

**SILEBY PARISH COUNCIL REPRESENTATIONS
CHARNWOOD LOCAL PLAN 2021 -2037
PRE-SUBMISSION DRAFT LOCAL PLAN
SUMMER 2021**

General Comments

Sileby Parish Council (SPC) has recently made a Neighbourhood Plan which forms part of the current development plan for the area. Several of the policies in the pre-submission draft Local Plan conflict with policies and proposals in the Sileby Neighbourhood Plan and the Parish Council consider that Charnwood Borough Council has provided insufficient justification for such conflict. A copy of the made Sileby Neighbourhood Plan (2020) is attached to our representations in support of our comments and objections below. These representations should be read in conjunction with other comments made separately on behalf of the Parish Council by Thomas Taylor Planning Ltd.

Site Specific Comments

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DS3 (HA53) Land off Barnards Drive, Sileby – SPC objects to this proposed housing allocation for the reasons set out in the response SPC provided to the recent planning application (Ref. Ref P/21/0738/2 – copy attached). SPC requires the proposed allocation to be removed. SPC also questions the sustainability of education provision funding costs of delivering a school in the neighbouring village of Cossington rather than addressing needs where they will arise within Sileby itself. The National Planning Policy Framework (2021) states that planning policies and decisions should aim to achieve healthy, inclusive and safe places and emphasises that it is important that a sufficient choice of school places is available to meet the needs of existing and new communities.

Major housing development at Barnards Drive will be located within the Sileby Neighbourhood Plan area and it will be hoped that residents there will feel part of the Sileby community. The Parish Council considers that if it is necessary for children from such a large development to travel out of their local community to another settlement on a daily basis then this will weaken rather than enhance the sustainability of Sileby both in terms of community cohesion and encouraging unnecessary travel which could be avoided or reduced if education provision was enhanced within Sileby. Should the proposed allocation at Barnards Dive be included within the Plan then Policy DS3 (HA53) should be amended to require the provision of funding for enhanced education facilities within Sileby itself in order to support community cohesion and to maintain and enhance the sustainability of the settlement.

Policy DS3 (HA53) should also cross reference to Policy G2: Design contained within the Sileby Neighbourhood Plan (2020) which sets out local design expectations and criteria.

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DS3 (HA54) Land off Homefield Road, Sileby. SPC objects to this proposed housing allocation for the reasons set out in the response SPC provided to the recent planning application (Ref. Ref P/21/0535/2 – copy attached). SPC requires the proposed allocation to be removed. In particular, SPC raises specific concerns in relation to the location of the proposed allocation within an area of land previously identified as meriting a policy status as “Area of Separation” within the 2019 Local Plan consultation exercise. SPC considers that Charnwood Borough Council has failed to demonstrate sufficient justification for preferring an allocation of relatively high density housing in a prominent and sensitive location as opposed to the Area of Local Separation identified previously.

SPC also object to the proposed allocation DS3 (HA54) in relation to the same issues of sustainability of education provision as we have raised in relation to proposed housing allocation DS3 (HA53) Land off Barnards Drive, Sileby. Should the proposed allocation remain, then Policy DS3 (HA54) should be amended to require the provision of funding for enhanced education facilities within Sileby as opposed to Cossington.

Policy DS3 (HA54) should also cross reference to Policy G2: Design contained within the Sileby Neighbourhood Plan (2020) which sets out local design expectations and criteria.

SPC also considers that the proposed allocation which is based on delivering 100% affordable housing addresses a Borough-wide need rather than an established and objectively justified local need for Sileby itself. SPC also notes that in practice, DS3(HA54) could be viewed as comprising an "exception site" outside Limits to Development. However, as an “exception site”, this housing proposal is contrary to CLP exception site Policy H5 which is limited to “small-scale” development at Other Settlements, Small Villages and Hamlets with a population of less than 3,000 or less (para 4.40). 55 new dwellings cannot reasonably be described as small-scale and Sileby is a Service Centre with a population larger than 3,000. No evidence has been provided to justify a departure from other Policy H5 in this instance.

The loss of greenfield land outside existing Limits to Development where there is no identified local need and where affordable housing has been consistently delivered as an integral part of other housing developments within the village is unjustified. This is especially so where existing policies contained within the Sileby Neighbourhood Plan and other development plan policies provide a framework for the provision of affordable housing within Limits to Development and in line with a development plan led approach supported by the National Planning Policy Framework.

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DS3 (HA55) Rear of The Maltings, High Street, Sileby. Again, SPC raises concerns about out of village funding towards primary education in Cossington for the reasons set out in relation to proposed Housing allocations DS3 (HA53 & HA54). Should the proposed allocation remain, then Policy DS3 (HA55) should be amended to require the provision of funding for enhanced education facilities within Sileby as opposed to Cossington.

Furthermore, given the availability of other potential housing sites that are less liable to the risk of flooding, SPC questions whether the necessary sequential approach has been taken to the identification of this site for housing. Whilst SPC acknowledges that Policy DS3 (HA55) requires particular attention to be paid to flooding issues on the site and the application of the Exception Test, nonetheless, for the avoidance of doubt, Policy DS3 (HA55) should be amended to refer to the need for any development to demonstrate that it will not increase flood risk elsewhere in terms of displacement of flooding.

Policy DS3 (HA55) should also cross reference to Policy G2: Design contained within the Sileby Neighbourhood Plan (2020) which sets out local design expectations and criteria that have already been informed by local circumstances and the Sileby Conservation Area Character Appraisal (March 2007).

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DS3 (HA56) Land off Kendal Road, Sileby. Again, SPC raises concerns about out of village funding towards primary education in Cossington for the reasons set out in relation to proposed Housing allocations DS3 (HA53 & HA54). Should the proposed allocation remain, then Policy DS3 (HA56) should be amended to require the provision of funding for enhanced education facilities within Sileby as opposed to Cossington.

Policy DS3 (HA56) should also cross reference to Policy G2: Design contained within the Sileby Neighbourhood Plan (2020) which sets out local design expectations and criteria.

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DS3 (HA57) 36, Charles Street, Sileby. SPC support the proposed allocation of this site. Again, SPC raises concerns about out of village funding towards primary education in Cossington for the reasons set out in relation to proposed Housing allocations DS3 (HA53 & HA54). Should the proposed allocation remain, then Policy DS3 (HA57) should be amended to require the provision of funding for enhanced education facilities within Sileby as opposed to Cossington.

Policy DS3 (HA57) should also cross reference to Policy G2: Design contained within the Sileby Neighbourhood Plan (2020) which sets out local design expectations and criteria.

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DS3 (HA58) 9 King Street, Sileby. SPC note that planning permission has already been granted for part of this site. Nonetheless, it is possible that a revised application or proposals for other parts of the site might come forward in the future and SPC considers that Policy DS3 (HA58) should be amended to cross reference to Policy G2: Design contained within the Sileby Neighbourhood Plan (2020) which sets out local design expectations and criteria that have already been informed by local circumstances and the Sileby Conservation Area Character Appraisal (March 2007).

SPC also raises concerns about out of village funding towards primary education in Cossington for the reasons set out in relation to proposed Housing allocations DS3 (HA53 & HA54). Should the proposed allocation remain, then Policy DS3 (HA58) should be amended to require the provision of funding for enhanced education facilities within Sileby as opposed to Cossington.

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DS3 (HA59), Land to Rear of Derry's Garden Centre, Cossington. Although this proposed housing allocation does not lie within Sileby, it adjoins the Parish and Neighbourhood Plan boundary and will have an impact on the Parish. SPC objects to this proposed allocation which lies outside identified Limits to Development and which, together with other proposed allocations and housing commitments built up over recent years represents additional, unsustainable development.

Other Policy/Wording Comments

Page 73

Policy DS5 High Quality Design. SPC support this policy but consider that proposed housing allocations DS3(HA53 & HA54) do not comply with the provisions of Policy DS5. Furthermore, SPC note that although paragraph 2.149 recognises the role neighbourhood plans are expected to play in taking a strong lead on the type of design they expect for their areas, nonetheless, as currently worded, Policy DS5 does not acknowledge this role. SPC require Policy DS5 to be amended to specifically acknowledge that new development should also comply with design criteria and requirements expressed in relevant Neighbourhood Plans where they have been made and form part of the development plan.

Page 173

Policy CC4: Sustainable Construction. SPC supports Policy CC4 which seeks to require all new developments and refurbishments to take account of sustainable development principles in order to adapt to and mitigate against the effects of climate change.

Page 122

Paragraph 3.190. SPC question the accuracy of the statement that the largest increases in population within the Service Centres has been in Rothley, Quorn and Barrow on Soar. No evidence is presented within the Plan to support this statement. Paragraph 3.190 should be revised to include evidence to justify the statement.

Page 123

Paragraph 3.195. SPC note that it is acknowledged that there is an increase in concern about settlement identities and the importance of settlements remaining distinct and separate places. However, the plan itself does not reflect this concern and promotes a conflicting position on settlement identities when one considers proposed housing allocations such as Policy DS3 (HA54). SPC considers that if the concern regarding settlement identity is to be properly acknowledged then Policy DS3 (HA54) housing allocation should be deleted.

Paragraph 3.198. SPC notes that the Charnwood Open Space Strategy 2018 – 2036 identifies shortfalls in provision for a range of typologies of open space in terms of quantity, accessibility and quality. In particular, Sileby has a deficiency in playing pitches which is heightened when pitches are inaccessible due to flooding and road closures. This is noted within the Sileby Neighbourhood Plan (2020) and the Local Plan should be amended to ensure that where

appropriate, policies should ensure that if the proposed housing allocations within Sileby remain, their development should be conditional upon each allocation being required to contribute to the provision of an appropriate level of playing and sports pitch provision with resources “pooled” if necessary.

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Paragraph 3.203. SPC have stated elsewhere that the proposed housing sites identified in Sileby are not required to contribute to new or extended primary education within Sileby itself but in Cossington. SPC consider that school provision in Cossington would be poorly located in relation to proposed housing development in Sileby and would only be within safe walking distance of a very small number of Sileby residents. SPC considers this to represent unsustainable pattern of services to support proposed housing development. No justification has been provided as to why education provision cannot be provided in a more sustainable location to support residents and anticipated residential growth in Sileby and it does not appear that any alternative distribution has been tested. In the absence of a more robust justification, SPC maintain that any proposed housing allocations within or adjoining Sileby should contribute to the expansion or provision of new education facilities within Sileby and paragraph 3.203 should be amended to acknowledge this or else explicitly justify why provision for Sileby is to be made in Cossington and to explain how such provision will serve residents in Sileby.

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Policy H1: Housing Mix. SPC notes that Policy H1 seeks a mix of house types, tenures and sizes. However, this sets the overall context for housing growth but Policy H1 does not seem to relate to Policy DS1 which also seeks to meet the overall needs of the Borough. Policy H1 states that housing mix should have regard to the extent to which housing needs have already been met by other development and “local housing needs” in a way that creates mixed and balanced communities. SPC is concerned that the Plan requires Sileby to accommodate a disproportionate amount of the Borough’s housing needs having regard to existing housing commitments and recent housing growth in Sileby and that this undermines community cohesion and Sileby Neighbourhood Plan policies which have only recently been independently tested and become part of the current development Plan (2020) following referendum. Policy H1 should be amended to set out how it has informed Policy DS1 (the development strategy) in terms of the number of new homes required for the Borough’s growing and changing communities whilst taking into account the extent to which housing needs have already been met by other development and having regard to “local housing needs”.

Page 136

Policy H2: Housing for Older People. SPC supports the inclusion of a policy which seeks to meet the needs of an ageing population. However, Policy H2 should be amended to include greater justification for the level of provision to be sought in order to provide a stronger basis for delivery and viability assessment.

Page 139

Policy H4: Affordable Housing. SPC supports the inclusion of a policy which seeks to provide a proportion of affordable housing. However, Policy H4 should be amended to explicitly state that where independent viability assessments are submitted by applicants, they represent

material planning considerations and will always be made available in the public realm for scrutiny by any interested parties and consultees (including Parish Councils).

Page 142

Policy H6: Self-build and Custom Housebuilding. SPC supports the inclusion of a policy which seeks to encourage the provision of serviced plots for self-build and custom house building. However, SPC considers that Policy H6 should be amended so that the threshold for provision is lowered to sites of 100 dwellings or more. The policy should also be amended to provide some flexibility through the submission of site viability assessments where less than 5 serviced plots is justified.

Page 163

Policy T3: Car Parking Standards: SPC suggests that Policy T3 should be amended by explicitly stating that planning applications for new development which do not provide appropriate car parking provision will be resisted.

Page 166

Policy CC1: Flood Risk Management. SPC support this policy and welcome consideration of the cumulative impact of development on flood risk and ensuring appropriate mitigation measures are in place.

Page 168

Policy CC2: Sustainable Drainage Systems (SuDS). SPC support this policy and welcomes the acknowledgement of the need to clearly define design, construction and ongoing maintenance of sustainable drainage systems. However, SPC considers that Policy CC2 needs to be amended to explicitly state that applicants will be required to secure arrangements for the long-term maintenance of and responsibility for SuDS before permission is granted.

