



Artwork by a pupil of the village Primary School

# **HUSBANDS BOSWORTH PARISH Neighbourhood Plan 2018-31**

**Submission Version**

**June 2019**

## Keep Free

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## Foreword from Chair of Advisory Committee

The Localism Act 2011 gave residents the power to shape the future of their communities by putting neighbourhood plans at the heart of a new planning system. Under the Act, councils and local people are able make decisions about the impact of many aspects of future development, its design and location.

Husbands Bosworth Parish Council made the decision to embrace these new powers and to draw up the 'Neighbourhood Plan', which will help to direct development across the whole parish over the lifetime of the Local Plan (up to 2031). Provision is made for the Neighbourhood Plan to be kept 'live'. It will be regularly monitored and formally reviewed every 5 years or whenever there is a significant change to the Local Plan, such as an increase in housing need.

Our Neighbourhood Plan provides a local framework for future development, which must be taken into account when planning applications in the Designated Area are determined. Husbands Bosworth Neighbourhood Plan has been compiled by local residents and the Husbands Bosworth Parish Neighbourhood Plan Advisory Committee as a formal committee reporting to the Parish Council.

Neighbourhood Plans are required to be in general conformity with the strategic policies of the Local Plan of the Local Planning Authority, Harborough District Council and the Government's National Planning Policy Framework (NPPF) 2019. Harborough District Council has recognised the Designated Area of Husbands Bosworth Neighbourhood Plan as the whole parish and authorised Husbands Bosworth Parish Council to lead the delivery.

The preparation of our Neighbourhood Plan has seen many local consultations and surveys. The Advisory Committee has met regularly, welcoming the public to its meetings and directing the work of three Theme Groups whose role it has been to develop the policies that are appropriate and meaningful to the people who live and work in our community.

The Plan, as a statutory document, will give residents a real influence in decisions on the location, character, sustainability and scope of new development and recognises the community's aspirations.

The Neighbourhood Plan is a legal document that forms part of the statutory Development Plan for the District. Planning decisions by Harborough District Council will be made having taken the Plan into account. Our policies, as stated in the Plan, will take priority over non-strategic policies in the Local Plan, giving our community a real and lasting tool to influence the future of our neighbourhood.

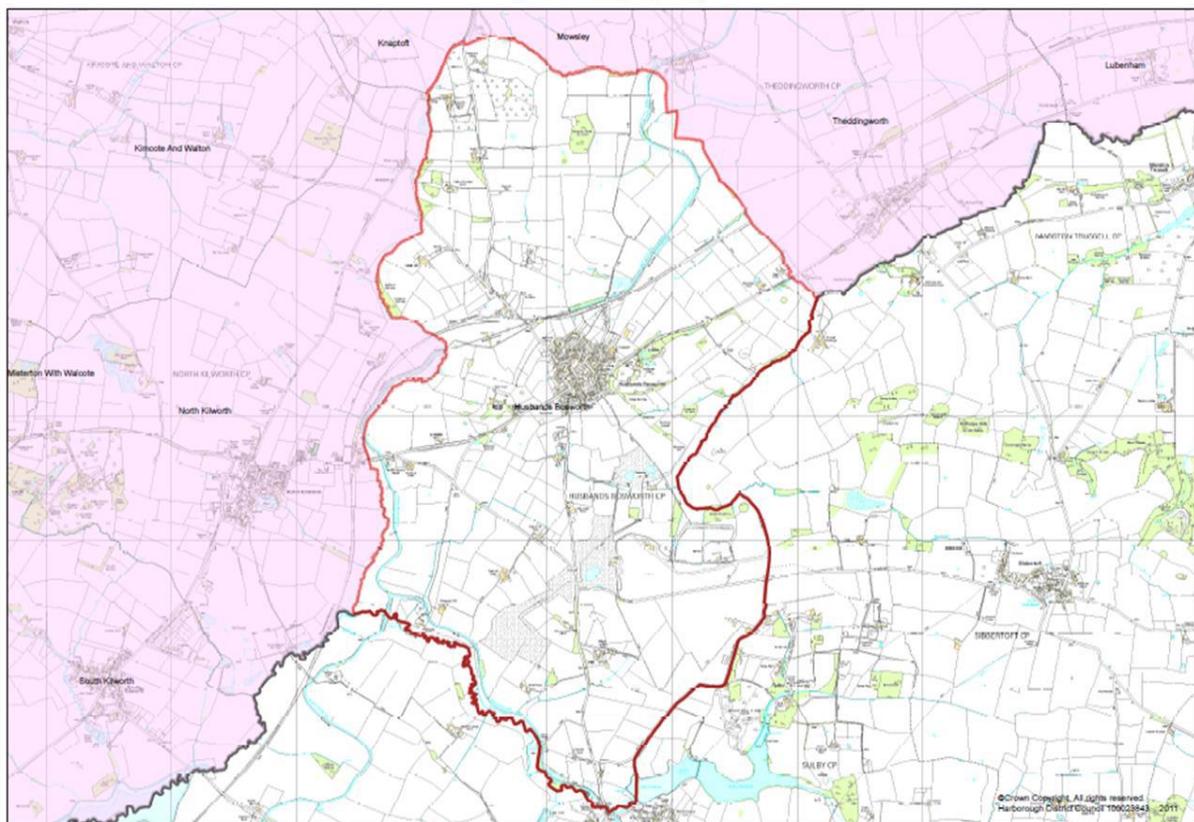
Melvyn Forman June 2019

# 1 About this Neighbourhood Plan

## Background

Neighbourhood Plans give local communities a much greater opportunity to influence future development in their areas. The NPPF is the Government’s ‘bible’ on planning issues. It states that ‘Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community.’

**Figure 1 – Designated Area (Area shaded pink is within Harborough District)**



Husbands Bosworth Neighbourhood Plan will sit alongside, and be aligned with, Harborough District’s Local Plan. It cannot promote less development than in the Local Plan or undermine its strategic policies. Other than that, the Husbands Bosworth Neighbourhood Plan is able to shape and direct sustainable development in the parish. Once approved, the POLICIES it contains will take precedence over non-strategic policies in the Local Plan. This Neighbourhood Plan also identifies a number of COMMUNITY ACTIONS. These are not planning policies and are not subject to examination. They reflect future work activities that it is proposed are undertaken within the Parish and involving a range of third parties to help improve the Parish in line with the outcome of community consultation. On 25 April 2017, HDC approved the application for designation as a Neighbourhood Plan area. The area to be covered by the Plan is defined by the Parish boundary (see Figure 1).

## Neighbourhood Plan Advisory Committee

The Neighbourhood Plan Advisory Committee was fully established by the Parish Council and held its inaugural meeting on 20 February 2017. This group comprises both Parish Councillors and other volunteers from the community. The Committee members were approved by the Parish Council and given the authority and responsibility to deliver the Plan. The Group worked hard to drive the process forward, assisted by YourLocale Neighbourhood Plan consultancy.

Three Theme Groups of local volunteers were formed early in the Husbands Bosworth Neighbourhood Plan process to draw up policies that will inform and guide the future development within the Plan. They focussed on the following Themes:

- Housing and the Built Environment
- The Natural Environment
- Community Sustainability

The groups were guided by facilitators provided by YourLocale. They reported back to the Advisory Committee, met regularly and gathered information to support the formation of the emerging Neighbourhood Plan policies. Much of the information, which supported the decisions and provided evidence bases, has been gleaned from the extensive research, consultation and local knowledge of the group members.

## Husbands Bosworth Parish

*‘Husbands Bosworth is a township and extensive parish, in the southern division of the County of Leicestershire, Market Harborough Union and County District, archdeaconry of Leicester, 6 miles east of Lutterworth, 14 miles south from Leicester, and 95 miles from London.’* Thus, is the village of Husbands Bosworth described in Kelly's Postal Directory of Leicestershire 1875. *‘The village is large and well-built, situated at the junction of the roads from Leicester to Northampton, and from Lutterworth to Market Harborough, bounded on the south-east by the river Welland, which here divides the county from Northamptonshire, on the south-west by the river Avon, and on the west by the Grand Union canal, which here is conducted through a tunnel of nearly a mile in length.’*

The Directory describes the soil as: *‘gravelly; subsoil clay’, and the cropping: ‘...wheat, barley, oats and roots, and partly grazing.’* The area of the parish is given as 3409 acres, and the population in 1871 was 934.

Kelly might also have noted the Rugby to Stamford branch of the London & North Western Railway, which opened in 1850 and skirted to the north of the village before succumbing to Dr. Beeching's economic scalpel in 1966.

## Historical Background

Recent archaeological evidence suggests that the land around Husbands Bosworth was being farmed and settlements established as early as the Neolithic period, c.3500 years ago. Evidence of later Bronze Age and Iron Age stock enclosures has also been identified by aerial survey.

What would be recognised as a community of Husbands Bosworth was probably first established soon after the departure of the Romans in 450AD when the whole of the country was in a state of flux.

The settlement was well established at the time the Normans invaded and over-ran the country in 1066. William the Conqueror divided his new territory up into easily controlled estates by giving lands to his faithful knights. We know from Bosworth's entry in the Domesday survey commissioned by William in 1086 that manors or fees in Bosworth, along with lands in other areas were allocated to four of William's trusted knights.

### ***Husbands Bosworth***

'Bar's enclosure' or perhaps, 'boar's enclosure'.

*Bar*'s: personal name (Old English) + possessive 's', **OR**

*Bār*: (Old English) a boar (wild or domestic)

*Worð*: (Old English) an enclosure, settlement

*Husband*, 'husbandman, farmer', was prefixed in the 16th century to distinguish from Market Bosworth, which has a different origin.

Adapted from *Key to English Place Names* <http://kepn.nottingham.ac.uk/map/county/Leicestershire>

By 1130 much of the Bosworth lands had passed to Robert Fitz Ansketil, a Norman lord. With the permanency afforded to the settlement at this time came the building of the first church. By 1220 the village had expanded to such a degree that it could afford to build and support a stone church, and parts of the present church date back to this time.

By 1531 parts of Bosworth had passed into the hands of the Dixie family who also owned land in another place called Bosworth some 30 miles to the west. It was possibly at this time that the need arose to differentiate between the two places. The larger market town became known as Market Bosworth, while the smaller farming village became Husbands Bosworth; the husbandman's or farmer's Bosworth.

The village itself grew to be one of the larger in south Leicestershire thanks to, among other factors, its rich agricultural land, sand/gravel deposits and its location at the crossing of two important ancient tracks, later turnpike roads. In the last two centuries, growth was also a reflection of the economic contributions of home-based industries to the local economy including hunting, the canal, railway and airfield and a WW2 displaced persons settlement camp for Polish nationals. This mixed-economy history explains the attractive diversity of old and new, small and large buildings in the village.

## Present day Husbands Bosworth



The modern-day visitor to Husbands Bosworth would have little argument with Kelly's description of the village as described over 140 years ago.

Whilst modern development has extended the curtilage of the village, the core of the community remains as a recognisable and prosperous commercial and residential centre within an essentially rural parish. The community today supports a population of about 1100, with over 60 businesses operating within the parish or having principals living here.

### Census 2011 information

At the time of the 2011 Census, Husbands Bosworth was home to around 1,145 residents living in 464 households. Analysis of the Census suggests that between 2001 and 2011 the parish population increased by around 18% (178 people). During this period, the number of

dwellings rose by 20% (81). (Appendix Ci)

The area has a higher than average share of older residents and there is also evidence that the population is ageing with the share of residents aged 65 and over increasing from 17% of the total population in 2001 to 20% in 2011. The Census shows that the number of residents aged 65+ rose by 45% during this period. In line with national trends the local population is likely to get older as average life expectancy continues to rise.

Home ownership levels are high with around 74% of households owning their homes outright or with a mortgage or loan and at 10% the share of households living in social rented accommodation is low when compared with regional and national rates.

There is a predominance of detached housing and high value council tax banded properties. Land Registry and council tax data indicates a steady supply of new-build housing in the local area. Deprivation is not a significant issue in the parish, but the high price of housing will make it difficult for those on lower and middle incomes to enter the local housing market.

## 2 The Consultation Process

The Neighbourhood Plan Advisory Committee’s mandate was to drive the process, consult with the local community, gather evidence to support emerging policies and prepare the Plan. A detailed chronology of the approach to consultation and the outcomes is contained within the Consultation Statement that is included as appendix B of the Neighbourhood Plan.



An Open Event in July 2017 was held in the Turville Memorial Hall and attended by over 30 people. This event offered an

opportunity for people to understand what the Neighbourhood Plan was about and to offer thoughts about how Husbands Bosworth might look in the years to come.



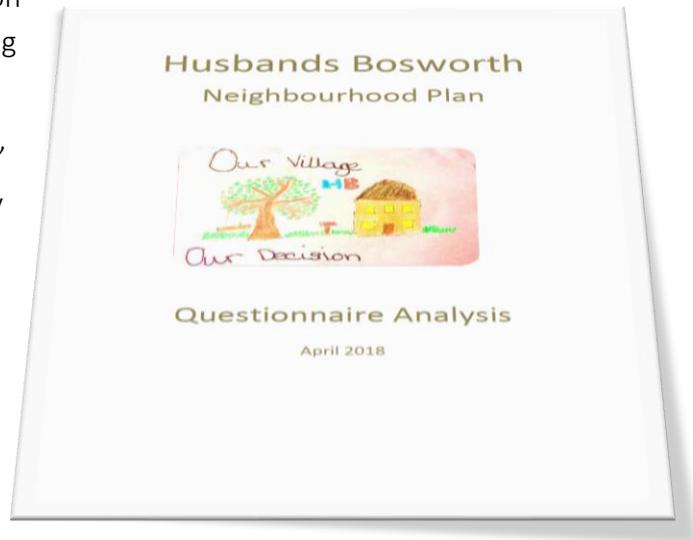
The opportunity was also taken to share some of the excellent artwork produced by the local primary school children, who were asked to help produce a logo for the Neighbourhood Plan.



A community questionnaire produced in the spring 2018 represented the comments of 625 residents of the parish, an excellent return of 70% of the electorate, and this helped to identify some of the key issues that would need to be addressed through the Neighbourhood Plan.

The Advisory Committee also gathered statistical information about the parish from a range of sources to provide a body of evidence on which to base the Plan's emerging Policies.

In November 2017, three 'Theme Groups' were formed of members of the Advisory Committee along with other residents and stakeholders. The groups met over the following 10 months and gathered the evidence needed to progress ideas and to formulate policies.



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

Consultation at the local primary school led to children thinking about what they would like to be included in the Neighbourhood Plan for their future in the village.

They speak highly about the 'green and healthy' nature of the village and that they are keen for these spaces to remain that way. One child spoke about parking and how important it was that they had 'places to park their cars when [they were] older' and how currently 'the cars park on the paths so we have to walk around them'. One boy spoke about how the park is 'really good' and that they hope that the park continues to have the great climbing frames that it does and to maintain the skate park that he and his friends enjoy using.

Throughout the Plan's development the Advisory Committee has liaised with officers from Harborough District Council to ensure that emerging policies are in general conformity with the Local Plan.

