Office; Primary School and Pub. Settlements with at least four of these relevant services are classed as Rural Centres and settlements with at least two of these services are classed as Selected Rural Villages.

On the basis of this hierarchy, North Kilworth (as well as fifteen other settlements in the District) is identified as a Selected Rural Village, which means it is suitable for limited small scale development to help ensure that the needs of the community are met through sustainable growth and suitable access to services.

Determining how much of the requirement for 3,687 new dwellings the Parish should plan for is not straightforward. The New Local Plan Options Consultation Paper does not apportion a housing target to specific Selected Rural Villages. It does, however, put forward four options for each of the main settlements, including the 16 Selected Rural Villages. In the case of North Kilworth this could see the Parish have a minimum housing target of anywhere between 17 and 31 new homes depending on the distribution strategy option finally agreed upon.

In the absence of an agreed district-wide methodology for proportioning the overall housing requirement to specific identified settlements, and in recognition of the need to progress this Plan during the period of uncertainty, the Plan will work on the basis of the building of a minimum of 24 new homes, the second highest figure in the New Local plan Options Consultation Paper, from 2015-2031 and a figure agreed with Officers from Harborough District Council as being an appropriate target for the Parish.

Consultation shows that the community is generally comfortable with this scale of development. In particular, it should enable North Kilworth to deliver sufficient new homes to meet the requirements set for it as a 'Selected Rural Village' by the District Council in the New Local Plan Options Consultation Paper and help ensure that the community continues to evolve and support important services. Also, if properly planned, the scale of development should not place undue pressure on local services and facilities, nor detract from the special character of the Parish.

POLICY NK1: HOUSING PROVISION –

The Neighbourhood Plan supports the development of a minimum of 24 dwellings during the plan period.

7.2.2 Housing Provision

The consultation responses to the pre-submission draft of the Neighbourhood Plan resulted in a fresh consideration of the preferred locations for new housing development.

A Parish-wide ballot, undertaken following a well-attended and lively open event in the village held in May 2016 and attended by a Senior Officer from Harborough District Council, reinforced the order of preference for three available sites that was identified at an open event held in March 2015.

Development of around 20 homes at each site was agreed with a preference being shown for sites in the following order:

- Corner of Pincet Lane and Lutterworth Road (opposite the White Lion);
- South Kilworth Road (adjacent to the all-weather pitch);
- Station Road (at the rear of Elmcroft Road).

The Pincet Lane site was the clear winner of the ballot with the other two sites some way behind but close to one another in terms of the level of support.

It is acknowledged that Harborough District Council has determined through the Strategic Housing Land Availability Assessment (SHLAA) process that development at South Kilworth Road and Station Road is both 'developable and deliverable' according to their initial sifting, and that this initial sifting has not been undertaken at the Pincet lane site. However, the Pincet Lane site has consistently proved to be the favoured site within the community.

The Pincet Lane site is therefore favoured by the community for development. The South Kilworth Road and Station Road sites will be reserve sites to be developed only if housing need increases significantly within the lifetime of the Neighbourhood Plan or the required housing numbers cannot be met through the delivery of the Pincet Lane site.

POLICY NK2: HOUSING PROVISION –

The development of around 20 dwellings at the corner of Pincet Lane and Lutterworth Road (opposite the White Lion) will be supported, subject to:

- At least 40% of the dwellings should be affordable;
- A green space is to be provided as a buffer between the new development and the existing houses on the eastern edge of the site.

Two reserve sites will be considered for housing development if:

- a) It is required to remediate a substantial shortfall in the supply of housing land due to the failure of existing housing sites in North Kilworth to deliver the anticipated scale of development required; or
- b) It becomes necessary to provide for additional homes in the Parish in accordance with any new development plan document that replaces the Harborough Local Plan.

The following two sites are Reserve Sites to be brought forward should additional new housing be required within the lifetime of the Plan:

Reserve site 1 – Land on South Kilworth Road (adjacent to the all-weather pitch) shown on the proposals map (Figure 3). Development of around 20 units will be supported subject to the following criteria:

- At least 40% of the dwellings should be affordable.

Reserve site 2 – Land south of Station Road opposite Rose Dale as shown on the proposals map (Figure 3). Development will be supported subject to the following criteria:

- At least 40% of the dwellings should be affordable.
- Any development should incorporate an area of open space between the new houses and the existing dwellings on Elmcroft Road.

7.2.3 Windfall Sites

In addition to the sites identified in Policy NK2 (allocated and windfall), a number of 'windfall sites' are expected to come forward over the lifetime of the Plan. These 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 small sites often comprise redundant or underutilised buildings, including former farm buildings, or a restricted gap in the continuity of existing frontage buildings and can range from small sites suitable for only a single dwelling to areas with a capacity for several houses.