Page 168

Paragraph 7.28. SPC requires clarification/correction as to whether one of the solar farms mentioned is located in Sileby not Barrow on Soar Parish.

Page 182

Policy EV3: Areas of Local Separation. SPC note and support the strong support given for the protection of Areas of Local Separation at Sileby/Cossington (ALS4) and Sileby/Barrow upon Soar (ALS5). However, SPC objects to the proposed housing allocation DS3(HA54 – Homefield Road) which is a sensitive, greenspace providing an important connection to the countryside forming the setting and identity of Sileby. This area is highly visible from Sileby Cemetery and Barrow Road Conservation Area and the more sensitive, exposed upper part of proposed housing allocation HA54 was previously proposed as part of the Area of Local Separation when the Local Plan was consulted upon in 2019. SPC require the boundary of Policy EV3 (ALS5) to be re-drawn to reflect the boundary originally shown in the draft Charnwood Local Plan (2019).

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Policy EV6: Conserving and Enhancing Biodiversity and Geodiversity. SPC support inclusion of maintenance of biodiversity and geodiversity during construction. Nonetheless, SPC suggest

that Policy EV6 should be amended to state that applications involving new development which likely to harm biodiversity and geodiversity during construction will be refused unless applicants submit construction management plans which ensures biodiversity and geodiversity are maintained during construction.

Page 190

Policy EV7: Tree Planting. What does 'proper consideration of long-term management' actually mean in enforcement or delivery terms?

Page 196

Policy EV9: Open spaces, Sport and Recreation. SPC supports Policy EV9 which seeks to deliver much needed outdoor sports pitches. There is a need for additional provision within Sileby as a result of ad-hoc, historic unplanned development which has failed to deliver adequate provision. Should any of proposed allocations DS3(HA53 – HA58) be retained within Sileby then each allocation should explicitly cross-reference to the need to satisfy Policy EV9 and set out a requirement to "pool" provision to cater for cumulative need generated by these planned-for allocations as well as any windfall developments which individually, might not be of sufficient scale to deliver meaningful Open space, Sport and Recreation infrastructure. Alternatively, Policy EV9 should be re-worded to secure the same objective.

Page 202

Paragraph 9.6. SPC question the adequacy of provision of primary education within Sileby as funding related to proposed housing allocations is to be diverted to Cossington School provision. SPC has made comments elsewhere which seek to ensure the provision of education facilities within Sileby.

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Paragraph 9.11. Sileby is experiencing increased incidences of sewer bursts and overflows with limited capacity and old infrastructure being cited as reasons for the ongoing issues. The cumulative impact of development along the Soar Valley raises concerns about the capability of Wanlip Sewage works to adequately process sewage. SPC are not convinced that CBC and Severn Trent Water have worked closely to ensure major capital investment and developments are aligned, particularly so in Sileby.

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Paragraph 9.16. The Development Strategy will place more pressure on the network and especially so in Sileby where SPC considers numerous junctions to be already above capacity (King Street/ Barrow Road/ Mountsorrel Lane/ High Street and Brook Street/ High Street and Swan Street/ Radcliffe Road/ High Gate Road). It is not clear how increased pressure arising from individual development proposals will be mitigated on these junctions whilst also bearing in mind the impact of flooding and limited options for road travel on the operation of local roads. Should any of proposed allocations DS3(HA53 – HA58) be retained within Sileby then each allocation should explicitly cross-reference to the need to satisfy Policies INF1 & INF2 and set out a requirement to "pool" provision to cater for cumulative transport impact generated by these planned-for allocations as well as any windfall developments which individually, might not be of sufficient scale to deliver meaningful transport and highway infrastructure mitigation at critical points in the highway network. Alternatively, Policies INF1 and INF2 (and Appendix

3 – Infrastructure Schedule) should be re-worded to secure the same objectives so far as any proposed housing allocations in Sileby are concerned.

Appendix 1

Sileby Neighbourhood Plan
(made 2020)



SILEBY

NEIGHBOURHOOD PLAN

2018 – 2036

Referendum version



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Foreword

The process of creating the Sileby Neighbourhood Plan has been driven by Parish Councillors and members of the community and is part of the Government's approach to planning contained in the Localism Act of 2011. Local people now have a greater say through the planning process about what happens in the area in which they live by preparing a Neighbourhood Plan that sets out policies that meet the need of the community whilst having regard for local, national and EU policies.

The aim of this Neighbourhood Plan is to build and learn from previous community engagement and village plans and put forward clear wishes of the community regarding future development. It has been produced with a realistic intention to deliver local aspirations within the context of the strategic planning framework, and to capture actions that are important to the community, but which need to be pursued as 'projects' through other delivery means.



This Plan has a vision firmly anchored on being a village where people of all ages and backgrounds are proud and happy to live, work and relax. Where facilities and social groups are better integrated. Where village vibrancy and community focus is celebrated. Where an increased environmental and sustainability offering enhances the natural environment and village features and where flexible infrastructure ensures proofing for the future.

Sileby Parish Council has overseen the development of the Neighbourhood Plan but has delegated its preparation to an Advisory Committee with Theme Groups made up of volunteers from the village along with Parish Council representatives, all supported by Neighbourhood Planning consultants 'YourLocale'. Volunteers and representatives have freely given lots of dedicated time, energy and expertise to bring the plan together in such a motivated way; this has been a collective effort from start to end.

The community is praised for engaging so enthusiastically to our 'calls to action' through questionnaires, social media, attending meetings and open events. Engagement with residents, service providers and the business community of Sileby Parish has enabled the process to be carried through and has helped us to identify and work through issues, ideas and solutions to draft the most relevant policies to shape the future development of Sileby. It includes some areas where the Parish Council will support development activity, and other areas such as "Local Green Spaces' that the community wish to protect.

We are grateful to Officers from Charnwood Borough Council who have supported us through the process, especially with guidance to help our theme group work to progress. The Parish Council wishes to express sincere thanks to all the Parishioners who kindly contributed to the development of the Neighbourhood Plan, YourLocale for their expertise that steered us through

the process and their unwavering support and to the funders (Locality and Awards for All) that have provided grants towards the costs to producing the Plan.

Sileby is an attractive, popular and progressive place in which to live and the contribution from people who care about their community and want to make it better for generations to come is greatly appreciated and admired. Let us now collectively get behind this Plan and shape the future development of Sileby.

Emma Compson
Chair

Elizabeth Astill
Vice Chair



Special thanks are noted for:

The Neighbourhood Plan Advisory Committee members

Ady Crawley, Cllr Billy Richards, Cllr Elizabeth Astill, Emma Compson, Jonathan Frost, Liz Jones, Peter Astill, Peter Small, Phillip Crawley, Shelly Mastericks, Simon Dalby, Cllr Valerie Marriott. Parish Council Clerk Rosemary Richardson and Deputy Clerk Julie Lovatt.

The Village Theme Group leads and members:

Housing – Jonathan Frost (lead), Ady Crawley, Simon Dalby, Cllr Liz Astill, George Waistell, Anthony Preston, John Adler **Transport** – Liz Astill/Peter Small (leads), Inga Vann, Phillip Crawley, Peter Astill, Sue Collington, Annette Williamson **Environment** – Liz Jones (lead), Cllr Valerie Marriott, Geoff and Kathy Platt, Eric Wheeler, Peter Campbell, Annette Williamson, Sue Astill, Darren Potter **Community Facilities** – Cllr Billy Richards (lead), Shelly Mastericks, Sue Collington, Karen Freaks, Emma Compson, Cllr S Haider **Employment** – Cllr Billy Richards (lead), Peter Astill, Phillip Crawley

1. Introduction

This is the Submission version of the Neighbourhood Plan for Sileby Parish. It has been prepared by the Sileby Neighbourhood Plan Advisory Committee, which brings together members of the local community and Parish Councillors and has been led by the Parish Council.

A Neighbourhood Plan is a new type of planning document that gives local people greater control and say over how their community develops and evolves. It is an opportunity for local people to create a framework for delivering a sustainable future for the benefit of all who live or work in that community, or who visit it.

As the Plain English Guide to the Localism Act 2011 states, “Instead of local people being told what to do, the Government thinks that local communities should have genuine opportunities to influence the future of the places where they live”.

It enables a community to create a vision and set clear planning policies for the use and development of land at the neighbourhood level to realise this vision. This includes, for example, where new homes, shops and industrial units should be built, what new buildings and extensions should look like and which areas of land should be protected from development.

Neighbourhood Plans can be general or more detailed, depending on what local people want. They must, however, be in general conformity with Borough-wide planning policies, have regard for national planning policies and must be prepared in a prescribed manner.

All comments received through the pre-submission consultation process have been taken on board and the Neighbourhood Plan amended where appropriate. It is now ready to be submitted to Charnwood Borough Council who will consult on it further before arranging an Examination.

After that it will be put forward to referendum, where those on the electoral register in Sileby Parish will be invited to vote on whether or not they support it. Over 50% of those voting must vote yes for it to become a ‘Made’ statutory planning document.

After being ‘Made’, each time a planning decision relating to development in the Parish has to be taken by Charnwood Borough Council, or any other body, they will be required to refer to the Neighbourhood Plan (alongside the Borough’s own Core Strategy 2011 - 2028 and other relevant documents) and check whether the proposed development is in accordance with the policies the community has developed.

This Neighbourhood Plan contains a range of policies designed to address locally important issues. It also contains a number of Community Actions.

A mix of organisations will be needed to manage and deliver the community actions listed in the Neighbourhood Plan. Proactive consideration of effective ways to do this will make this plan feel very different this time round for the village.

Whilst it may be possible for Parish Councils to undertake some local project related work in certain circumstances (such as the project to improve the village website, and the capital project to extend the skatepark), generally Parish Councils do not have the capacity, in-house skills and sometimes powers to take up this role. Alternative bodies may be better placed and equipped to do this.

To respond to this situation, the Parish Council is exploring the potential to work alongside a delivery organisation and other groups to jointly take a lead on the delivery of specific projects and actions.

2. How the Neighbourhood Plan fits into the Planning System

The right for communities to prepare Neighbourhood Plans was established through the Localism Act 2011, which set out the general rules governing their preparation.

A Neighbourhood Plan forms part of the statutory Development Plan for the area in which it is prepared. This statutory status means that it must be taken into account when considering planning decisions affecting that area.

A Neighbourhood Plan is not prepared in isolation. It also needs to be in general conformity with relevant national and Borough-wide (i.e. Charnwood) planning policies.

For Sileby, the most significant planning document is the Charnwood Core Strategy, adopted in 2015. This sets out the strategic planning framework for the District's future development up to 2028. It contains a number of policies and objectives which are relevant to Sileby and which the Plan must be in general conformity with. These policies and objectives span issues such as the provision and location of new housing (the detail being provided through the discussion paper 'Towards a Local Plan for Charnwood' which is the subject of consultation as this Neighbourhood Plan is being written); providing strong and sustainable communities; protecting and enhancing historic character and local distinctiveness whilst protecting and enhancing natural habitats; and providing transport systems that reduce the need to travel. The Neighbourhood Plan has been drafted to be in general conformity with the policies contained in these documents.

Also important is the National Planning Policy Framework (NPPF). This sets out the Government's planning policies for England and how these are expected to be applied. The NPPF requires the planning system (including Neighbourhood Plans) to promote sustainable development and details three dimensions to that development:

- An economic dimension – they should contribute to economic development;
- A social dimension – they should support strong, vibrant and healthy communities by providing the right supply of housing and creating a high quality-built environment with accessible local services;
- An environmental dimension – they should contribute to protecting and enhancing the natural, built and historic environment.

In addition, Neighbourhood Plans must be compatible with European Union (EU) legislation. Relevant EU obligations in relation to the Neighbourhood Planning process are those relating to Strategic Environmental Assessments, protected European Habitats and Human Rights Legislation.

This Plan and the policies it contains are consistent with the NPPF, Charnwood Local Plan and relevant EU legislation. Full details of how the Plan complies with these legislative requirements are set out in the Basic Conditions Statement (to be made available with the Submission version of this Neighbourhood Plan).

Furthermore, these policies are specific to Sileby and reflect the needs and aspirations of the community.

It is important to note that not having a Neighbourhood Plan does not mean that development won't happen. Development will still take place, but without the policies in this Plan, which set out the type of development that is in keeping with our area's character, having any effect. Decisions will instead be primarily based on the Borough's policies rather than local criteria.



3. The Plan, its vision, objectives and what we want it to achieve

The Plan area encompasses the whole of the Parish of Sileby and covers the period up to 2036, a timescale which deliberately mirrors that for the emerging Local Plan.

Our vision:

Sees Sileby as a village where people of all ages and backgrounds are proud and happy to live, work and relax.

- It will provide strong support, facilities and housing for all, from the young to the very old.
- Public infrastructure (education, health and care facilities) will be excellent, fit for purpose for today and flexible for the needs of the future.
- High added value commercial activities will be incorporated into development where appropriate.

Sees movement between different parts of the village as being easy on foot, cycle, public transport, (car if necessary) and safe at all times of the day and night.