### 3. A Plan for Husbands Bosworth Parish

The policies of the Husbands Bosworth Neighbourhood Plan are set within the context of the plan-making framework for England. The scope and content of the Husbands Bosworth Neighbourhood Plan has been shaped by the priorities and aspirations of the local community, led by the Parish Council's Neighbourhood Planning Advisory Committee. This Plan covers the period up to 2031. In drawing up this Plan, the following vision and aims have been prepared:

#### A Vision for 2031

The Advisory Committee of the Husbands Bosworth Neighbourhood Plan seeks to guide the sustainable and controlled development of the community.

Husbands Bosworth is a designated Rural Centre and, as such, will be a focus for future development. The commitment, within the Neighbourhood Plan, is to guide this development and ensure that Husbands Bosworth retains its individuality, rural identity and community pride.

The Neighbourhood Plan will seek to protect the character, heritage, environmental and visual amenity and encourage a natural mix of housing development, employment opportunities, social and leisure facilities that will ensure the future sustainability and viability of our community.

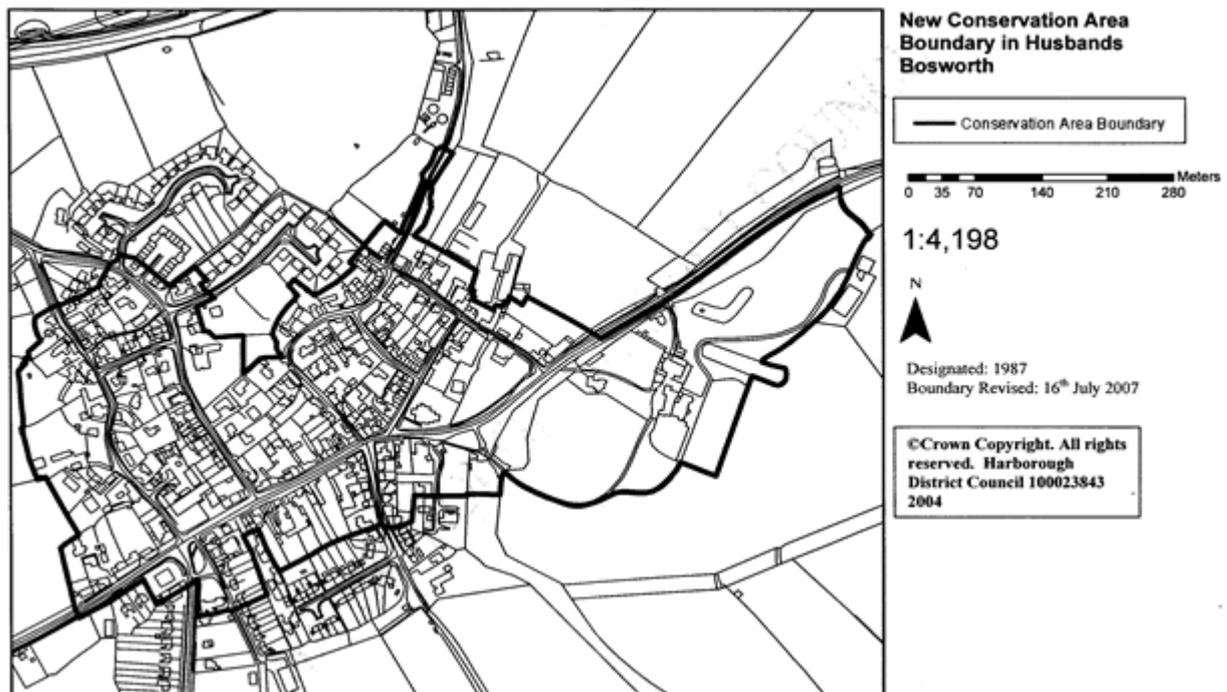
#### This will be achieved by:

- a) Allocating a site for measured, proportionate, timely and sustainable residential development up to 2031: eco-friendly in both design and operation and respecting the wishes of the community and design guidelines in the Plan. Smaller windfall sites coming forward through the period of the Neighbourhood Plan will also be considered on their own merits and in light of these criteria.
- b) Maintaining the high-quality natural environment with protected wildlife interests.
- c) Retaining and enhancing the character and appeal of the existing Conservation Area and unique assets of the parish, including footpaths, open green spaces and community and recreational facilities.
- d) Endorsing developments in environmentally acceptable locations that have a positive effect on the sustainability and environment of the parish, including those that mitigate climate change and reduce the village carbon foot-print. Opportunities to remove or reduce through-traffic will be sought wherever possible, as will measures to reduce the impact of unavoidable traffic in and through the parish.
- e) Enhancing and supporting our rural economy through ensuring efficient and timely

public transport to neighbouring centres and providing an environment for local businesses and home working to flourish in a modern digital age.

- f) Supporting rural businesses appropriate to the Neighbourhood Area.

Figure 2 – Husbands Bosworth Conservation Area



## Planning Context

The procedure for the making of a Neighbourhood Plan is prescribed within the Neighbourhood Planning (General) Regulations 2012. The Regulations have informed the preparation of policies for the Husbands Bosworth Neighbourhood Plan, in particular ensuring that the Neighbourhood Plan:

- Contributes to the achievement of sustainable development.
- Is in general conformity with the strategic policies of Harborough District Council and has regard for the policies contained within the NPPF, as well as meeting a range of EU obligations.

## Sustainable Development in Husbands Bosworth

A definition of sustainable development is provided within the NPPF. It describes three dimensions to sustainable development and that these dimensions give rise to the need for planning to perform a number of roles:

### An economic role

Contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.

Whilst the community of Husbands Bosworth is primarily residential (despite the presence of around 90 businesses), there is a strong desire to safeguard its employment locations, including the farming community. We therefore wish to retain the current level of employment and develop it further where possible.

### A social role

Supporting strong, vibrant and healthy communities, by promoting the supply of housing required to meet the needs of present and future generations and by creating a high-quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.

The Husbands Bosworth Neighbourhood Plan seeks to ensure that any new housing delivers 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 health as well as its social and cultural wellbeing. We are particularly looking to encourage the provision of bungalows for older people as well as some smaller and more affordable homes. We are also seeking to support and enhance existing community facilities and to improve services for younger people.

### An environmental role

Contributing to protecting and enhancing our natural, built and historic environment. As part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including supporting the move to a low carbon economy. In order to protect and enhance our natural, built and historic environment, we are seeking to ensure that:

- Special open spaces within the Neighbourhood Area are protected from development, to protect the village identity and retain the rural nature of its surroundings;
- Development preserves and contributes to the attractive local countryside including replacement of any hedging lost, improvement of existing hedging and encouraging new planting.
- Development recognises the need to protect and, where possible, improve biodiversity and important habitats and includes adding hedging to boundaries of new developments



**Opening the Millennium Wood in 2002**

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

## 4 Housing and the Built Environment

A built settlement was established at Husbands Bosworth before Domesday and was based on farming practices and geographical influences. That little of the built environment from before 1800 is remaining suggests that this habitation was insubstantial, perhaps built by unskilled labour and reflective of the rural type.

Almost all the dwellings we see today in Husbands Bosworth date from the early Victorian period onwards, which reflects the village's transformation from a self-sustaining farming community to a wider service centre for the local area. Typical of this role was the establishment of artisanal homes, simple, smaller 'rows' and terraced properties together with a number of finer professional and management homes that line the main thoroughfares.

In more recent times the market for housing in Husbands Bosworth has been very buoyant, with the offer of a mix of smaller, cheaper homes, mid-range homes and larger progression homes fulfilling the need, encouraged by the community's geographic location and good local facilities such as the primary school, shops, GP surgery, pharmacy and pubs.

### Husbands Bosworth Housing Overview

The demographics of the population determine the future housing need, mix and types of tenure that need to be planned for. Younger and affluent buyers generally demand flexible quality housing as family homes with secure equity. Middle range buyers need larger 'progression' family homes and generally, older buyers seek more modest downsizing, accessible properties.

The parish has also been the subject of a number of recent developments that have had a lower cost housing condition imposed within their planning processes, yielding about 12 units. Also, as a direct outcome of our Parish Plan, drawn up in 2006, an Exception Site of eight low-cost and shared ownership dwellings was built on the outskirts of the village, where a condition of occupancy gives priority to those with parish connections.

The conditions being:

- Applicant has lived in the parish for a specified period of time (usually 5 years)
- Close family (usually parents) that have been living in parish for a specified period (usually 5 years)
- Was born and/or is employed in the parish
- Has lived previously in the parish for specified period (usually 10 years) but moved out because no suitable or affordable housing available at the time

The generally affluent atmosphere of the parish is revealed in that a third (32%) of households live in houses with four or more bedrooms, where the district and national averages are around 20%.

Census data suggests that under occupancy is very high within Husbands Bosworth, with almost

half (49%) of four bedroomed properties only occupied by one or two people, probably a reflection on the lack of suitable properties available to down-size to from family homes once the family has left home. This may be compounded by a general contentment to remain in the family home and the village itself. Also, older person households are more likely to under-occupy their dwellings and as we have seen, Husbands Bosworth has a generally older population.

Land Registry data shows that during the period 1995-2016 a total of 506 qualifying residential property sales were recorded in Husbands Bosworth. The breakdown shows 30% were semi-detached, 24% were terraced and 12% were flats or apartments. Seventy of these were noted as new-builds within this period.

Average house prices within Husbands Bosworth are generally high, with entry level properties, at £187,000, almost £50,000 above the national average and the average price of all sales recorded in 2016 being £275,000. The Zoopla-generated data for sales in the last twelve months to October 2018 shows 45 sales at an average cost of £412,000, although these prices have been skewed significantly upwards by a high-value new-build development on Welford Road being sold during this period.

## The Policy Framework

### National Policy

Two of the key areas that the NPPF sets out to address are the poor rate of housing delivery and a lack of affordable housing supply. To quote the NPPF:

*Para 59. To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.*

*Para 60. To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.*

*Para 61. Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own*

homes).

*Para 62. Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required and expect it to be met on-site.*

Along with the positive support for neighbourhood plans in the NPPF, the Neighbourhood Plan demonstrates a proactive approach to meeting housing need.

## Harborough District Council Policy

The Harborough Local Plan (Adopted in April 2019) states that ‘The full objectively assessed housing need (OAN) for the Leicester and Leicestershire HMA is 4,829 dwellings per annum between 2011 and 2031 (96,580 total) and for the Harborough District is an additional 532 dwellings per annum between 2011 and 2031 (HEDNA), giving a total plan requirement across the 20 year plan period of 10,640 dwellings’.

The Local Plan incorporates a 20% buffer and therefore makes provision for 12,800 dwellings from 2011 to 2031. Of this, 8,150 dwellings have already been built or committed (through the granting of planning permission, or through allocation in neighbourhood plans) leaving a residual requirement of 4,650 dwellings up to 2031.

The Local Plan establishes a hierarchy of settlements to help to determine the most appropriate locations for development. On the basis of this hierarchy, Husbands Bosworth is identified as a Rural Centre. However, given the large residential development still under construction and recent approved planning applications there are no further residential development requirements for the parish up to 2031.

## Projection of Future Housing Need

The Leicester and Leicestershire Local Authorities, including HDC and the Local Enterprise Partnership (LEP) have commissioned a HEDNA analysis from G L Hearn (part of the Capita group) to assess future housing needs and the scale of future economic growth to 2031. Published in 2017, the report provides the evidence base for the preparation of statutory local development plans for individual local authorities, a non-statutory growth plan for Leicester and Leicestershire and a refresh of the LEP’s strategic economic plan.

Much of the major development that has taken place since the 1950s in the parish of Husbands Bosworth has provided family homes of 3 and 4 bedrooms. Recent schemes in particular have capitalised on the area’s geographic location, facilities and desirability by offering a greater percentage of high-end residences.

This Plan therefore has sought to re-balance the housing mix by requiring a majority of lower cost and smaller units, built to a high standard of design to maintain the character of the parish.

The Neighbourhood Plan therefore specifies a mixture of tenures for all new developments to

meet the needs of the parish. Suitable accessible accommodation for older people within the village will help reduce under occupancy and free up larger houses for re-sale to families.

## The Community's View

Recent consultation with the community, by way of the open day events and the questionnaire prepared as part of the Plan process, showed clear preferences for housing types and characteristics for new developments. More than 76% of respondents felt that it was very important that more one and two bedroomed properties were provided, implying a strong desire to cater for the needs of single people, younger families, people trying to access the property ladder and those wishing to down-size. Almost a third favoured the inclusion of more low-cost, social, shared ownership and rental housing into the future housing mix and a similar proportion felt that the parish would benefit from more bungalows and accessible housing. The clear message gleaned from the open events and questionnaire is that the community seeks to encourage continued vibrancy and diversity in Husbands Bosworth and feels that rebalancing the housing offer will achieve this objective.

## Settlement Boundary

Historically, communities like Husbands Bosworth have been protected against unsustainable or insensitive development by the designation of a village envelope (or settlement boundary). The settlement boundary was originally defined by Harborough District Council in consultation with the relevant Parish Council through a statutory Local Plan designation. With the settlement boundary in place, development was only permitted within the red-line area. Only in exceptional circumstances (for example - to provide affordable housing) was development allowed outside of the envelope and it was therefore strictly controlled. In the Adopted Local Plan, Harborough District Council has removed settlement boundaries to be replaced by criteria-based policies.

Having considered these issues within the Housing Theme Group, the Neighbourhood Plan establishes a new and updated Settlement Boundary to protect the parish from unsustainable development proposals. The Settlement Boundary policy will also ensure that sufficient land to meet residential and commercial need is available in the right locations. The future land uses will be supported by existing transport and services infrastructure and will therefore be able to avoid encroaching into the countryside.

The new Settlement Boundary is shown in Figure 3a, updating and superseding the Limits to Development previously used by Harborough District Council as it takes into account recent planning approvals, the proposed housing allocation through the Neighbourhood Plan and business developments.

Within the defined Settlement Boundary, an appropriate amount of suitably designed and located development is acceptable in principle. Focusing development within the agreed Settlement Boundary will support the existing services within the village and protect the open countryside area surrounding the current built form from inappropriate and/or unsustainable

development.

### **The Methodology**

- a) The development sites with an extant planning permission for residential, community use or employment land on the fringes of the settlement have been incorporated;
- b) The residential site allocated within the Neighbourhood Plan has been included;
- c) Defined physical features such as walls, fences, hedgerows, gardens, streams, brooks, allotments, formal leisure uses and roads have been used to define boundaries;
- d) Non - residential land which is deemed countryside, agricultural, paddock, meadow, woodland or another green-field use has been excluded.