This type of development has provided a source of new housing of New Kilworth averaging about one dwelling a year. Though these sites cannot be identified, the high land values in the Parish coupled with the level of vacant and underutilised land and buildings mean that they will continue to provide a reliable source of housing supply. However, if not sensitively undertaken and designed, such development can have an adverse impact on the character of the area. Such new development will generally increase car ownership and there is a need to ensure that it does not worsen traffic and parking issues, especially in those parts of the Parish not designed or suited for modern traffic.

POLICY NK3: WINDFALL SITES –

Development proposals for infill and redevelopment sites will be supported where:

- It is within the existing built up area of the Village of North Kilworth (as defined by the Limits of Development identified, see Figure 3);
- It respects the local character of North Kilworth in order to maintain its distinctive character and enhance it where possible.
- It retains existing important natural boundaries such as trees, hedges and streams;
- It provides for a safe vehicular and pedestrian access to the site;
- Does not result in an unacceptable loss of amenity for neighbouring occupiers by reason of loss of privacy, loss of daylight, visual intrusion or noise.

7.2.4. Housing and Other Development outside the Limits of Development for North Kilworth

Outside the Village of North Kilworth the Parish is essentially rural in character. The consultation results also show that residents wish to see development outside of the Village of North Kilworth to be strictly controlled to maintain this unique rural character and only be allowed in exceptional circumstances - primarily that necessary for the purposes of agriculture or some other use which has to be located in the countryside. This also reflects national and district -wide planning policies.



7.2.5. Housing Mix

It is important to make sure that any new housing that takes place meets the needs of present and future residents of the Parish; makes a positive contribution to enhancing the special character of the Parish and contributes to creating sustainable and vibrant communities. There is currently an imbalance in the housing stock in North Kilworth. There is an above average number of larger, mainly detached, dwellings and a below average number of smaller homes, including one and two bedroomed houses.

North Kilworth also requires three bedroomed homes for young families as well as smaller homes for older residents wishing to downsize and remain in the Parish. At 51% (2011 Census) over half of the population was aged over 45; a figure which is far higher than the District and National averages.

Consultation has shown that the community wants a variety of housing, particularly in terms of type, tenure and price, to meet current and future needs and to create a mix of different households.

POLICY NK4: HOUSING MIX –

The provisions of smaller dwellings to meet the needs of young families and older people will be supported.

7.2.6. Affordable Housing

There is a high and above average disparity between average house prices and average income.

As a consequence, many people who wish to live in the Parish, including those with a local connection, are unable to do so as they cannot find suitable accommodation either to buy or rent. Furthermore, at 5%, the proportion of homes that are socially rented is less than a third of the national average.

Consultation shows that the provision of more affordable housing continues to be a top priority for the Parish. In addition, there is a particular need for shared ownership houses. The Government describes shared ownership as where a household buys a share in a home (normally 25% to 75% of the home's value) and pay rent on the remaining share.

Affordable housing is an area that North Kilworth Parish has a proven and strong track record in seeking to address. More recently, for example the community led development and implementation of a rural exception site in partnership with Nottingham Community Housing Association at the former Gandy's site in the Parish, resulting in the provision of 6 much needed affordable homes.

Recent Court rulings state that developments of 10 or more units are required to provide affordable housing. The Harborough District Council Core Strategy 2006-2028 puts this figure at 40% for North Kilworth. This Plan supports and reinforces this Policy and encourages shared ownership solutions to balance the existing affordable rented options currently available in the Parish.

In addition, to meet identified needs and reflecting the evidence that housing affordability is of special significance to the Parish, the Plan requires that when affordable homes are allocated, priority is given to people with a local connection.



7.3 Design and the Built Environment

7.3.1 Design: Character of the Village

North Kilworth has a rich and attractive built environment. The majority of the Village for example, is designated as a Conservation Area in recognition of its special architectural and historical quality and interest. There are also 11 Listed Buildings across the Parish.

The consultation undertaken shows that protecting and enhancing the special and unique built environment of North Kilworth is a top priority. There was also concern that some of the development that had taken place, both in and outside of the Conservation Area, was of poor design or was out of keeping with the remainder of the Village and detracted from the special and distinctive character of North Kilworth.

However, consultation has shown that new build homes that are constructed using newer methods of construction can yield benefits in fit and finish and habitability of the finished product. A reduction in build time and attendant debris and disruption could also be achieved. Novel designs and materials could augment the visual amenity of the village and parish as long as they are of a high quality.