- Most traffic will by-pass the village leaving streets free for local traffic with adequate public parking. The need for cars will be reduced by better public transport and by better connected footpaths.

Sees the use of the many sports and recreation facilities being more integrated. The Park and its building will be redesigned to offer more flexibility and to facilitate inter-connection between social groups and societies.

Sees the village increase its environmental and sustainability offering, with tree and shrub planting, the brook widened and organised as an attractive and beneficial watercourse to enhance the natural environment and wildlife habitats.

- Electric vehicle charging will be embedded into highway developments and opportunities for energy self-sufficiency utilised.

Sees us shaping further employment and residential development to meet the changing needs of our community, integrating carefully and sympathetically with the facilities of the village.

- Homes will include a mix of design features including contemporary and traditional, adding to the village's vibrancy and community focus and including a mix of housing for young, elderly and infirm.

Principal objectives

- To provide a balanced range of housing choices which meet the diverse needs of all generations, by increasing the supply of smaller homes and homes for elderly 'down-sizers';
- To encourage high-quality design reflecting the rural character of the village;
- To protect and improve the provision of current facilities and assets which contribute to a vibrant community spirit (e.g. Village Hall, Pub, Cricket Pitch, Churches);
- To promote the development of new community facilities which enhance and enrich community life;
- To safeguard the most valued and 'special' open spaces in the parish from inappropriate development;
- To enhance the biodiversity characteristics of the parish;
- To promote development that is safe and that respects the character of neighbouring properties and preserves the rural aspect of the village providing a strong 'sense of place';
- To ensure that the village is at the forefront of technological advancements that will support village employment opportunities;
- To ensure that all listed buildings and any identified community or environmental heritage 'assets' are protected and improved; and
- Ensure development is compliant within the National Planning Policy Framework and the local plan and target growth identified by Charnwood Borough Council.

The Plan will be kept under review. It incorporates Planning Policies and Community Actions, which are not policies and will therefore not form part of the statutory development plan or be used in the determination of planning applications but represent actions to be taken by the Parish Council/another delivery organisation in support of the Neighbourhood Plan policies.

4. How the Plan was prepared

The Parish Council decided to undertake the formulation of a Neighbourhood Plan for Sileby and appointed an Advisory Committee to take the process forward. The Parish Council appointed Neighbourhood Plan consultants 'Yourlocale' to advise and assist the Advisory Committee.

The mandate was to drive the process, consult with the local community, gather evidence to support the development of policies and deliver the plan.



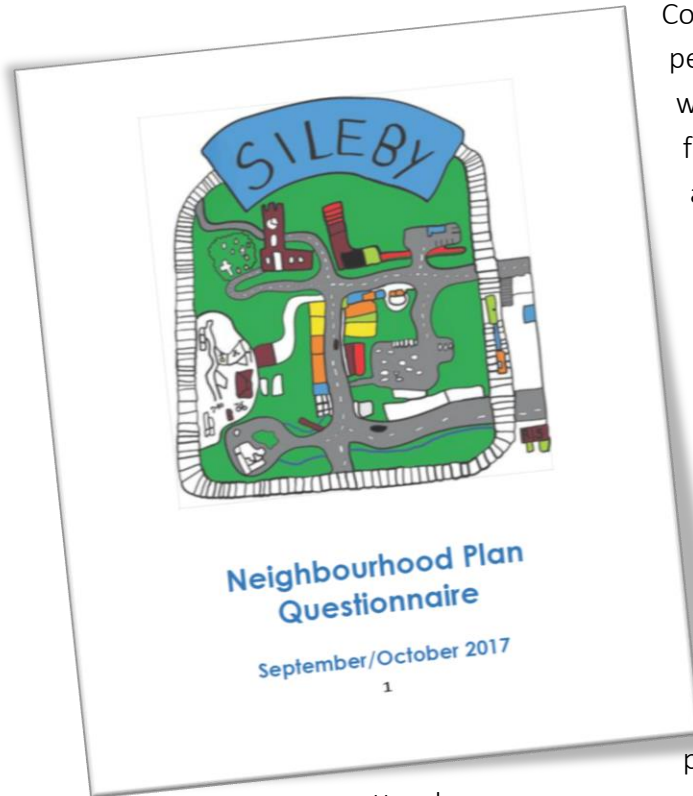
The whole of the Parish was designated as a neighbourhood area by Charnwood Borough Council on 10 February 2017. All Parishioners were invited to an initial Consultation Day which was held in September 2017 in the Parish Hall. The purpose of the Consultation was to find out which aspects of life in the village were important and highly valued, and which, if any, needed to change. A series of display boards and large-scale village maps were set out in the hall with each focussing on a topic relating to planning and development.

A total of 147 people attended the event and many comments recorded. The event was a great success. A summary of the responses is available in the supporting information.

A logo competition amongst local school children was judged at the event and a logo chosen which features in this document.

A comprehensive questionnaire was produced in late 2017 to obtain further information from the community. The questionnaire was made available to every household in the Parish by either hard copy or on-line. Responses were received from over 370 residents and provided very clear direction for the Plan and the future of the Parish.

A summary of the analysis was made available to every household through the Parish Web site.



Consultation events were held with young people in the community and theme groups were established to gather evidence and formulate draft policy ideas. These groups and the Advisory Committee met regularly reporting back to the Parish Council.

On 8 September 2018 an open event was held in the Parish Hall to allow Parishioners to view draft policy statements and make their comments which contribute to the plan. A total of 107 people attended this session and a further 65 people completed an on-line survey making a total of 172 responses. Information that was made available on that day was provided for people who were unable to

attend.

A wide range of comments were made which have been taken into account when finalising the Neighbourhood Plan.

Throughout the process, people were kept informed by regular updates in the Parish newsletter, discussion at Parish Council meetings and through a dedicated Facebook page that shared information and invited comment.

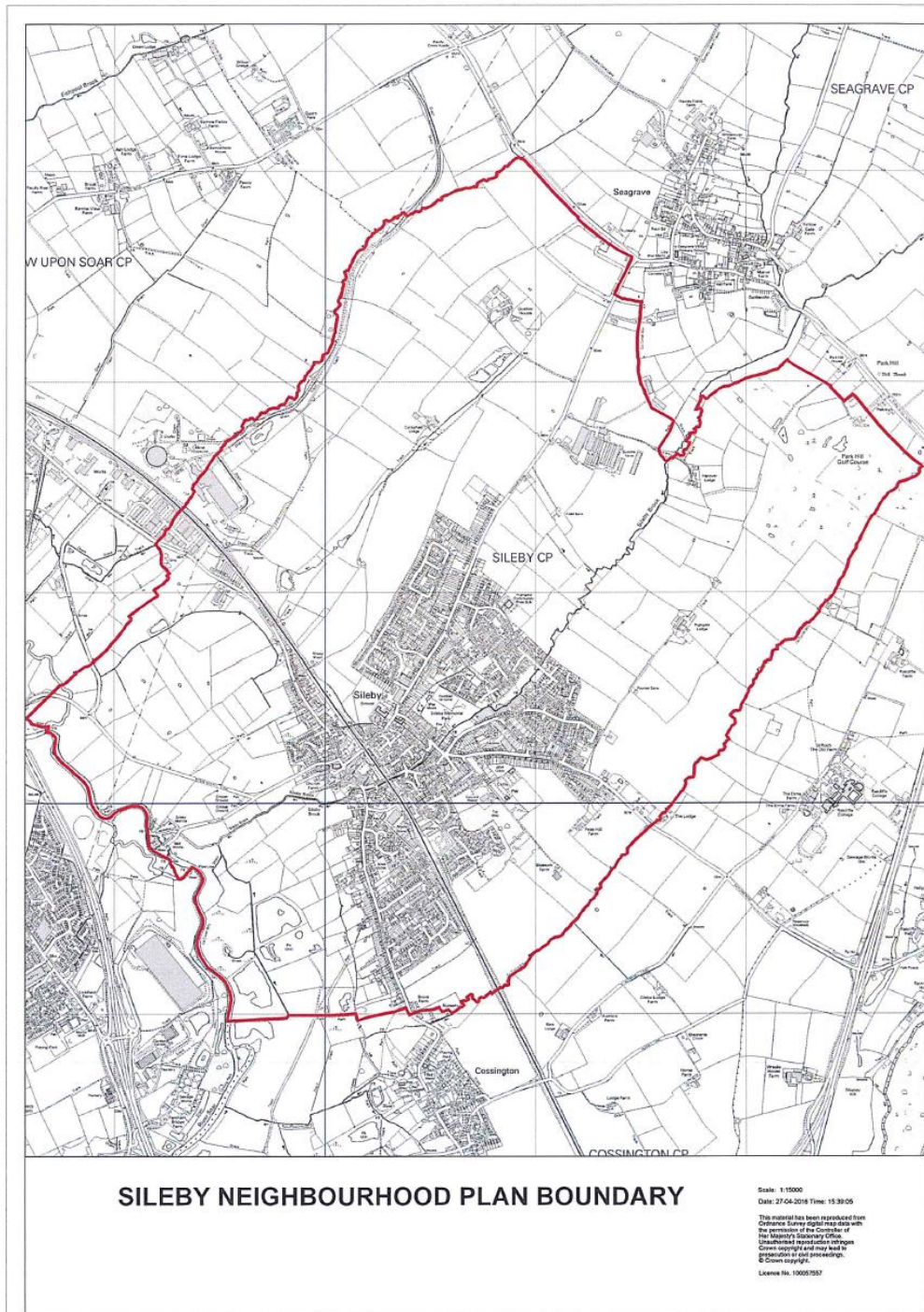


5. Our Parish

The Plan area comprises the whole of the Parish of Sileby, within the Borough of Charnwood, as shown in figure 1. High resolution versions of all figures are available in the supporting information.

The area was formally designated by Charnwood Borough Council on 10 February 2017.

Figure 1 – Parish of Sileby – Designated Area



5.1 History of Sileby

The current development of the proto-town of Sileby is a reflection of contemporary demands upon increased population and the need for housing, infrastructure and services. This is a far cry from the processes and events that allowed Sileby to evolve into its modern-day form.

The parish has produced evidence for human activity since at least the Mesolithic era and possibly earlier. Neolithic flint implements are found widely across the village. In 2011-12 early Iron Age structures were found in excavations off Seagrave Road. They were superseded by a small Romano-British settlement and roadway on the south westerly facing slope. Evidence for Roman occupation has been found elsewhere in the parish. There have been discoveries of various Anglo-Saxon and Viking artefacts in a number of places, but the evidence is slight.

Many former parish historians have firmly put the foundation of modern day Sileby to the Viking period. The word Sileby means 'Sighulf's village or estate'. Sighulf is a Viking personal name and has led many to assume that this is proof enough for the existence of a settlement. Others have taken this further and linked it to the Viking settlement of the East Midlands of about 840AD and given the village foundation date to this date. However, this evidence is highly circumstantial and even though Viking artefacts have been recovered no evidence has ever been found of a settlement, hamlet or village.

The first written record of the village occurs in the Domesday Book. It reveals that in 1066 Sileby was divided into three main landed estates, two of which were centred on former royal estate centres at Rothley and Barrow upon Soar. By 1086 the Normans had redistributed this land and Sileby's largest recipient and overlord was Hugh de Grantmesnil, with a man named Arnold as his tenant and Lord of the Manor.

In 1086 Sileby numbered at least a hundred people including a small core of sokemen (freeholders) which would have great implications for the later development of the village. By the mid-14th century Sileby manor had 22 freehold farms along with 43 customary smallholdings and a number of other cottages and tofts, suggesting a sizeable village population. In 1377 Sileby had the 5th highest recorded population in Goscot hundred, behind Loughborough, Ashby de la Zouch, Castle Donington and Barrow upon Soar.

Sileby's medieval economy revolved around its agriculture, especially in sheep rearing. In 1478 the common fields were named as Howefield, Welbeckfield, Candebly field and South field. Candebly or Canby field may have also been divided into two, making a total of five open fields.

No parish church was named at Domesday. There are hints to a church existing at Sileby during the late 11th century but the earliest reference to it is in 1220. Most of the current church dates from the late 13th and 14th centuries. Until 1450 the advowson (the right to present a priest) and tithes of Sileby parish church were held by the Lords of Sileby manor. On 3rd August 1450 John Mowbray, Duke of Norfolk and lord of Sileby manor appropriated the church and rectory at Sileby to Axholme

Priory in Lincolnshire. After the dissolution of the priory in 1538 the advowson was sold off to laymen and this heralded a serious decline in the church for over 150 years.

In 1629 Sir Henry Shirley sold his manorial holdings to his tenants, effectively making Sileby a freehold or 'open' village. In essence, there was not one person in control and making decisions at the village level. Open settlements had comparative freedom to develop, tended to be more populous, had greater numbers of the poor, had nonconformist chapels, and a greater element of social laxity. Compare Sileby with its haphazard housing development, chapels, shops and pubs to the controlled 'closed' village of Cossington to see the difference.