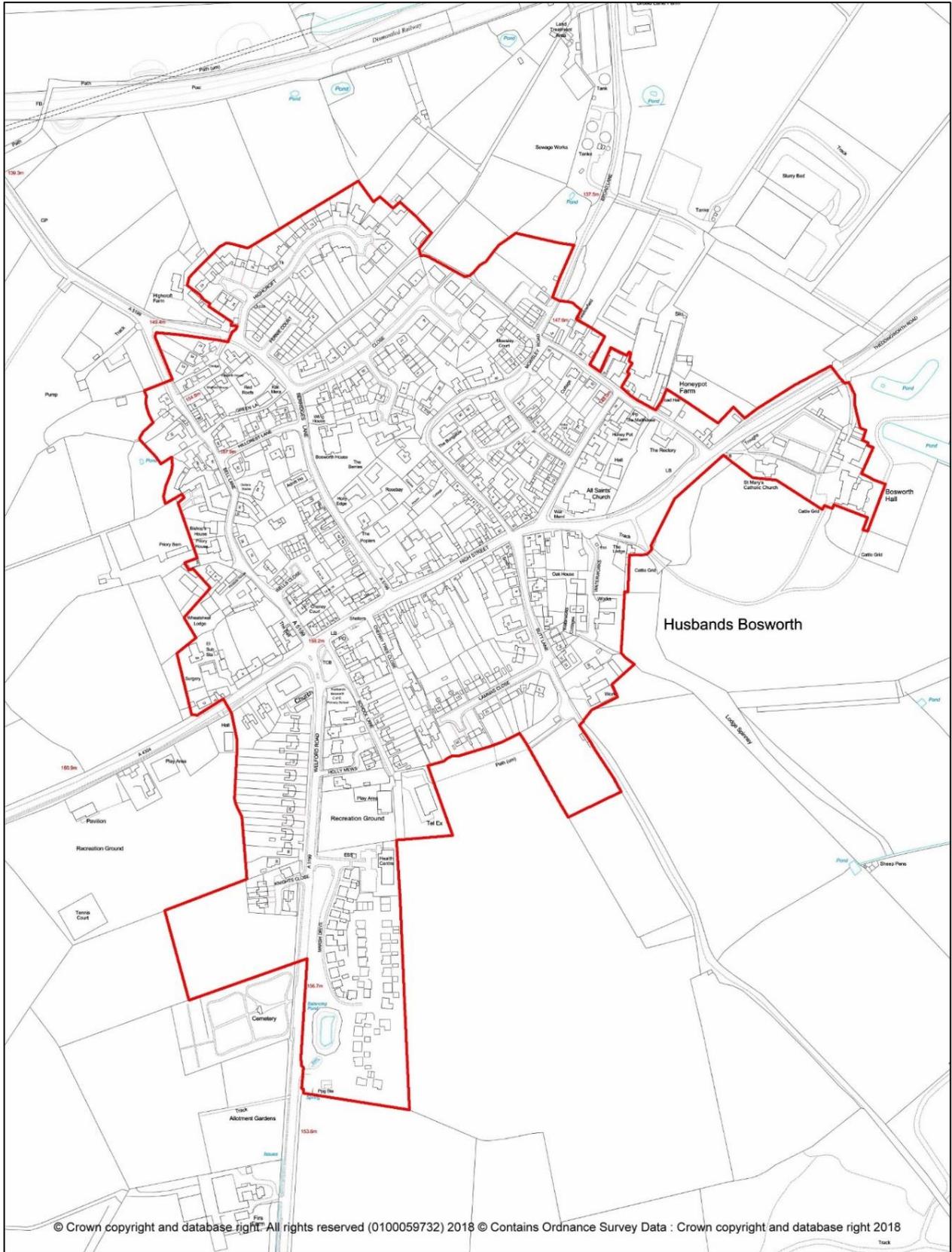
The community has expressed a clear desire to protect what is special about Husbands Bosworth for future generations. Its setting in an area of exceptional landscape quality is perceived as being of very high importance and an important consideration in meeting the long-term vision for the parish.

In statutory planning terms, land outside a defined Settlement Boundary, including any individual or small groups of buildings and/or small settlements, is classed as countryside.

It is national and local planning policy that development in the countryside should be carefully controlled. Development will only be allowed where it is appropriate to a rural location, such as for the purposes of agriculture, including (in principle) farm diversification, or if needed for formal sport and recreation uses or for affordable housing provision where there is a proven need.

This approach to development in the open countryside is supported through the Neighbourhood Plan to help maintain the unique landscape character setting of Husbands Bosworth and retain the open countryside surrounding the village as an attractive, accessible, distinct and non-renewable natural resource.

Figure 3a – Settlement Boundary



## POLICY H1: SETTLEMENT BOUNDARY

Development proposals will be supported within the Settlement Boundary as identified in Figure 3a.

Land outside the defined Settlement Boundary will be treated as open countryside, where development will be carefully controlled.

Appropriate development in the countryside includes:

- a) For the purposes of agriculture – including farm diversification and other land-based rural businesses;
- b) For the provision of affordable housing through a rural exception site, where local need has been identified;
- c) For the provision of a formal recreation or sport use or for rural tourism that respects the character of the countryside;
- d) New isolated homes in the countryside only where in accordance with paragraph 79 of the NPPF.

## Housing Allocations

Although there is no specific housing target for the parish, the Neighbourhood Plan nonetheless allocates a site for housing development in order to help address the housing imbalance described above. For this reason, a comprehensive strategic sustainability assessment (SSA) of potential residential development sites was undertaken with a view to identifying the most appropriate location for additional residential development.

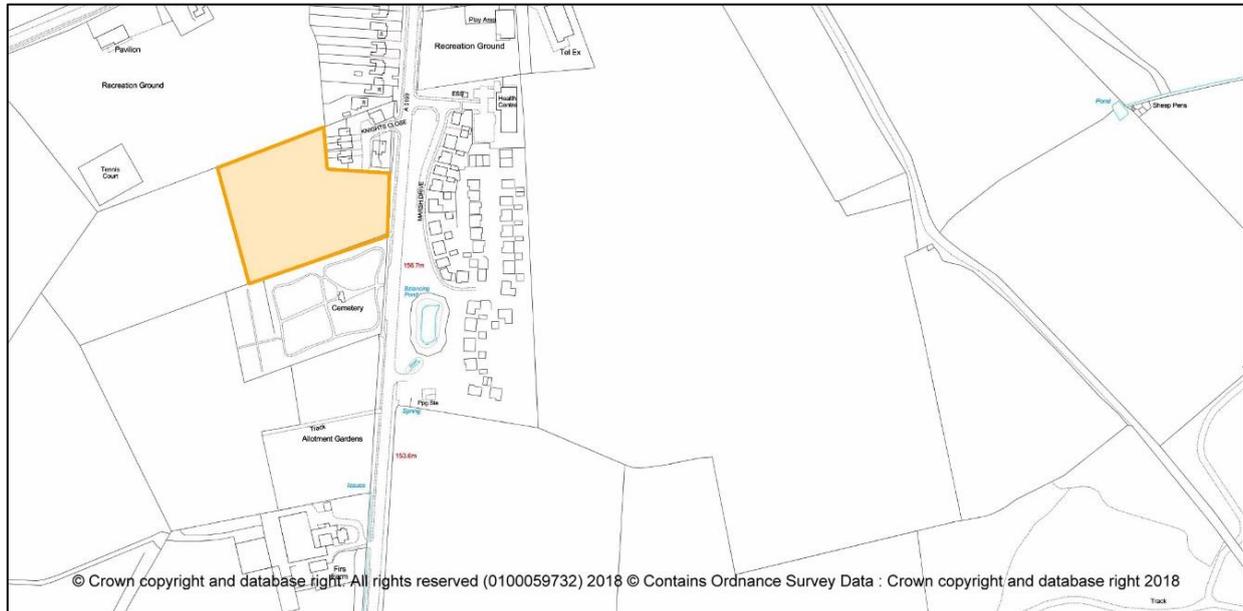
A leaflet titled ‘Husbands Bosworth in 2031?’ was circulated in 2017 to all residents. Stakeholders who owned land and were keen to consider residential development provided their site details. An additional local ‘call for sites’ was undertaken and advertised widely by the Parish Council in July 2018. A letter and questionnaire were sent to all known local land owners and site sponsors and six positive returns received. A further two local landowners explained that they did not wish to consider residential development within the timeframe of the Plan period. In addition, the three outstanding Strategic Housing Land Availability Assessment (SHLAA) sites identified by HDC in 2016 were also assessed (Appendix Ei). The final SHLAA site from 2016 had already been built out. This meant that eight viable development locations were considered under the SSA framework (Appendix Eii).

Following this thorough site assessment process, the Parish Council has allocated the land at Welford Road South West for residential development purposes.

## POLICY H2: RESIDENTIAL SITE ALLOCATION

Land is allocated at Welford Road South West for up to 30 units of residential accommodation as shown on the plan below (Figure 3b).

Figure 3b – Residential Allocation



## Housing mix

The Plan recognises that providing a wide choice of high-quality homes is essential to developing a sustainable, mixed and inclusive community. Appropriate housing mix in terms of tenure and size will help house a future well-balanced population vital to the on-going viability of local services and the prosperity of the community, particularly in light of its increasingly ageing population. It is the need to provide for a mixed cross-section of ages in the village which will continue to enable the community to thrive and be a pleasant place to live. Through the process of preparing the Neighbourhood Plan, evidence from the HEDNA study 2017, a parish housing needs report produced by YourLocale, the census data from 2011 and the land registry data from 1995 to 2016 has been considered.

A key element that was considered was that younger residents and older people who wished to remain living in the community as their needs changed should be enabled to do so. Providing smaller homes would enable elderly and younger people to stay in the community and at the same time release under-occupied larger family homes onto the open market which would then be available to larger families whilst sustaining a vibrant local housing market.

### POLICY H3: HOUSING MIX

All proposals for new housing will be expected to demonstrate how the proposal will meet the current and future housing needs of the parish as evidenced in the Parish Housing Needs Report (Appendix D) and the Leicester and Leicestershire HEDNA 2017 or any more recent document updating either of these reports.

Applications for small family homes (1 or 2 bedrooms) or accommodation suitable for older people will be particularly supported where in accordance with other policies. 4+ bedroom dwellings may be included in the mix of dwellings but will be expected to comprise a significant minority.

## Affordable housing

Affordable housing is defined in the NPPF as ‘housing for sale or rent, for those whose needs are not met by the market’ and provides definitions including affordable housing for rent, starter homes, discounted market sales housing and other affordable routes to home ownership.

The Local Plan contains a requirement to provide a minimum of 40% affordable units on-site for all developments on relevant housing sites, these are defined as being of more than 10 dwellings or with a combined gross floor-space of more than 1,000 square metres.

Local consultation has demonstrated support for more affordable units to be provided across a range of tenures. Similarly, the local consultation activities support provision of starter homes so these will be supported to help achieve a balanced community. In line with the HEDNA report the Husbands Bosworth Neighbourhood Plan seeks a tenure split for the affordable housing as 75% social and affordable rented and 25% intermediate or low-cost starter homes for sale.

### POLICY H4: AFFORDABLE HOUSING PROVISION

New housing development proposals should provide a tenure split of 75% social and affordable rented homes and 25% intermediate or low-cost starter homes for sale;

The affordable units should be integrated within the design and layout of a development such that they are externally indistinguishable from market housing on the same site

Where possible, new affordable housing shall be made available to eligible households with a connection to the Husbands Bosworth parish, as defined by Local Plan policy H3.

## Standards of accessibility

Little of the current housing stock in the parish is built to modern mobility standards. This creates many problems for physically disabled and/or older people in terms of managing their property. Disabled Facilities Grants are severely limited by a means test for homeowners to cover the cost of any necessary alterations to make life easier in their homes. Any accessibility modifications must normally be self-funded, or people must move to a new house with an expensive upheaval to meet their mobility needs. In terms of the 2011 census 17.8% of Husbands Bosworth residents

had their activities significantly limited, this compared to 14.5% for HDC. Evidence from the community questionnaire suggests that this position has worsened over the last seven years as people continue to age in the parish.

Three national housebuilders already construct 100% of their units to building regulations standard M2. The requirement for M3 wheelchair standard housing is contained in the HEDNA study at 4% of future HDC wide provision, given the non-existence of wheelchair standard units in the parish this has been increased to 10% of future provision in Husbands Bosworth.

#### **Policy H5: ACCESSIBLE HOUSING**

All new housing and extensions should be built to minimum of building regulations standard M4(2) Category 2: Accessible and adaptable dwellings, whilst a minimum of 10% of all new housing should be built to building regulations standard M4(3) Category 3.

### **Windfall development**

A windfall site is defined in the NPPF as one which has not been specifically identified in the development plan. The sites usually comprise previously developed land that has unexpectedly become available.

As there is a need for smaller properties, single unit developments would obviously need to be appropriate to the size of the plot, but developments of two units or more should wherever possible be of one, two or a maximum of three bedrooms.

**POLICY H6: WINDFALL SITES - small residential development proposals on infill and redevelopment sites for up to five residential units will be supported subject to proposals being well designed and meeting relevant requirements set out in other policies in this Plan and district-wide planning policies and where such development:**

- a) Closes a gap in the continuity of existing frontage buildings;
- b) Is closely surrounded by existing buildings;
- c) Is within the Settlement Boundary;
- d) Maintains and enhances the distinctive local character where possible;
- e) Retains existing important natural boundaries such as trees, hedges and streams;
- f) Does not reduce garden space where it would adversely impact on the character of the area, or the amenity of neighbours and the existing and future occupiers of the dwelling (s); and
- g) 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.

## Preserving and enhancing a sense of place through design standards

The character and development of various building styles within the village has evolved over time with a specific contribution from three main influences;

### Agriculture

This part of the upper Welland Valley grows grass in abundance and in the past favoured grazier farming, where livestock was fattened through the spring and summer for autumn slaughter, preservation and supply for the winter. This resulted in a distinctive ‘steading’ with a minimum of over-wintering facilities and housing for livestock. There were at least sixteen of these in the village, most of which survive today as residences, giving it a definite character.



### Geography



The village lies at the crossing of two important, historic routes: the Coventry to Oundle Turnpike and the Northampton to Leicester road, connecting the administrative, commercial and legal centres of the central shires. Trade and traffic in both directions converged on the village and travellers required food and lodging, shops and services. At one time there were eight public houses and more than 15 shops, mostly along High Street. These well-built facilities have now mainly been

turned into residences adding another character to local building style.

## Hunting

Hunting has been an important local industry. Three fox hunts, the Pytchley, Fernie and Woodland Pytchley border Bosworth and several others are within riding distance. The rich had residences within the hunt territories while others rented hunting lodges. All required services, from saddlers to blacksmiths to veterinarians, from plumbers to gardeners to butchers. Many of the distinctive features of this diversity of hunt servicing survive, albeit as residences, from the solid hunting lodges and stabling to the 'ghost' shop and workshop frontages still visible today.



On top of this framework and further house building during Victorian times, there have been a series of developments since the 1930s. Council housing replaced older, insanitary and unsafe cottages with few styling cues from existing buildings, but time has mellowed these into part of the village mix. From the 1970s social and economic changes brought private estate development into our housing, again with little sympathy for the existing scene, although, once more, time has provided acceptance of their place in the village landscape. More recent developments have, for planning, marketing and equity reasons, taken their design cues from wider historic styles, materials and context.



**Marsh Drive, a 2018 residential development**

The result is a village of diverse styles. Older buildings and later developments produce a diverse mixture of properties extending from a few 16<sup>th</sup> century and earlier timbered houses and barns to 21<sup>st</sup> century developments. Red brick and slate predominate but examples of timber frame, thatch, render and Regency are also found. The variety and diversity of the buildings coupled with street patterns, greens, walls and gardens produce a genuine village mixture of vistas, spaces and unexpected corners. There is a significant Conservation Area (see figure 2).

As a result, there is an existing blend of styles, materials and context on which future design should focus. As the public opinion in the Questionnaire overwhelmingly supports, the character of Husbands Bosworth is to be maintained.