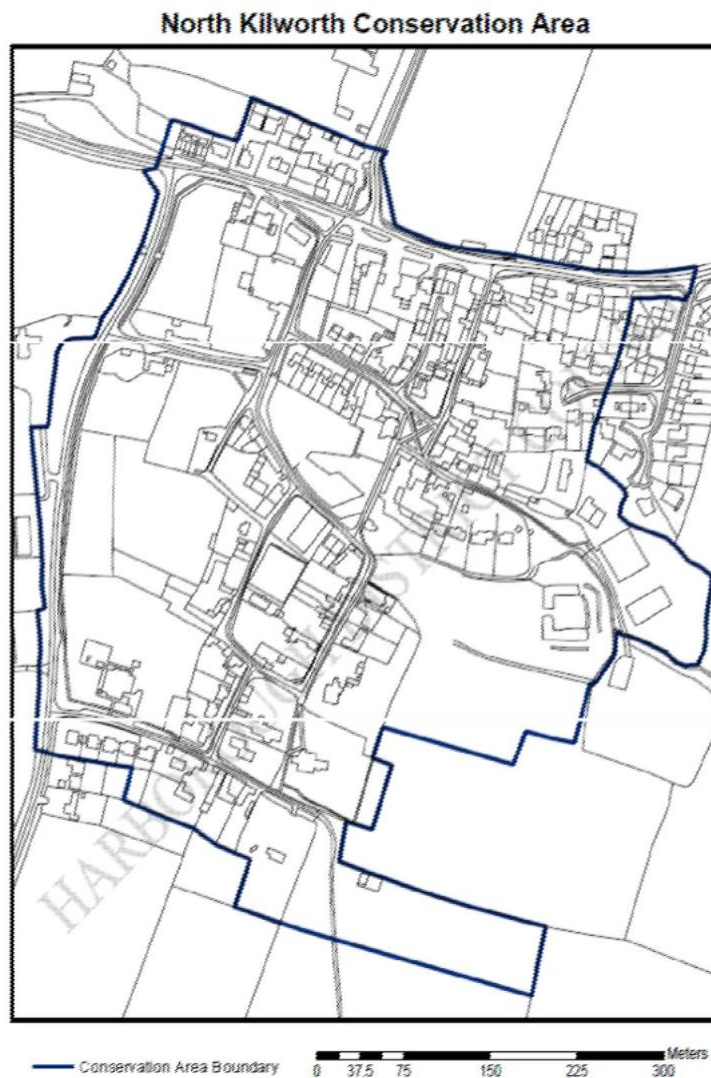
The Parish Council has an approved Village Design Statement which is on pages 13 – 15 of the Parish Plan dated 2003 and reproduced below. This describes the special character of the Village and sets out principles and guidance for how this distinctive built character can be maintained and enhanced. Published in 2003, it has been reviewed and reaffirmed as part of the development of the Neighbourhood Plan



Features	Village vernacular
Brickwork & mortar	Clay bricks should be used that show variety in colour and texture, harmonising with the colour and texture of the local surroundings. Kilworth Brick is the recommended option (eg. North Kilworth House). Ribbon mortar is regarded as inappropriate.
Boundaries	<p>Existing Walls : Mud walls and cobbled walls should be retained. High brick walls (above 5 feet in height) should be retained and new walls should fit in with street scene.</p> <p>New Walls : Blue coping stones should be used, bricks on edge are appropriate. Walls should be plain and not scalloped. Traditional construction methods should be used (ie no polystyrene expansion).</p> <p>Hedges : It is recommended that these should comprise hawthorn, privet, yew or beech.</p> <p>Fences : These should be wooden.</p> <p>Railings : Iron railings should be retained.</p>
Verges	It is recommended that where possible all grass verges should be retained. Where verge parking is unavoidable, the surface should be made of stones/blocks that allow grass to be grown through them thus giving the perception of grass verges. Cobbled verges are acceptable provided they are in keeping with the immediate surround.
Paths & paving	<p>It is recommended that tarmac is used for paths next to roads. Cobbles should be retained or reinstated in traditional areas so driveways are either cobbled or made up of gravel depending on the circumstances. Red/coloured paving bricks are inappropriate in traditional areas and should be avoided.</p> <p>It is imperative that all surfaces around property should be porous so that water soaks away.</p>
Garages	Garages of varying styles should be encouraged, especially when sited towards the rear of properties, as this will help alleviate parking problems. Open-fronted cart shed styles are to be encouraged.
Windows	It is recommended that windows should comprise mainly 2 lights in 2 panes. Sash windows are encouraged.
Sills & lintels	Where appropriate, sills at the bottom of the window to be of stone or artificial stone or blue brick plinths and lintels at the top to have arches but not soldier courses; the latter not being considered in keeping with the village character.
Doors	It is recommended that doors should be wooden panelled, not flat panelled. Glass doors should be avoided.