By the early 18th century the change in village ownership of the previous century had started to transform Sileby. Stronger church leadership led to the appointment of vicars and a new vicarage was constructed. Many small farms had been sold to outsiders and Sileby saw the rise of the tenant farmer. The framework knitting industry had been established by artisan masters around 1700. This industry accounted for 66% of all new Sileby apprentices registered between 1710 and 1750. By 1831 over 50% of the working population was engaged in framework knitting, mainly in family orientated working teams and often poorly paid.

On the 3rd June 1760 Sileby's landowners enclosed the village common fields, ending the communal aspect of agriculture that had existed for hundreds of years. Over 55% of the land was owned by 7 people, 4 of which were non-resident. Most farms were still based in the village centre but some owners opted to construct farm units out in the midst of their new fields. Outlying farms such as Quebec, Hanover and Belle Isle were built in the half century after enclosure.

Sileby had become an industrial village by the 1830s, with the first factory mentioned in 1860.

Advances in transportation such as the Leicester Navigation (1791) and the Midland Counties Railway (1840) aided in the movement of goods and people. The hosiery industry was eclipsed by boot and shoe making in the latter part of the 19th century.

Industrial growth also led to a significant growth of population

which in turn led to developments in services and infrastructure. Between 1801 and 1911, Sileby's population climbed from 1,111 to 3,082. Before 1914 Sileby could boast its own gas works, brewery,



**Crowds on Dudley's bridge with Brook Street in the background
c.1913-4**

4 brickworks, 3 schools, an adult school, 3 chapels, sewerage system, 2 political clubs, various sports teams, a library, railway station and 10 public houses or beerhouses!

Council house building was a feature of post first world war developments in the village with housing on Ratcliffe Road, Cossington Road and the Greedon estate constructed at this time. However, it was the industrial aspect of the village which still took precedence. Companies such as Harlequin, Excelsior, C. H Preston, Towles, Bradgate Textiles and others became major employers locally. Nevertheless, it was shoe manufacturer Newbold and Burton who were to have the greatest impact. Over time their site expanded to take over a central swathe of the village, and post-1945 they also purchased local shoe firms Lawson Ward and Moirs.



From the 1960s tougher trading and economic conditions meant harder times for Sileby's industries. Closures started to occur from this period until by 1995 when all but a handful of factories had closed down or production had switched elsewhere.

The late 1960s also saw the growth of private housing estate development. Estates such as Heathcote Drive and Charles Street/Chalfont Drive

added hundreds of houses to Sileby's housing stock and produced a suburban landscape out of the village fields. After 1995 the former factory brownfield sites also provided for private housing development with the Burton Road estate and Melody Drive resulting from this. This and current housing schemes on greenfield sites have all added to the suburban proto-town landscape that Sileby has been forced to adopt under local housing targets and legislation. This in turn has put pressure on local infrastructure which has not kept up with the pace of development.

Today, Sileby is a far cry from its former agricultural and industrial roots. It is now a bustling commuter village with a population of 7,835 serving towns and cities further afield. However, it is proud of its independent spirit, its freeholder roots and the



entrepreneurial drive and endeavour shown by its inhabitants. All this has moulded the cosmopolitan settlement we see today.

5.2 Sileby today

At the time of the 2011 Census, Sileby was home to around 7,835 residents living in 3,390 households. Analysis of the Census data suggests that between 2001 and 2011 the parish population grew by around 14% (958 people). During this period the number of dwellings rose by 18% (507). Furthermore, a more recent and alternative data source suggests the number of people living in the parish has continued to grow, increasing by around 270 between 2011 and 2014, representing a 3% population growth rate.



The area has a higher than average concentration of working age residents and school age children. There is evidence that the population is ageing and in line with national trends the local population is likely to get older as average life expectancy continues to rise.

There is evidence of under-occupancy in the Parish and a predominance of semi-detached housing and low value council tax banded properties. There is evidence of some overcrowding in households with dependent children.

Analysis of Land Registry data shows indication of significant housing development with new build residential sales representing 17% of all recorded residential sales between 1995 and 2015. Home ownership is relatively high and there is a particularly high share of households who own their homes with a mortgage or loan.

6. Meeting the requirement for sustainable development

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

a) Social

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

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

b) Environmental

In order to protect and enhance our natural, built and historic environment, we are seeking to ensure that housing development is of the right type in the right location, so that it does not harm but instead positively reflects the existing historic character of the area in order to:

- Protect the village identity and conserve the rural nature of its surroundings;
- Recognise the need to protect and, where possible, improve biodiversity and important habitats; and
- Provide for improved pedestrian facilities.

c) economic

Whilst the built-up parts of the parish of Sileby are primarily residential, there is a commercial element within the parish and a desire to ensure that appropriate economic activity is maintained as long as the local infrastructure supports it. We therefore wish to encourage employment opportunities in our area by:

- Supporting appropriate existing business development and expansion where the local infrastructure would not be adversely affected by the proposals; and
- Encourage start-up businesses and home working.

This document sets out local considerations for delivering sustainable development across Sileby Parish. Development proposals should meet the requirements of all relevant policies in the Local Development Plan.

7. Neighbourhood Plan Policies

A. General policies

Limits to Development

The purpose of a Limits to Development (LtD) is to ensure that sufficient sites for new homes and economic activity are available in appropriate locations within the parish that will meet the community's aspiration to avoid unwanted encroachment into the countryside.

Settlement Limits have been drawn by Charnwood Borough Council in the Adopted Local Plan (2011-2028) to define what has historically been seen as a suitable limit for local development. These Settlement Limits have been updated in preparation for the Local Plan update, but follow the principles contained within the Charnwood Settlement Limits to Development Assessment 2018.

For Sileby, this is mainly in the built-up area of the village. It defines where development would not be acceptable, generally in the least sustainable locations such as the countryside. Such growth would risk the loss of separation of hamlets and settlements to the detriment of the community and visual amenity of the Plan area.

The Neighbourhood Plan proposes to designate a Limits to Development for the village which will update and supersede the existing Settlement Limits currently used by Charnwood Borough Council, as it takes into account recent development that has taken place since the Settlement Limit was introduced and also recognises additional allocation of land for development.

Within the defined Limits to Development an appropriate amount of suitably designed and located development will be acceptable in principle, although all will be required to take into account the policies within this Plan.

Focusing development within the Limits to Development will help to support existing services within the village centre and help to protect the village's countryside setting, the natural environment and the remainder of the Neighbourhood Plan area from inappropriate development.

In statutory planning terms, land outside a defined Limits to development 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 setting of Sileby and retain the countryside surrounding the village as an attractive, accessible, distinct and non-renewable natural resource.

Methodology

The Limits to Development has been determined using the following criteria:

- a) The development sites with an extant planning permission for residential or employment land development on the fringes of the settlement as at 1st July 2018 have been incorporated within the boundary of the Limits to Development;
- b) The proposed residential site allocations within the Neighbourhood Plan have been included within the Limits to Development;
- c) Defined physical features such as walls, fences, hedgerows, woodland, gardens, streams, brooks, formal leisure uses and roads have been used as the defined boundaries;
- d) Non-residential land which is countryside, agricultural, paddock, meadow, woodland and/or another green-field use has been excluded;
- e) Sites with a strong historical heritage have been excluded;
- f) Open spaces and sports and recreational facilities which stand on the edge of the built form have been excluded;
- g) Isolated development which is physically or visually detached from the settlement has been excluded;
- h) Sections of large curtilages of buildings which relate more to the character of the countryside than the built form have been excluded;
- i) The curtilages of buildings which closely relate to the character of the built form and have enclosing features have been included.

POLICY G1: LIMITS TO DEVELOPMENT

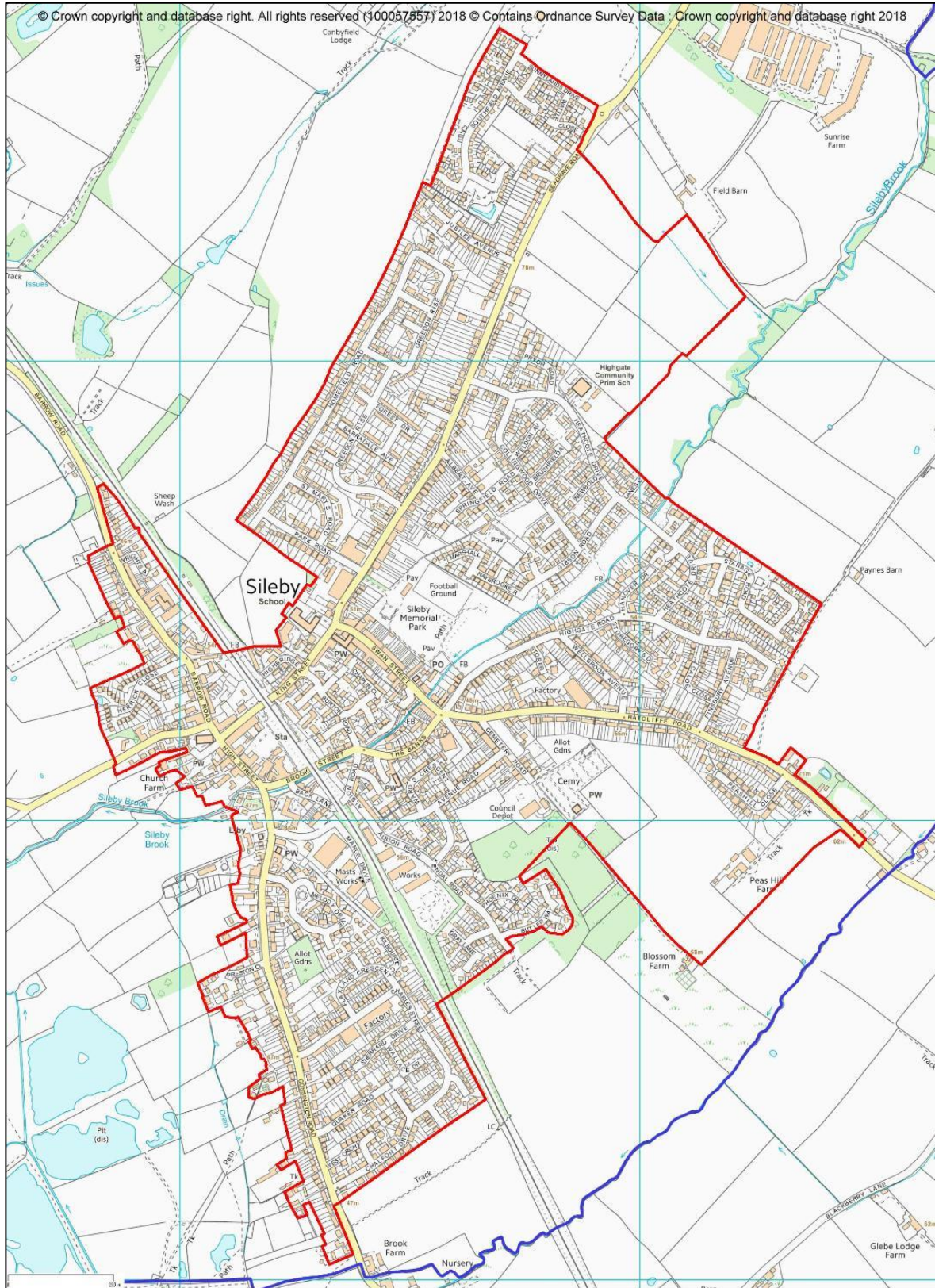
Development proposals within the Neighbourhood Plan area will be supported on sites within the settlement boundary as shown in Figure 2 (below) where the proposal complies with the policies in this Neighbourhood Plan.

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

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.

Figure 2 – Limits to Development



Design Principles

Sileby has a long and interesting history, resulting in a wide array of heritage assets and a distinctive local character. The biggest challenge is to balance the desire to protect the

character of the village with the need for it to grow and evolve in a sensitive and proportionate manner to sustain the community and its facilities.

The aim is to protect Sileby so that it retains its character as a unique and distinctive place. This can be achieved using the planning system to respond sensitively to the range of historic buildings, structures, landscapes and archaeology situated within the Plan area. It is this variety that makes Sileby the place it is. These assets form many of the key characteristics of Sileby, and future development should seek to enhance, reinforce and preserve this distinctive historic environment. Repeated house styles taken from a standard template will not be acceptable.

The adoption of design principles will help to maintain the unique feel of Sileby as a place. In this section therefore, the Neighbourhood Plan sets out planning policies which seek to identify and protect the distinctive elements which together provide the special qualities of the landscape setting and built heritage of Sileby. New development proposals should be designed sensitively to sit within the distinctive settlement patterns of the village. Existing settlement patterns have grown incrementally over time. The buildings date from many different periods, providing a richness and variety of styles and materials. This traditional rural character should be enhanced by new development and schemes should be designed to ensure that new buildings sit comfortably within the existing settlement pattern and are respectful of their surroundings.



The Charnwood Borough Council Sileby Conservation Area Character Appraisal (March 2007) says the following about the Conservation Area 'The Conservation Area was designated in March 1988 and covers an area of about 11 hectares in the centre of the village to the west of the railway line. It is centred on St Mary's Church, which stands at the staggered crossroads between Barrow Road -

High Street, running north south, and King Street - Mountsorrel Lane, running east west. The boundary of the Conservation Area generally defines the settlement that existed in 1884 and includes a broad range of built development that is representative of the mediaeval and post mediaeval settlement. The Area does not generally include the Victorian industrialisation and urban expansion of the village that took place outside the historic core'.