The purpose of the design policy is to ensure that future development in Husbands Bosworth preserves the character and setting of the parish. Developers must demonstrate how their development reinforces Husbands Bosworth's character and augments, complements and fits within its surroundings. The community's aspiration for new development is to have a positive impact on local character, rather than to simply avoid a negative impact, so that Husbands Bosworth improves for its residents.

No particular style is imposed within the Neighbourhood Plan, but modern design, construction or materials are to be encouraged. The Plan expects future developments to not conflict with their surroundings or diminish the existing historical value, environment and local amenity. This is particularly important within the Conservation Areas of the village and around listed buildings so that the prevailing style and character are maintained.

## Context and Character

All development, including conversions and extensions, will aim to enhance and reinforce the local character and sense of place of the specific location in which it is situated. All planning applications must explain how the character, size, density and layout of the proposed development will not adversely impact the local beauty of the countryside both from within and outside the village.

New buildings, conversions and extensions are expected to maintain the integrity of the village character by ensuring that the buildings scale, style and materials are visually in keeping and complementary to their neighbourhood.

All new development proposals of one or more houses, replacement dwellings, conversions and extensions will be required to address the following building design principles:

- They must pay adequate attention to orientation for natural light, thermal insulation and green technology
- Particular care must be taken to reflect the character and historic importance of listed and ancient buildings (referenced in the environment section), either if adjacent, or in the curtilage of such a building, or affecting its setting in the built form

- All proposed densities should be consistent with the surrounding village residential properties and be proportionate to the immediate setting
- Granite kerbs, to be maintained where existing, and replaced with same when repairs or upgrading is carried out

These design requirements recognise the importance of new technologies and product design that will not only help new development towards a goal of carbon neutrality, but also help in the unobtrusive evolution of such renewable technology materials, allowing them to blend seamlessly into the character of the village. Development that demonstrates new green technologies and satisfies all other criteria will be positively supported.

#### Policy H7: DESIGN

All new development proposals of one or more houses, replacement dwellings, conversions and extensions will need to satisfy the following building design principles:

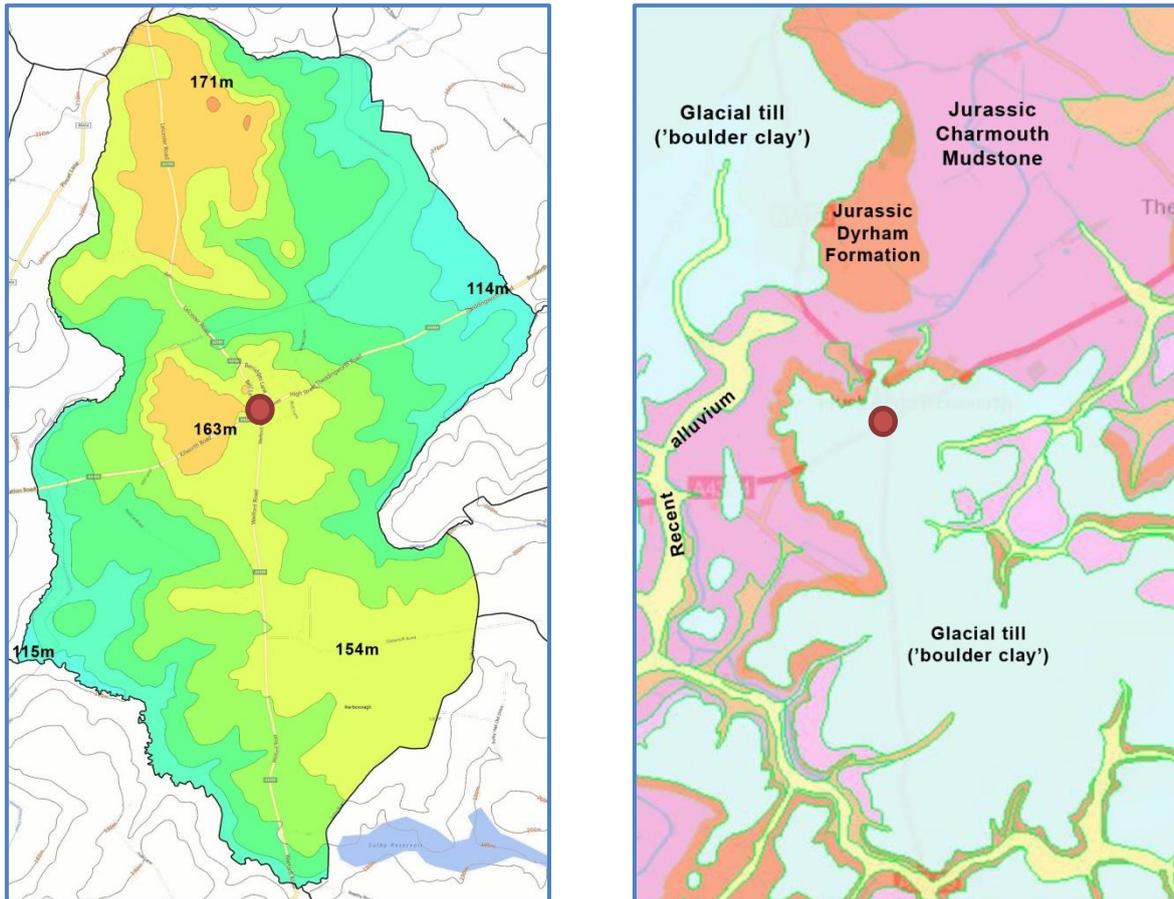
- a) Housing Design within any one development should not normally be repeated throughout that development. Each development should reflect the diversity of the surrounding village character. Within each development the housing should not be the same in appearance irrespective of material.
- b) Roof treatments should have a mixture of both pitches and materials consistent with existing buildings.
- c) Chimneys should reflect one of the many styles of the village using brick or other materials that can be seen in the adjacency. Chimney pots should be encouraged to maximise decorative finish.
- d) Elevations should be of conservation style brick, coloured to complement the historic brick used in the vicinity, and/or rustic render. Brick bond should also use traditional bonds such as Flemish Garden Wall/Flemish, or Garden Wall Bond. Rustic render should be encouraged only when highlighting architectural features and panels. Sensitive use of oak frame and glazing are acceptable.
- e) Gables open to prominent view do not need to be represented with equilibrium, but as with existing village housing, the use of odd windows to draw the eye with interest, barge boards or decorative gable boards as part of an accepted design scheme.
- f) Window treatments should be varied and use aluminium if appropriate to the design concept, or timber sash or casements, or UPVC. Detailing such as coloured cant brick sills and stone pad stones or keystones are actively encouraged.
- g) Dwelling heights should be one or two storey, with the exception of a third floor being extended into a roofline with the use of dormer windows. Any dwelling of above average height should be part of a varied scheme, proportionate, and sympathetic to the topography of the surroundings and not overbearing to the surroundings.

- h) Garages should be constructed to match village dwelling materials with conventional dual pitched roofs and open fronts, timber, UPVC or aluminium doors.
- i) Boundary garden walls should be of a rustic or traditional nature using traditional bonds as referenced above, cappings and tiles as illustrated in the existing built environment.
- j) Wherever possible, plots should be enclosed by native hedging, a brick wall or iron railings of a rural character. All plots should support biodiversity and landscaping plans must respect local hedges, trees and wildlife considerations.
- k) Close boarded timber fences of 6 foot or more should be avoided when visible from a public area, although privacy screens between buildings will be allowed.
- l) Landscaping should reflect a village feel using native hedging and trees, together with open spaces to link with the village, duly noting wildlife considerations.
- m) Roads should be of varied materials to sit in with the landscape taking material examples from the village. Stone cobbles sets, gravel, tarmac, creating a softer focus to the hard standing. New Kerbs must provide pathway access for baby carriages, wheelchairs and bicycles. Existing granite kerbs should be maintained.
- n) Roadside verges and boundaries should be appropriate to their surroundings and consist only of native plants, shrubs and trees unlikely to out-grow their location or context.
- o) Adequate off-road parking should be provided as a minimum of two car parking spaces for properties with three bedrooms or less and three spaces for dwellings of four bedrooms or more.
- p) Housing density should be sympathetic to the locality and no gated, segregated areas should be allowed as integration of the new developments into the village is important.
- q) Environmental issues should be embraced. Development should incorporate sustainable design and construction techniques to meet high standards for energy and water efficiency, including the use of renewable and low carbon energy technology, solar panels, rainwater harvesters and photovoltaic glass. Boundaries to any larger development to promote or extend the use of nature corridors will be promoted.
- r) Development should be sympathetic to wildlife with the inclusion of bat boxes and hedgehog friendly fencing to allow an open country feel.
- s) Development should incorporate sustainable drainage systems with maintenance regimes to minimise vulnerability to flooding. Appropriate provision must be made for the storage of waste and recyclable materials.

## 5 Environment

### Landscape, geology and setting

Figure 4: topography (left) and geology of the Plan Area.



The Plan area coincides with the Civil Parish of Husbands Bosworth. It lies in a deeply rural part of South Leicestershire. Its southern boundary, with Northamptonshire, follows the upper River Avon and is probably ancient. The village itself is located on a ridge, part of a modest escarpment of Jurassic rocks (which outcrop in places) that extends northeast into Leicestershire and Lincolnshire and southwest to Gloucestershire and beyond. The ridge is a significant watershed between the Avon (flowing into the Severn and the Bristol Channel) and the Welland (running into the North Sea).

The Jurassic bedrock is mostly clay and sandstone, dated at some 200 million years. These are covered, on the high ground, by 300 thousand-years-old Ice Age deposits of 'boulder clay', sand and gravel. The latter are an important local mineral resource.

Thanks to the varied topography and geology, the landscape includes rolling 'high Leicestershire', much of it still pastoral, in the north and an area of more intimate, narrow valleys and hillslopes with small fields and woodland around the village, and high plateau country, largely under arable

cultivation, in the south. This landscape combination provides surprisingly impressive, extensive vistas as well as more ‘secret’, local views close to the village.

## Historic environment

The role of history in creating the landscapes of the parish and the setting of the village is both universal and particular. Husbands Bosworth, like many settlements in South Leicestershire, can be shown to be the result of an interaction between human activity, topography and geology over many millennia. It is this characteristic historic environment that this Plan seeks to protect.

Sites and features of historic significance demonstrate that Husbands Bosworth has been inhabited from the late prehistoric era.

## Natural environment

Settlement has had a profound effect on native habitats. Surviving semi-natural areas are the result of the interaction between Husbands Bosworth’s human activity and natural ecological processes. To be preserved, are areas of woodland, species-rich hedgerows, natural and artificial watercourses and ponds, disused quarries, and grassland of ecological value.

These survivors are now few, and far between, and the community has come to realise that, if any biodiversity is to be maintained in the Plan area, what remains should be protected and nurtured wherever possible. This is in recognition also of the wider benefits of biodiversity including health and wellbeing.

## Existing environmental designations

There are 28 Listed Buildings, one Scheduled Monument (SM) and 66 sites and features of historical and archaeological significance (Leicester & Rutland Historic Environment Records) within the parish. Two Conservation Areas have also been designated to protect the historic parts of the village and the canal corridor.

Twenty-five areas of Priority Habitat have also been identified and mapped by Natural England. There is also one Local Wildlife Site at the southern end of the canal in the parish, 14 Harborough District Council-recognised Open Space, Sport and Recreation sites designated primarily for their natural environment value. There has been no recent Phase 1 Habitat Survey by Leicestershire County Council, so this Plan’s mapping of sites of natural environmental significance provides a local framework for planning for biodiversity protection.

## Environmental inventory

An environmental inventory (Appendix Fi Map, Fii Environmental Inventory) compiled by the Environment Theme Group, of Husbands Bosworth parish was carried out between February and July 2018. The work comprised two elements:

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

The review compiled information from many sources, including the Department for the Environment, Food and Rural Affairs (DEFRA), Natural England, Historic England, Leicestershire & Rutland Historic Environment Records, Leicestershire & Rutland Environmental Record Centre records (biodiversity and geology), Environment Agency, British Geological Survey old maps (Ordnance Survey, manuscript), British History Online, local history and archaeology publications and local knowledge.

The fieldwork reviewed all open and currently undeveloped land in the Plan Area, and significant species, habitats, landscape characteristics, earthworks and other extant features were checked.

This data, along with all relevant site-specific information from the existing information review, were mapped and tabulated, and each site was scored and evaluated using the nine criteria for Local Green Space selection in the *National Planning Policy Framework*.

**Table 1. Environmental inventory scoring system used in the Plan**

Criterion (NPPF 2019)	Score range			Notes
ACCESSIBILITY	0	1-3	4	e.g. private, no access (0) – visible from public place – accessed via PRoW – fully open to the public (4)
PROXIMITY / LOCAL	0	1-3	4	Distant (0) --- fairly near to --- adjoins (3) or is within (4) settlement
BOUNDED	0	1-3	4	Individual parcel of land (not an undefined or large area)
SPECIAL TO COMMUNITY	0	1-3	4	Opinion of local people e.g. via questionnaire or at consultation events
RECREATIONAL / EDUCATIONAL USE	0	1-3	4	Actual or potential, informal sports, dog-walking, Forest School use, informal or official open space, etc.
BEAUTY (including views)	0	1	2	Subjective, relative (give justification); use consultation map results
TRANQUILITY	0	1	2	Subjective, relative (give justification)
HISTORICAL SIGNIFICANCE	0	1-3	4	Extant, visible evidence. Number of periods/features/records etc. / Relevant existing designations (Historic Environment Records)
WILDLIFE SIGNIFICANCE, GEOLOGY	0	1-3	4	Richness of species and habitats (Priority (BAP) spp. / Priority habitats) / relevant existing designations (Habitat Survey, Local Wildlife Sites / site of geological/industrial history significance)
[Maximum possible score]	<b>32</b>			

## Site-specific policies

### Local Green Spaces

Of the approximately 300 inventoried parcels of open land in the parish, some 45 were identified as having notable environmental (natural, historical and/or cultural) features. These sites were scored, using the nine criteria for Local Green Space designation noted in the *National Planning Policy Framework 2018* (see table 1 for the criteria and scoring system adopted for this Plan).

Two sites score 75% (24/32) or more of the maximum possible and meet the essential requirements for designation as Local Green Space as outlined in the National Planning Policy Framework (NPPF paragraph 100). Their statutory protection will ensure that these most important places in Husbands Bosworth’s natural and human environment are protected.

**POLICY ENV 1: PROTECTION OF LOCAL GREEN SPACE –** Development proposals that would result in the loss of, or have an adverse effect on, the following Local Green Spaces (details above; map, figure 5 below and Table 2) will not be permitted other than in very special circumstances.