Figure 2 Conservation Area

0 37.5 75 150 225 300 Meters ©Crown Copyright. All rights reserved.
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POLICY NK5: DESIGN QUALITY –

Development proposals must demonstrate high quality design, form and layout consistent with the special character of the Parish. Proposals should respect the development principles set out in the North Kilworth Village Design Statement. The use of modern methods of construction will be supported.

7.3.2 Design: Sustainable Development

The Plan can make an important contribution to mitigating and adapting to climate change by shaping new and existing development in ways that reduce carbon emissions and dependency.

The Parish has been at the forefront of this, notably by establishing a Community Interest Company – Village Power CIC – that is dedicated to improving the Village, ensuring it has access to renewable energy and establishing future funding streams that will provide a sustainable local economy.

Water is an unpredictable resource and the Environment Agency supports the sustainable use of our water resources and promotes the adoption of water conservation measures in new developments.

Such measures can make a major contribution to conserving existing water supplies through the installation of fittings that will minimise water usage such as low, or dual, flush WC's, spray taps and economical shower-heads in the bathroom. Water efficient versions of appliances such as washing machines and dishwashers can also help as can installing a water butt in the garden to provide a natural supply of water for plants.

Consultation shows that the community wishes to see new development contribute, as far as possible, to sustainable development. This includes new development being designed to very high levels of energy efficiency as well as incorporating the use of renewable energy technologies such as rainwater harvesting.

POLICY NK6: SUSTAINABLE DEVELOPMENT –

Where appropriate and viable, development should incorporate sustainable design, drainage and construction techniques and practices to meet high standards for energy and water efficiency, including the use of renewable and low carbon energy technology.

7.3.3 Design: Important Buildings

There are also a number of built landmarks around the Parish that by their position and different architectural styles punctuate the street scene and contribute to the overall character of North Kilworth.

Many are identified as being of national importance, and legally protected through their Listed Building Status. These are shown below:

- Church of St Andrew's;
- Churchyard Wall Along Dag Lane About 20 Meters South of Church of St Andrew's;
- Conservatory Attached to North Kilworth House;
- Dovecote About 20 Meters West North West of Ivy House;
- Ivy House;
- The Billet, Green Lane
- Manor Farmhouse;
- Milepost at Sp 618 836;
- North Kilworth Hall;
- North Kilworth House;
- Spring Cottage Including Outbuilding Adjoining West; and
- Tudor Cottages, Green Lane.

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

In addition to these nationally designated Listed Buildings, there are also a number of other buildings and structures that make an important contribution to the special architectural and historic character and the history of the Parish, and are valued by the local community.

These are known as Locally Listed Buildings and have formal recognition in the planning system.

Following consultation and analysis, the following buildings, or groups of buildings, are identified and formally identified as non-nationally designated Locally Listed Buildings:

- Nether Hall, Church Street;
- The Old Rectory, Church Street;
- Spring Cottage, Cranmer Lane;

- Honey Cottage, Dag Lane;
- The Close, The Green;
- The War Memorial;
- The White Lion Public House;
- The Post House, Hawthorne Road; and
- Hornby Cottage, Green Lane

It is also important that any development is sensitive to the siting of these structures.

7.4 Employment and the Economy

7.4.1 Employment

Employment and economic growth is important for dynamic and sustainable communities.

The level of economic activity in the Parish is high. The proportion of its residents that are in employment, for example, is well above the district and national norms.

In addition, there are dozens of companies operating in the Parish, including an increasing and above average number of people that are self-employed and/or work from home.

There is already some industrial development, especially alongside the A4304. The development of a Marina within the Parish on the Grand Union Canal is also under way and, once completed, is expected to provide significant employment opportunities for the Parish and the wider area.

The consultation shows that the community wishes to maintain the existing employment sites to help sustain and create jobs and reduce the need for people to travel to work by car. This includes the rural parts of the Parish where the Plan is sympathetic to the conversion of redundant barns and agricultural buildings for employment uses.

It is recognised, however, that there may be special circumstances where it will be inappropriate to safeguard employment sites, notably where it is not financially viable to remain in employment use or the site gives rise to unacceptable environmental, amenity or transport impacts.

POLICY NK7: EMPLOYMENT –

Development proposals for new small scale employment related development or the expansion of existing employment uses (including homework) will be supported where it can be demonstrated that it will not generate unacceptable impacts (including noise, fumes, smell and vehicular movements); they respect and are compatible with the local character and surrounding uses and where appropriate protect residential amenity.

Development proposals that result in the loss of, or have a significant adverse effect of, an existing employment use will not be permitted unless it can be demonstrated that the site or building is not viable for employment uses, and has been marketed for at least a year.