New development proposals should be designed sensitively to ensure that the quality of the built environment is enhanced wherever possible, particularly where schemes are located within or near the Conservation Area. New designs should respond in a positive way to the

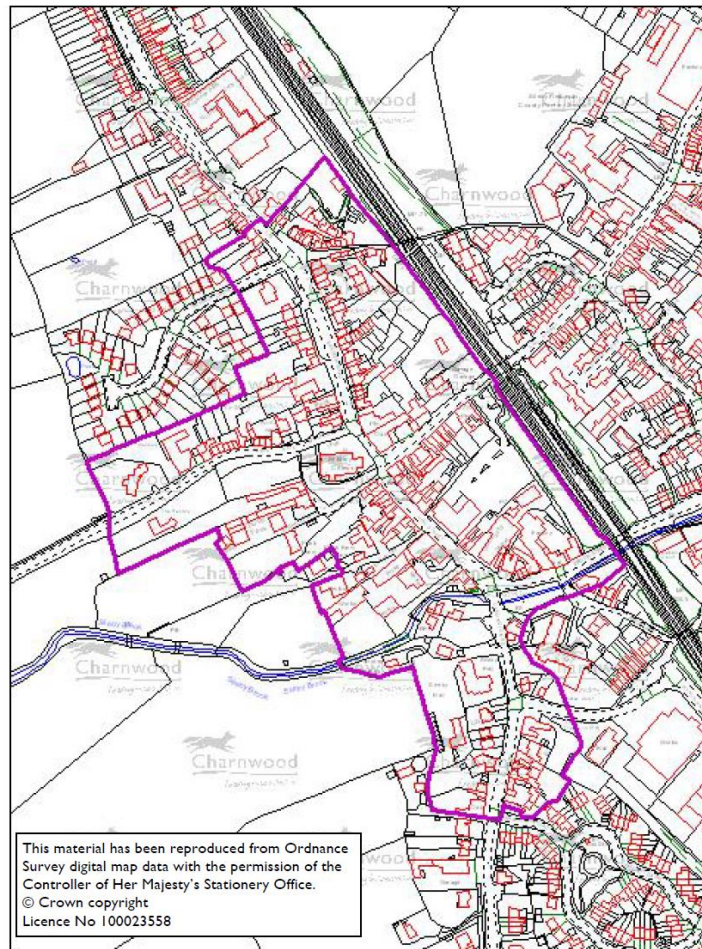
local character through careful and appropriate use of high-quality materials and detail. Proposals should also demonstrate consideration of height, scale and massing, to ensure that new development delivers a positive contribution to the street scene and adds value to the distinctive character of the area

Figure 3: Sileby Conservation Area

There is therefore no overall theme for design in Sileby. A recent development of the former Maltings in the centre of the village is of a high quality and aesthetically pleasing and whilst the Neighbourhood Plan does not seek to impose a design theme on development, this latest development does establish a standard for design which future developments should also meet or seek to emulate.

Additionally, the design of any new housing should be sympathetic to any neighbouring properties where development is within the settlement limits; where the development is outside the Limits to Development, or otherwise adjacent to open countryside, its effect on views into and out of the village will be an important factor. It may be possible to mitigate potential harm by careful consideration of height, siting and aspect and by appropriate screening.

Parking and vehicular movements are a particular issue in specific areas of the Plan area. A combination of older, terraced properties with no garages or off-road parking (particularly around the Village centre) and more modern houses with inadequate parking spaces to cater for larger modern cars is adding to the street parking problem that is severe in key areas within Sileby. The roads themselves and the street pattern in Sileby has developed over many centuries and is not suited to modern traffic. There is a serious issue with parking on the narrow streets in Sileby with the consequent detrimental effect on pedestrian and road safety and the ease by which traffic, including emergency and service vehicles, can travel within Sileby. The Neighbourhood Plan supports measures to minimise the impact of new development on parking issues and Policy G2 c), by adding detail to the Leicestershire County Council parking standards, is intended to help ensure that new development does not make an already problematic situation worse.



POLICY G2: DESIGN

This policy will apply to all new commercial and residential developments, including one or more houses, extensions and replacement dwellings. The following criteria should be met:

- a) New development should enhance and reinforce the local distinctiveness and character of the area in which it is situated, particularly within the Conservation Area, and proposals should clearly show within a Design and Access Statement (where appropriate) how the general character, scale, mass, density, materials and layout of development are sympathetic to any neighbouring properties and the surrounding area. Development which would have a significant adverse effect on the street scene, or the character of the countryside will only be permitted where any harm is clearly outweighed by the wider benefits of the proposal;
- b) Design principles that apply to the Conservation Area should be applied where development is adjacent to the Conservation Area to help ensure a controlled transition between the Conservation Area and new development outside the Conservation Area
- c) Contemporary or innovative design will be encouraged and supported where it makes a positive contribution to the character of the area and is compatible with the surrounding historic context;
- d) Development proposals should aim to maintain and enhance biodiversity by preserving as far as possible existing trees, hedges and wildlife habitats. Where appropriate developments are encouraged to include measures to enhance biodiversity which may include:
- e) Providing roof and wall constructions that follow technical best practice recommendations for integral bird nest boxes and bat breeding and roosting sites;
- f) Providing hedges or fences with ground level gaps for property boundaries that maintain connectivity of habitat for hedgehogs;
- g) Ensuring that any intruder switched security lighting is not constantly switched on and that any other site or sports facility lighting meets the best practice guidelines in Bats and Lighting (ref LREC 2014);
- h) Development should ensure the appropriate provision for the storage of household waste and any recyclable materials;
- i) With the development of Hybrid and electric vehicles all properties should include infrastructure and the available power supply that will support the charging of electric vehicles. Where possible, this should be within the property boundary.

B. Housing and the Built Environment

Introduction

Sileby is a large village in Leicestershire which is defined in the discussion paper 'Towards a Local Plan for Charnwood' as one of six Service Centres within the settlement hierarchy. Loughborough is the main social and economic focus for the Borough and performs an important role at the top of the hierarchy described as an 'Urban Centre', being the largest settlement, a market and university town and the only urban centre in the Borough. It provides accessible employment opportunities and higher order services to a wider area. Loughborough, along with Leicester City to the south of the Borough, provide the social and economic focus for residents in the Borough.

The hierarchy identifies four settlements as 'Urban Settlements' in the Borough. Three of these settlements, Shepshed, Birstall and Syston have a population of more than 10,000 and therefore fall in the government's definition of an urban area (Rural Urban Classification 2011). The fourth, Thurmaston has a population of 9,668 (2011 Census) and with natural and planned growth in this area, is expected to have a population of over 10,000 by the next census.

Six settlements are identified as Service Centres; Anstey, Barrow Upon Soar, Mountsorrel, Sileby, Rothley and Quorn. These settlements are the Borough's largest villages and all have a population of more than 3,000 people and all have a range of services and facilities to meet most of the day to day needs of the community and good accessibility to services not available within the settlement.

The 2011 Census data shows Sileby had a population of 7835 residents which is 4.72% of the Charnwood total. The population has increased by 16.14% in the 16 years since the previous census in 1995 along with a 5% growth of the total of the share of Charnwood's population. In 2011 Sileby had a housing stock of 3390 houses which was 4.89% of Charnwood's total stock. This is slightly above the population share (houses divided by people) of 4.72%.

At this time, Sileby had a housing to population percentage of 43.27% compared to a Charnwood proportion of 41.72% this has enabled future population growth to inform the future new build residential requirements.

Sileby Parish Council as part of its Neighbourhood Plan is looking to allocate reserve sites for residential development should housing need increase.

Through the Adopted Local Plan, Sileby, along with other Service Centres, has no specific housing allocation. However, the 2018 CBC discussion paper 'Towards a Local Plan for Charnwood' identifies the need for between 8,100 and 15,700 additional homes in the

Borough by 2036. Dwellings which achieve planning approval from April 2017 onwards will count towards this target.

The discussion paper confirms the settlement hierarchy and Sileby's position as a Service Centre and describes a range of options for distributing the housing requirement across the Borough but does not go as far as to identify housing distribution targets on a parish level.

The 2018 NPPF (para 66) addresses this issue as follows 'Where it is not possible to provide a requirement figure for a neighbourhood area, the local planning authority should provide an indicative figure, if requested to do so by the Neighbourhood Planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority'.

Planning Practice Guidance supports this approach and says as follows 'Where a local authority's strategic policies do not include a housing requirement for a particular neighbourhood area, Neighbourhood Planning groups may request an indicative figure from the local authority if they wish to plan for housing. If, in exceptional circumstances, a local planning authority has been unable to provide an indicative housing requirement figure within a reasonable timeframe, then the Neighbourhood Planning group may need to determine a housing requirement figure for the designated neighbourhood area'. The PPG also states that this figure '... should be derived from the authority's housing need figure and take into consideration relevant policies and evidence such as the spatial strategy (or the emerging strategy if indicative figures are being set), the Housing and Economic Land Availability Assessment, the population of the neighbourhood area and the role of the neighbourhood area in providing services.

Following a very productive meeting to explore this issue between employees of Charnwood Borough Council, members of the Sileby Neighbourhood Plan Advisory Committee (NPAC) and YourLocale (the NPAC retained planning consultancy) in May 2018, a suggested way forward for agreeing the housing target for the Sileby parish up to 2036, was considered and agreed, in the absence of a proposed housing distribution target from the Borough Council.

Setting a housing growth target for Sileby

The NPPF confirms that 'Neighbourhood Plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies'. It is the intention that the emerging Neighbourhood Plan for Sileby allows for adequate residential growth in the parish up to 2036.

An allowance is made for the windfall development which has contributed a significant and consistent supply of housing in the parish over recent years and is expected to continue to do so in the future.

The policy proposed below is based upon the latest Housing and Economic Development Needs Assessment (HEDNA) produced by GL Hearn for the Leicester and Leicestershire Authorities and the Leicester and Leicestershire Enterprise Partnership in January 2017 and the Borough-wide housing target up to 2036.

Calculated on the basis of population share, Sileby has 4.72% of the Borough’s population. On the basis of a straight proportionate increase, the parish would need to take an additional 382 houses if the CBC target is 8,100, or 741 homes if the borough-wide target is 15,700. It is considered appropriate to apply the population share as a straight proportion of Charnwood’s population as Sileby sits in the middle of the settlement hierarchy – with more sustainable settlements above and below it.

Planning approvals in the Parish since April 2017 would be deducted from this figure as the Borough-wide targets are based on planning approvals from 2011 to March 2017. This would result in a residual growth figure for Sileby of between 382 houses and 741, minus any commitments.

Methodology to calculate the units required - CBC target of 8,100 population growth.

Gross total	382
Minus the following:	
Planning approvals since April 2017	496
Windfall allowance (7 p.a.)	126
Residual target	-240

Methodology to calculate the units required - CBC target of 15,700 population growth.

Gross total	741
Minus the following:	
Planning approvals since April 2017	496
Windfall allowance (7 p.a.)	126
Residual target	119

The CBC discussion document ‘Towards a Local Plan for Charnwood’ casts doubt on the likelihood of either of these options being the preferred option as an agreed target in the Local Plan once finalised.

It is acknowledged that the lower target may provide insufficient flexibility in the supply of land should circumstances change, whereas the higher target may put greater pressure on the environment, infrastructure and services.

For this reason, a third option under the Borough-wide housing requirement option is presented here – one which takes the middle range of the above higher and lower housing targets and is based on a housing target of 12,000 by 2036.

Methodology to calculate the units required - CBC target of 12,000 population growth.

Gross total	566
Minus the following:	
Planning approvals since April 2017	496
Windfall allowance (7 p.a.)	126
Residual target	-56

Based on the realistic target of a 12,000-population growth for Charnwood, housing target of 566 dwellings has been identified for Sileby, including planning approvals (since April 2017) and the windfall allowance the actual projected number of dwellings is 622. This leaves a residual of minus 56 dwellings meaning that the housing target for Sileby has already been exceeded. Having discussed this issue with Charnwood Borough Council the Sileby NPAC has made the decision to take this mid-range of the CBC housing growth targets as a more realistic and deliverable target which balances out the need for flexibility with minimising the impact on the infrastructure, environment and services across the Borough.

Adopting this method would result in a further 622 dwellings being built in the parish up to 2036.

In view of the uncertainty about the level of housing needed across the Borough, if a housing target for CBC is yet to be confirmed when the Neighbourhood Plan is being finalised, it is likely that the housing target set in the Neighbourhood Plan will be at the lower end of the growth projections, with reserve sites identified to reach the upper level should this be determined as the Borough-wide target when the emerging Local Plan is adopted. This approach does not predetermine any housing requirement figure identified through the Local Plan plan-making process and that the overall figure for Sileby neighbourhood area may change depending on the outcome of the Local Plan evidence.