- All Saints Church churchyard
- Husbands Bosworth Community Wood (inventory site 214)

Figure 5: Locations of Local Green Spaces

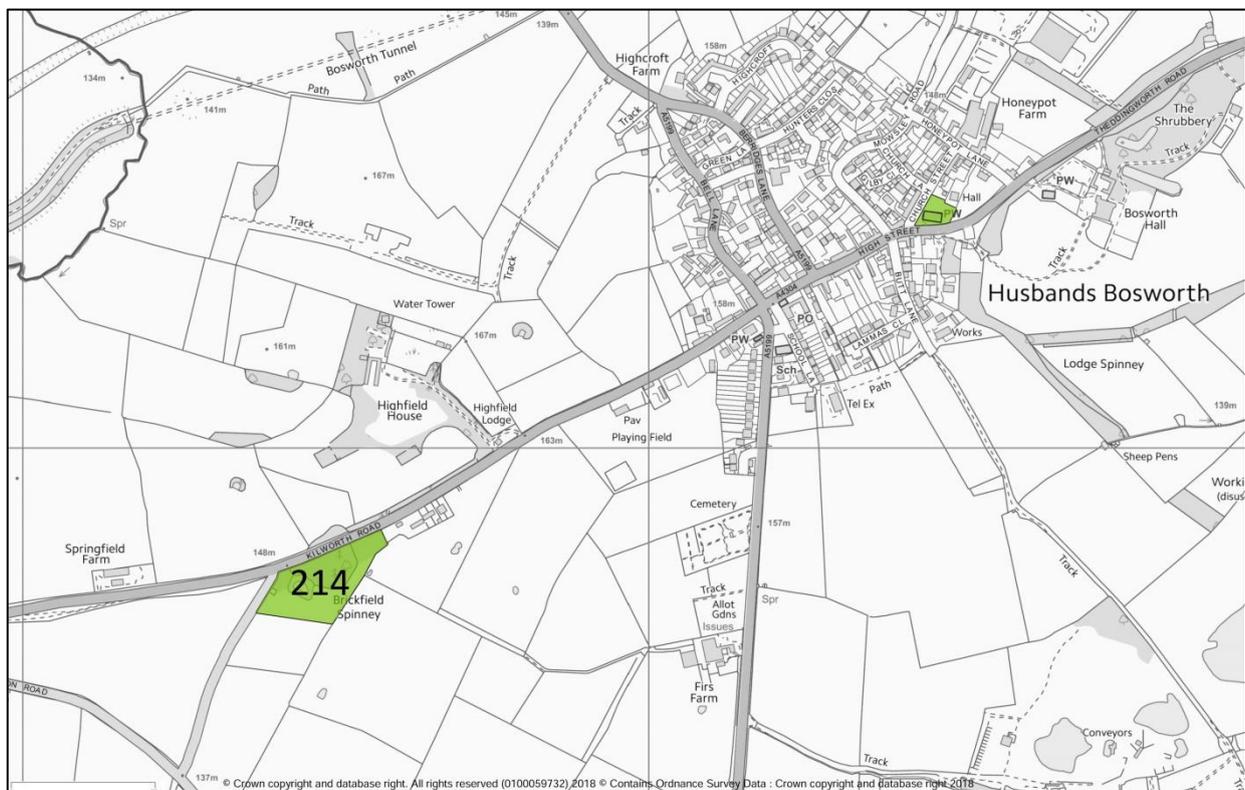


Table 2 – Evidence base for Local Green Space designations

Ref.	EVIDENCE	NPPF (2019) ELIGIBILITY CRITERIA									
		Access /4	Proximity /4	Bounded /4	Special /4	Rec/Ed /4	Beauty/ Visual /4	Tranq. /2	History /4	Wildlife /4	TOTAL
501	<b>All Saints Church churchyard</b>	4	4	3	4	2	2	2	4	3	28
	<p>Saxon or older sacred mounded site, the present church dating from late 12<sup>th</sup> century, restored 1683, damaged by lightning 1755. 19<sup>th</sup> century alterations and additions. Listed Grade II*. The churchyard provides part of its <i>setting</i> as defined by Historic England for Planning purposes.</p> <p>Churchyard surrounded by ironstone retaining wall; niche with War Memorial, itself Listed Grade II, at west corner. Mostly managed grass and flowerbeds, seats; headstones (including some Swithland Slate from 18<sup>th</sup> century) are a resource for family history research. Areas of rough grass, ornamental trees including deciduous, coniferous, yews.</p> <p>Good range of typical churchyard birds including 3 BAP spp.; bats, invertebrates.</p> <p>Provides a tranquil open space at the centre of the village; the spire is a landmark from outside the settlement and an important viewpoint within it</p>										
	 										
214	<b>Millennium Wood</b>	4	2	4	3	4	2	1	3	4	27
	<p>Community Woodland (Woodland Trust) known as <b>Brickfield Spinney or Millennium Wood</b>. Ponds, wetland, woodland, scrub, managed wildflower meadows, semi-improved pasture with ridge and furrow in places. HDC OSSR as ‘woodland’ (=semi-natural greenspace)</p> <p>L&amp;R HER (Leics &amp; Rutland Historic Environment Record) site as 18<sup>th</sup> century brick pits/brick works</p> <p>19 tree species, 30 flowering plant species, native freshwater fish, invertebrates (aquatic, grassland and woodland), mammals, amphibians, grass snake, 20+ bird species including 5 BAP species.</p> <p>Valued community asset, active community involvement: events and volunteer management work programmes; school visits, etc.</p> <p>Sited in a former brickworks and clay-pit and features a large pond, wetland areas, managed and unmanaged woodland and natural open space. Disability access is addressed by public footways directly to the site and level parking bays, surfaced pathways and waterside access points within the site. The Woodland provides an opportunity for villagers, especially the young and less-able to engage with the countryside in a safe and controlled environment. The site is administered by Husbands Bosworth Millennium Woodland Trust and maintained by volunteers for the benefit of the community.</p>										
	 										

## Sites of environmental significance

A group of inventory sites (Appendix Fii) scores highly for history and/or wildlife, scoring at least 3/4 under either of these criteria. The features for which the identified sites have been selected and notified are listed in the Environmental Inventory. The maps (Figures 6.1 and 6.2) show their locations. If they also score highly in the relevant criteria, some of these sites may also be Local Green Spaces (Policy ENV 1) or Important Open Spaces (Policy ENV 3); the criteria for notifying sites of environmental significance are factual, and independent of, justifications for Local Green Spaces (LGS) or Important Open Space designation.

The **historical environment** sites comprise those:

- a) Sites with extant and visible archaeological or historical features recorded in the Leicestershire and Rutland Historic Environment Records database
- b) Other sites of historical and social significance identified in local records and during the inventory process.

The **natural environment** sites comprise those:

- a) Where priority habitats occur (Natural England mapping) or where biodiversity action plan (BAP) species have been recorded as breeding or as regular visitors.
- b) Identified as ecologically significant by Leicestershire County Council, including Local Wildlife Sites
- c) Identified during the inventory process as being of high biodiversity significance in the context of the Plan Area.

Fig. 6.1: Sites of historical environment significance

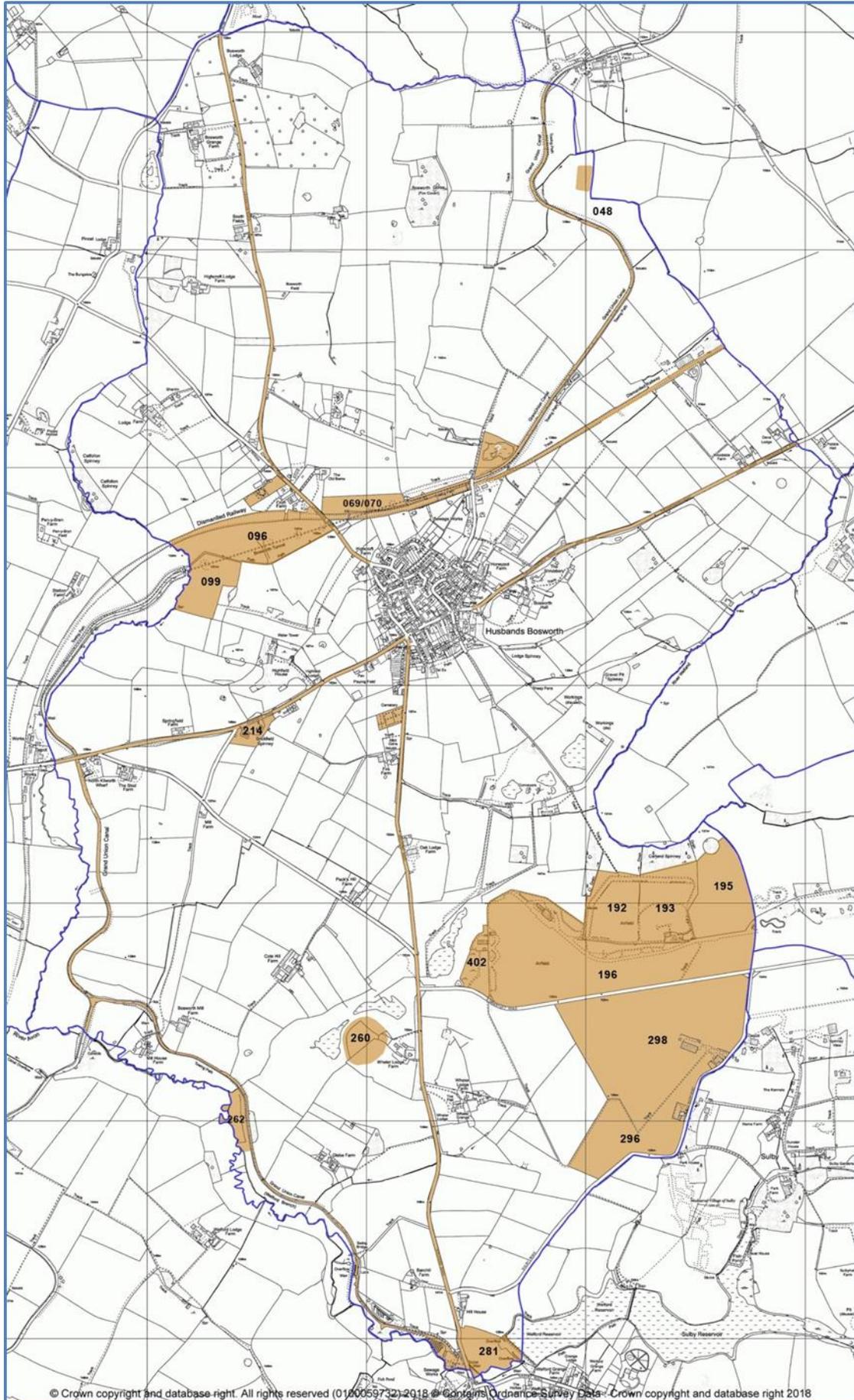
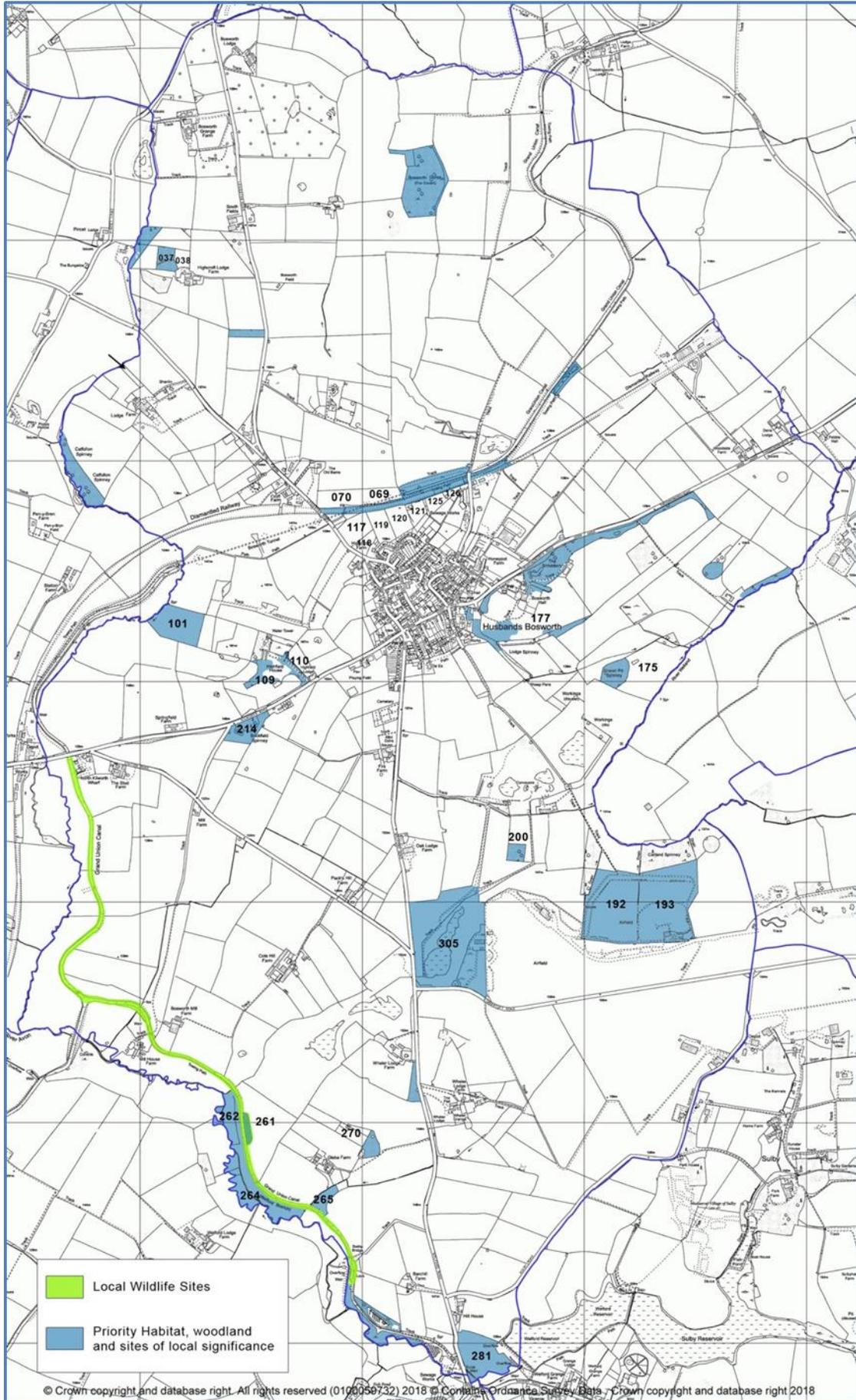


Fig. 6.2: Sites of natural environment significance



## POLICY ENV 2: PROTECTION OF SITES OF ENVIRONMENTAL SIGNIFICANCE

The sites mapped (figures 6.1, 6.2) have been identified as being of local or higher significance for their environmental features (natural and/or historical). They are important in their own right and are locally valued.

Development proposals affecting these sites adversely will be required to demonstrate that the need for, and benefits of, the development in that location clearly outweighs the impact on the site and the identified features.

### Important Open Spaces

A group of sites scored highly in the inventory (scoring at least 75% of the possible total under the relevant criteria) for their outstanding community value. They have been identified in fieldwork, community consultations and in parish records and some are Open Space, Sport and Recreation (OSSR) sites in Harborough District Council. Consultation documents for *Local Green Space, Open Spaces Strategy* and *Provision for Open Space, Sport and Recreation (2015-2016)* carried out in preparation for the Local Plan. A Community Action in Appendix M describes the approach to supporting OSSR sites in the parish.

### Ridge and furrow

From early times, the local area was farmed using the open field system. Three fields radiated from the village, northeast, south and west, and these were worked on a rotational basis. Later medieval strip farming and ridge and furrow systems evolved.

