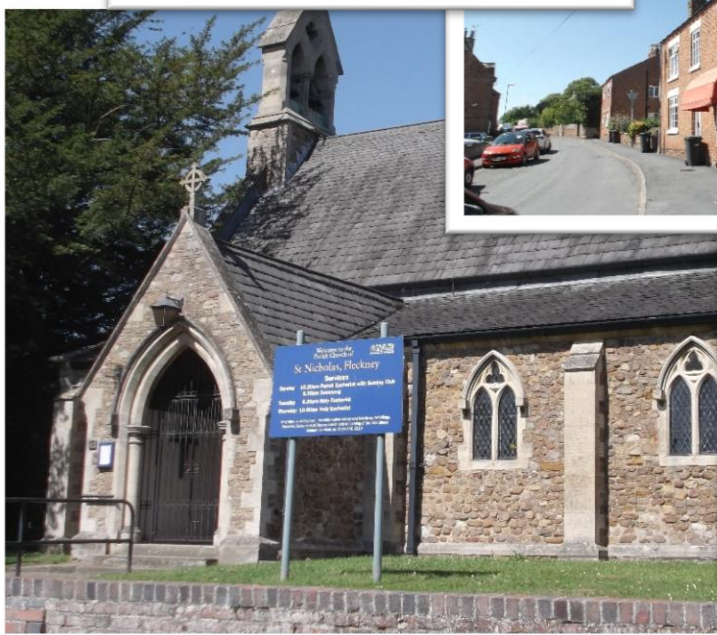


May 2019

# Fleckney Neighbourhood Plan: Submission 2018-2031





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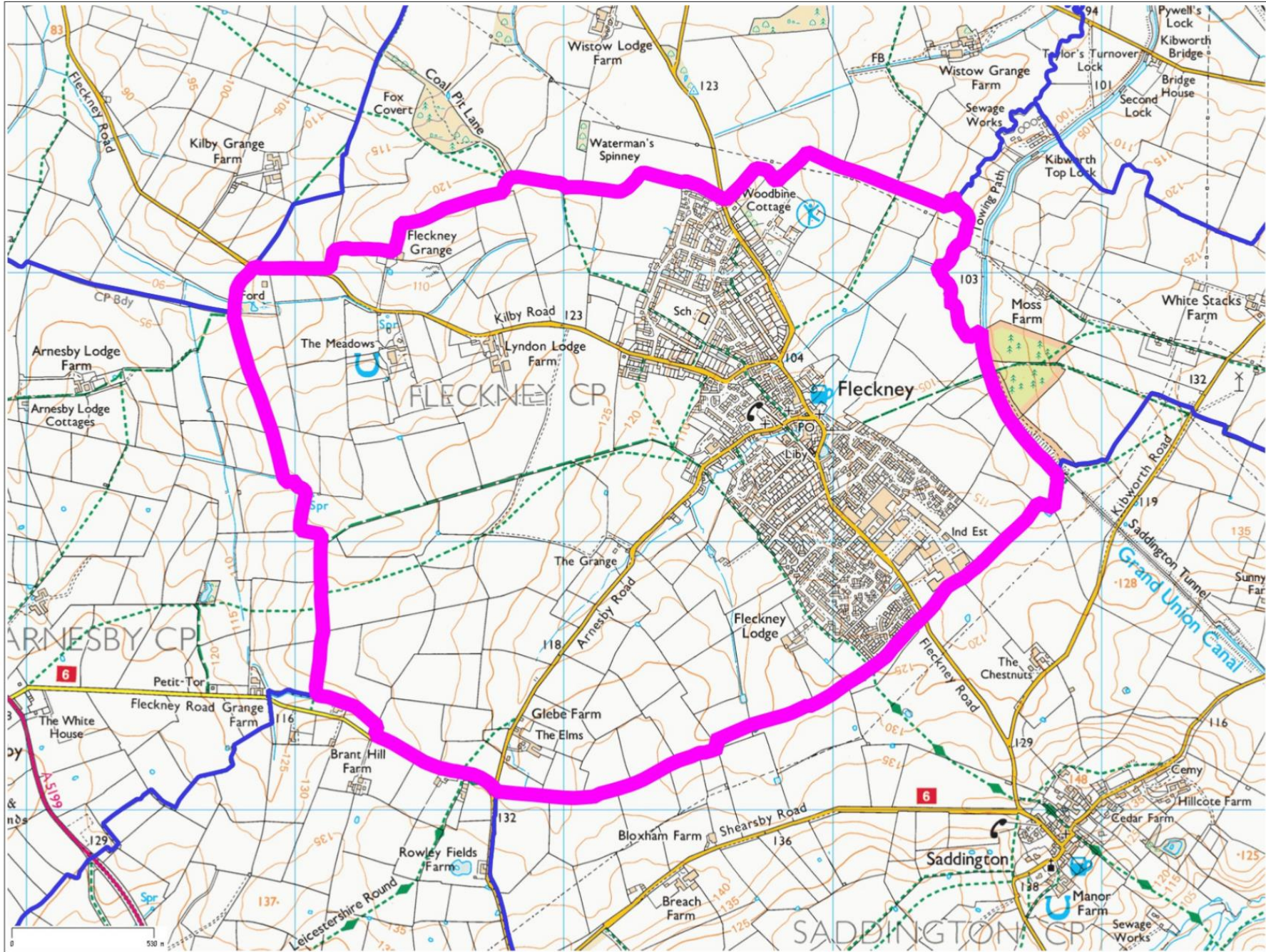
# 1. Introduction

## Neighbourhood Plans

- 1.1 The 2011 Localism Act has given communities the right to draw up a Neighbourhood Plan. This right is aimed at giving local communities genuine opportunities to influence the future of the places where they live.
- 1.2 The Fleckney Neighbourhood Plan will allow people who live, work and have a business in the parish to have a say where they think new houses, businesses and shops should be located and what they should look like. The Fleckney Neighbourhood Plan will be a statutory plan which means that once it has been finalised, it will be used to determine planning applications in the parish.

## The Fleckney Neighbourhood Plan Area

- 1.3 Fleckney lies 9 miles south of Leicester between the A6 and the A5199, in Harborough District, close to the District's border with Oadby and Wigston. Market Harborough is approximately 9 miles to the south-east.
- 1.4 Originally an agricultural settlement, Fleckney developed an industrial base related initially to brick making and then to the hosiery trade in the 19th Century. The village now has a small industrial estate and post-war housing development has seen the population grow to 4,894 (2011 Census). The village has a good range of facilities including a primary school, several shops, two public houses and two doctors' surgeries. It is well placed for access to both Leicester and Market Harborough.
- 1.5 The Fleckney Neighbourhood Plan Area comprises the parish of Fleckney which amounts to 513 hectares. It is important to note that the built-up area of Fleckney extends right up to the northern boundary of the parish on Leicester Road and to the southern boundary on Saddington Road.
- 1.6 Fleckney was designated as a Neighbourhood Area on 24 March 2016. The Neighbourhood Plan is being prepared by Fleckney Parish Council, supported by the Fleckney Neighbourhood Plan Steering Committee. The Neighbourhood Plan covers the period 2018 to 2031.



**Legend**

- Neighbourhood Plan Area 
- Parishes 

- 1.7 The Fleckney Neighbourhood Plan website [www.fleckneynp.org.uk](http://www.fleckneynp.org.uk), provides information and updates about the Neighbourhood Plan preparation and its progress.

### Basic Conditions

- 1.8 Only a draft Neighbourhood Plan that meets each of a set of basic conditions can be put to a referendum and be adopted. This means that there is not an entirely free hand over how the plan is prepared. The Neighbourhood Plan must have regard to the National Planning Policy Framework (NPPF) and the development plan for the area.

### Harborough Local Plan

- 1.9 The relevant development plan for the area is the Harborough Local Plan which was adopted by Harborough District Council in April 2019.
- 1.10 The Local Plan identifies Strategic Development Areas (SDAs) East of Lutterworth and at Scraftoff North, as the principal means of meeting Harborough District's housing and employment needs.
- 1.11 Fleckney is identified as a Rural Centre. In addition to the delivery of existing commitments and completions and an allowance for windfalls, land for about 130 dwellings is allocated off Arnesby Road, Fleckney. Land off Marlborough Drive is allocated for industrial and commercial development.

### What has been done so far

- 1.12 A Neighbourhood Planning Launch Event took place in July 2016 at the Sports Centre, Leicester Road. Over one hundred people attended to hear how the process worked, the benefits of producing a plan and the timescale over which it would be produced. An exercise was conducted amongst those present to find out what was good about the village, what was bad, what should be retained and what needed changing. The results gave a first indication of those matters which are important to residents and which need to be addressed by the Neighbourhood Plan.
- 1.13 In February 2017 a workshop was held with key stakeholders including local landowners, businesses, clubs and societies to look at the principle issues that the Neighbourhood Plan will need to address.
- 1.14 A questionnaire was developed by the Neighbourhood Plan Steering Committee in conjunction with the Rural Community Council (Leicestershire & Rutland) and with advice from

Harborough District Council. The questionnaires were delivered to all households during March 2017- the closing date for returns was 24 April 2017. 537 completed questionnaires were returned which equates to a 27% response rate of the questionnaires distributed.

- 1.15 In June 2017, drop-in sessions were held at Fleckney Library so that local people could see the results of the residents' survey and to discuss the issues and options raised. The results of the survey are available on the Neighbourhood Plan website.
- 1.16 Throughout the plan preparation process, local people have been informed of progress through the website and newsletters.
- 1.17 The feedback from these events, the questionnaire results and information about the area have helped us prepare a (Pre-Submission) Draft version of the Fleckney Neighbourhood Plan. Under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, a six-week pre-submission consultation period on the proposed Neighbourhood Plan for Fleckney ran from 4 June to 16 July 2018.
- 1.18 A copy of the Pre-Submission Draft of the Neighbourhood Plan was available to download, along with supporting documentation, on the Fleckney Neighbourhood Plan website, [www.fleckneynp.org.uk](http://www.fleckneynp.org.uk). A summary of the Draft Neighbourhood Plan was delivered to all households within the Parish.
- 1.19 During the consultation period, 'drop in' sessions at Fleckney Library provided an opportunity to examine the contents of the Draft Neighbourhood Plan and to discuss it in more detail with members of the Fleckney Neighbourhood Plan Steering Committee.

### What happens next?

- 1.20 All representations and comments received have been considered by Fleckney Parish Council and were used to amend the draft Neighbourhood Plan. A Consultation Statement, including a summary of all comments received and how these were considered, is available on the Fleckney Neighbourhood Plan website at [www.fleckneynp.org.uk](http://www.fleckneynp.org.uk).
- 1.21 The Neighbourhood Plan has also been modified to take account of more recent planning decisions and the adoption of the Harborough Local Plan. This has had a particular impact on the Neighbourhood Plan's housing policies.



- 1.22 The Plan has now been submitted to Harborough District Council for publication and a further six-week public consultation before it is sent to an independent Examiner.
- 1.23 The Examiner will recommend that either:
- i. the Neighbourhood Plan is submitted to a local referendum;
  - ii. the Neighbourhood Plan is modified to meet the 'Basic Conditions' and then submitted to a referendum; or
  - iii. the Neighbourhood Plan is refused.
- 1.24 Harborough District Council will arrange the referendum and, if the Neighbourhood Plan is approved by a simple majority of those voting, the District Council will adopt it.
- 1.25 When the Neighbourhood Plan is adopted, it will form part of the statutory Development Plan for the area. Harborough District Council will continue to be responsible for determining most planning applications, but in Fleckney the policies in the Neighbourhood Plan will form the basis for those decisions.

## Sustainable Development

- 1.26 Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
- an **economic** objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
  - a **social** objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
  - an **environmental** objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising

waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

1.27 This Neighbourhood Plan shows what sustainable development in Fleckney means in practice.

## Key Issues

1.28 Feedback from community consultation has identified the key issues that the Fleckney Neighbourhood Plan needs to address:

- How to meet the strategic development requirements for housing and employment set out in the emerging Harborough Local Plan
- The impact of new development and the need for improved infrastructure (especially transport), services and amenities
- Not all new development has been well integrated into the heart of the village
- New housing has not met local needs- especially the needs of older households and young families
- The erosion of local identity through the loss of heritage assets and the poor design of new buildings
- The protection of the local countryside and the natural environment
- The need to maintain separation between Fleckney and the neighbouring villages of Wistow and Saddington
- The retention of important open spaces within the village
- Traffic congestion, speeding vehicles, road safety and parking problems
- Need for bus service improvements
- Better sports and recreation facilities
- Concerns about the vitality of the village centre

## Vision

- 1.29 In setting out the aims for the Neighbourhood Plan it is vital to consider how the Parish should be at the end of the plan period. The plan needs to be aspirational, but realistic. The vision statement set out below has helped guide the preparation of the Fleckney Neighbourhood Plan and makes it clear what the Plan is aiming to achieve.