Housing Allocations – Reserve Sites

The Sileby community questionnaire showed a generally negative perception towards extensive residential growth and in particular a fear that Sileby would “join up” with Barrow upon Soar, Seagrave and Cossington with further development on the outskirts of the village and lose its individual character and appeal. Substantial numbers of residential units have already been built and are currently allocated for development on the border of Sileby & Seagrave.

As set out above, the Parish has exceeded the agreed housing provision target required by Charnwood Borough Council. Nonetheless, the preparation of the Neighbourhood Plan has been pro-active in undertaking assessments of all identified potential residential site allocations through a sustainable site assessment (SSA) process.

The SSA process has been thorough and transparent and is detailed in appendix 3. It has resulted in the identification of a number of Reserve Sites to come forward if required during

the Plan period in the event that sites with planning permission are not able to be delivered during the currency of the Neighbourhood Plan, the final agreed housing requirement for Sileby exceeds the commitments and completions already accounted for or there is a recognised increase in housing need over the period covered by the Neighbourhood Plan. The process has highlighted commercial sites which remain across the Neighbourhood Plan area and are suitable for development where land owners have indicated a desire to develop.

The community consultation showed that redevelopment of redundant 'brownfield sites' instead of building on greenfield sites should be a priority. The NPPF (Section 11) encourages the effective use of land by giving 'substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.'

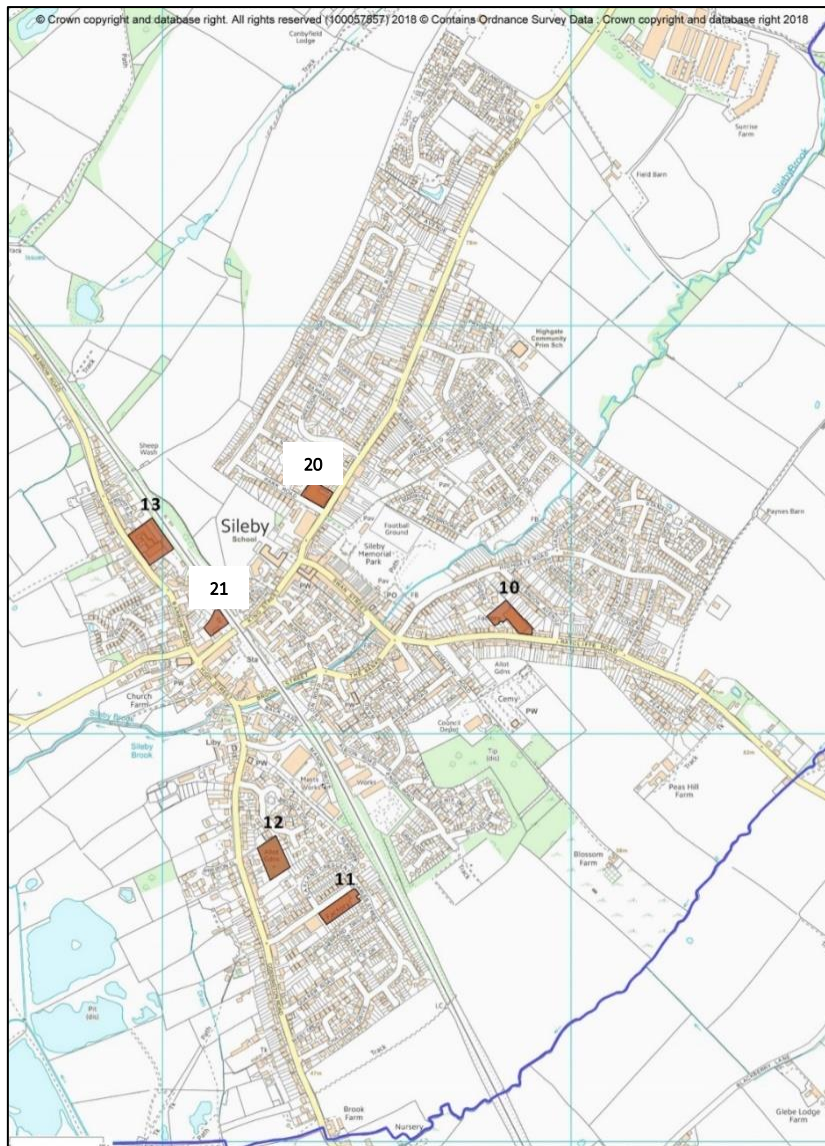
POLICY H1: RESERVE SITES

Planning applications for residential development on the following sites (see Figure 4) will be supported:

The Oaks, Ratcliffe Road (Site 10 for around 11 dwellings); 36 Charles St (Site 11 for around 11 units); Rear of 107 Cossington Road (Site 12 for around 18 units); Barrow Road (Site 13 for around 12 units); factory – corner of Park and Seagrave Road (Site 21 for around 11 units); 9, King Street (Site 22 for around 14 units) if:

- a) It is required to remediate a shortfall in the supply of housing land due to the failure of existing housing sites in Sileby to deliver the anticipated scale of development required;
- b) It becomes necessary to provide for additional homes in the Parish in accordance with any new development plan document that replaces the Charnwood Local Plan Core Strategy; and
- c) Any business or community uses can be satisfactorily relocated or if the need for residential development clearly outweighs the loss of these uses.

Figure 4 – Reserve Sites



Windfall development

Windfall sites are small infill or redevelopment sites that come forward unexpectedly and which have not been specifically identified for new housing in a planning document. These sites often comprise redundant or vacant buildings including barns, or a gap between existing properties in a built-up street scene. The Charnwood Borough Council Strategic Land Availability Assessment includes sites of 5 or more houses in the assessment.

Such sites have made a small but regular contribution towards the housing supply in the Parish for a considerable time. As there remain only limited opportunities for windfall development,

there is evidence that windfalls will continue to make a small contribution to housing provision in the Parish up to 2036.

POLICY H2: WINDFALL DEVELOPMENT

Residential development on infill and redevelopment sites within the settlement boundary will be supported where the development:

- a) Comprises a restricted gap in the continuity of existing frontage buildings or on other sites within the built-up area of Sileby or where the site is closely surrounded by existing buildings;**
- b) Respects the shape and form of Sileby in order to maintain its distinctive character and enhance it where possible;**
- c) Retains existing important natural boundaries such as trees, hedges and streams;**
- d) Does not reduce garden space to an extent where it adversely impacts on the character of the area, or the amenity of neighbours and the existing and future occupiers of the dwelling (s); and**
- e) 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 in line with Charnwood Borough Council Planning Guidance.**

Housing Mix

Home ownership levels are relatively high with around 76% of households owning their homes outright or with a mortgage or loan. This is above the district (72%), regional (67%) and national (63%) rates.

Data from the 2011 Census shows the Parish to have a higher than average concentration of semi-detached residential dwellings (43%) which is above the district (39%), regional (35%) and national (31%) shares. There is also a higher than average proportion of terraced housing accounting for over 27% of the housing stock against 19% for the district, 21% for the region and 25% nationally. Detached housing represents around 20% of residential housing stock which is close to the 22% national rate but somewhat lower than the district (30%) and region (32%) rates. Detached and semi-detached represent 63% of the total housing stock in the Sileby Parish whereas terraced housing and flats provide 37% of accommodation spaces.

An ageing population will further increase under-occupancy across the village and the Neighbourhood Plan will therefore encourage people to move out of the larger detached properties that are under-occupied into more suitable and age-appropriate housing.

A detailed analysis of the housing provision in the Parish is provided in Appendix 3.

In particular, people with personal mobility issues that cannot be ameliorated in their existing housing do not have accessible standard housing available and there is considerable pressure on the Local Authority to provide expensive retro-fitting using disabled facilities grants to improve accessibility. A majority of the major National housebuilders have recognised the importance of meeting this demographic trend towards requiring more accessible housing and now construct all of their new build units to a minimum of building regulations M2 standard. Based upon a comprehensive assessment of current and future production of housing the HEDNA survey of 2017 also set out the requirement for a minimum of 4% of all new housing to be built to M3, wheelchair accessibility standard housing.

Since the 2011 census there has been an increase in new detached houses being built with 65% of all completed units being detached which brings the other dwelling types very close to the national averages as show below:

Accommodation Type, 2017

	Sileby		Change
	No	%	%
All household spaces (occupied + vacant)	3608	100.0	+6.4
Detached	829	22.92	+12.90
Semi-Detached	1495	41.43	-2.75
Terraced	944	26.16	-5.22
Flat, Maisonette or Apartment	321	8.89	-1.3
Caravan or Other Mobile or Temporary Structure	-	0.0	0.0

POLICY H3: HOUSING MIX

In order to meet the future needs of the residents of the Plan area, new housing development proposals:

- a) Should seek to create sustainable, inclusive and mixed communities by providing a mix of house types and size that reflect up to date published evidence of local need in Sileby, or, if this is not available a larger area including Sileby; and
- b) Are encouraged to construct to building regulations 2015 M4(2) “accessible housing” standard and, to include some housing at M4(3) “wheelchair housing” standard.

Additional development of smaller properties in the village centre or adjacent to it is a very well-favoured community approach which supports local traders and brings a vibrancy to the shared village centre facilities. A focus around centrally located bungalow / flats development where possible to enable a virtuous circle of population flow through the housing stock.

Affordable housing

The NPPF (2018) defines affordable housing as ‘housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)’. The definition goes on to list different types including affordable housing for rent (including social rent); starter homes, discounted market sale housing and other affordable housing routes to home ownership.

Social rented properties account for 9% of tenure which is lower than the district (12%), region (16%) and England (18%) rates. Shared ownership housing is also lower than Charnwood as a whole. This is an area that we wish to address.

Policy CS3 of the Core Strategy indicates that 80% of affordable housing should be social rented and 20% shared ownership. Since then the definition of affordable housing has widened to include starter homes and discounted market sales housing.

Many people support the need for social housing but feel it suffers a bad reputation and that residents don’t always maintain the properties as they would their own. Partly this is from social units being placed together in a development creating a “Social housing centre”. Affordable housing provision should therefore be developed on-site in a pepper-potted fashion, in effect a tenure blind approach.

POLICY H4: AFFORDABLE HOUSING

To meet identified needs within the community at least 30% of all new housing developments of 10 units or more will be affordable housing. In any new development at least two thirds of the affordable housing will be social or affordable housing for rent, and the remainder low cost starter homes for sale and shared ownership housing.

The affordable housing stock should be made available as an integral part of the development, should be visually indistinguishable from the equivalent market housing on the site and should be provided as individual units dispersed throughout the development, subject to a registered provider being prepared to deliver the units if applicable.

The achievement of Lifetime Homes Standards for affordable housing will be supported.

C. The Natural and Historic Environment

Introduction

This section of the Plan deals with the environmental component of *sustainable development*, as described in the National Planning Policy Framework. It balances the requirement for appropriate development in Sileby against the value of environmental features that can be shown to be both significant (for wildlife and history) and appreciated, in their own right and as community assets, by local people. It also deals with the broader environmental issues of concern to the community, like access to the countryside and renewable energy generation.

The MAPS in this section have been reduced to fit the document page size.
Full-size versions are available as *supporting documents*

Care was taken during preparation of the Plan to ensure that the policies (and the sites and areas of environmental significance covered by them) were not unduly restrictive on development during the Plan’s lifetime. Less than 11% of the area of open, potentially developable land in the parish has been earmarked for environmental protection.

Area of undeveloped land in Sileby = 710ha
Area subject to environmental protection (all policies) in Sileby = 77ha (10.8%)
(includes sites with existing statutory protection and Open Spaces in the built-up area)

Landscape, geology and setting

Sileby is located in a small tributary valley flowing southwest, off the high ground of the

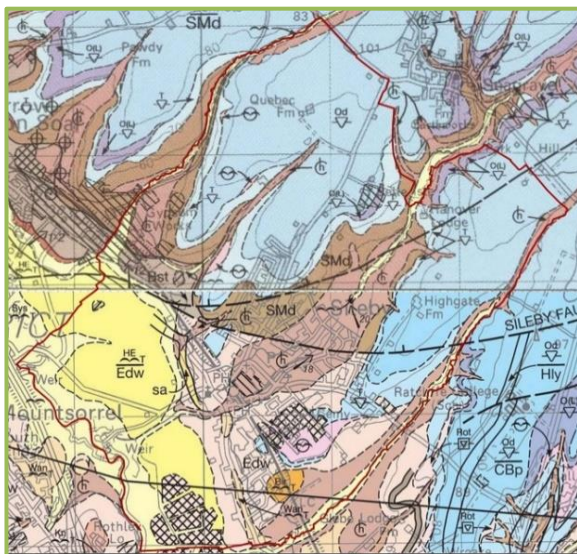


Fig. 5.1 Geology of Sileby.
Browns: Jurassic clay and limestone; blue:
ice age glacial clay, sand and gravel;
yellow: ice age river sand, gravel and silt

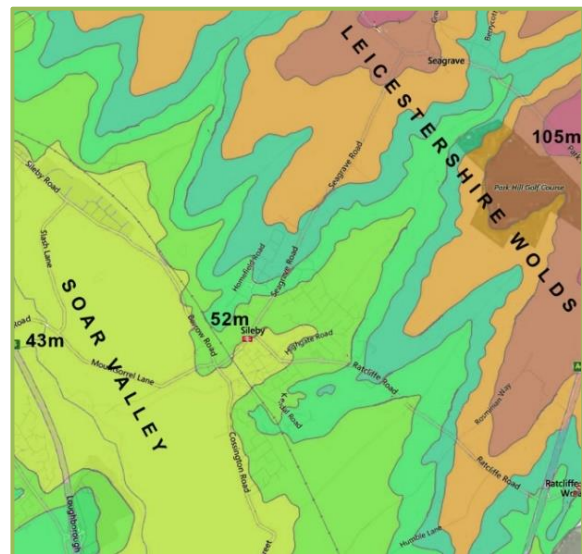


Fig. 5.2 Topography of Sileby

Leicestershire Wolds, into the wide vale of the river Soar. The northeast of the Plan Area is therefore open, with extensive westward views from a series of ridges formed by Sileby Brook (the village's own watercourse) and four other narrow valleys, while the southwest is a landscape of floodplain meadows and wetlands, with the meandering river Soar forming the parish boundary and the start of the distinctive landscapes of Charnwood Forest.