This method of farming largely prevailed until 1764, when an Act to enclose the open fields was granted. This was a time of agricultural improvement and the result was that the ridges and furrows of the ancient ploughlands were ‘fossilised’ where it remained under permanent grass, preserving the layout of the medieval strips. In the mid-20<sup>th</sup> century, a new agricultural revolution began, using modern ploughs that quickly obliterate all trace of ridge and furrow.

Wartime aerial photography shows that ridge and furrow covered some 90% of the parish. By the 1990s a survey by English Heritage (Turning the Plough)<sup>1</sup> mapped ridge and furrow on only about 18%, at which point the national historic value of ridge and furrow – in its way, a record of medieval England as important as its parish churches – was realised ‘... *As the open field system was once commonplace in NW Europe, these [surviving] sites take on an international importance*’ (Turning the Plough, as above.)

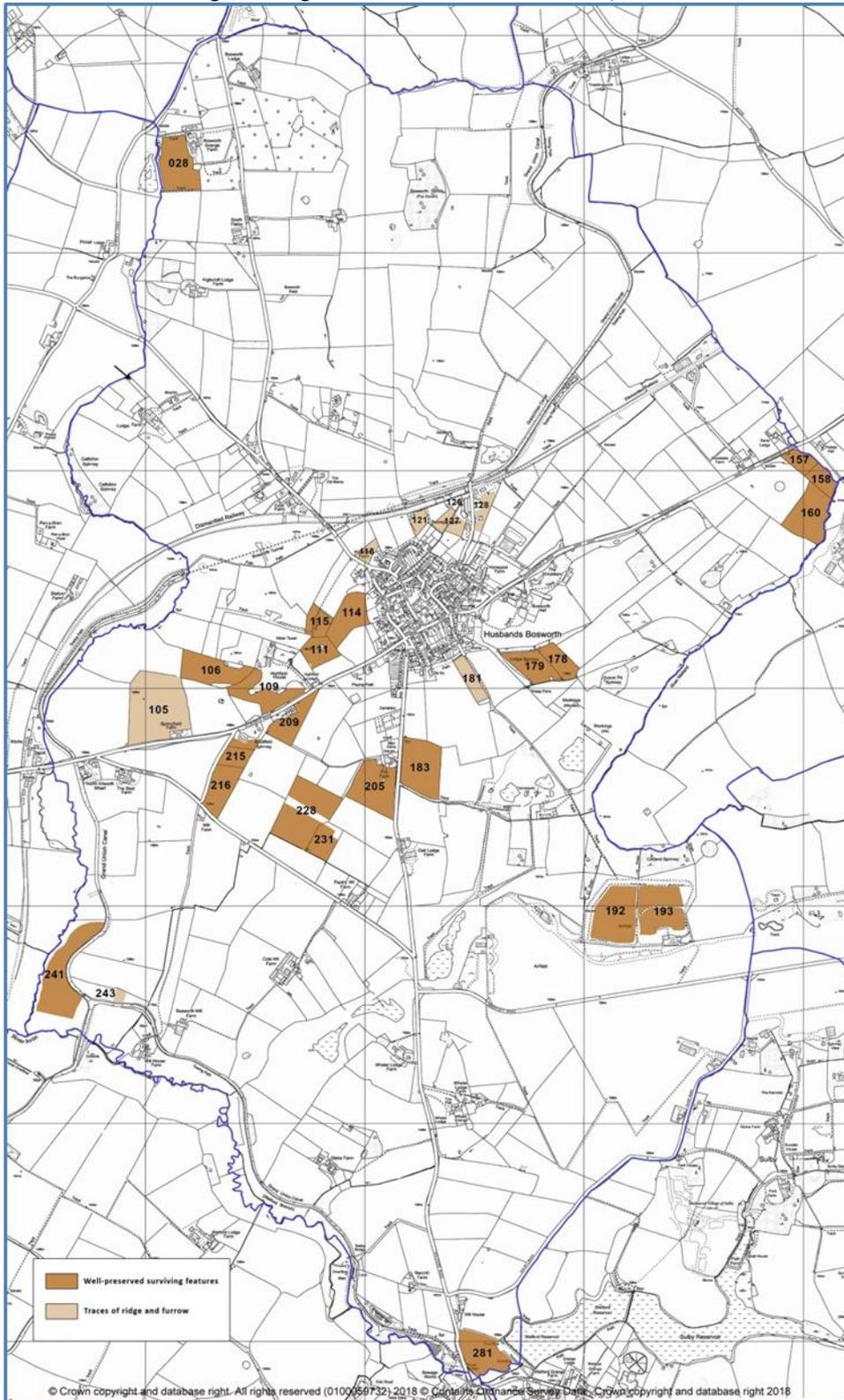
In English legislation ridge and furrow (except for the few that are Scheduled Monuments) is not statutorily protected. While individual fields in Husbands Bosworth are not claimed to be of national importance, any further, avoidable, loss would be irreversibly detrimental. Historic

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<sup>1</sup> Hall D. 2001. Turning the Plough. Midland open fields: landscape character and proposals for management. English Heritage and Northamptonshire County Council.

England strongly recommends treating all surviving ridge and furrow as non-designated heritage assets, and this is the approach taken in this Plan. The current distribution of surviving ridge and furrow has been re-surveyed by the Theme Group using inventory fieldwork during April and July 2018 and Google Earth imagery dated 4th May 2018.

Figure 7: Ridge and furrow in Husbands Bosworth, 2018



The results are shown in figure 7. The area of ridge and furrow surviving in Husbands Bosworth now stands at about 9% of its original extent. Within the limits of what the planning system can do, the community is determined to protect what remains of this important local component of national heritage.

### **POLICY ENV 3: RIDGE AND FURROW**

The areas of ridge and furrow earthworks mapped above (Fig. 7) are non-designated local heritage assets. Any loss or damage arising from a development proposal (or a change of land use requiring planning permission) is to be avoided. The benefits of such development must be balanced against their significance as heritage assets.

## **General policies**

### **Local landscape character area**

The Plan Area is covered by parts of Natural England *Landscape Character Areas* (LCA) 94 *Leicestershire Vales*, 89 *Northamptonshire Vales* and 95 *Northamptonshire Uplands*. The village is set on the northward-facing slopes that define the 3-way boundary between these national LCAs. The parish is also in the Harborough District Council *Laughton Hills Landscape Character Area*.

One area of Husbands Bosworth parish provides a scenic microcosm of the landscape characters for which the national- and district-level LCAs have been designated. A full description can be found as Appendix I. In summary it comprises the north side of the village, with its medieval layout of winding lanes, 18<sup>th</sup> century turnpike road and mixture of vernacular midlands buildings, the patchwork of small sloping fields that fall away from the village into the picturesque and the industrial archaeology landscape and structures associated with the old Midland & LNWR Joint railway line and the Grand Union Canal. The latter is a locally important heritage and tourism attraction that provides income for the parish economy.

### **POLICY ENV 4: LOCAL LANDSCAPE CHARACTER**

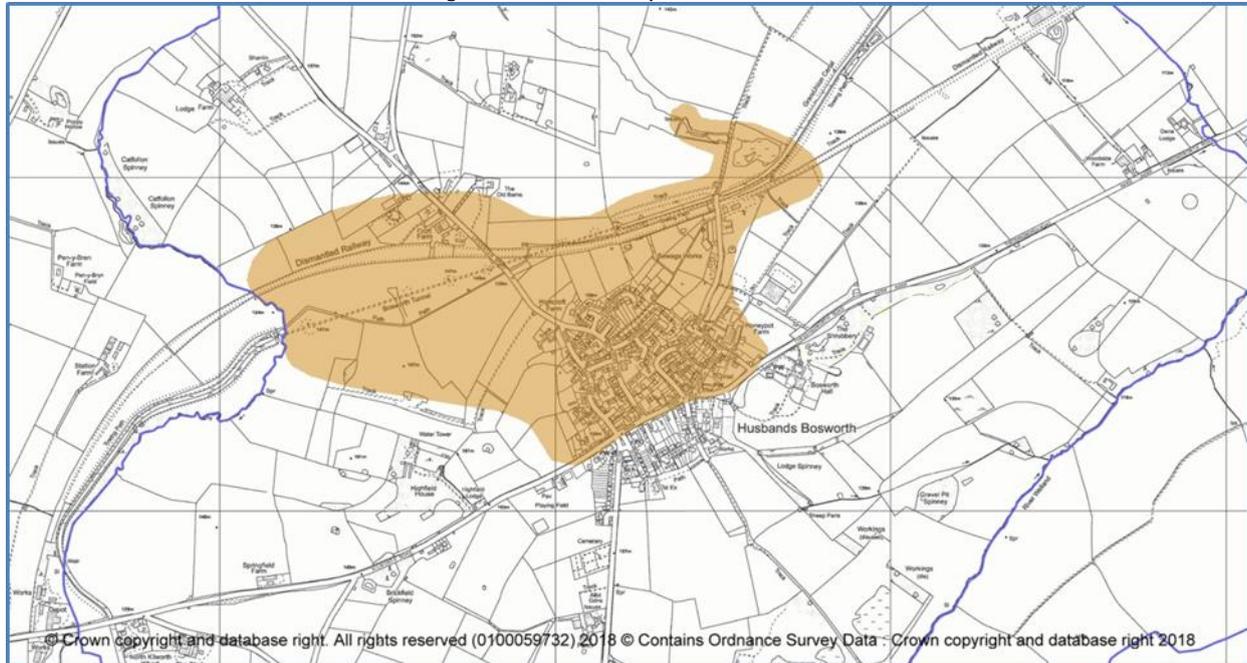
The area mapped in figure 8 comprises a landscape that is an important and highly valued environmental resource within Husbands Bosworth parish.

Development proposals are required to demonstrate that they respect the distinctive landscape character of the area as identified in the Laughton Hills Landscape Character Area. Impact upon the landscape will be assessed having regard to the extent to which the development would:

- a) cause an unacceptable visual intrusion;
- b) adversely affect landscape elements which contribute to the landscape character such as landform, field boundaries or settlement patterns;
- c) introduce or remove incongruous landscape elements;

- d) disturb or detract from the visual amenity and tranquillity by the attraction of large numbers of people or excessive traffic; and
- e) impact on the views within and from the area.

Figure 8: Local Landscape Character Area



## Biodiversity, woodland, hedges and habitat connectivity

Although it has attractive countryside, Husbands Bosworth is not an area known for outstanding biodiversity, even by comparison with the rest of Leicestershire. There are good historical reasons for this, including early woodland clearance and by the area's high agricultural productivity. Natural waterways are small and have often been modified to improve drainage, there are no large woodlands, while much of the high-quality grazing land has been ploughed up to be replaced by intensive arable of low biodiversity value, destroying most of the species-rich grassland that Husbands Bosworth must once have had.

All this raises the relative importance, in the context of the Plan Area the few remaining sites of local biodiversity importance – whether natural or artificial – to high / irreplaceable.

Policy ENV 2 deals with the protection of identified parcels of land of high biodiversity value. The policy (ENV 7) covers the general principal of protecting trees and woodlands and hedgerows. It also identifies a wildlife corridor, incorporating some of the best semi-natural habitat areas in the parish and passing close to the village. This wildlife corridor will provide *habitat connectivity* to enable wildlife populations to move between the otherwise isolated surviving places for living, breeding, foraging and feeding, and (because of its proximity to the village) give opportunities for local people to enjoy the benefits of appreciation of the natural world.

Protection of habitats and species in the planning system is an obligation under European directives (e.g. *Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora*) and the English legislation derived from them (e.g. *Wildlife and Countryside Act 1981* with later amendments). An individual planning decision affecting one parcel of wildlife habitat in Husbands Bosworth might feel too small to affect biodiversity more widely. But English biodiversity consists *only* of the sum of all such individual places; destruction of any one reduces English biodiversity – irreversibly – by that amount. The cumulative effect of this approach, allowing development to destroy local habitat sites, has played a significant part in the observed 70% decline of much of England’s wildlife over the past several decades. The people of Husbands Bosworth want to play their part in discouraging this harmful approach to Planning. In so doing they are explicitly supported by a number of paragraphs in the National Planning Policy Framework as well as by thoughtful interpretation of its definition of *sustainable development*.

#### **POLICY ENV 5: BIODIVERSITY, WOODLAND, HEDGES AND HABITAT CONNECTIVITY**

**Development proposals will be expected to safeguard locally significant habitats and species and where possible, to create new habitats for wildlife.**

**Development proposals that damage or result in the loss of identified woodland and hedges of historical and ecological significance and amenity value (map, figure 9) will not be supported. Proposals should be designed to retain and manage all local woods and species-rich hedges whenever possible.**

**Development proposals should not adversely affect the habitat connectivity provided by the wildlife corridor identified on the map below (figure 10).**

A Community Action (See Appendix M) describes the approach to supporting biodiversity in the parish.