7.4.2 Broadband

The modern economy is changing and increasingly requires a good communications infrastructure as a basic requirement for commonly adopted and effective working practices. The internet is driving business innovation and growth, helping people access services, opening up new opportunities for learning and defining the way businesses interact with and between their employees, with their customers and with their suppliers. This is particularly important in small rural settings where better broadband will enable home-working, reducing dependence on the car; will enable small businesses to operate efficiently and compete effectively in their markets; and where improved access to an increasing number of on-line applications and services provided by the public and private sector can help to reduce social exclusion.

In 2011, 76% of North Kilworth's population aged 16-74 (448 persons) was economically active, slightly higher than the District figure of 74% and much higher than the regional and national levels of 69% and 70% respectively. The unemployment rate of 1.1% was lower than the District figure of 2.5%. The rate of self-employment was 19%, well above the District level of just under 13%. Of the economically inactive, 63% were retired.

The need for high speed broadband to serve North Kilworth is therefore very important.

POLICY NK8: BROADBAND INFRASTRUCTURE -

Proposals to provide access to a super-fast broadband service and improve the mobile telecommunications network that will serve businesses and other properties within the Parish will be supported. This may require aboveground network installations, which must be sympathetically located and designed to integrate into the landscape.

7.5 Community Services

7.5.1 Key Community Services

Community facilities such as shops, community centres, schools, libraries, places of worship, sport and leisure facilities are important as they provide a focus for community life and interaction and are important for good health and the long-term sustainability of the community.

North Kilworth has a good range of community facilities including a Church (St Andrew's), Village Hall, Primary School, Post Office, a Pub, Fuel Station/Basic Convenience Store and Church Rooms as part of the Rectory. There is also a hotel and an outdoor theatre within the Parish.

From a sports perspective, it also has a bowls club, all-weather floodlit sports and tennis club, children's play area, sports club and 18-hole private golf course.

The retention and enhancement of these important community services and facilities has been identified as a priority for the Plan.

POLICY NK9: KEY COMMUNITY SERVICES, FACILITIES AND SHOPS -

The retention, provision and enhancement of a range of community services and facilities is a priority. Development proposals that result in the loss of, or have a significant adverse effect on, a community service or facility will not be supported, unless the service or facility is replaced by an equivalent or better provision in terms of quantity and quality in an equally suitable location or it can be demonstrated further to at least twelve months proactive marketing that the service or facility is not viable or is no longer required by the community.

7.5.2 Promoting additional community facilities

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

POLICY NK10: NEW OR IMPROVED COMMUNITY FACILITIES -

Improvements to the quality and/or range of community facilities in the Neighbourhood Area will be supported subject to such development representing local character and being easily accessible by sustainable modes of transport including walking and cycling.

7.5.2 Assets of Community Value

The designation of a community facility as an Asset of Community Value provides the opportunity to give it added protection from inappropriate development. In addition, if an asset is 'Listed' 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.

The White Lion Pub has already been designated as an Asset of Community Value, and further designations may come forward over the lifetime of the Plan.

POLICY NK11: ASSETS OF COMMUNITY VALUE -

Development proposals that will result in either the loss of, or have a significant adverse effect on, an Asset of Community Value will not be permitted unless 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 no longer viable or required by the community.



7.6 The Natural and Historical Environment

7.6.1 Protection of Local Green Spaces

North Kilworth is mainly rural and open in character. Its landscape is characterised by attractive, gently rolling hills, most of which is arable farmland, with some grazing pastureland.

The settlement itself also has a good network of green spaces, including an allotment site, children's playground, floodlit sports and tennis area, Millennium Green and The Bogs. It is also rich in wildflowers and fauna, wildlife including invertebrates, small mammals, badgers, as well as bats and nesting birds.

Conserving and enhancing this rich and natural environment is important in its own right and underpins health, wellbeing, sustainability and the distinctive and attractive character of North Kilworth.

National Planning Policy enables a Local Plan or Neighbourhood Plan to identify for protection green areas of particular local importance, where they meet specified criteria. The designation should only be used where the green space is in reasonably close proximity to the community it serves, is demonstrably special to a local community and holds a particular local significance, and where the green area concerned is local in character and is not an extensive tract of land.

Following consultation with the community and using recognised methodology for assessing important green spaces a number of areas have been identified as being especially important to the residents of North Kilworth as well as to wildlife and wildflowers.

POLICY NK12: PROTECTION OF LOCAL GREEN SPACES -

The sites listed below and shown on the accompanying plans are protected as Local Green Space, where new development is ruled out other than in very special circumstances.