The Soar flows today in what was a 'braided' river valley during the ice ages; its floor is the gravel, sand and peat deposited by the many channels of the ice age river. The Wolds are formed by much older clays and limestones of Jurassic age – these are exposed in the beds of the Sileby and other brooks – covered by stony clay ('glacial till') left here by the ice sheets that covered the area some 300,000 years ago.

The highest parts of the Plan Area are at just over 100m above sea level while the lowest, at Sileby mill, is at 43m above sea level. Sileby village, at the boundary between Soar valley and Wolds, lies at 52m. The topographical amplitude combined with the parallel ridges and valleys of the Wolds gives Sileby a distinctive landscape, with views that are more impressive than the 60m height difference might suggest.

Historical environment

In heritage terms, it could be argued that Sileby has suffered a tarnished reputation due to its industrial past and its proximity to pretty 'chocolate box' villages such as Cossington and Seagrave. Unhelpful views such as that of venerable historian W. G. Hoskins who described the village as "one of the unloveliest villages one could find anywhere... red brick, dreary", seriously detract from seeing the village in its true historical context.

Like other Leicestershire parishes, Sileby's origins are ancient, with habitation known from the late prehistoric period, through the Roman occupation and on to the foundation of the present settlement in (probably) the 8th century; 'Sileby' (Sigulfr's farm) is an Old Norse (Danish) placename. Later development, including the size and layout of the medieval village and its farmlands, are still represented by earthworks and other tangible evidence. However, what makes Sileby's historic environment rich and characteristic is its 'modern' history. Although there are



Barrow Road, Sileby. These 18th and 19th century workers' cottages are significant local heritage assets

twelve Listed Buildings in the parish, this number is low when compared to Barrow upon Soar (26), Cossington (19), and other adjacent villages. This is because the recording and preservation of Sileby's historic assets has been dominated by conventional historical thinking: agricultural, medieval or culturally significant features are recognised, while industrial heritage, along with important large scale post-medieval infrastructure, has been largely ignored.

The Leicestershire & Rutland Historic Environment Record (HER) database has begun to correct this by recording these industrial and post medieval structures. This Plan continues with this objective, aiming to provide protection, at appropriate levels in the Planning system, for the most important features of Sileby's historic environment of all ages and types.

Natural environment

Two millennia of settlement have had a profound effect on whatever native habitats existed here before the advent of agriculture. The surviving semi-natural areas are the result of the interaction between the changes wrought by Sileby's people and natural ecological processes over this timespan. Still remaining, and to be cherished, are a few areas of woodland, species-rich hedgerows, watercourses and ponds, disused gravel pits, and floodplain grassland of ecological value. Because these survivors are now few, and concentrated only a few areas of the parish, the community has come to realise that, if any biodiversity is to be maintained in the Plan Area (for its intrinsic value and for its contribution to residents' health and wellbeing), what remains should be protected and nurtured wherever possible.

Existing environmental designations

The Plan Area is located in National Character Area (NCA) 94 *Leicestershire Vales*. NCAs are landscape areas defined by Natural England for Planning purposes. There are 13 areas of *Priority Habitat* (as defined by Natural England), together with six Local Wildlife Sites (LWS) designated by Leicestershire County Council ecologists and endorsed by Charnwood Borough Council. Cossington Meadows, the largest Wildlife Trust nature reserve in Leicestershire, lies partly in Sileby parish and includes an important area of floodplain grassland.

There are twelve Listed Buildings, 36 further sites and features of history significance (Leicester & Rutland Historic Environment Records), of which six are of relevance to the Neighbourhood Plan, and 10 non-designated historic buildings (Leicester & Rutland Historic Environment Records).

Environmental inventory

An environmental inventory (Appendix 4) of Sileby was carried out between November

2017 and May 2018. The work comprised two elements:

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

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

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.

These 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 2018*:

Figure 6 Environmental inventory scoring system used in the Plan

Criterion (NPPF 2012)	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]	32			

Site-specific policies





Local Green Spaces

Of the approximately 170 inventoried parcels of open land in the parish, some 47 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 Fig. 6 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 Sileby's natural and human environment are protected.

Figure 7: Local Green Spaces
Pink shading indicates existing (additional) statutory protection



Ref.	EVIDENCE	NPPF (2012) ELIGIBILITY CRITERIA									
		Access /4	Proximity /4	Bounded /4	Special /4	Rec/Ed /4	Beauty/ Views /2	Trang. /2	History /4	Wildlife /4	TOTAL
	<p>Memorial Park CBC Open Space (policies map) A very well-used, multi-function public open space Includes Sileby Brook (part of wildlife corridor)– mature trees lining bank. Kingfishers and other birdlife. Modified stream profile, but retains some natural aspects. Small fish present.</p>	4	4	4	4	4	1	1	2	2	26
		Sileby Memorial Park, Summer 2017									
	<p>St Mary's churchyard Mounded site, likely to be on an early Christian or pre-Christian sacred site, with retaining stone walls. Setting for Listed Grade II* church (from c.1300, restored 19thC). Part of a tranquil oasis close to the otherwise urban village centre. Headstones include Swithland Slate (good late 18th century carving). Mostly mown grass, some rougher areas, mature ornamental shrubs and trees including a large yew. Locally important for invertebrates, birds, bats, etc.</p>	4	4	4	4	2	2	2	3	3	28
		St Mary's churchyard, Sileby, Summer 2017									

POLICY ENV1: PROTECTION OF LOCAL GREEN SPACE

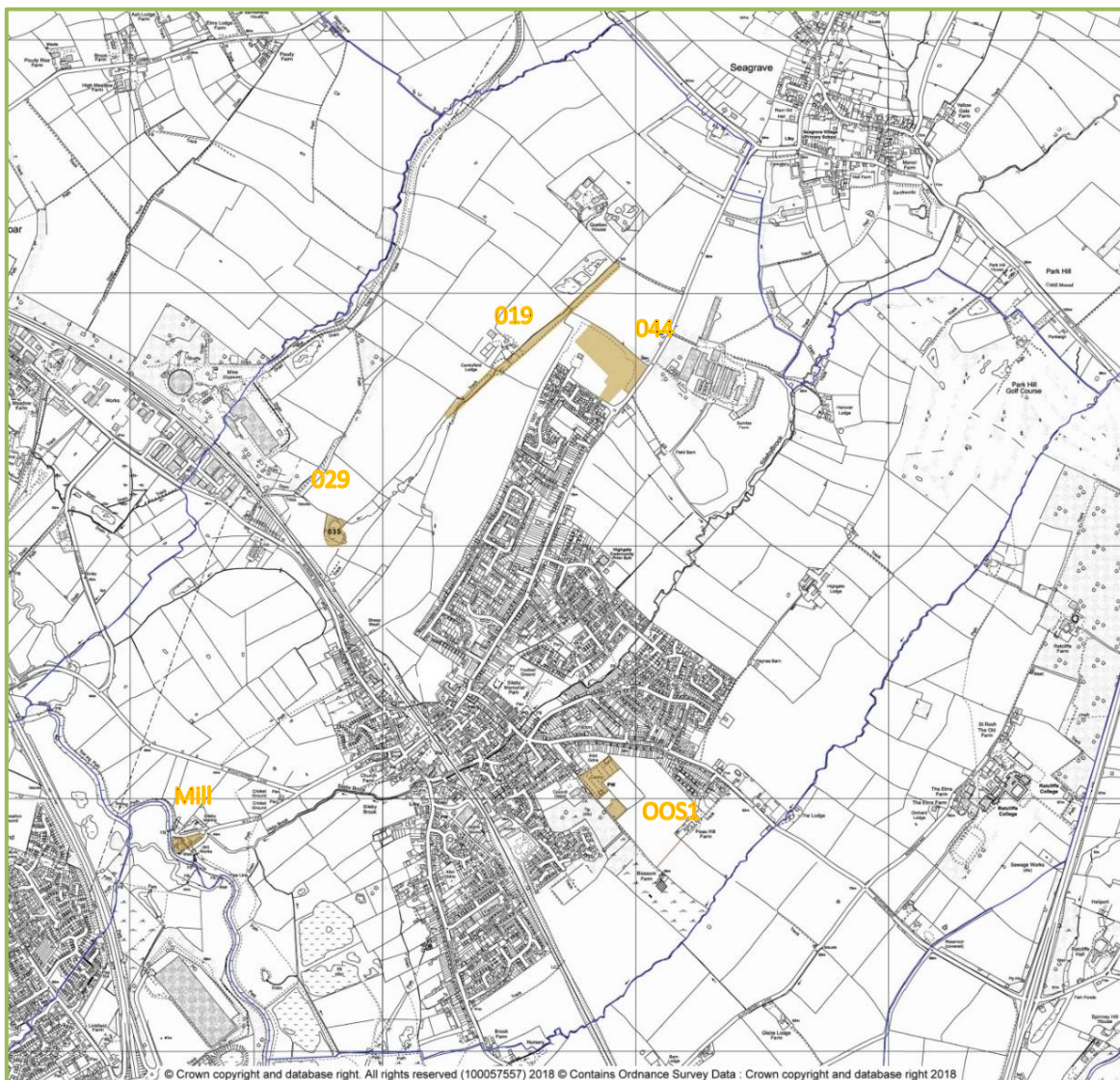
The sites listed below and shown in figure 7 above are designated as Local Green Spaces, where development will only be supported in very special circumstances, unless it is consistent with the function of the Local Green Space.

- St Mary's churchyard
- Memorial Park

Sites of environmental significance

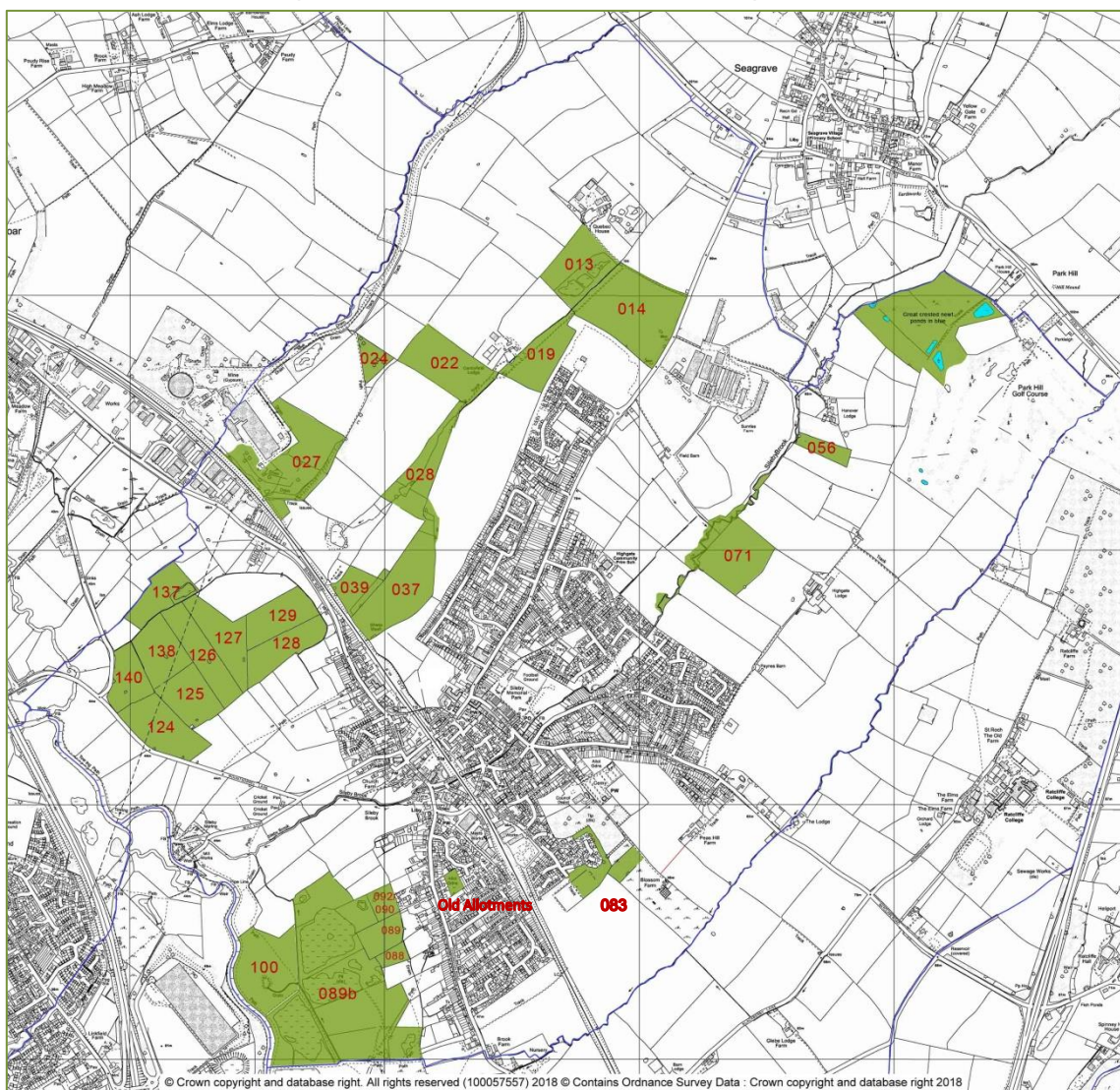
A group of inventory sites scores highly for 'history' and 'wildlife' (scoring at least 4 / 8 under these two criteria) but, because their community value scores are not high enough they are not eligible for Local Green Space designation and protection. The features for which the identified sites have been selected and notified are listed in the environmental inventory (Appendix 4). The maps (Figures 8.1, 8.2) show their locations.