## Implementation

- 1.30 There is no point in preparing a Neighbourhood Plan which cannot be delivered. To help implement the Fleckney Neighbourhood Plan, stakeholders have been involved at an early stage and identified what infrastructure is needed to support the plan.
- 1.31 Almost all development has some impact on the existing, and the need for new, infrastructure, services and amenities. Sometimes these impacts are detrimental and so it is only fair that new development pays a share of the cost of providing additional infrastructure.

## 2. Natural Environment

- 2.1 Until the 19th century Fleckney was an agricultural community benefitting from its setting in gently undulating countryside. The establishment of the brick making industry in the village brought the first population influx. This was followed by the hosiery industry, dominant in the mid-19th century, and other manufacturers.



**FIGURE 1: FLECKNEY'S RURAL SETTING**

- 2.2 The village is linear in form, stretching for almost 2km (north-south), with the main shopping area located centrally. Fleckney Brook runs west–east through the centre of the village before it joins the River Sence to the north east. The Grand Union Canal runs close to the eastern side of the village. The area to the north of the built-up edge of Fleckney is Wistow Parish. To the south of Fleckney is the parish of Saddington.

### Countryside

- 2.3 The 2007 Harborough District Landscape Character Assessment provides an understanding of the District's landscape, its evolution and future pressures. Fleckney is located towards the northern side of the Lutterworth Lowlands Character Area, which is generally gently undulating with predominantly pasture farmland.
- 2.4 Immediately around Fleckney the topography varies considerably, with the centre of Fleckney set on the lower slopes of land which

rises steeply to the north west and the south east. Longer distance views to Fleckney are limited by high ridges of land beyond the settlement to the west and south, meaning that Fleckney is contained locally by its rising landscape slopes. The landscape is predominantly rural in character, comprising undulating fields with a mix of pasture and arable farming. Fields are divided by well-established hedgerows, with occasional mature hedgerow trees. A network of narrow country lanes, tracks and footpaths connect across the landscape interspersed by small thickets, copses and woodlands. Ponds are dotted across the landscape with the land draining to distinct streams that run often at speed in heavy rainfall.

- 2.5 The rural setting to Fleckney is highly valued by local people. It is important that the countryside is protected from unacceptable development which would harm its intrinsic value and rural character. The Harborough Local Plan strictly controls development in the countryside although certain forms of development are necessary to support rural life and the rural economy.

#### **Policy F1: Countryside**

The Countryside (land outside the Fleckney Limits to Development as defined on the Policies Map) will be protected for the sake of its intrinsic character, beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and to ensure it may be enjoyed by all. Development in the Countryside will be strictly controlled in accordance with Harborough Local Plan Policies SS1 and GD3.

#### **Separation**

- 2.6 To the south-east of Fleckney is the village of Saddington. The two villages are separated by about 800m of open countryside. The communities of both Fleckney and Saddington agree that maintenance of the separation of the built-up areas is crucial to the identities of the settlements. The whole of this area of separation lies within Saddington parish and the protection of this area has been addressed by the Saddington Neighbourhood Plan.

#### **Access to the Countryside**

- 2.7 89% of respondents to the 2017 Questionnaire identified easy access to the countryside as one of the things they most enjoy about living in Fleckney. 90% wanted to see footpaths and

opportunities for walking in and around the Parish protected. 44% walk along public footpaths and bridleways around the village on a daily basis.

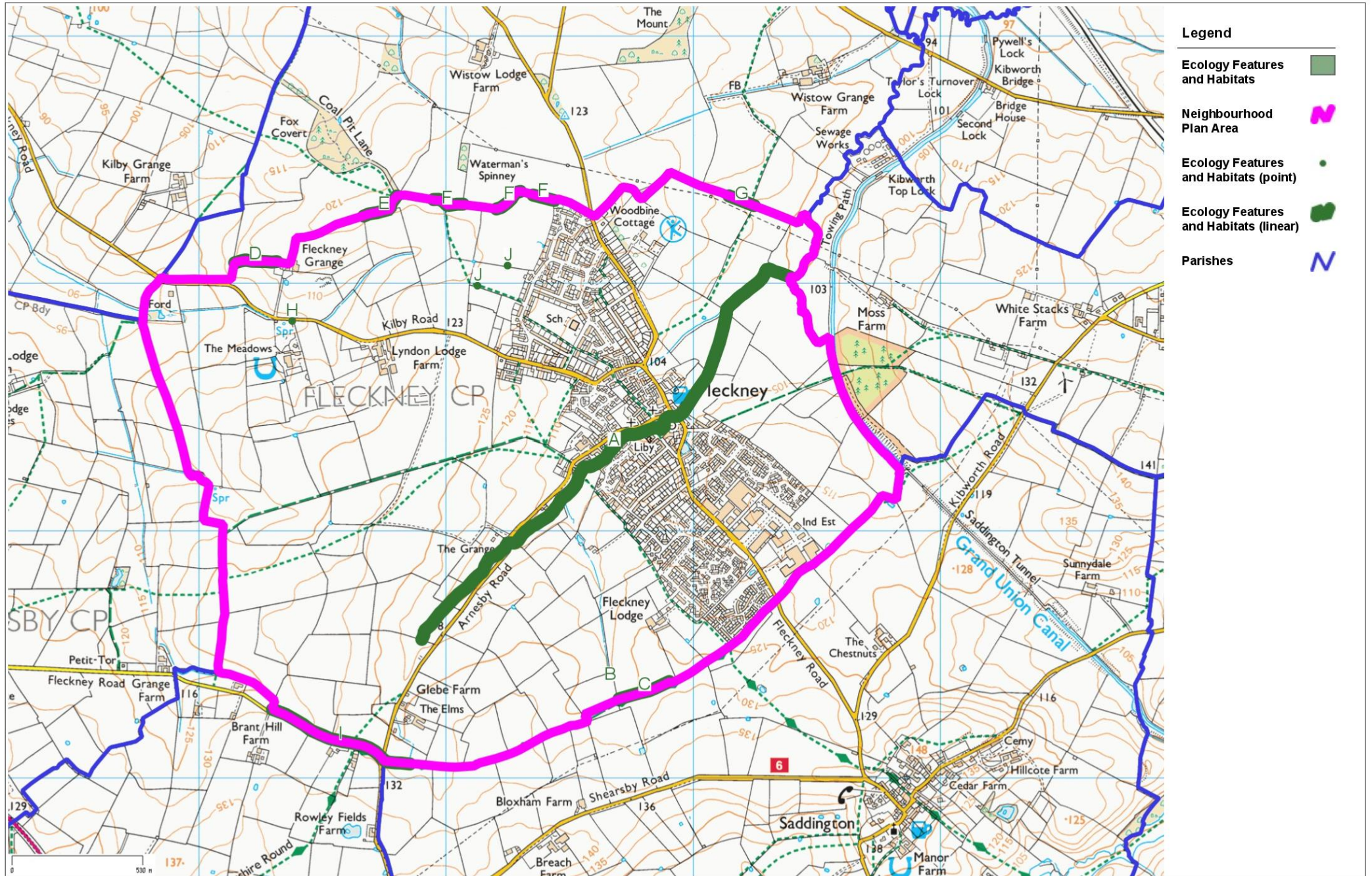
- 2.8 Fleckney has an extensive network of footpaths and bridleways both within the village and outside it into the surrounding countryside. This includes a link to the Grand Union Canal – part of the Sub-region's Strategic Green Infrastructure network. The village footpaths are well used by dog walkers and people moving around the village to shop, go to school and to visit friends and families.
- 2.9 Recreational walkers, runners and dog walkers all use the paths leading from the village to Saddington, Kibworth, Kilby, and Arnesby.
- 2.10 These paths were originally part of an ancient network of tracks used by villagers to walk to the open fields, to market or between neighbouring villages, but they are now used almost exclusively for leisure activities. As such they are an appreciated and well-used community asset that contributes to health and wellbeing.
- 2.11 The Leicestershire Round is a 100-mile circular walk around Leicestershire. It is immediately adjacent to Fleckney Parish and connects it directly to the neighbouring parishes of Saddington and Shearsby and beyond to Bruntingthorpe, Gumley and Foxton Locks.
- 2.12 It is used by many Fleckney residents, recreational walkers, runners, horse riders and dog walkers. It is maintained by Leicestershire County Council and has become a well-used and popular path as a challenge walk for ramblers and a sponsored walk for various charities. Many people walk short stretches of the way, confident that they are on a well-marked and waymarked route.
- 2.13 Country walking brings benefits as a leisure activity that contributes to health and wellbeing. We are keen to see the existing network extended and enhanced, with more radial paths generally and the development of circular and interconnecting routes. We are keen to see the creation of a 'Fleckney Round', which in large part already exists and could include links to the Fleckney Recreation Ground. Footpath links to Wistow Rural Centre and Saddington are also encouraged.

## **Policy F2: Public Rights of Way network**

Development should protect the Rights of Way and wherever possible create new links to the network including footpaths and cycle ways. The extension of the existing Rights of Way network to create a 'Fleckney Round' together with links to Saddington and Wistow are encouraged.

## **Ecology and Biodiversity**

- 2.14 The community places considerable value on the enhancement of biodiversity in the Parish, including the creation of wildlife habitats, the conservation of native hedgerows, the planting of native trees and wild flowers, and the protection of wildlife corridors.
- 2.15 There are no Sites of Special Scientific Interest (SSSIs) within the Parish but the Grand Union Canal is identified as a SSSI and is only 340m east of the village. There are no Local Wildlife Sites in the parish either, but there are nine potential Local Wildlife Sites and one candidate Local Wildlife Site. Most of these are hedgerow or woodland/tree habitats.
- 2.16 Notable species that have been recorded locally include barn owl, black redstart, brambling, bullfinch, dunnock, fieldfare, grey partridge, hobby, kingfisher, lesser redpoll, marsh harrier, red kite, redstart, redwing, reed bunting, sparrow, skylark, song thrush, starling, yellowhammer, badger, bats, brown hare, hedgehog, wall butterfly, frog, grass snake and great crested newt.
- 2.17 It is important that animals should be able to move safely from one area to another, making wildlife corridors extremely important. The canal, part of which is the Parish Boundary, allows free movement for many species. Likewise, the brook which runs through the village.
- 2.18 New developments should provide opportunities to protect, enhance and create wildlife habitats. They should be creative in landscape design by creating wildflower meadows rather than closely mown grassland and, where provided, creating rich habitats within balancing lagoons, rainwater gardens, rills and swales.





### **Policy F3: Ecology and Biodiversity**

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

- A. Fleckney Brook
- B. Pond west of Fleckney Lodge
- C. Hedgerow along parish boundary (south)
- D. Fleckney Grange Hedgerow
- E. Fox Covert Plantation
- F. Coal Pit Lane Hedgerow
- G. Hedgerows near Woodbine Cottage
- H. The Meadows Ash
- I. Fleckney Road Hedgerows & Ash
- J. Ash trees north of Kilby Road

New development will be expected to maintain and enhance existing ecological corridors and landscape features (such as watercourses, hedgerows and tree-lines) for biodiversity thus demonstrating overall net-gain.

### **Trees and Hedgerows**

- 2.19 Trees soften hard architecture, create contrast, encourage wildlife, reduce extremes of climate and have been shown to benefit both physical and mental health. They also enhance the overall character of the area.
- 2.20 The well-wooded appearance of Fleckney is largely due to the number, and distribution of mature woodland, trees and hedgerows.
- 2.21 Around the outskirts of the village are hedges some of which contain many species and have been there for a long time. Farmland hedges have a degree of protection in England under the Hedgerows Regulations 1997 (their removal requires permission from the Local Planning Authority). There is a strong desire in the community for hedgerows to be maintained as landscape features for their historical significance and biodiversity value.
- 2.22 A short distance to the east of the village, outside the Neighbourhood Plan Area, is Mill Field Wood. Planted in the year 2000 as a millennium project, the location is often known locally as the Millennium Wood in recognition of this. The 18.9 acre site was acquired by the Woodland Trust and the planting of the trees was carried out by the villagers of Fleckney and its surrounding villages. The major trees that were planted included oak, ash, silver birch

and field maple and included some shrubs such as hazel and blackthorn. The site features a wildflower meadow, which is home to the yellow meadow ant. All the plants are native to the area.

- 2.23 Within the village there are five Tree Preservation Orders, but unfortunately some of the trees have died or been uprooted. The orders were for The Vicarage (1971), Saddington Road (1972), Land north of the Nursery in Leicester Road, (1984), 2 Kibworth Road (1987) and High Street (1995). In the far corner of the Leicester Road Recreation Ground is a spinney with mature trees, a winding path running through it and a Wild Flower Meadow.
- 2.24 The community wishes to protect and enhance the wooded appearance of the village, and to create new woodland wherever possible.