1. Public Tennis Courts opposite Primary School
2. South Kilworth Road Sports Field
3. Spinney off Stoney, adjacent to the Golf Course
4. Silver Jubilee Rose Beds and surrounding verges to the Pincet Lane junction
5. St Andrew's Church Yard
6. St Andrew's School Playing Field
7. War Memorial, The Green
8. The Wash Pit
9. Grassland adjacent to the village hall
10. The Bogs
11. Old Drovers' Road
12. Stoney Field
13. Millennium Green
14. Children's Play Area, Dag Lane;
15. Eastern boundary of Little London and South Kilworth Road.

7.6.2 Biodiversity

There are several sites of ecological and nature conservation interest. These include The Bogs, a rare wetland site with numerous natural springs, and the adjacent Millennium Green which also contains the site of a medieval manor house with moat. The Bogs and Millennium Green were designated as Local Nature Reserves in 2006 in recognition of their ecological interest. There are other important sites that are less well known or studied, such as Stoney, Kilworth House Estate and Kilworth Springs Golf Course as well as the river Avon with its minor tributaries and the stretch of the Grand Union Canal that runs through the Parish.

The Bosworth Mill Meadows Site of Special Scientific Interest is close to the Parish boundary and therefore could be affected by development and is protected by the Wildlife & Countryside Act 1981 (as amended).

The Environment Agency recommends the protection of Biodiversity sites by applying the hierarchy avoid, mitigate and compensate. Therefore, development that may adversely affect a significant site of biodiversity should be avoided. If this is not possible then the effect must be mitigated. If this is also not possible then compensatory works must be undertaken as close to the site as possible.

POLICY NK13: BIODIVERSITY -

Development proposals that affect a site of ecological value will be expected to conserve and enhance its significant features, species and habitats, and to apply the hierarchy of avoid, mitigate and compensate.



7.6.3 Important Trees

The Parish has a rich variety of trees and hedges. This includes woodlands mainly to the west of the Parish surrounding Kilworth House as well as spinneys, hedgerows, and individual trees which are to be found across the Parish.

These are highly valued especially as they make an important contribution to the character of the Parish and are of ecological value due to the species they support, including flora and bird species. Some individual important specimens are protected through Tree Preservation Orders but many important trees and hedges are not specifically protected.

POLICY NK14: IMPORTANT TREES AND HEDGES -

Development proposals that damage or result in the loss of trees and hedges of good arboricultural, ecological and amenity value will not be supported. Proposals should be designed to retain trees and hedges of arboricultural, ecological and amenity value.



7.6.4 Landscape

The Village is located on higher ground, part of the wider Laughton Hills Landscape Character Area, with impressive views over the Avon valley. Consultation shows that this landscape and the views it affords are important to the residents of North Kilworth and its character. This is supported by an independent Landscape Character Assessment study undertaken by Harborough District Council, which highlighted the special and attractive character of the Landscape and noted that “The rural character of the landscape, both arable and pasture, would be threatened by development. Any development would need careful siting which is sympathetic to landscape setting and landform in particular”.

POLICY NK15: LANDSCAPE -

Development proposals should respect the quality, character, distinctiveness and amenity value of the Neighbourhood Area’s landscape.



7.6.5 Important Views and Vistas

There are also many important views and vistas from, into and within North Kilworth. The Village itself is located on higher ground with impressive views over the Avon valley which lies to the south east of North Kilworth.

The process of consultation has shown that these are important to residents. Especially those that punctuate the enclosed nature of the street scene in the Village and often panoramic views of the surrounding countryside.

POLICY NK16: IMPORTANT OPEN VIEWS AND VISTAS -

Development proposals that affect the identified important views and vistas (as identified in the Proposals Map, Figure 3) will be required to respect and enhance this by ensuring that the visual impact of development on these views is carefully controlled.

- a) Views from Stoney across and beyond to the Jurassic clay ridge known as the Northamptonshire heights;
- b) Views from South Kilworth across open paddocks towards the undulating roofline of the Village;
- c) Street vistas down High Street toward War Memorial; from Pincet Lane towards the White Lion; and along Dag Lane towards the Church; and
- d) Views across paddocks east towards North Kilworth Hall.

7.6.6 Archaeology and Geology

North Kilworth has a number of sites of archaeological and geological interest and importance. This includes the Millennium Green which once housed a Norman wooded stockade and is registered as a site of archaeological interest. Other important sites include:

- Structures in ThePark;
- The Bogs;
- Former mineral workings at the 'Old ballast hole';
- Grange Farm;
- Old gravel pit opposite Grange Farm;
- Former Well Springs at Grange Farm;
- The New Supply; and
- The Ice House at Little London

7.7 Traffic, Parking and Transport

7.7.1 Traffic Management

Transport and accessibility is key to enable people to get to the locations, goods and services they need or want.