Figure 9 :Woodland and hedges of ecological and/or historical significance

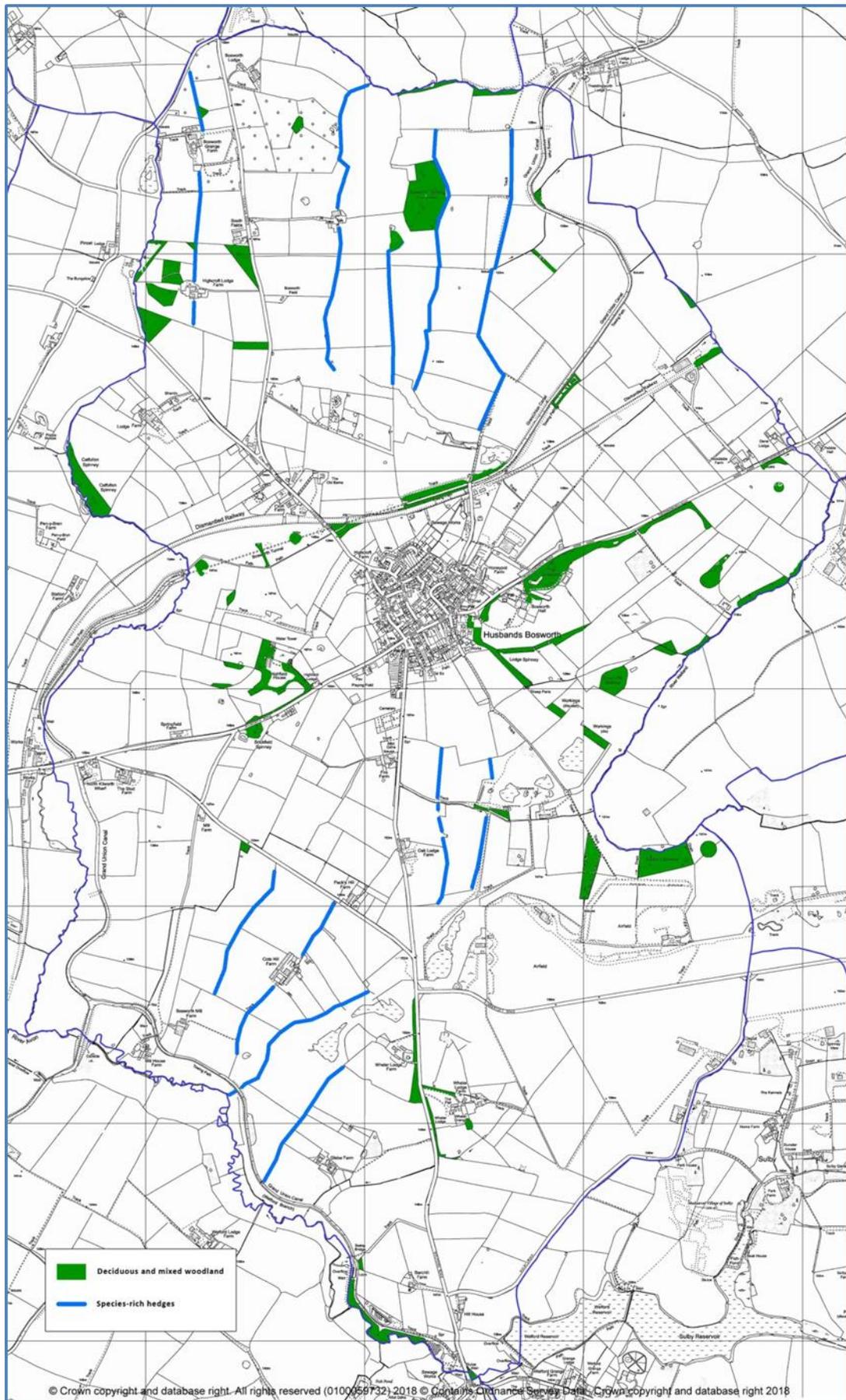
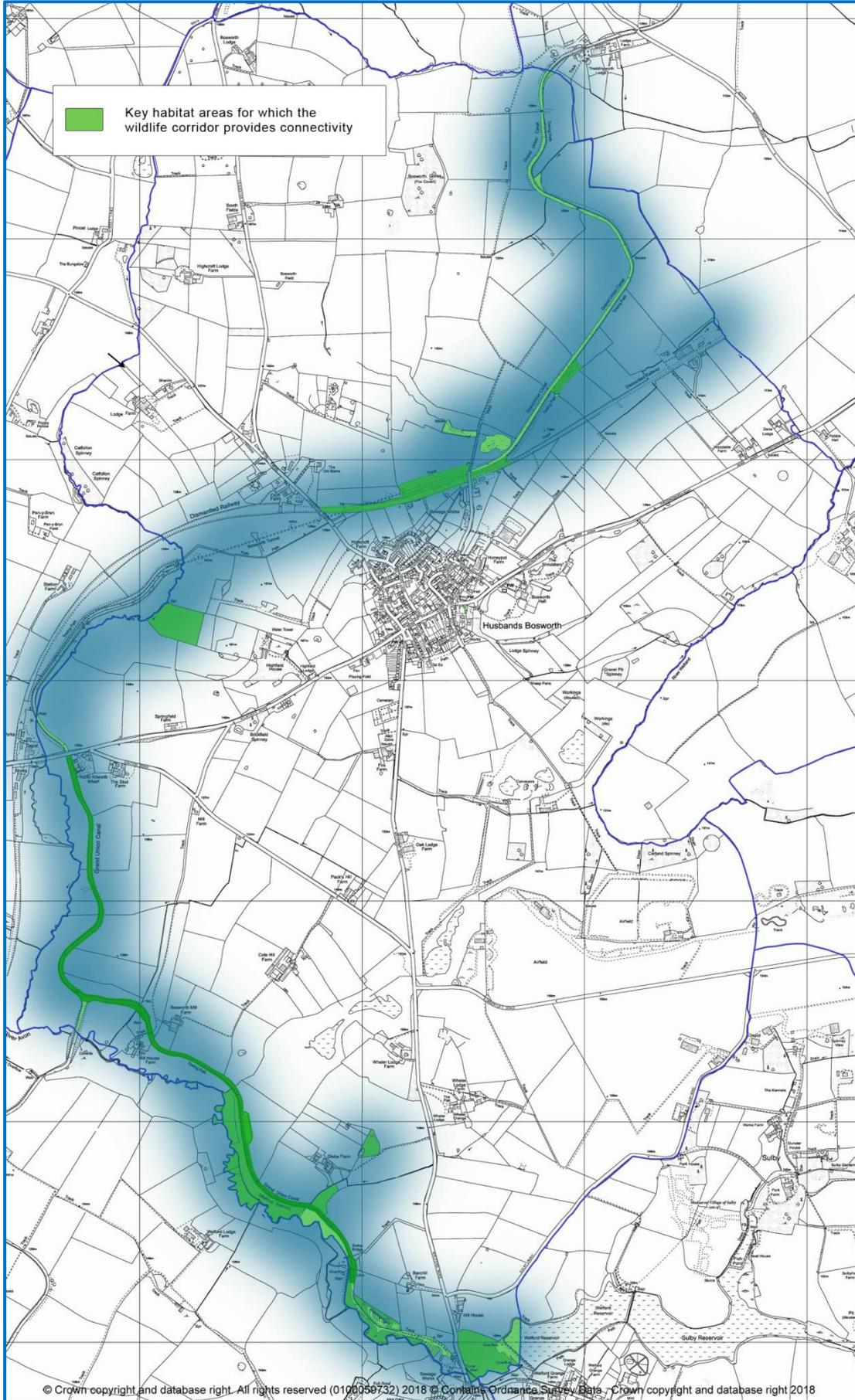


Figure 10: Wildlife corridor

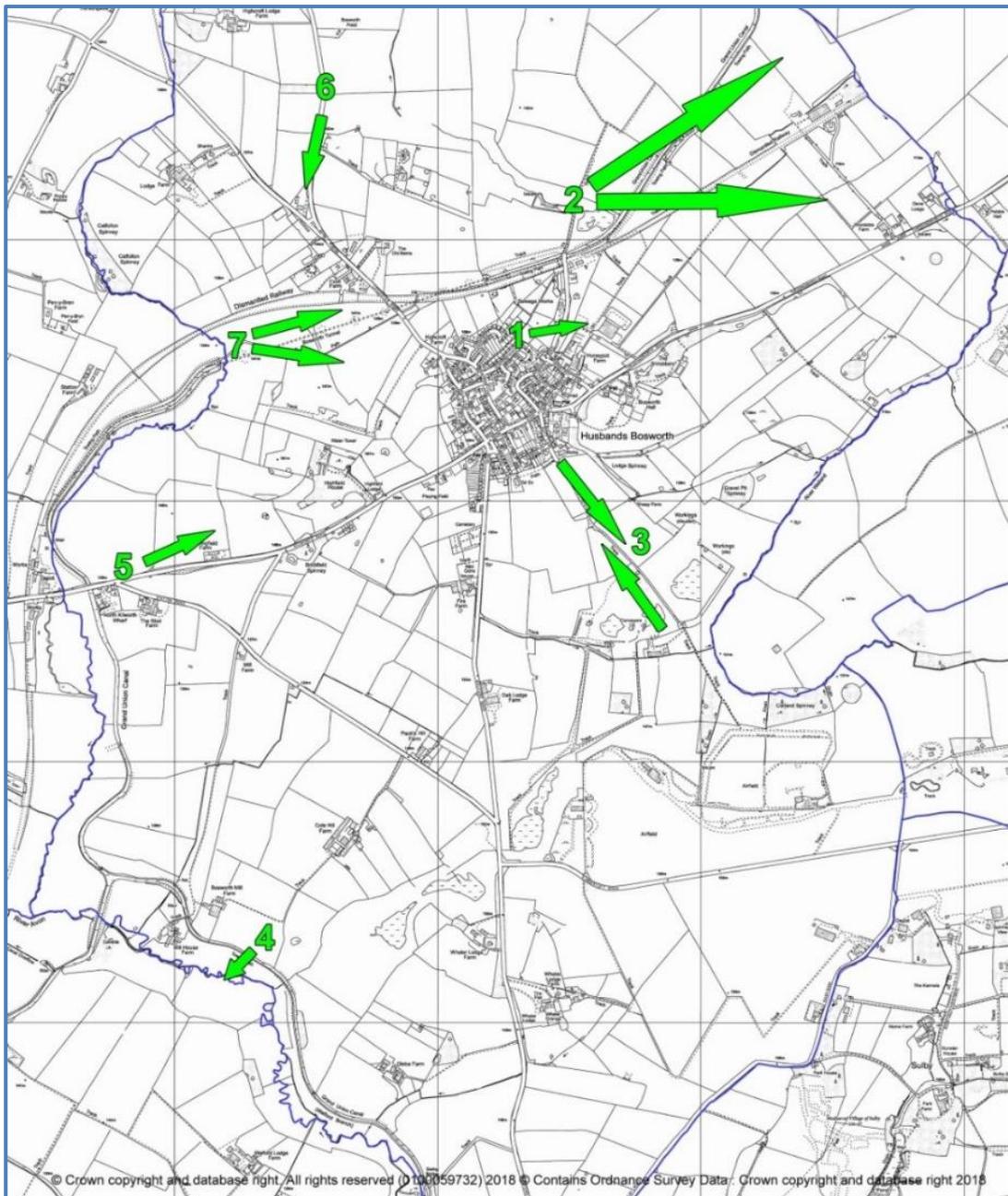


## Important Views

Consultation during the Neighbourhood Plan’s preparation identified a wish to protect what remains of Husbands Bosworth’s rural setting, and its relationship with the surrounding landscape, including its hillside location at the boundary between the Northamptonshire uplands and the rolling country of the Leicestershire Vales.

One of the main ways in which residents expressed this wish was by describing a number of highly-valued views within the village and toward it from the surrounding countryside. These consultation findings were supported by the environmental inventory, which confirmed the sight-lines of the suggested views and mapped them (below, figure 11, images, Appendix J).

Fig. 11: Important views.



**POLICY ENV 6: PROTECTION OF IMPORTANT VIEWS** – Views into and out of the village (Fig 11) are important to the setting and character of the village. To be supported development proposals must not significantly harm these views where seen from publicly accessible locations and should include the treatment of views in any design statement:

- 1) From the corner of Dag Lane over steeply contoured grazing fields and hedges toward the distant Welland Valley
- 2) Panoramic view from Mowsley Road bridleway northeast to the Laughton Hills and East along the Welland Valley, including distant view of Theddingworth church spire.
- 3) Along Butt Lane both north and south, into the village and south toward the airfield.
- 4) From the Welford Arm of the canal (towpath) down and over water meadows to the river Avon and the parish boundary.
- 5) Northwest toward the village from Kilworth Road close to the marina.
- 6) South from Leicester Road across the valley and up the bank into the village.
- 7) From the top of Boaty Lane back into the village.

## Environmental considerations in development

Residents in the Plan area want their community to play its part in the sustainable development of the district. As noted in the National Planning Policy Framework, Planning Authorities should, through their policies, contribute as fully as possible to the aims of *Biodiversity 2020* (DEFRA, 2011). New development in Husbands Bosworth should be designed to incorporate the current (at time of application) best practice standards and methods for biodiversity protection and enhancement.

Canal corridors are often used by bats as foraging/commuting routes, and excessive lighting can adversely affect this and should be avoided.

**POLICY ENV 7: BIODIVERSITY PROTECTION IN NEW DEVELOPMENT** – Provision should be made in the design and construction of new development in the Plan area to protect and enhance biodiversity, including:

- a. Roof and wall construction following technical best-practice recommendations for integral bird nest boxes and bat breeding and roosting sites
- b. Hedges (or fences with ground-level gaps) for property boundaries that maintain connectivity of habitat for hedgehogs
- c. Security lighting should be operated by intruder switching, not on constantly. Site and sports facility lighting to be switched off during 'curfew' hours between March and October, following best practice guidelines in *Bats and Lighting* LRERC 2014. Maximum light spillage onto bat foraging corridors, which in the Plan area includes the canal wildlife corridor, should be 1 lux;

## Renewable energy generation infrastructure

The National Planning Policy Framework (paragraph 150) emphasises that all communities are responsible for reducing emissions. Neighbourhood Plans like this one have their own part to play, and residents of Husbands Bosworth are keen to promote both appropriately-scaled technologies for ecologically sound energy generation and appropriate measures to reduce energy consumption.

With regard to wind turbines, the *Landscape Sensitivity to Renewable Energy in Harborough District* Study (July 2016), conducted to inform the emerging Local Plan, identified *landscape sensitivity areas* coinciding with Harborough District's *Landscape Character Areas* (LCAs). They are more detailed than the LCAs used by Natural England for planning the location of renewables infrastructure. Husbands Bosworth falls within the *Laughton Hills* LCA which has only 'limited capacity' for accommodating renewable infrastructure. Any large-scale energy generating development here would be severely detrimental to Husbands Bosworth's landscape.

Small turbines (e.g. below 30m to blade tip) may be capable of being accommodated in some locations within the Laughton Hills LCA, but only where it can be demonstrated that there is no adverse landscape or public amenity impact. Similar criteria should also be applied in respect of large ('solar farms') and small-scale solar panel/PV installations.

### POLICY ENV 8: ENERGY GENERATION AND CONSERVATION

Development that incorporates environmentally sound energy generation and/or storage technologies will be supported where it can be demonstrated that the proposal does not detract from visual or environmental amenity.

Large scale wind turbines and solar farms are not appropriate in the Laughton Hills Landscape Character Area. Proposals for small-scale renewable energy generation and energy storage facilities will be considered favourably, on their merits, providing that conditions regarding habitats and species, heritage assets, landscape character, noise and visual impact are in place.

## 6 Community Sustainability

### 6 a Facilities and Amenities

The Community Facilities, Transport and Economy Theme Group was formed in January 2018 from interested volunteers who resided or worked in the Parish. It met six times in total with numerous additional one-to-one meetings, for example, for fact-finding, individual interviews or consolidation.

This Theme Group's contribution to the Plan was based on responses to the Parish Questionnaire and analysis thereof, together with use of individual areas of local/professional knowledge and expertise.

The community facilities and amenities that exist in Husbands Bosworth make a significant contribution to the vitality and sense of community of the parish. They have a positive impact on the sustainability of the parish, enhancing the quality of life for residents and providing the potential for social interaction.



The Turville Memorial Hall

To promote the on-going prosperity of the parish, it is essential that we retain our existing community facilities and amenities and continue to provide local services that will sustain the vitality of the community.

The importance of the existing facilities and amenities was highlighted in the consultation questionnaire and events, which have taken place across the parish through the preparation of this Neighbourhood Plan.

A full description of the community facilities in Husbands Bosworth is provided in Appendix K.

**POLICY CFA1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES – Development leading to the loss of the community facilities listed below will not be supported unless it can be demonstrated that:**

- a) There is no longer any need or demand for the existing community facility; or
- b) The existing community facility is, demonstrably, no longer economically viable or able to be supported by the community – such viability and support includes fundraising and volunteering by parishioners and others; or

- c) The proposal makes alternative provision for the relocation of the existing community facility to an equally or more appropriate and accessible location within the parish which complies with the other general policies of the Neighbourhood Plan.

This policy applies to the following facilities and amenities:

Turville Memorial Hall	Millennium Wood	Causeway Charities
The Bell Inn	Methodist Church	Tennis Club
Medical Centre and Pharmacy	Village Playing Field	Grand Union and Welford Arm Canal
The Wharf Inn	Catholic Church of St. Mary	Towpath
Church of England Primary School	Children’s Recreation Area	Scout Headquarters
The Catering Corner	Welford Road Cemetery	The Gliding Centre
Village Shop and Post Office	Sports Pavilion	Welford Road Allotments
Totties’ Teas	Parish Council Office	
All Saints Parish Church/Church Hall	Skate Park	

Proposals that improve the quality and/or range of community facilities, will be supported provided that the development:

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

## Husbands Bosworth C of E Primary School

Husbands Bosworth C of E Primary School is a half form entry school serving the catchment area of the village of Husbands Bosworth based on two sites. In 2014 the school was graded ‘Good’



by Ofsted. In September 2016 the school became an academy and joined the newly formed Learn Academies Trust (Learn-AT) working with other schools in the south Leicestershire area.