#### **Policy F4: Trees and Hedgerows**

Existing trees and hedgerows should be retained where possible and integrated into new developments. Development that damages or results in the loss of ancient trees, hedgerows or trees of good arboricultural and amenity value will not normally be supported. Proposals should be designed to retain ancient trees, hedgerows or trees of arboricultural and amenity value. Proposals should be accompanied by a tree survey that establishes the health and longevity of any affected trees and hedgerows, indicating replanting where appropriate.

### **Water Management**

- 2.25 The Plan area is almost entirely situated on a bedrock of mudstone with superficial glacial till ('boulder clay') on the higher ground and alluviums of clays silts sands and gravels, in the lowland. The effect of predominantly clay bedrock is poorly draining soil on which, at times of high rainfall, surface water either accumulates in puddles or runs off quickly. The result is a propensity to localised surface water flooding. Therefore, developments should seek to reduce flood risk and incorporate Sustainable Drainage Systems (SuDS). SuDS should ensure that the peak rate of run-off over the lifetime of the development, allowing for climate change, is no greater for the developed site than it was for the undeveloped site.
- 2.26 Flood Zones refer to the probability of river flooding, ignoring the presence of defences. Most of the Parish is in Flood Risk Zone 1. Land and property in Flood Zone 1 have a low probability of flooding. However, Flood Risk Zones 2 and 3 are identified to east

of village centre around Fleckney Brook. There have also been incidents of sewer flooding in the village, including Badcock Way, Kilby Road, Lamplighters, Manor Road, Orchard Street and School Street.

- 2.27 There are well-established national and local policies that manage development and flood risk, so there is no need for the Neighbourhood Plan to duplicate them. In particular, Local Plan Policy CC3 concerns the management of flood risk, while Policy CC4 concerns sustainable drainage.

### 3. Maintaining Fleckney's Identity

#### Fleckney and its History

- 3.1 Fleckney probably owes its existence to the 'Brook' as the first settlement was built near the fresh water spring. Just three households are mentioned in the Domesday survey and were possibly located on the slope above the Church, which is in a central position not liable to flooding.
- 3.2 One of the smallest settlements in the area until the 19th century, Fleckney was an agricultural community growing hay for livestock, barley for ale and wheat for bread. The first development came to Fleckney with the introduction of the brick making industry, bringing an influx of people to work the new brickfields. Fleckney's foundation of heavy clay was dug out, blended and shaped in moulds by hand. Little evidence of this industry remains except for the village ponds which were former clay pits. Some of the oldest houses in the village are built from these very tough bricks that show little sign of the passing years.
- 3.3 By the mid-19th century hosiery had taken over as Fleckney's main industry. Mechanisation meant less work in the brickfields so the community turned to cottage industry where all members of a family would be involved, working in their own homes. Fleckney was connected with the framework industry early on, with some of the earliest hand frames made being used in the village. Cottages still standing in Stores Lane housed some of the first hand-frames.
- 3.4 Other industries of Fleckney included the manufacture of mineral waters by Furnival Brothers (who operated in Fleckney between 1897 and 1994) and smelting. The Commercial Smelting and Refining Company came to Fleckney in 1952 and closed in December 1991. Their premises, formerly the Wolsey hosiery factory were located on the site of the current Forge Estate.
- 3.5 Fleckney still has assorted small industry, although mostly operating from a purpose-built estate on the East side of the village and farming is still very much in evidence as Fleckney nestles in a rural working landscape.

#### Heritage

- 3.6 Fleckney does not have a conservation area, but there are three listed buildings and 27 historical sites.

## Listed Buildings

- 3.7 Listing marks and celebrates a building's special architectural and historic interest, and brings it under the consideration of the planning system, so that it can be protected for future generations.
- 3.8 The older a building, the more likely it is to be listed. All buildings built before 1700 which survive in anything like their original condition are listed, as are most of those built between 1700 and 1840.
- Grade I buildings are of exceptional interest, nationally only 2.5% of listed buildings are Grade I
  - Grade II\* buildings are particularly important buildings of more than special interest; 5.5% of listed buildings are Grade II\*
  - Grade II buildings are of special interest; 92% of all listed buildings are in this class and it is the most likely grade of listing for a home owner.



**FIGURE 2: THE MANOR HOUSE**

- 3.9 There are three listed buildings in Fleckney Parish:
- [The Church of St Nicholas, found in Main St](#): Grade II\* dating from 1101. A Norman church which was almost completely rebuilt in 1869-1870 in a 13th century style.

- The Manor House and flanking wall in Main St/Church lane: Grade II built in 1767.
- Wolsey House on corner of Main St and Wolsey Lane: Grade II also built in 1767.

### Features of Local Heritage Interest

3.10 There are buildings and sites in the parish that make a positive contribution providing local character and sense of place because of their heritage value. Although such heritage features may not be nationally designated, they may be offered some level of protection through the Neighbourhood Plan. The Fleckney Neighbourhood Plan includes information about local, non-designated heritage features including sites of archaeological interest to guide decisions.

3.11 A list of Features of Local Heritage Interest has been compiled mainly from the following sources:

- the Historic Environment Record
- heritage assets identified by Fleckney History Group.

3.12 See Appendix 1 for further information on the features of local heritage interest.

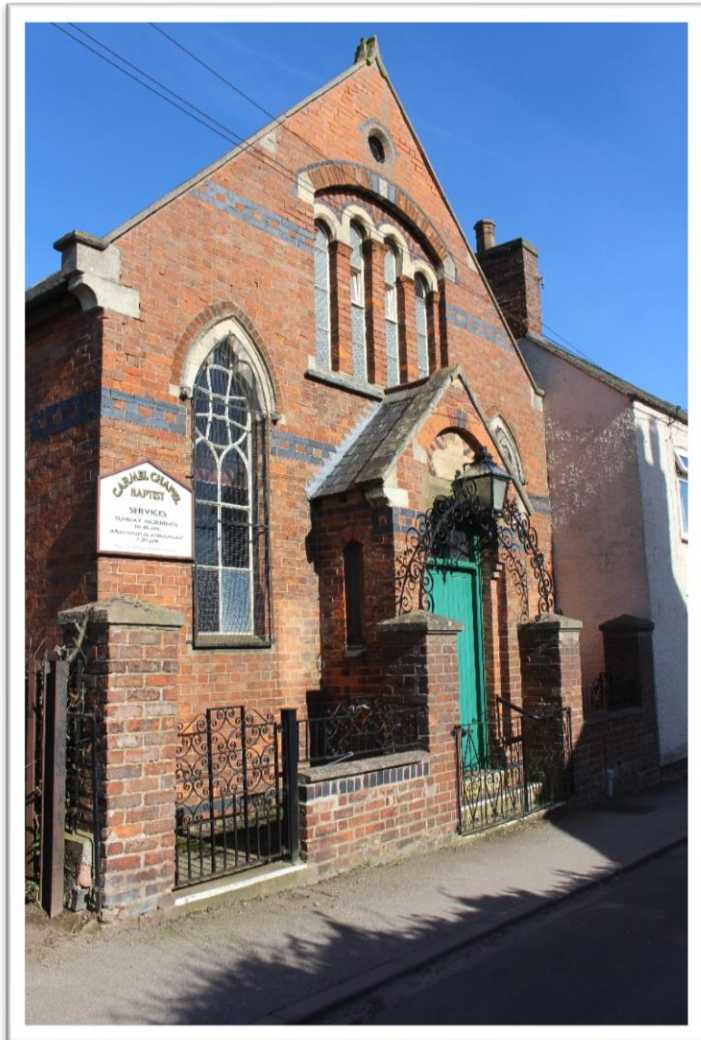


FIGURE 3: FORMER CARMEL CHAPEL

### **Policy F5: Features of Local Heritage Interest**

The determination of planning applications which would affect the following features of local heritage interest (as shown on the Policies Map) will balance the need for or public benefit of the proposed development against the significance of the asset and the extent to which it will be harmed:

- A. Rowley's Hosiery Factory, Saddington Road
- B. 2-60 Gladstone Street
- C. Fleckney Baptist Chapel, High Street
- D. Fleckney Library
- E. The Band Hall and Field, Wolsey Lane
- F. 1 Wolsey Lane
- G. The Golden Shield Public House, Main Street
- H. The Old Crown Public House, High Street
- I. Carmel House 1 School Street
- J. The Carmel Chapel, Wolsey Lane
- K. Cedars Farm House, 11 High Street (now Greyfriars)
- L. Woodbine Cottage, 123 Leicester Road
- M. Stapleton House, 6 High Street
- N. 2 Kibworth Road
- O. Rear of 23 Kilby Road
- P. Old clay pits
- Q. Ridge and Furrow fields

### **Design**

- 3.13 Fleckney has been subjected to standard, 'identikit' homes that typify new developments built by some house builders. Some of our housing looks the same as developments elsewhere and could be anywhere in the country. Too often new developments are dominated by the same, identikit designs that bear no resemblance to local character.
- 3.14 As you wander through the older parts of the village, particularly Main Street and Stores Lane, there are many houses built in the late 19th and early 20th centuries. These houses would mainly have been built using the local brick from the Arnesby Road brickworks.
- 3.15 We now expect all development to contribute positively to the creation of well-designed buildings and spaces. Through good design we want to maintain and enhance the individual

character of our parish and create places that work well for both occupants and users, and are built to last.



**FIGURE 4: TRADITIONAL HOUSE DESIGN**

#### **Policy F6: Design**

Only development that reflects the distinctive and traditional character of Fleckney will be supported, unless it would be out of keeping with its surroundings. Development must also:

1. Be in keeping with the scale, form and character of its surroundings;
2. Protect important features such as traditional walls, hedgerows and trees;
3. Not significantly adversely affect the amenities of residents in the area, including daylight/sunlight, privacy, air quality, noise and light pollution;
4. Have no significantly detrimental impact on the road network following the implementation of the proposal; and
5. Have safe and suitable access.

#### **Local Green Spaces**

3.16 National policy makes provision for local communities to identify green areas of importance to those communities, where development will not be permitted except in very special circumstances. The importance of these Local Green Spaces is summarised in Appendix 2.



3.17 A particularly important Local Green Space is the village duck pond and green which also provides a focus for village events. We are keen to see this area improved as a key landmark and village facility.



**FIGURE 5: DUCK POND**

### **Policy F7: Local Green Spaces**

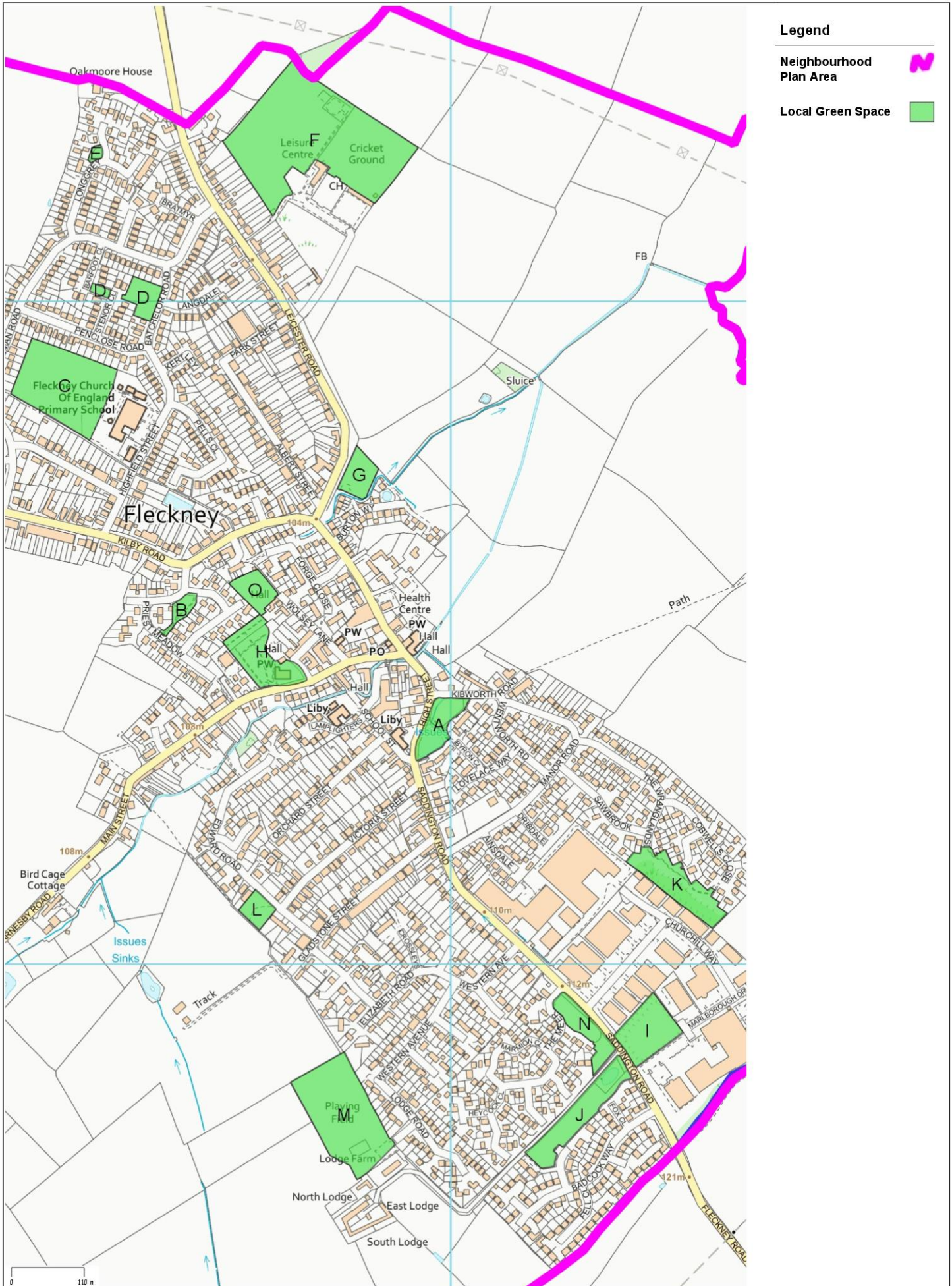
The following sites have been designated as Local Green Spaces:

- A. Duck pond and amenity area, Saddington Road
- B. Amenity area, Priest Meadow Estate
- C. Fleckney Primary School playing field
- D. Amenity areas off Stenor Close
- E. Amenity area at Long Grey
- F. Leicester Road Recreation Ground
- G. Leicester Road allotments
- H. St Nicholas churchyard and cemetery
- I. Attenuation pond, Saddington Road
- J. Kestrel Close amenity area
- K. The Wranglands amenity area
- L. Edward Road play area
- M. Lodge Road Recreation Ground
- N. The Meer Flood Relief Basin
- O. Band Hall Field, Wolsey Lane

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

Provision of appropriate facilities to service a current use or function; or

Alterations or replacement to existing building(s) or structure(s) provided that these do not significantly increase the size and scale of the original building(s) or structure(s).



## 4. Meeting Strategic Housing and Employment Needs

### Harborough Local Plan 2011-2031

- 4.1 The Harborough Local Plan was adopted in April 2019.
- 4.2 The Local Plan identifies Strategic Development Areas (SDAs) East of Lutterworth and at Scraftoff North, as the principal means of meeting Harborough District's housing and employment needs.
- 4.3 Fleckney is identified as a Rural Centre in the Local Plan. In addition to the delivery of existing commitments and completions and an allowance for windfalls, land for about 130 dwellings is allocated off Arnesby Road, Fleckney. Land off Marlborough Drive is allocated for industrial and commercial development.

### Housing

- 4.4 Over the period 1 April 2011 to 31 March 2018, 32 houses were built in Fleckney. Most of these were at the 28 home Bellway Homes site (Ref: 13/00211/FUL) in the centre of Fleckney on the east side of High Street and on the south side of Leicester Road (Burton Way). This development is now complete.



**FIGURE 6: BELLWAY HOMES DEVELOPMENT**

- 4.5 At 31 March 2018, there were another 446 dwellings committed (sites with planning permission). This includes:

- David Wilson Homes' proposal to build up to 150 dwellings at Kilby Road (Ref: 16/00592/OUT). Detailed planning permission was granted in May 2018 (Ref: 18/00220/REM). Development started in 2019;
- Persimmon Homes' development for 290 dwellings on land west of Fleckney Road, Saddington (Ref: 16/01355/FUL). The planning application had initially been refused by Harborough District Council but the subsequent appeal was allowed in March 2018.

4.6 Since 31 March 2018, Harborough District Council has approved a further 230 dwellings including:

- 24 dwellings were granted outline planning permission<sup>1</sup> at 61 Leicester Road in June 2018 (Ref: 17/02094/OUT);
- The site off Arnesby Road allocated in the Harborough Local Plan for 130 dwellings was granted<sup>1</sup> outline permission in September 2018 for up to 150 dwellings (Ref: 18/00597/OUT);
- Land off High Street was granted full planning permission<sup>1</sup> (Ref: 17/02146/FUL) for 44 dwellings, a three-storey building (containing 8 flats and approximately 285 square metres of retail floorspace), a new public plaza, replacement car parking and a location for a new scout hut in February 2019.

4.7 The September 2017 Submission version of the Harborough Local Plan expected Fleckney to accommodate a minimum of 295 new homes in addition to completions and commitments at that time. Since then, the District Council has approved over 500 homes- well in excess of that requirement. With around 680 houses in the pipeline, Fleckney is expected to grow by a third. Consequently, this Neighbourhood Plan limits new housing development mainly to infill.

### **Policy F8: Housing Provision**

The housing provision for Fleckney for the period 2018 to 2031 will be delivered by way of:

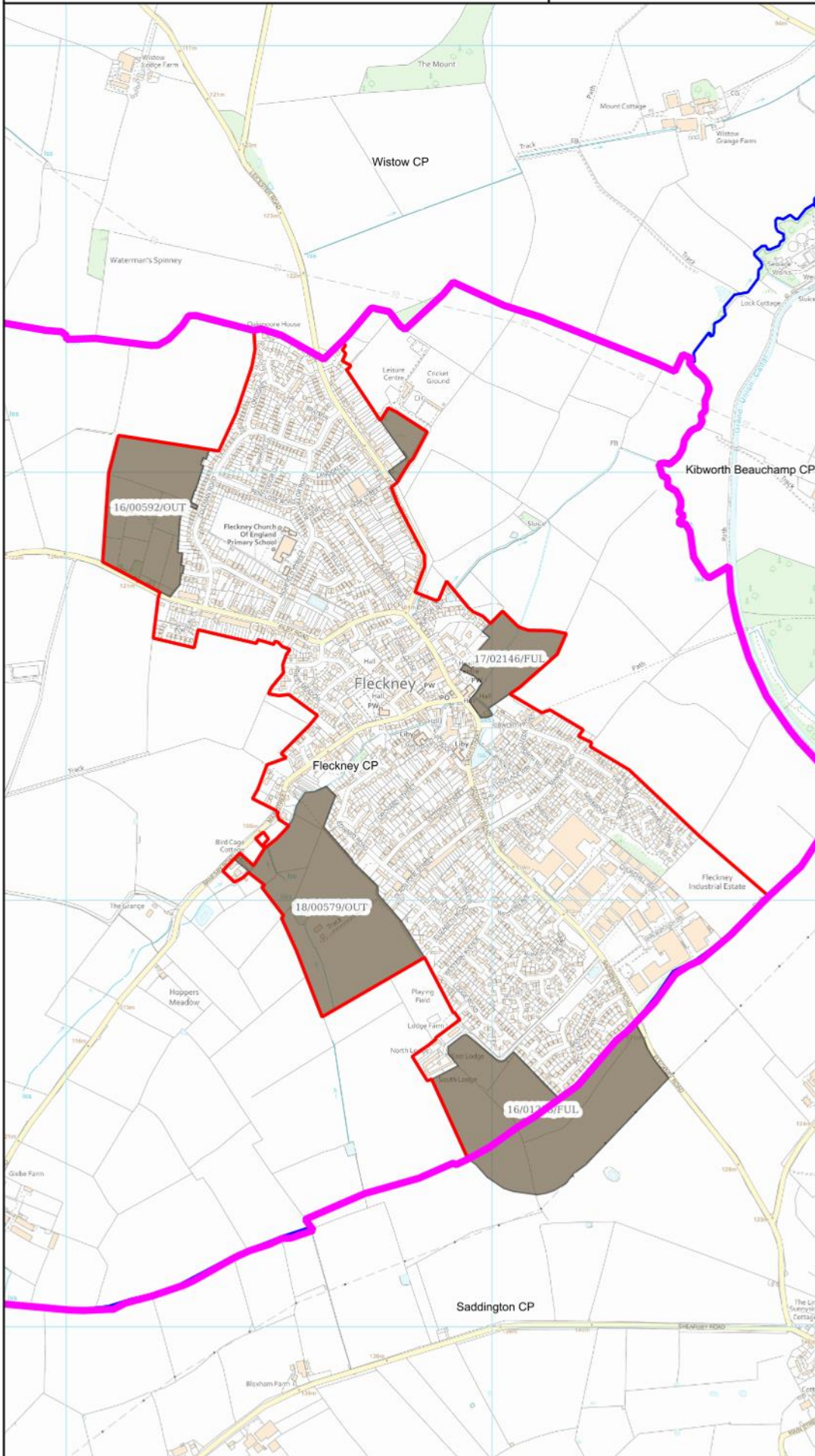
1. Existing commitments; and
2. Infill development within the Fleckney Limits to Development in accordance with Policy F9.

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<sup>1</sup> Subject to completion of S106 Agreement

# Housing

## Fleckney CP



### Neighbourhood Plan Area



Limits to Development



Housing Commitment (10dw or more)



Parish

Label



Author

Date: 16/06/2019 10:

## Infill Housing

- 4.8 The Harborough Local Plan identifies Fleckney as a settlement suitable for infill development. This refers to the development of vacant and under-developed land within the main built-up areas of the village.
- 4.9 Limits to Development for Fleckney have been used to guide development for many years. To clarify where development would be acceptable, our Neighbourhood Plan defines updated Limits to Development which take account of the character of the village, recent and proposed developments. Outside the Fleckney Limits to Development, new build residential development will not normally be permitted.

### **Policy F9: Infill Housing**

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

Outside the Fleckney Limits to Development, permission for housing development will be limited to:

1. The re-use and adaptation of redundant rural buildings;
2. Rural worker accommodation in accordance with Harborough Local Plan Policy GD4b;
3. An isolated dwelling of innovative and/or exceptional design quality; and
4. Replacement dwellings in accordance with Harborough Local Plan Policy GD4d;

## Employment

- 4.10 Churchill Way Industrial Estate is a large, well established general industrial estate off Saddington Road. It is the only major employment site in the village. The nine-hectare site contains around 38 units- a mix of older single storey sheds with more recent two-storey larger units. Located on the south-eastern edge of Fleckney, the site has adequate links to the highway, facilities and good access by public transport. Churchill Way Industrial Estate is identified as a Key Employment Area in the Harborough Local Plan (Policy BE3) and is to be retained for business.
- 4.11 Victoria Works adjoins the Churchill Way Industrial Estate to the north-west. The 0.6-hectare site contains five, two-storey units. The residential areas of Manor Road and Ainsdale adjoin the site. This area is identified as a General Employment Area in the