This is especially important in a rural community such as North Kilworth where people often have to travel long distances to access key services such as work, education, healthcare, and shops. The current conventional bus network is likely to reduce given the pressures on the County Council budgets and this will exacerbate the problem in the coming years.

At the same time the demand for travel needs to be balanced with the need to reduce congestion and some of the other potential negative effects such as road safety and impact on the environment.

The consultation shows that this is a serious concern for many residents. They are especially concerned about road safety, noise and vehicle emissions associated with the growing volume and speed of traffic passing along the A4304 and through the historic centre of the Village (in particular Main Street, Hawthorn Road and Back Street), and they wish to minimise the impact of additional traffic generated by new development. The questionnaire highlighted issues of car parking being of concern to the community and the Open Events revealed concern over road safety, especially on Station Road, as well as car parking.

However, the NPPF states that development should only be refused in transport terms where the impact is identified to be 'severe'. Although it provides no definition of 'severe', planning regulation/ law has always been explicit that:

- Developers cannot be required to address existing problems; and
- That impacts of a development should be judged on the basis of any differences between a comparison of a future without the development and one with.

POLICY NK17: TRAFFIC MANAGEMENT -

Development must not result in severe residual cumulative impacts on highway safety.

7.7.2 Parking

Parking and vehicular movements are a particular issue in the Village of North Kilworth. The roads and street pattern in the Village have developed over many centuries, and are not suited to modern traffic. There is a serious issue with parking on the narrow streets in the Village, especially on Dag Lane near the Primary School during term times, with the consequent detrimental effect on pedestrian and road safety and the ease by which traffic, including emergency and service vehicles, is able to travel within the Village.

POLICY NK18: PARKING -

Development proposals should not result in an overall reduction in car parking provision.

7.7.3 Footpaths, Footways and Bridleways

North Kilworth is crisscrossed by footpaths, footways and bridleways with many converging on the Village. These are important for health, the environment and well-being as well as for getting around. In particular, the consultation has highlighted a priority to establishing a safer route between the Village and Kilworth House to the West. The Elmcroft Development suffers in particular from poor pedestrian access to the heart of the Village and similar problems must be avoided in the future.

POLICY NK19: FOOTPATHS, FOOTWAYS AND BRIDLWAYS -

The improvement or expansion of the Neighbourhood Area's existing network of cycleways, footways and/or footpaths will be supported. Development proposals will be expected to protect any existing cycle ways, footways and footpaths.



7.8 Water Management and Aquifer

Water is an important and often overlooked element within a Neighbourhood Plan.

The Environment Agency, in consultation through the Neighbourhood Plan, identified the need for enough water for people and the environment, taking into account a changing climate; that safe, secure water supplies are used efficiently to meet the needs of the public, business and the environment; that water is recognised and protected as a precious resource and the need to address water efficiency in new buildings.

The Neighbourhood Plan supports these aspirations.

7.9 Developer Contributions

New development can bring significant benefits to the local community, including new homes and jobs. It can also have negative impacts, for example, where additional demand is placed on facilities and services which are already at or near capacity. Planning obligations (also known as Section 106 agreements) may be used to secure infrastructure or funding from a developer. For example, a planning obligation might be used to secure a financial contribution towards improving existing recreational facilities or affordable housing. However, planning obligations can only be sought where they are necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development.

A new system is also being introduced alongside the use of planning obligations. This is known as the Community Infrastructure Levy (CIL) and it will require developers to make a payment to the District Council based on the size and type of development that is proposed. The proceeds of the levy will then be used to provide the infrastructure necessary to support growth across the District. A proportion of these CIL receipts will automatically be devolved to the relevant Parish Council for allocation to neighbourhood priorities. This proportion is set at 25% in areas where there is a Neighbourhood Plan in force. At this time the Harborough District Council is still considering whether to replace Section 106 agreements with CIL.

Through the preparation of the Plan, the Parish Council in conjunction with the community and other stakeholders has identified a small number of priority projects they wish to secure funding (either in whole or in part) through the use of planning obligations.

COMMUNITY ACTION: DEVELOPER CONTRIBUTIONS -

The Parish Council will seek, wherever possible, to use financial contributions obtained through the Community Infrastructure Levy or negotiated planning obligations; for the following:

- Measures aimed at improving parking, congestion and traffic calming in the Village;
- Affordable housing;
- Pedestrian Crossing over the A4304 if not delivered through the housing provision in NK2; and
- The enhancement of public footpaths (and cycleways) to provide better connectivity within the Parish.