The building has existed as a school for over 150 years. The school has a maximum capacity of 105 children (7 cohorts x 15 children) and currently has 87 children on role (September 2018). A number of children attend the school who live in nearby towns, villages and hamlets but the vast majority of families live in Husbands Bosworth.

Those responding to the Questionnaire rated all educational assets as important overall. The school and access to it was clearly considered the most important.

**POLICY CFA2: NEW SCHOOL** - Proposals for the re-siting or extending of the primary school in the parish will be supported where it can be demonstrated that:

- a) It would be safely accessible by pedestrians and cyclists and there is adequate provision for waiting cars and school buses to park;
- b) It has appropriate vehicular access and does not have a significant adverse impact upon traffic circulation;
- c) It would not result in a significant loss of open space and amenity to local residents or other adjacent uses; and
- d) It does not impact on residential amenity.

## Paths and Bridleways

The parish is fortunate in having over 7 miles of permissive path and over 2¼ miles of bridle track suitable for walking and horse riding – however there are only 220m of public footpaths in the whole of the parish. Dog-walkers, runners, walkers and horse riders are often seen around the village and parish generally, making good use of the amenity and enjoying the green spaces and wildlife habitats in the area.

Additionally, a ‘Village Trail and Towpath Walk’ leaflet prepared by the Husbands Bosworth Historical Society is available at the Village Notice Board on The Green and on-line ([www.husbandsbosworth.info](http://www.husbandsbosworth.info)). This contains a wealth of information about many historical points of interest in the village, together with a numbered sketch plan. Most of this walk is on flat, paved walkways, making it very suitable for those in wheelchairs.

The Questionnaire showed that 93% of respondents felt that paths and bridleways were Favoured or Most Favoured aspects of living in Husbands Bosworth.

68% were concerned about the condition of paths and bridleways. Seven specific comments were made about the condition of the canal towpath.

93% of respondents felt that footpaths, permissive paths and bridleways were important to the parish. Eleven additional comments were made regarding the importance of wildlife habitats and footpaths for walking, of which four referred to the importance of facilities for dog-walkers. 86% were concerned with dog fouling as an issue despite provision of 7 dog waste bins by the Parish Council, which has tried hard to address this problem. A Community Action (Appendix M) describes the approach from the Parish Council to maintaining and improving the canal towpath.

## Recreational Areas

Husbands Bosworth Parish Council recognises the need for quality play equipment within the parish. A major refurbishment of the play area (2006) and the provision of a skateboard park, has been carried out by the Parish Council which has continued to add to the amount of play

equipment now extending into the most recent additions, equipment for disabled people added between 2006 and 2015 and a piece of adult exercise equipment (2015). A Community Action (Appendix M) describes the Parish Council’s desire to improve the provision of recreational and wellbeing equipment in the parish.



**The children's play area**



**The Playing Field's Pavilion**

## 6 b Transport and roads

Husbands Bosworth sits at the junction of two busy A Class roads, the A4304 Theddingworth Road and the A5199 Welford Road. There are no existing roads in the parish subject to 7.5 tonne weight limit, which means that HGV traffic runs through the centre of the village. However, located as it is, between Magna Park, the M1 and Market Harborough in one direction and Leicester and Northampton in the other, the parish is often used as a ‘cut through’ for traffic including HGV traffic. Husbands Bosworth is on the diversion route when there are accidents or roadworks on the A14. Additionally, just beyond the parish boundary at Theddingworth is a major recycling centre which creates a large amount of agricultural, industrial and HGV traffic through the village.

Much of the village was developed before cars and, therefore, without off street parking. There is now a significant commuter population (55% of those employed travel to work by car), which has led to a number of parking issues.



There is limited public transport provision, with the single bus service being from Lutterworth to Market Harborough via the village centre during the day. There is no public bus service that would allow people to attend work in any of the nearby commuter destinations. (Appendix L). For most people living in the parish, the car has therefore become the principal mode of transport, even for some of the shortest journeys.

There is considerable potential for traffic flow to increase, as housing and commercial developments continue in the village itself and the surrounding area. There are major road development plans within Leicestershire to support increasing traffic in the area, however the links via the village are not currently being considered for major improvement work, meaning

increasing traffic in the parish without mitigating measures.

There was significant feedback from residents about a number of transport issues in the Neighbourhood Plan questionnaire, in which a detailed description is provided in Appendix L.

Community Actions detailed in Appendix M consider responses to issues relating to speeding, road layout, parking, public transport and traffic management.

## Parking Issues

There were many parking issues raised in public consultation. 75% of questionnaire respondents were concerned about the amount of nuisance parking, and more than half the respondents wanted to see more public and off-road parking.

As the village becomes more popular as a commuter residence for Northampton, Leicester and London the demand for parking will increase. Developers need to consider the amount of parking provided on and off street. Standard provision may not be adequate for the nature of the village. Footways and carriageways need to be adequate and in good repair, to encourage foot and cycle traffic.

### POLICY T1: PARKING DEVELOPMENT

**Development proposals that result in the loss of or adversely affect car parking provision in the Village of Husbands Bosworth will not be supported unless:**

- a) **It can clearly be demonstrated that the loss of parking will not have an adverse impact on existing parking issues in the nearby area; or**
- b) **Adequate and convenient replacement car parking spaces will be provided on the site or nearby.**

**The Neighbourhood Plan supports proposals to establish a new public car park in the village at a suitable location.**

## Electric vehicles

Electric vehicles are gaining in popularity. Standard household sockets are not the correct voltage for charging electric vehicles and there have been incidents of charging cables melting or catching fire as a result. New developments need to consider supplying proper electric charging points for garages and drives as well as a small number of 'Pay as you go' on street charging points for residents of older properties who wish to make the change, or visitors who need to charge.

As the demand for electric vehicles increases, along with the number of residences, it is necessary to review the provision to the village and the substations available to manage peak time demand. There is no public provision at all in the village for residents or visitors with electric vehicles.

**POLICY T2: ELECTRIC VEHICLES** - Residential development of one dwelling or more should provide 7kW cabling to the most practical point in the home to facilitate subsequent installation of a home electric vehicle charging point.

The provision of communal vehicular charging points within the Parish will be encouraged where there is universal access and their presence does not impact negatively on existing available parking in the Parish.

## Transport implications from additional new housing

Increasing traffic flows can create increased noise and air pollution, more accident risk at junctions and greater parking and speeding issues. Concerns in consultation are the increase in the number of cars impacting at village centre, that pathways into the village from development sites would need improvement and that access to the new housing may be problematic on the busy road. Concerns were also raised over traffic volumes and the safety of pedestrians and the impact development will have on the transport network in a picturesque village.

Feedback from the questionnaire, indicated concern over highway maintenance, on both carriageway and footways, with 80% of respondents significantly concerned about the condition of the roads and pathways. The village population includes a significant number of elderly people and people using push chairs as well as wheel chairs and mobility scooters. Better pedestrian facilities are required to enable their safe movement around the village.

### Policy T1: TRAFFIC MANAGEMENT

With particular regard to the rural highway network of the parish and the need to minimise any increase in vehicular traffic all development must:

- a) Be designed to minimise additional traffic generation and movement;
- b) Incorporate sufficient off-road parking in line with policy H7;
- c) Provide any necessary improvements to site access and the highway network either directly or by financial contributions; and
- d) Consider, where appropriate, the improvement and where possible the creation of footpaths and cycleways to key village services.

## 6 c Economy

### Support for existing employment opportunities

Local businesses include light industries, retail, public houses and B&B, residential care homes, quarry, equipment hire, kennels, reclamation yard and a recreational centre.

Supporting the growth of a stronger local economy is recognised as an important theme of the Neighbourhood Plan. This was reflected in the comments made in the questionnaire, with caveats about limiting business to small-scale enterprises and protecting green field sites.

Husbands Bosworth is a rural parish, some miles from major employment centres. Employment opportunities within the parish are important but limited in scale. There are currently over 60 businesses operating within the parish. Of those responding to the questionnaire, 8% stated that they are employed by a local business and 14% said that they operate a business from within the parish. Of those in work, 21% indicated that they work from home. This is slightly higher than the national average. There are also likely to be some who are employed elsewhere but are home based for some of their working week.



**The Bell Inn pub**

There is an increasing trend for organisations and companies to allow employees to work for at least part of their work time from home. Both mean that there are an increased number of people active in the parish during work hours. This trend is likely to continue with strategies in place nationally to improve connectivity within communities and to change work patterns but there are considerable issues with these to be addressed these within the parish. There are implications for the type of housing required.

Unsurprisingly, the questionnaire found that the majority of workers resident in the parish travel elsewhere for work. 55% indicated in the survey that they travel by car, whilst 2% travelled by bus and 3% by train.

Where there are buildings dedicated to business use in the parish it is important that they are protected against being lost to other uses. To do so, it is necessary to restrict the premature demolition or conversion of existing commercial premises for non-commercial purposes. Only if it is clearly demonstrated that there is little prospect or other issues concerning the existing building or land being used for employment-generating purposes should this be allowed.

## Policy EC1: SUPPORT FOR EXISTING EMPLOYMENT OPPORTUNITIES

There will be a strong presumption against the loss of commercial premises or land that provides employment or future potential employment opportunities. Applications for a change of use to an activity that does not provide employment opportunities will only be permitted if it can be demonstrated that:

- a) The commercial premises or land in question is not commercially viable; and
- b) The commercial premises or land in question has no potential for either reoccupation or redevelopment for employment generating uses.

## Support for new employment opportunities

New employment initiatives in the right location can help to boost and diversify the local economy and to provide more local employment opportunities. A sizeable proportion of businesses within the parish are within the agricultural sector. These were contacted about possible plans for diversification and five indicated that they are considering plans to diversify, whereas others had already moved in this direction.

In the questionnaire, 75% of respondents stated that they would welcome new businesses to the parish and over 95% felt that there would be demand for small business units and office space in the parish. However, there is no support for any larger scale business development, citing reasons such as the inability of the roads to cope.

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

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

## Policy EC2: SUPPORT FOR NEW EMPLOYMENT OPPORTUNITIES

In supporting additional employment opportunities, new development will be required to:

- a) Fall within the boundary of planned Settlement Boundary for the village of Husbands Bosworth unless it relates to small scale leisure or tourism activities, or other forms of commercial/employment related development appropriate to a countryside location or there are exceptional circumstances;
- b) Where possible, development should be sited in existing buildings or on areas of previously developed land;

- c) Be of a size and scale not adversely affecting the character, infrastructure and environment of the village itself and the neighbourhood plan area, including the countryside;
- d) Not involve the loss of dwellings;
- e) Not increase noise levels or light pollution or introduce any pollution to an extent that they would unacceptably disturb occupants of nearby residential property; and
- f) Not generate unacceptable levels of traffic movement;
- g) Contribute to the character and vitality of the local area; and
- h) Be well integrated into and complement existing businesses.

The following types of employment development will be supported:

- i. The small-scale expansion of existing employment premises across the parish; and
- ii. Small-scale new build development within or adjacent to Husbands Bosworth village.

## Home working

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

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

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

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

### **POLICY EC3: WORKING FROM HOME**

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

- a) Such development will not result in unacceptable traffic movements and that appropriate parking provision is made;

- b) No significant and adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, light pollution, or other nuisance associated with the work activity; and
- c) Any extension or free-standing building shall be designed having regard to policies in this Plan and should not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction.

## Farm diversification

Farming has always been an important activity in Husbands Bosworth Parish. However, it now faces a number of challenges including global warming, Brexit and the tapering of government grants. Many farms therefore need to diversify to remain viable.



**Croft Farm Bed and Breakfast**

A survey of fifteen of the farms in the Parish, with most incorporating personal visits, established the following regarding diversification:

- Five farms were developing plans for diversification possibilities;
- Four farms had already diversified - one offering Bed and Breakfast accommodation; one setting up leisure facilities including a Tank Museum and Paintball Games; one had set up a children's day nursery; and the fourth had established both a reclaimed building material and a toilet hire business;
- Three farms had no plans for diversification;
- Three farms did not reply.

New business development in the parish should therefore: promote a viable and sustainable farming and rural economy in the parish; help to sustain rural businesses; encourage new businesses to provide a wider range of local produce, services and leisure facilities, in order to

provide local employment, attract visitors to the parish and maintain and enhance viability of the local environment of rural and agricultural land.

#### **POLICY E4: FARM DIVERSIFICATION**

In order to support farm diversification and the sustainable growth and expansion of businesses, the conversion of existing agricultural and commercial buildings will be supported subject to:

- a) The use proposed is appropriate to the rural location;
- b) The conversion/adaptation works respect the local character of the surrounding area;
- c) The development will not have an adverse impact on any archaeological, architectural, historic or environmental features;
- d) The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site; and
- e) There is no significant adverse impact on neighbours through noise, light or other pollution, increased traffic levels or increased flood risk.

## **Broadband and mobile phone provision**

There were a large number of comments made within the public consultations about broadband and mobile phone provision within the parish. There were more comments made about these issues than any other in the questionnaire. Service coverage and broadband speeds vary widely with some areas of the parish having access to high-speed broadband of up to 80mbps, whilst others experience speeds well below recognised standards of acceptable access.

Despite some recent upgrading and considerable work by the Parish Council Broadband Champion, the current network is insufficient and as a result there is a significant gap in the provision of basic and superfast broadband. Additionally, the majority of users can only access FTTC (fibre to the cabinet), which then uses the existing copper wire to the premises, and not the superior FTTP (fibre to the premises), which permits a faster and more reliable connection.

94% of the Questionnaire respondents indicated that they have a broadband service but only 51% stated that they subscribed to superfast broadband whereas 44% rated their service as poor or very poor, which is clearly an unacceptable situation for home and business users alike. Economic activity is reliant on fast reliable broadband. In addition, most school students are now expected to access homework tasks online via their school intranet.

#### **POLICY E4: BROADBAND & MOBILE PHONE PROVISION**

Proposals to provide increased access to a super-fast broadband service (of at least 30 Mbps as recommended by Leicestershire County Council) and improve the mobile telecommunication

network that will serve businesses and other properties within the parish will be supported.

This may require above ground network installations, which must be sympathetically located and designed to integrate into the landscape and not be located in or near to open landscapes.

All new development shall be provided with the necessary ducting and infrastructure so as to allow the premises to be connected to the superfast broadband network via FTTP services wherever possible.

## 7 Monitoring and Review

The Neighbourhood Plan will last until 2031. During this time, it is likely that circumstances will change.

The Neighbourhood Plan will be regularly monitored. This will be led by Husbands Bosworth Parish Council, on at least an annual basis. The policies and measures contained in the Neighbourhood 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.

Husbands Bosworth Parish Council proposes to formally review the Neighbourhood Plan on a five-year cycle commencing in 2024 or to coincide with the review of the Harborough Local Plan if this cycle is different.