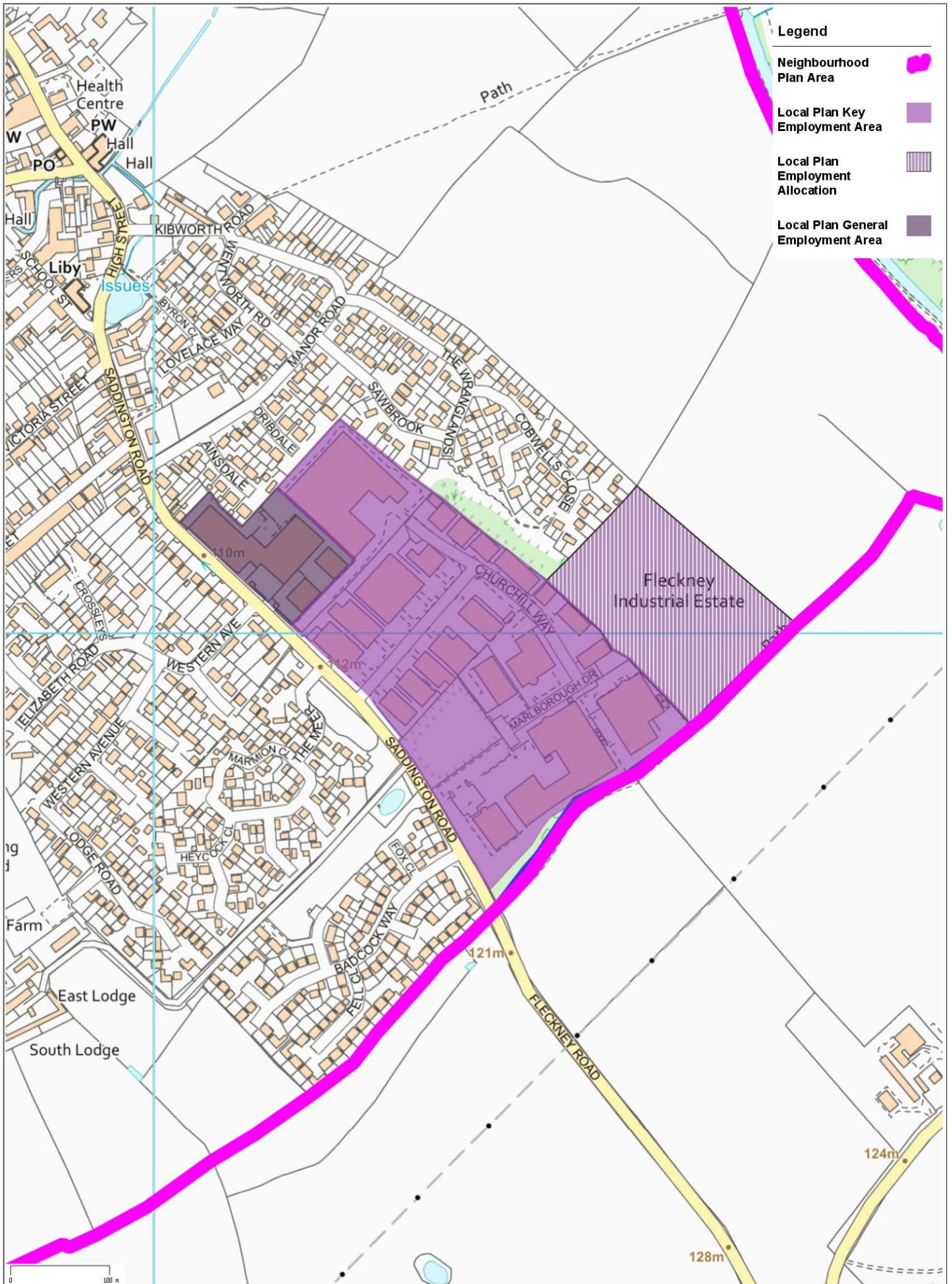
Harborough Local Plan (Policy BE3) and is to be retained mainly for business uses.



**FIGURE 7: CHURCHILL WAY INDUSTRIAL ESTATE**

- 4.12 Land off Marlborough Drive, as shown on the Policies Map, is allocated for Use Classes B1c, B2 and non-strategic B8 (industrial and commercial development) in the Harborough Local Plan (Policy F2). It comprises a flat open arable field approximately three-hectares in size to the east of the existing Churchill Way Industrial Estate.
- 4.13 On 7 November 2017, Harborough District Council's Planning Committee decided to approve an outline planning application for up to 8,550sq m of B1 (Business)/B2 (General Industrial) and B8 (Storage or Distribution) employment land off Marlborough Drive, subject to the completion of a Planning Obligation regarding transport improvements (Ref: 16/02030/OUT). An Illustrative layout shows how the site could be developed, the amount of gross floorspace planned and how landscaping will add to and complement existing on-site planting.





## 5. Meeting Local Housing Needs

- 5.1 In planning for new homes, there should be a mix of housing to meet the needs of people living locally. New evidence about the future need for housing in Leicester and Leicestershire was published on 31 January 2017. The 2017 Leicester and Leicestershire Housing and Economic Development Need Assessment identifies a range of factors which influence the need for different types of homes. This includes demographic trends, and in particular a growing older population, market dynamics and affordability.
- 5.2 For Harborough District Council, the appropriate mix of homes of different sizes needed in the market and affordable sectors is as follows:

	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Market Housing	0-10%	25-35%	35-45%	15-25%
Affordable Housing	35-40%	30-35%	20-25%	5-10%

- 5.3 Using data from the 2011 Census, we have looked at the population profile of the parish compared with Harborough District. Fleckney Parish has a higher proportion of married (or same-sex civil partnership) couples with dependent children- 23% compared with the district (20%). There are also more residents aged 35-54 (43% of all residents aged 16 and over living in households) compared with the district (38%). There are relatively fewer residents aged 75 and over (6% of all residents aged 16 and over living in households) compared with the district (10%).
- 5.4 Local house prices tend to be lower in Fleckney compared with surrounding villages. A high proportion of homes are detached.

### Fleckney Housing Needs

- 5.5 Midlands Rural Housing undertook a Housing Needs Survey in Fleckney in November 2016. 2,050 survey forms were distributed and there were 526 responses. 53% of responses thought that no further homes were needed in Fleckney. Of those that believed that more homes were needed, the most popular choices were:
- Small family homes
  - Homes for young people
  - Homes for elderly people

- 5.6 The older person population of Leicestershire is projected to increase significantly. The Leicestershire Joint Strategic Needs Assessment (JSNA) predicted that between 2015 and 2030 the number of people aged over 75 years is expected to increase by 39.74% (from 59,900 in 2015 to 94,400 in 2030).
- 5.7 With no Care Homes, Residential Homes or Nursing Homes in Fleckney, it is important that new developments help increase the availability of lifetime homes and bungalows. This will enable more people having homes that can meet their needs as they get older and experience changes to their health and social circumstances, so delaying the need for them to move to alternative accommodation.
- 5.8 With so much housing already committed, the opportunities to provide a housing mix that is more suited to Fleckney's need is limited. Nonetheless, new developments are expected to do more to contribute to meeting local housing needs.

#### **Policy F10: Housing Mix**

New housing development shall provide for a mix of housing types that will be informed by the most up to date evidence of housing need. Applicants for development of 10 or more dwellings will need to demonstrate how their proposals will meet the housing needs of older households (e.g. bungalows) and the need for smaller, low-cost homes.

#### **Affordable Housing**

- 5.9 Affordable housing is housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers). Affordable housing can include affordable housing for rent, starter homes, discounted market sales housing and other affordable routes to home ownership.
- 5.10 New affordable housing should be allocated initially to people with a local connection, including those living, working or with close family ties in Fleckney Parish.
- 5.11 Harborough Local Plan Policy H2 requires that on large private-sector developments, 40% of dwellings should be affordable. Given the scale of housing provision planned for Fleckney, it is likely that the local need for affordable housing will be met through existing development sites provided local people are given priority.

**Policy F11: Affordable Housing**

All affordable housing will be subject to conditions, or a planning obligation will be sought, to ensure that when homes are allocated, priority is given to people with a local connection to Fleckney Parish (i.e. including living, working or with close family ties in the Parish).

## 6. Transport and Traffic

6.1 Road traffic management, road safety, road infrastructure, parking and pavements are high-priority local concerns.

### Public Transport

6.2 There is no rail service to Fleckney. The nearest railway stations are in South Wigston (7 miles), Leicester (8.5 miles), Narborough (9 miles) and Market Harborough (10 miles).

6.3 The village has three bus services:

- **Arriva Midlands Service 49:** Runs between Leicester and Fleckney via Wigston Magna every 30mins from Monday to Friday (frequencies vary between 20 minutes and hourly on Saturday). The last bus from Leicester leaves at 6.15pm and there are no services on a Sunday.
- **Centrebus Midlands Service 44:** Runs between Fleckney and Foxton via Kibworth, Great Bowden and Market Harborough approximately hourly from Monday to Saturday.
- **Beaver:** Beaver bus offers a local bus run to the ASDA supermarket in Oadby on a Wednesday.



**FIGURE 8: ARRIVA 49 BUS SERVICE**

6.4 48% of respondents to our 2017 Questionnaire used the local bus services, but opinion on the quality of service is mixed. 37% of respondents felt that the bus routes were good or excellent, but 32% said that they were poor or bad. 31% had no opinion.

- 6.5 The lack of bus services affects the old and young. For example, young people from rural areas cannot access leisure and entertainment services in urban centres and this contributes to anti-social behaviour in rural areas where facilities are more limited.

### **Policy F12: Bus Services**

New developments of more than 10 dwellings will only be supported where all new homes are within 400m walking distance of a bus stop that is served by at least an hourly weekday bus service.

Where necessary, new developments will be required to contribute to improvements to bus services to ensure these standards are met as well as the provision of bus shelters.

## **Cycling**

- 6.6 Cyclists are typically prepared to cycle up to 5km for non-leisure journeys, such as those to school or work. The cycle catchment area for Fleckney includes Kibworth, Great Glen and several smaller villages.
- 6.7 There are no dedicated cycle paths, although National Cycle Route 6 passes to the south of the Parish. National Route 6 passes through Watford, Luton, Milton Keynes, Northampton, Market Harborough, Leicester, Derby, Nottingham, Worksop, Sheffield, Manchester, Blackburn, Preston, Lancaster, Kendal and Windermere, and will connect London and Threlkeld (nr. Keswick) in Cumbria when complete. Locally, the South Midlands section links Saddington and Arnesby.

## **Traffic Impact**

### **Cumulative Development Traffic Impact Study**

- 6.8 In 2016, Harborough District Council and Leicestershire County Council commissioned a study to assess cumulative traffic impacts at links within the of Kibworth Beauchamp, Kibworth Harcourt, Fleckney and Great Glen areas. The Study was published in January 2017. The list of junctions that Study looked at included the High Street/Kilby Road/Leicester Road and Main Street/High Street junctions in Fleckney. The Study assessed the cumulative impact of ten proposed developments in Fleckney, Kibworth and Great Glen. Two of these were in Fleckney:
- **West of Fleckney Road, Saddington:** A full planning application (Ref: 16/01355/FUL) for 290 dwellings;

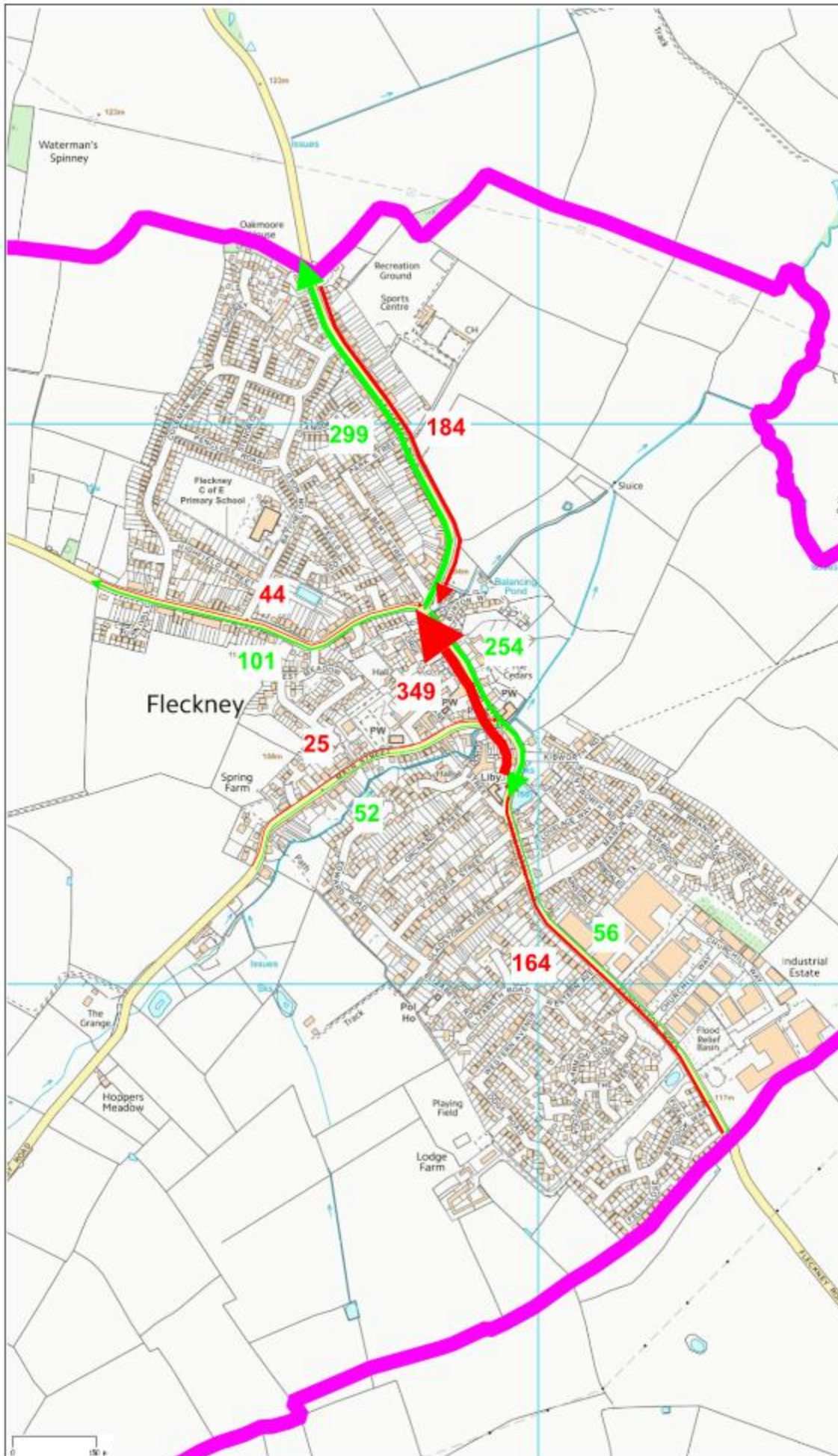
- **Kilby Road:** An outline planning application to build up to 150 dwellings (Ref: 16/00592/OUT).
- 6.9 The Study considered these proposed developments and traffic growth forecasts to 2021.
- 6.10 The Study demonstrates that the A6 corridor within the area would be operating significantly above its theoretical capacity level. Improvements are necessary to accommodate traffic flows at the A6 Leicester Road/Wistow Road roundabout and the New Road/Harborough Road junction. However, none of the links or junctions in Fleckney would be at or above 85% of available capacity.