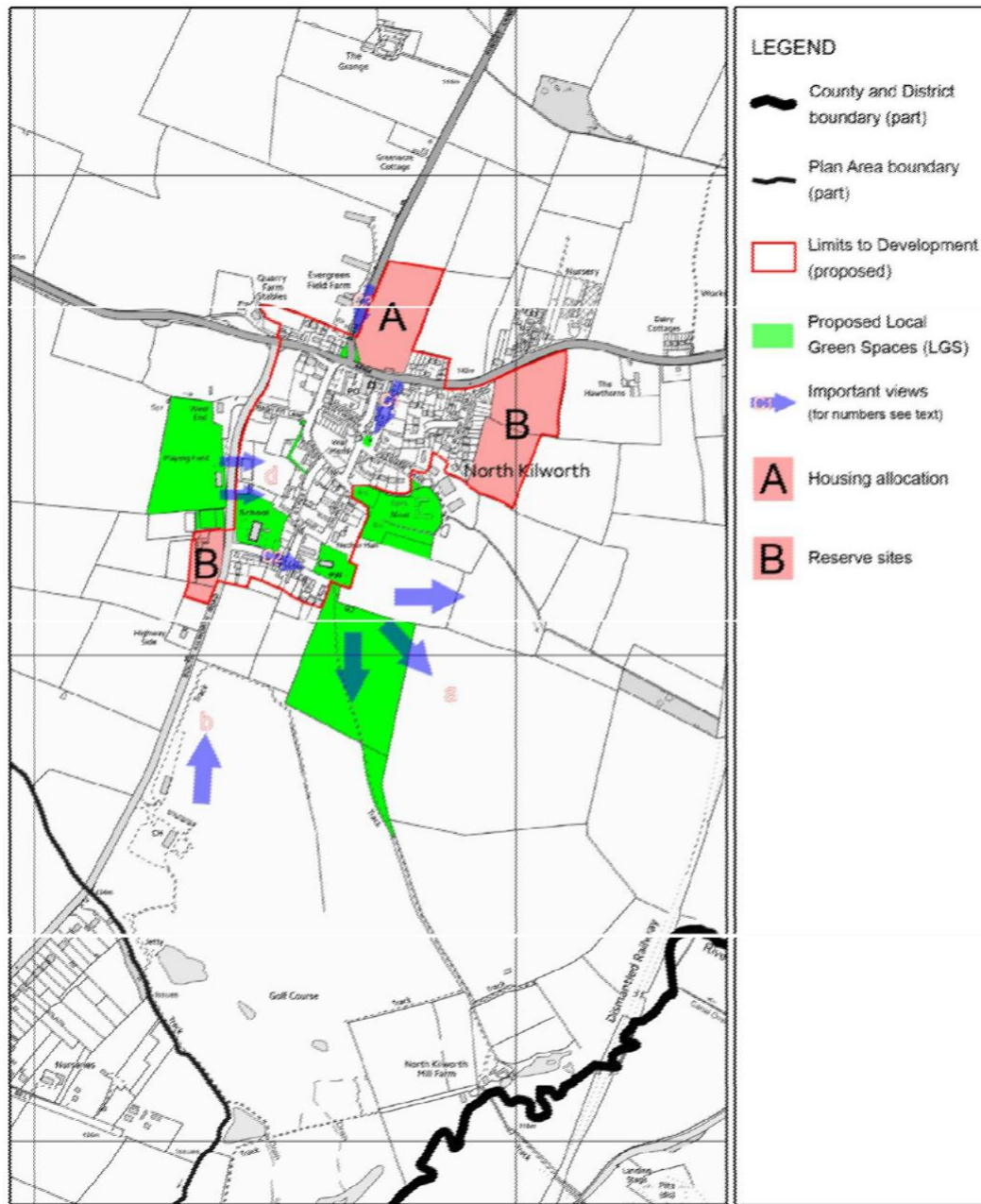
8 Monitoring and Review

The Neighbourhood Plan will be monitored by North Kilworth Parish Council on an annual basis. The policies and measures contained in the Plan will form the core of the monitoring activity, but other data collected and reported at the Parish level relevant to the delivery of the Neighbourhood Plan will also be included.

The Parish Council proposes to review the Neighbourhood Plan on a five-year cycle or to coincide with the review of the Harborough District Local Plan if this cycle is different.

Overleaf - Figure 3: Proposals Map

Figure 3 – Proposals Map



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9. Timeline:

Date	Activity
29 January 2014	Neighbourhood Area Designated
January – February 2014	Community Questionnaire
June 2014	Consultation with the Primary School
September 2014	First Open Event
November 2014	Second Open Event
March 2015	Third Open Event
22 January 2016	Regulation 14 Consultation
13 May 2016	Village Public Meeting