### Local Traffic Flows

- 6.11 A road usage survey undertaken in October 2016 looked at traffic flows on the main roads in the village. The busiest road is High Street with a morning 8-9am two-way flow of around 600 vehicles (cars, taxis, vans, HGVs, buses) and a 5-6pm flow of around 700 vehicles.

### Speeding Traffic

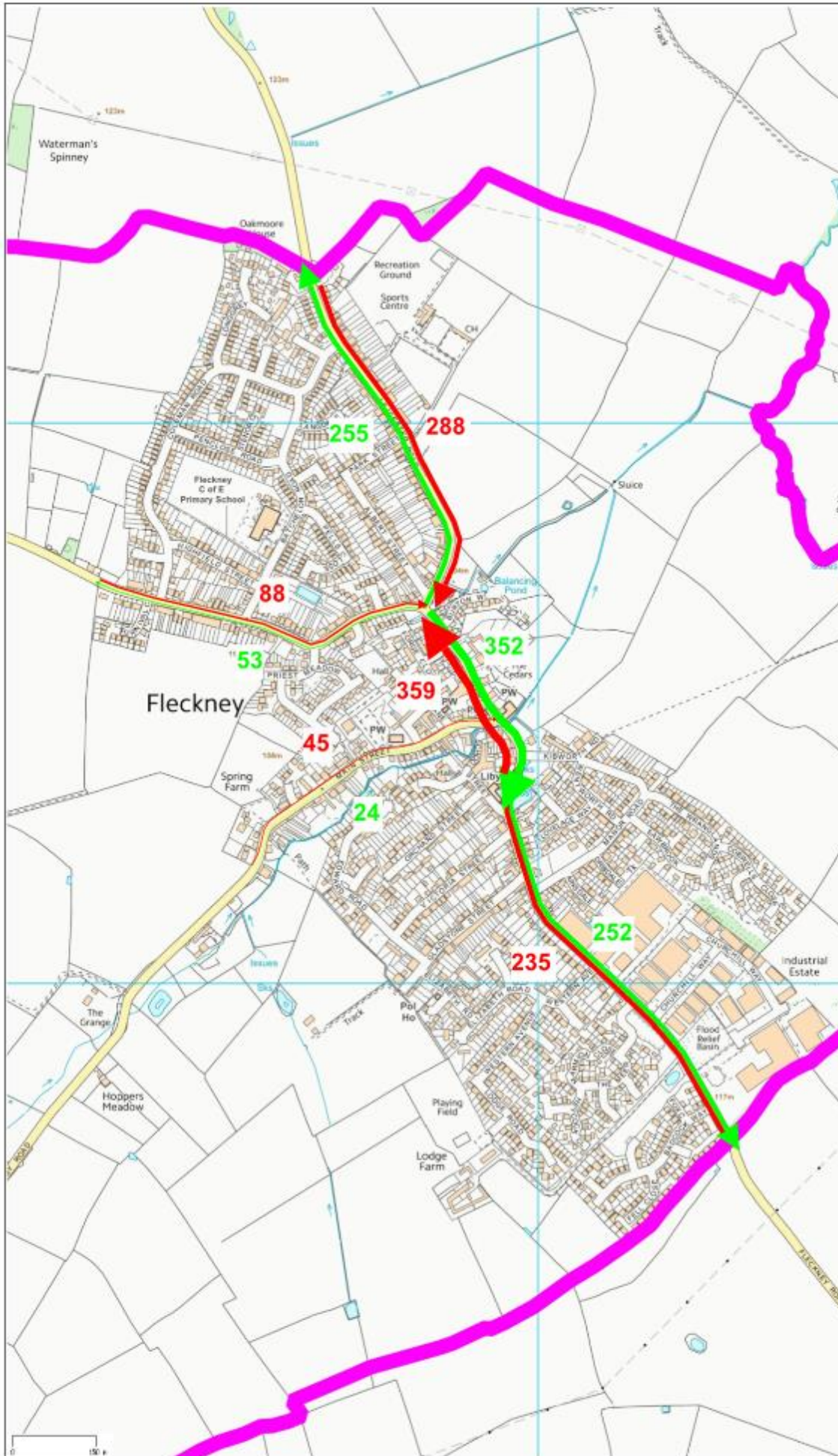
- 6.12 Evidence from speed sensors indicate that there are speeding issues through Fleckney. The 2017 Questionnaire demonstrated good support for vehicle activated radar speed signs with speed display and a 20mph speed limit throughout the Village. There is little support for chicanes or priority gates.



Legend

- Neighbourhood Plan Area
- All traffic vehicles 8am-9am (width of line is proportionate to volume)





Legend

- Neighbourhood Plan Area
- All traffic vehicles 5pm-6pm (width of line is proportionate to volume)

## Parking

- 6.13 In some parts of the village e.g. Kilby Road and Albert Street, there are many Victorian terraced properties with no off-street parking, so on-street parking can be a necessity. In relation to further housing development, 96% of respondents to our 2017 Questionnaire had concerns about parking.



**FIGURE 9: ON-STREET PARKING, STORES LANE**

- 6.14 To avoid exacerbating the problem further, new housing developments should include adequate car parking provision to minimise the need for on-street car parking.

### **Policy F13: Car Parking and New Housing Development**

At least two off-street car parking spaces shall be provided for each new dwelling. At least four such spaces should be provided for four-bedroom or larger dwellings. Residential parking spaces should be located to discourage on-street parking.

## 7. Services and Facilities

- 7.1 Fleckney has a good range of facilities including a primary school, several shops, a post office, two public houses, library, sports centre, two doctors' surgeries, dentist, pre-schools, band hall, a chemist, hairdressers, garages, restaurant and takeaways.
- 7.2 Our 2017 Questionnaire shows that local people particularly value the doctors' surgeries, library, primary school, community buildings, sports and leisure facilities and public houses.
- 7.3 The loss of key services and facilities that residents currently enjoy can have a significant impact on people's quality of life and the overall viability of the community. With an increasing proportion of older people in the population, access to locally based services will become increasingly important due to lower mobility levels.
- 7.4 The Scout Hut, Baptist Church, Batchelor Road Play Area, Village Hall, Band Hall, Library, Pond and Green, and Edward Road Play Area have been registered as Assets of Community Value with Harborough District Council. We can then use the Community Right to Bid if any of these assets ever come up for sale. This means that the community can have up to six months to raise the funds to bid for it and at the end of the period, the owner may sell it to whoever and at whatever price they choose.



**FIGURE 10: BAND HALL, WOLSEY LANE**

## Policy F14: Community Services and Facilities

The following facilities will be protected in accordance with Harborough Local Plan Policy HC2:

- Fleckney Medical Centre and Fleckney Surgery
- Fleckney Dental Practice
- Fleckney Community Library
- Leicester Road allotments
- Fleckney C of E Primary School
- Fleckney Village Hall
- Fleckney Sports Centre
- Leicester Road Recreation Ground
- Lodge Road Recreation Ground
- Band Hall and Field, Wolsey Lane
- St Nicholas Church
- Fleckney Baptist Church
- Hart of Fleckney Bowls Club
- Fleckney Scout Hut

### Healthcare

- 7.5 Fleckney Medical Centre on High Street is part of a GP practice group that also includes Kibworth Health Centre and Great Glen Surgery. Fleckney Surgery, also on High Street, is part of the Two Shires Medical Practice.

### Fleckney Community Library

- 7.6 Fleckney Community Library is managed and run by the Friends of Fleckney Library and 30 volunteers, and is funded by donations, grants, membership fees and fundraising activities. Although there is some financial support from Leicestershire County Council, this tapers off and the Trustees are working towards being financially independent and sustainable.



FIGURE 11: FLECKNEY COMMUNITY LIBRARY

## Leicester Road Allotments

- 7.7 The allotment site measures some 0.7 hectares and contains 10 full plots, 21 half plots and two starter plots. The allotments are managed by Fleckney Allotment Association on behalf of Fleckney Parish Council and are well used and has a waiting list for vacant plots.

## Fleckney C of E Primary School

- 7.8 Fleckney Primary School is on Batchelor Road and provides primary education to around 385 local 4-11 year olds. There are no other schools in the village. The school has a capacity of 420 and is unable to accommodate additional development without improvement. Therefore, new development should contribute to resolving capacity issues by improving, remodelling or enhancing existing facilities at the Primary School.



**FIGURE 12: FLECKNEY C OF E PRIMARY SCHOOL**

## Fleckney Village Hall

- 7.9 Fleckney Village Hall, in the village centre, is managed by Fleckney Village Hall Management Committee. The Village Hall can be hired for private parties and functions, sports & fitness events, playgroups, clubs and social gatherings. The Main Hall can accommodate up to 250 people or 150 people seated. A separate Meeting Room is ideal for a smaller gatherings or meeting for up to 40 people. The Village Hall is regularly used by Fleckney Guides, New Life Christian Fellowship, Play School, Keep

Fit classes, Fleckney WI, Ensemble Theatre Company, The Duckpond Players and Fleckney History Group.

## Fleckney Sports Centre and Recreation Ground

7.10 Fleckney Sports Centre on Leicester Road provides a range of facilities including a sports hall, changing rooms, meeting room, kitchen and office accommodation for the Manager and Parish Council staff.

7.11 The Sports Hall at Fleckney Sports Centre is just over the size of one badminton-court and is available for badminton, table tennis, indoor bowls, martial arts and for any type of exercise class.



**FIGURE 13: FLECKNEY SPORTS CENTRE**

7.12 The All-Weather Pitch at Fleckney Sports Centre is predominantly used for football. It can be split into two five-a-side pitches or used as a seven-a-side pitch for football. The All-Weather Pitch is floodlit and open for bookings from 9am up to 10pm Monday to Friday and 9am to 5pm at weekends.

7.13 The adjoining Recreation Ground is home to the Fleckney Football Club and caters for 16 teams. There are two 11 v 11 pitches, one 9 v 9 pitch, one 7 v 7 pitch, three 5 v 5 pitches and a junior rugby pitch. It is also home to Fleckney Village Cricket Club. There are over 22 acres for sport and play.

7.14 There is also a half-court basketball court that can be used for football or basketball, a floodlit Skatepark, children's play areas, outdoor gym equipment and spinney.

### Lodge Road Recreation Ground

7.15 The Lodge Road Recreation Ground consists of an area of land of 3.75 acres and was acquired by Fleckney Parish Council in the mid-nineties for the provision of a recreation ground. A single full-size football pitch is provided on the site for the playing of football during the football season and is available all year round for informal recreational use. It also has a full-size basketball court, youth shelter and basic changing, shower and toilet facilities.

### Band Hall and Field, Wolsey Lane

7.16 The Band Hall and Field on Wolsey Lane is regularly used by Fleckney Silver Band and the annual Churches Together Fun Day.

### Infrastructure

7.17 New development will have some impact on the existing, and the need for new, infrastructure, services and amenities. Sometimes these impacts can be detrimental and so developers must expect to contribute towards the cost of providing additional infrastructure.

7.18 There is a feeling that some services and facilities need improvement to meet growing demands. In relation to further housing development, our 2017 Questionnaire showed that local people have concerns about pressure on the primary school, health services, roads and parking, drainage and flooding.

7.19 To enable new housing development to take place, there will need to be improvements to most village services and facilities. However, our Neighbourhood Plan must be deliverable. Therefore, the developments identified in the Plan should not be subject to such a scale of obligations and burdens that their viable implementation is threatened. Contributions are governed by the provisions of the Community Infrastructure Regulations 2010.

7.20 There are also circumstances where contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small-scale and self-build development.

### **Policy F15: Infrastructure**

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

1. The improvement, remodelling or enhancement of:
  - a. Fleckney Medical Centre and/or Fleckney Surgery;
  - b. Fleckney C of E Primary School;
  - c. Fleckney Sports Centre;
  - d. Leicester Road Recreation Ground;
  - e. Lodge Road Recreation Ground;
2. Fleckney Community Library lending stock plus reference, audio visual and homework support material;
3. Community infrastructure improvements including the provision of parish notice boards, defibrillator equipment, seats, bus shelters, community garden, litter bins and grit bins; and
4. Village Centre improvements.

Contributions will be phased or pooled to ensure the timely delivery of infrastructure, services and facilities where necessary. To ensure the viability of housing development, the costs of the Plan's requirements may be applied flexibly where it is demonstrated that they are likely to make the development undeliverable.



## 8. Village Centre

- 8.1 Nearly all of us depend on the village centre for meeting friends and colleagues, for shopping, entertainment, leisure, culture, public services and worship. The village centre provides jobs and the businesses there depend on its vitality for survival, profits and growth.
- 8.2 Fleckney's centre, focused on High Street, helps meet the day-to-day needs of village residents and the immediate area. The village centre contains a Co-op supermarket, non-retail services such as take-aways, a library, dental surgery and health centres. There is also a newsagent, Post Office, coffee shop and a pharmacy.



**FIGURE 14: FLECKNEY CO-OP**

- 8.3 There are very few vacancies, but the opportunities for expanding the centre are limited. Local people generally feel that the village centre meets their day-to-day needs, but there are concerns about the range of shops and the quality of the shopping environment.

### The Shopping Environment

- 8.4 The road running through the centre has a restricted width, with no scope for widening either the pavements or the carriageway. The road is the main through-route and carries buses and HGVs to the local amenities and shops, causing restrictions to traffic flow and danger to pedestrians. In places, the pavement is less than

1m in width and two pushchairs cannot pass, forcing pedestrians onto the road.



**FIGURE 15: FLECKNEY HIGH STREET**

- 8.5 Leicestershire County Council Personal Injury Accident data identifies that there have been three slight accidents on High Street for the most recently available five-year period (01/06/2012 – 31/05/2017). Two involved pedestrians. There have been no serious or fatal accidents in the Village Centre over this period.
- 8.6 Our 2017 Questionnaire showed that 60% of respondents were concerned about the safety of pavements in the Village Centre. 41% would be in favour of a one-way system in the centre of Fleckney to enable wider pavements on High Street and help with congestion. However, 43% were against this idea. The remaining 17% were neutral (figures do not add to 100% due to rounding).

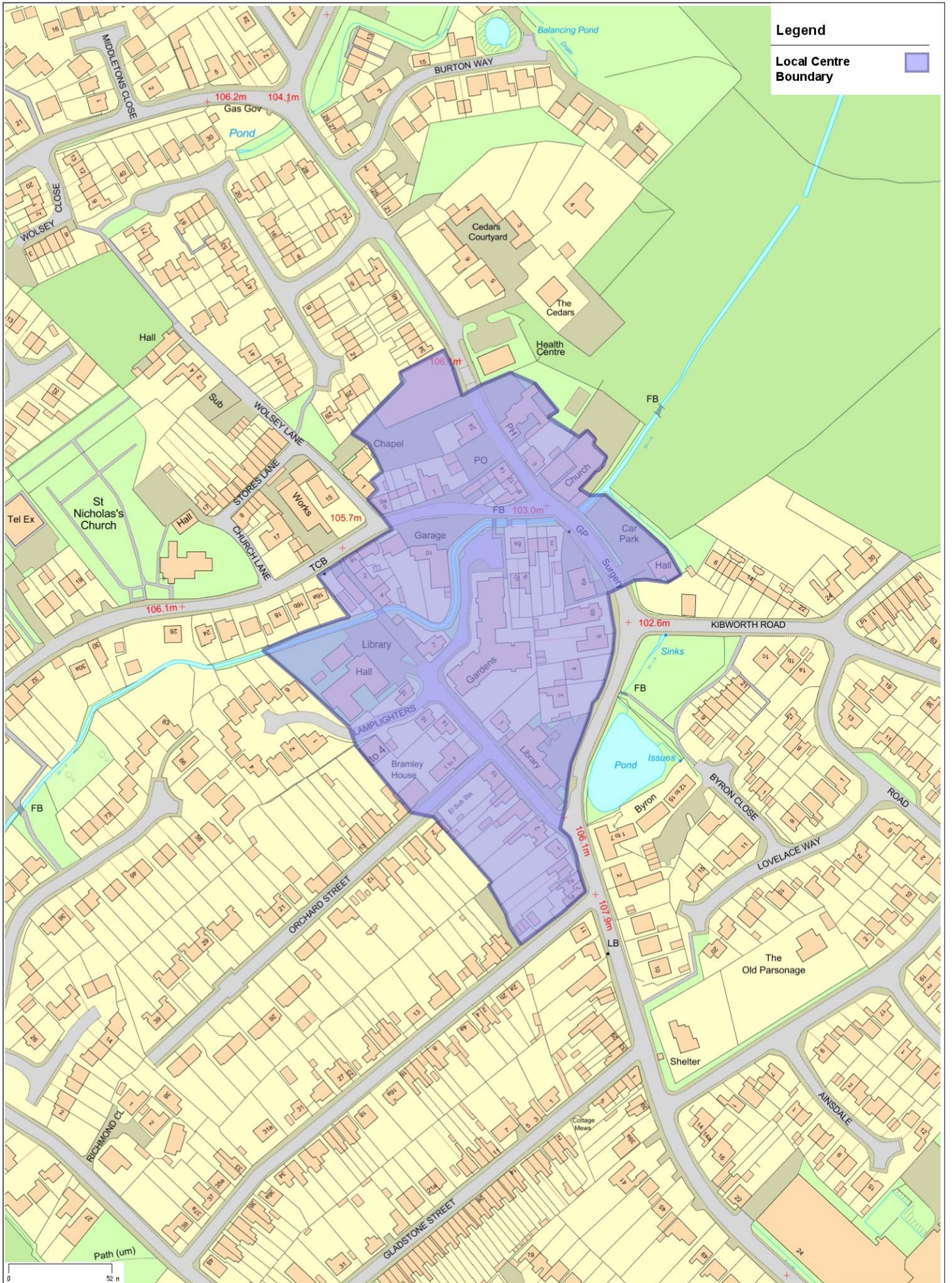
### Future Challenges

- 8.7 Our Neighbourhood Plan needs to consider the consumer trends that are likely to impact on our village centre:
- An ageing population will lead to specific demands for services and facilities, as well as an attractive and safe environment in which to shop and socialise.
  - The ever-increasing demand for choice will place village centre operators under pressure to break from traditional business models to satisfy the demand for convenience.

- The continuing rise of e-commerce may take trade from traditional retailers, yet mobile technology will be so embedded in people's lives that village centre businesses could embrace and exploit it for their own benefit.
- The demand for value is here to stay. There will be an increasing demand for good value but high-quality goods and services.
- Leisure time will continue to be important. People's expectations are ever higher, in a world where innumerable options compete for their attention. If our centre is to compete it will need to offer people a viable alternative, where they can shop, eat, work, and play in a unique cultural, social, and exciting environment.

## Local Centre

- 8.8 The Harborough Local Plan identifies Fleckney as a 'Local Centre' and defines a Local Centre boundary to guide our Neighbourhood Plans (shown on the Polices Map). The Local Plan also recognises that the centre has an important role to play in supporting and servicing the local community to the benefit of the sustainability of Fleckney.
- 8.9 When assessing applications for retail, leisure and office development outside of centres, Harborough District Council require an impact assessment if the development is over a proportionate, locally set floor space threshold. Local Plan Policy RT2 sets the local floor space thresholds for the requirement for an impact assessment at 500m<sup>2</sup>. The evidence produced as part of the preparation of the Neighbourhood Plan identifies that the largest retail unit in Fleckney is 540m<sup>2</sup> (the Co-Op). The Local Plan requirement of a 500m<sup>2</sup> threshold for an impact assessment would therefore apply to retail provision almost the same size as the largest existing retail unit in the Village Centre. Therefore, a threshold of 100m<sup>2</sup> would be a more appropriate threshold for Fleckney given the size of the existing retail units.
- 8.10 In June 2018, full planning permission (Ref: 18/00335/FUL) was granted for the construction of two retail units on land between the Post Office and Fleckney Fish Bar. Historically the site has been utilised for ad hoc car parking.



8.11 In February 2019, a full planning application<sup>2</sup> (Ref: 17/02146/FUL) was granted planning permission for 44 dwellings, a three-storey building (containing 8 flats and approximately 285 square metres of retail floor space), a new public plaza, replacement car parking and a location for a new scout hut at land off the High Street.

### **Policy F16: Village Centre**

Proposals for the modernisation and improvement of Village Centre shops, facilities and services that ensure they are retained for the benefit of the community will be supported.

A sequential test will be applied to planning applications for main Village Centre Uses\* that are not within the Village Centre. Proposals for main Village Centre Uses\* should be located in the Village Centre, then in edge of Village Centre locations and only if suitable sites are not available should out of Village Centre sites be considered.

When assessing applications for retail development outside of the Village Centre, an impact assessment will be required if the development is to provide more than 100m<sup>2</sup> retail floor space. This should include an assessment of the impact of the proposal on Village Centre vitality and viability.

Where an application fails to satisfy the sequential test, or is likely to have an adverse impact on Village Centre vitality and viability, it will not be supported.

Except where changes of use are allowed through permitted development, Class A1 Shops should remain the dominant use in the Village Centre and development leading to an over-concentration of any other one use will not be permitted and planning applications for uses other than Village Centre Uses\* will not be supported.

\*The main Village Centre Uses are classes A1 Shops, A2 Financial and Professional Services, A3 Restaurants and Cafes, A4 Drinking Establishments, A5 Hot Food Takeaways, C1 Hotels, and D1 Non-residential Institutions of the Town and Country Planning (Use Classes) Order 1987 (as amended).

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<sup>2</sup> Subject to completion of S106 Agreement

## Village Centre Parking

8.12 The main areas of Village Centre car parking are:

### High Street Car Park

8.13 There is a free, private car park adjacent to the Baptist church capacity for 22 spaces plus two blue badge holders. This is often full during surgery times, school runs, Cub Scout meetings and church events. The car park is to be redeveloped as part of a mixed-use development for new housing and shops (see paragraph 8.11). The lost car parking spaces will be replaced by around 40 new spaces.



**FIGURE 16: HIGH STREET CAR PARK**

### Cooperative Food Store

8.14 The Cooperative Store's customer car park has 25 spaces (two of which are for parent and child) plus two for blue badge holders.

### The Old Crown Public House

- 8.15 The Old Crown Public House has a patron's car park and an overflow car park, both of which are used as village parking for the local shops and the pub itself.
- 8.16 Our 2017 Questionnaire showed that most people thought that the Village Centre car park arrangements were adequate (44%) or had a neutral opinion (19%).
- 8.17 Current car parking standards for new developments are set out in the Leicestershire Highway Design Guide. This is an interim guide.

The car parking standards are often expressed as a maximum requirement which, in the case of Fleckney Village Centre, could exacerbate existing and future parking problems. Therefore, for our Village Centre, we have used these parking standards to set minimum requirements, except for the minimum requirement for four or more bedroomed dwellings which has been increased to four spaces.

- 8.18 Of course, our village centre is also accessible to those without access to a car. A lot of young people can get to village centre services and facilities by bicycle or by walking.

#### **Policy F17: Village Centre Car Parking**

Additional off-street car parking is essential to maintain the vitality and viability of the Village Centre. The extension and improvement of existing off-street car parks to provide additional spaces and cycle parking to serve the Village Centre will be supported. The loss of Village Centre car parking will not be supported unless it is replaced by equivalent or better car parking provision in terms of quantity, quality and location.

New developments within or on the edge of the Village Centre should incorporate additional car parking spaces in accordance with the parking requirements set out in Appendix 3 unless it can be demonstrated that it would not be practical and the development would not add significantly to the demand for parking space.

## Appendix 1: Features of Local Heritage Interest

Ref:	Address	Heritage interest
A	Rowley's hosiery factory, Saddington Road	Fleckney was a centre for hosiery manufacture as well as brick-making. Rowley's hosiery factory on Saddington Road still survives along with an area of workers' housing at 2-60 Gladstone Street
B	2-60 Gladstone Street	Fleckney was a centre for hosiery manufacture as well as brick-making. Rowley's hosiery factory on Saddington Road still survives along with an area of workers' housing at 2-60 Gladstone Street
C	Fleckney Baptist Church, High Street	Opened in 1813. Thomas and Mary Coltman were the first to be baptised in the brook, May 1811. The building has been renovated and extended over the years.
D	Fleckney Library	Formerly the primary school, School Street. Built in 1873, extension added in 1898.
E	The Band Hall and Field, Wolsey Lane	Fleckney Silver Band acquired the hall and grounds from Messrs Wolsey Ltd. in the 1930s. Previously known as Wolsey Hall.
F	1 Wolsey Lane	Former home and business premises of Fanny Deacon nee Potter, the first woman to qualify as a pharmacist at The Royal Pharmaceutical Society.
G	The Golden Shield Public House, Main Street	The property is first mentioned in records in 1752 and has been known in the past as The Dun Cow.
H	The Old Crown public house, High Street	Circa 1798.
I	Carmel House 1 School Street	A double fronted Victorian villa and former home to Mr Ebenezer Jarvis, pastor of the Carmel Chapel.
J	The Carmel Chapel, Wolsey Lane	Otherwise known as The Carmel Strict & Particular Baptist Chapel, this building opened in 1878 although a chapel had been founded in Fleckney by Abraham Deacon in 1853.
K	Cedars Farm House, 11 High	Home of the Furnival family, local benefactors who donated land for a scout hut, which is still



Ref:	Address	Heritage interest
	Street (now Greyfriars)	in use, and founders of Furnival Mineral Waters – the company had business premises on Kilby Road.
L	Woodbine Cottage, 123 Leicester Road	Location of Chapman's sawmill and wood yard.
M	Stapleton House, 6 High Street	Premises of Gamble's butchers circa 1910.
N	2 Kibworth Road	Known locally as Spike Island. Separate outbuildings, now demolished, housed several stocking machines owned by a Mr Walker. The business later merged with Messrs Taylor and Sons to become the well-known Wolsey Ltd. German prisoners of war were billeted in this property in WWI.
O	Rear of 23 Kilby Road	Old reservoir which supplied Woodings hosiery factory,
P	Old clay pits	Now ponds, e.g. the duckpond.
Q	Ridge and Furrow fields	Ridge and Furrow fields are an important part of Fleckney's heritage, reminding us of its rural farming past.

## Appendix 2: Local Green Spaces: Summary of Reasons for Designation

No.	Local Green Space	Holds a particular local significance, for example because of its beauty	Holds a particular local significance for example because of its historic significance	Holds a particular local significance, for example because of its recreational value	Holds a particular local significance, for example because of its tranquility	Holds a particular local significance, for example because of the richness of its wildlife	Holds a particular local significance, for any other reason
A	Duck pond and amenity area, Saddington Road	✓	✓			✓	
B	Amenity area, Priest Meadow Estate			✓			
C	Fleckney Primary School playing field			✓			✓
D	Amenity areas off Stenor Close					✓	
E	Amenity area at Long Grey						✓
F	Leicester Road Sports Ground			✓		✓	
G	Leicester Road allotments			✓	✓	✓	
H	St Nicholas churchyard and cemetery		✓		✓	✓	

No.	Local Green Space	Holds a particular local significance, for example because of its beauty	Holds a particular local significance for example because of its historic significance	Holds a particular local significance, for example because of its recreational value	Holds a particular local significance, for example because of its tranquility	Holds a particular local significance, for example because of the richness of its wildlife	Holds a particular local significance, for any other reason
I	Attenuation pond, Saddington Road					✓	✓
J	Kestrel Close amenity area			✓			
K	The Wranglands amenity area			✓			
L	Edward Road play area			✓			
M	Lodge Road Recreation Ground			✓			
N	The Meer Flood Relief Basin						✓
O	Band Hall Field, Wolsey Lane		✓	✓			

## Appendix 3: Village Centre Car Parking Standards

Use	Normal minimum parking standard based on one space for every square Metre (m <sup>2</sup> ) of gross floorspace unless otherwise stated
<b>Food retail</b>	One space for every 14m <sup>2</sup>
<b>Non-food retail</b>	One space for every 20m <sup>2</sup>
<b>B1 offices</b>	One space for every 40m <sup>2</sup>
<b>B1 Non-office and B2 General industry</b>	One space for every 90m <sup>2</sup>
<b>B8 Warehousing</b>	One space for every 200m <sup>2</sup>
<b>Cinemas and conference facilities</b>	One space for every five seats
<b>D2 (other than cinemas, conference facilities and stadia)</b>	One space for every 22m <sup>2</sup>
<b>Higher and further education</b>	One space for every two staff plus one space for every 15 students
<b>One to three bedroom dwellings</b>	Two spaces for each dwelling
<b>Four or more bedroom dwellings</b>	Four spaces for each dwelling



Ecology Features and Habitats (point)



Local Green Space



Local Plan General Employment Area



Local Plan Key Employment Area



Features of Local Heritage Interest



Local Centre Boundary



Neighbourhood Plan Area



Limits to Development



Ecology Features and Habitats



Local Plan Employment Allocation



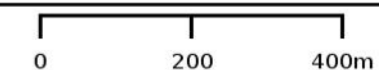
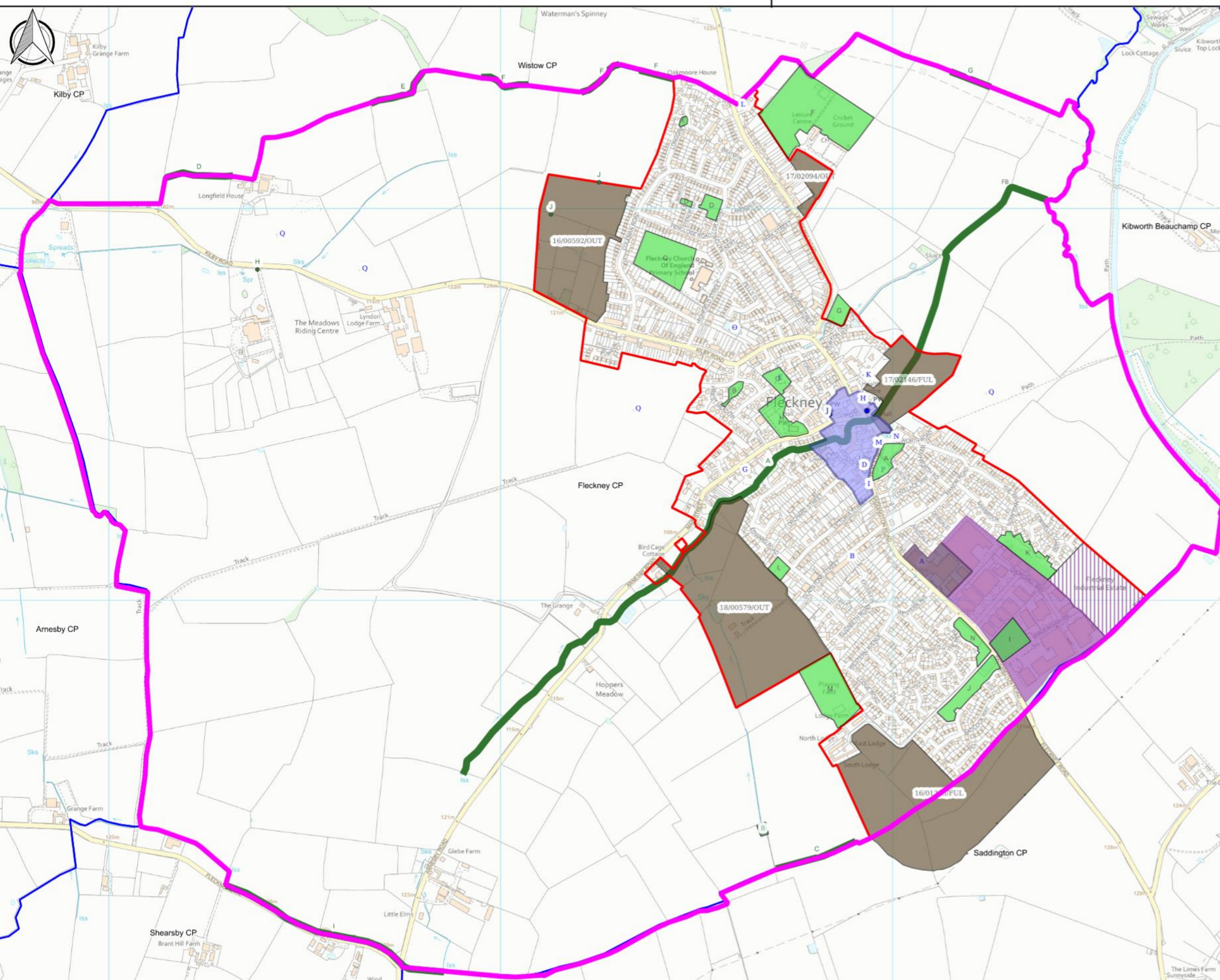
Housing Commitment (10dw or more)

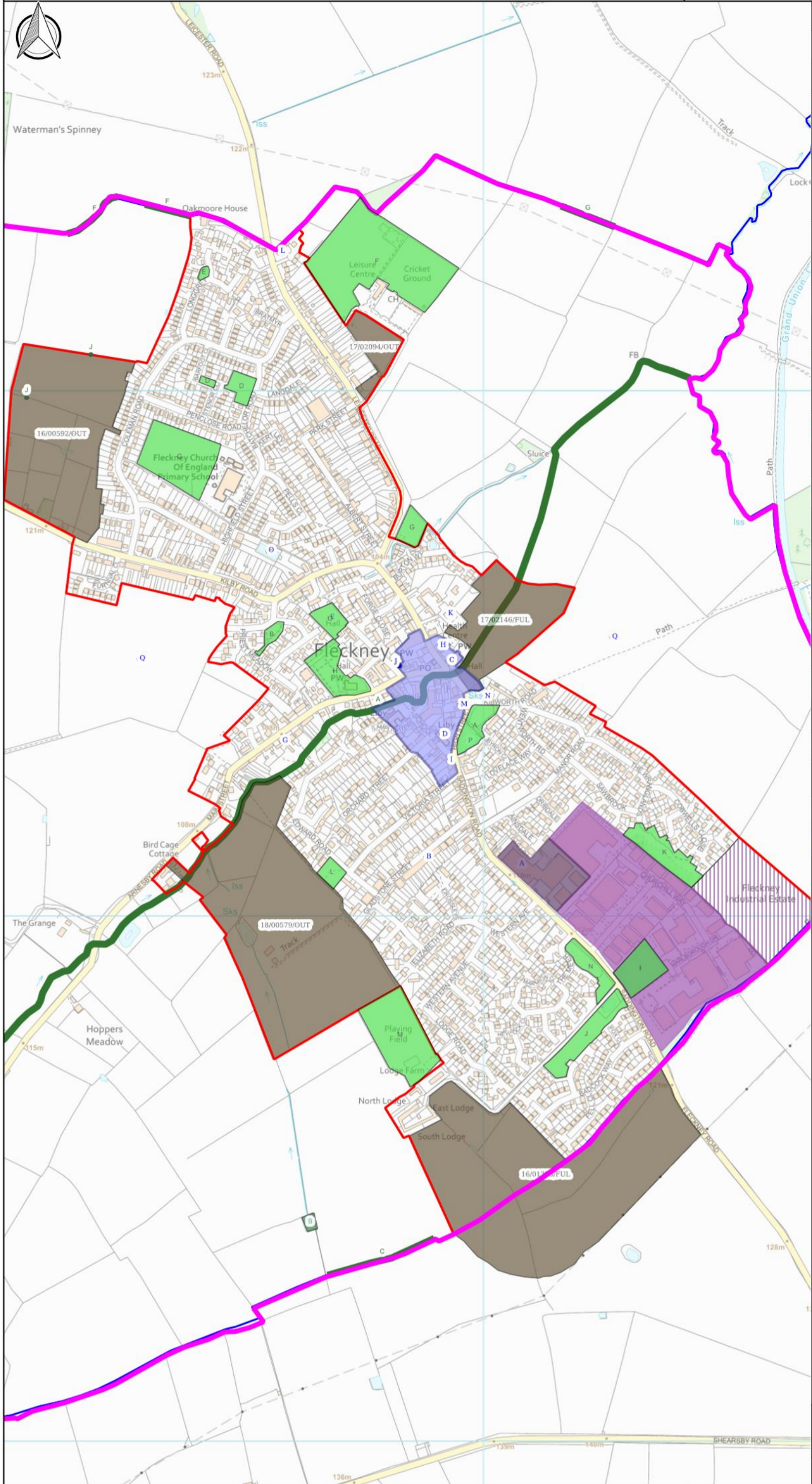


Ecology Features and Habitats (linear)



Parish





- Ecology Features and Habitats (point)**
- Local Green Space
- Local Plan General Employment Area
- Local Plan Key Employment Area
- Features of Local Heritage Interest
- Local Centre Boundary
- Neighbourhood Plan Area
- Limits to Development
- Ecology Features and Habitats
- Local Plan Employment Allocation
- ▨ Housing Commitment (10dw or more)
- Ecology Features and Habitats (linear)
- ▬ Parish
- Label
- 

**Author:**

**Date:** 16/06/2019 10:55:45