Figure 8.1: Sites of historical environment significance



The **historical environment** sites comprise a) sites with *extant and visible* archaeological or historical features recorded in the Leicestershire & Rutland Historic Environment Records database and mapped by Historic England, b) sites with proven buried archaeology and c) other sites of historical and social significance identified in local records and during the inventory process. Areas of ridge and furrow (medieval field systems) are also of high historic environment significance, but unless these sites coincide with other historic features they are covered by Policy ENV 5, while buildings and other built environment heritage features are dealt with in Policy ENV 4.

Figure 8.2: Sites of natural environment significance



The **natural environment** sites comprise a) those where *priority habitats* occur (Natural England mapping) or where *biodiversity action plan (BAP) species* have been recorded as breeding or as regular visitors; b) sites identified as ecologically significant by Leicestershire County Council and Charnwood Borough Council, comprising *Local Wildlife Sites* and *Sites of Importance for Nature Conservation (SINCs)*, and c) sites identified during the inventory process as being of high biodiversity significance in the context of the Plan

area.

Destruction or significant harm to these sites, the loss of any of which would result in a reduction of the present already low level of biodiversity in the Plan Area, should be avoided; failure to do this would be effective non-compliance, at parish level, with the relevant sections of the *Wildlife & Countryside Act 1981*, the *Conservation of Species and Habitats Regulations 2010* and European Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora.

It might be argued that parish-level biodiversity makes such a small contribution to national biodiversity that it can be ignored when individual development proposals are under consideration, but the biodiversity of England consists *only* of the sum of all the wildlife sites in all its parishes. Destruction of any one of these sites in Sileby will reduce national, as well as local, biodiversity. The community is determined not to contribute inadvertently to loss of wildlife through inappropriately located development proposals.

POLICY ENV2: PROTECTION OF SITES OF ENVIRONMENTAL SIGNIFICANCE

The sites listed and mapped (figures 8.1 and 8.2) are identified as being of local (or higher) significance for their natural and/or historical environment features. They are ecologically important in their own right, their historical features are extant and have visible expression, and they are locally valued.

Development proposals which would destroy or harm the species, habitats or features occurring on these sites should not be approved unless the need for and benefits arising from development adequately outweigh/compensate their damage/loss.

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; a majority are existing Open Space, Sport & Recreation (OSSR) sites but some are newly proposed for designation in this Plan.

Applying CBC OSSR typologies in *Charnwood Open Space Strategy 2013 – 2028*) these sites comprise:

- Parks
- Natural and semi-natural open space
- Amenity Green Space
- Provision for Children and Young People
- Outdoor Sports Facilities
- Civic Spaces
- Cemeteries, disused churchyards and other burial sites
- Allotments
- Green Corridors

Charnwood Borough Council's *Open Spaces Strategy 2013-1028* identifies shortfalls in

provisions of natural and semi-natural open space, outdoor sports facilities, allotments and cemeteries in Sileby. Their value as open space *within and close to the built-up areas* and/or their current, or potential, value, as community resources are recognised in this Policy.

POLICY ENV3: IMPORTANT OPEN SPACES

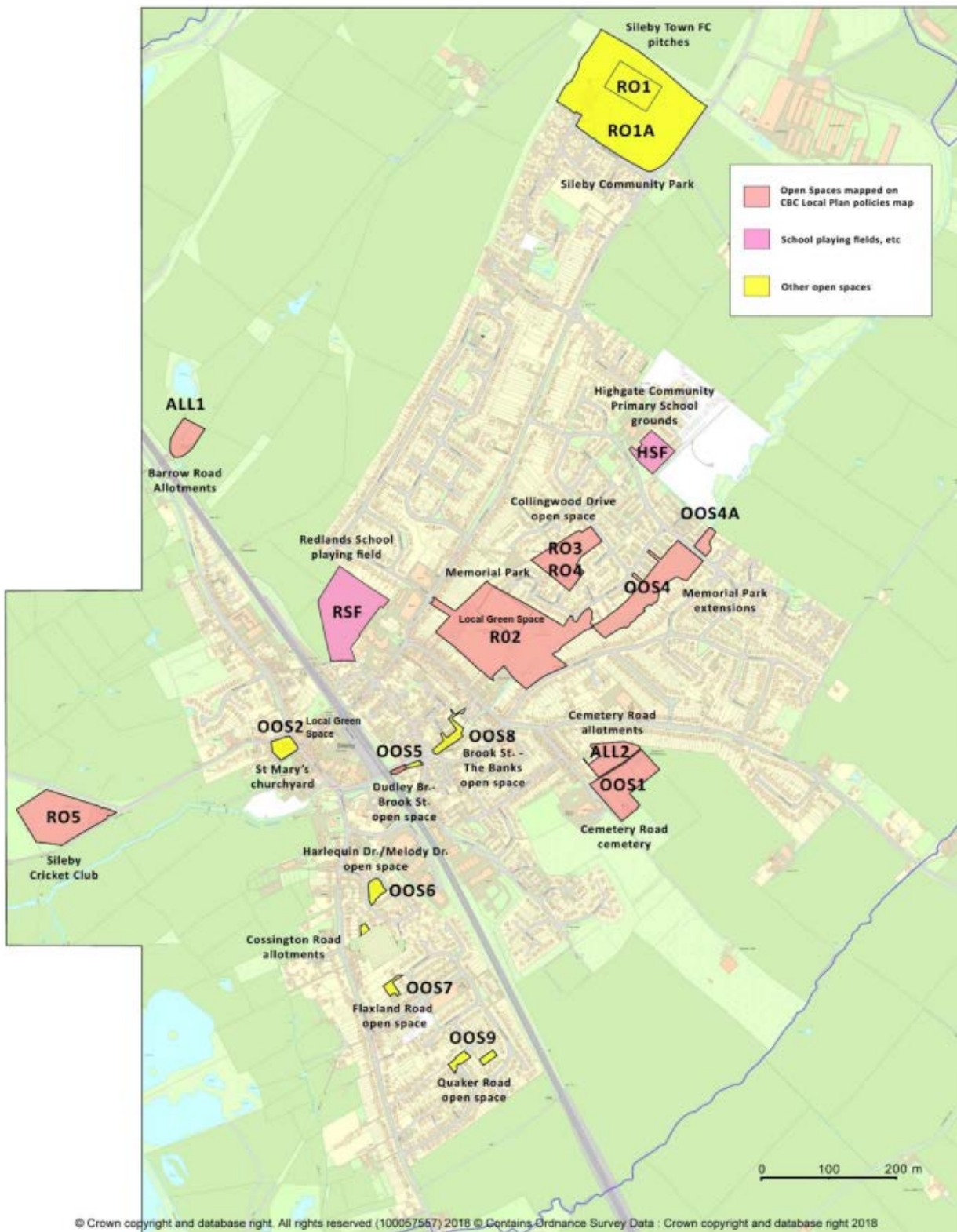
The following sites (listed below and mapped in Fig. 9 and detailed in Appendix 5) are of high value for sport, recreation, amenity, tranquillity or as green spaces within the built-up area. Development proposals that result in their loss, or have a significant adverse effect on them, will not be supported unless the open space is replaced by equivalent or better provision in an equally suitable location; unless it can be demonstrated to the Parish Council that the open space is no longer required by the community or, in the case of the sites in part c), Policy CF4 applies.

- a) Sites protected in the Charnwood Local Plan
 - Collingwood Drive Open Space
 - Sileby Town Cricket Club
 - Memorial Part extensions to Heathcote Drive and northeast of Heathcote Drive
 - Dudley Bridge to Brook Street Open Space
 - Cemetery Road cemetery
 - Barrow Road Allotments
 - Cemetery Road Allotments

- b) Additional Important Open Spaces identified by Sileby Neighbourhood Plan
 - New Sileby Town Football Club Pitches
 - Sileby Community Park
 - Harlequin Drive/Melody Drive Open Space
 - Flaxland Crescent Open Space
 - Brook Street to The Banks Open Space
 - Quaker Road Open Space

- c) Open Space on Educational Sites (also referred to in Policy CF4)
 - Redlands School playing fields and grounds
 - Highgate Community Primary School grounds

Figure 9: Important Open Spaces



Buildings and structures of local significance

LISTED BUILDINGS

Twelve buildings and structures in the Plan Area have statutory protection through Listing at Grade II* or II. The Neighbourhood Plan lists them for reference, and to note that new

development will be required to take into account their *settings* (Figure 10) as defined, on a case by case basis, by Historic England. Their location within, or close to, sites designated or noted for protection in the Plan's Policies and Community Actions contributes to these sites' evidence of significance.

Figure 10: The settings of Listed Buildings in Sileby
Circles and polygons are individual structures' indicative settings



Listed Buildings in the Plan Area

CHURCH OF ST MARY

List Entry Number: 1230687

Grade: II*

WAR MEMORIAL AT SILEBY MEMORIAL PARK

List Entry Number: 1278459

Grade: II

13 AND 15, BARROW ROAD

List Entry Number: 1278496

Grade: II

FREE TRADE INN PUBLIC HOUSE

List Entry Number: 1278497

Grade: II

35 AND 37, COSSINGTON ROAD

List Entry Number: 1230686

Grade: II

POUNDSTRETCHER

List Entry Number: 1230689

Grade: II

7, KING STREET

List Entry Number: 1230690

Source: <https://www.historicengland.org.uk/listing/the-list/>

Grade: II

33, LITTLE CHURCH LANE

List Entry Number: 1230691

Grade: II

35, LITTLE CHURCH LANE

List Entry Number: 1230693

Grade: II

QUEBEC HOUSE FARMHOUSE, SEAGRAVE ROAD

List Entry Number: 1230695

Grade: II

BARN AND TWO OUTBUILDINGS AT QUEBEC HOUSE FARM, SEAGRAVE ROAD

List Entry Number: 1230696

Grade: II

THE MALTINGS, HIGH STREET

List Entry Number: 1392226

Grade: II

LOCAL HERITAGE LIST

The Neighbourhood Plan identifies a number of other buildings and structures in the built environment of Sileby that are considered to be of local significance for architectural, historical or social reasons (details in Appendix 6). Their inclusion here records them in the Planning system as non-designated *heritage assets*.

POLICY ENV4: BUILT ENVIRONMENT: NON-DESIGNATED HERITAGE ASSETS

The structures and buildings listed here (figure 11, below) are non-designated local heritage assets. Development proposals that affect an identified non-designated building or structure of local historical or architectural interest or its setting will be expected to conserve or enhance the character, integrity and setting of that building or structure. The benefits of a development proposal, or of a change of land use requiring planning approval, will need to be balanced against the significance of the heritage asset and any harm that would result from the development.

- 1. Site of former non-conformist chapel, Mountsorrel Lane**
- 2. Barrow Road façade**
- 3. The Banks**
- 4. Underhill, Barrow Road**
- 5. Chine House at Sileby Hall, 12 Cossington Road**
- 6. The Angel Yard, Little Church Lane**
- 7. Ladkins chimney, Seagrave Road**
- 8. Workshop/factory at rear of 100 King Street**
- 9. Goose Green farmhouse, 69 Barrow Road**
- 10. Former Bellringers' Arms public house, 11 Brook Street**
- 11. Sileby Mill**
- 12. Community Centre, High Street**
- 13. General Baptist Chapel, Cossington Road**
- 14. Back Lane bridge**
- 15. Brook Street bridge**
- 16. King Street bridge**
- 17. Underhill bridge**
- 18. Old hosiery factory, Barrow Road**
- 19. Sileby Primitive Methodist Chapel, King Street**
- 20. Methodist Chapel Sunday School, Swan Street**

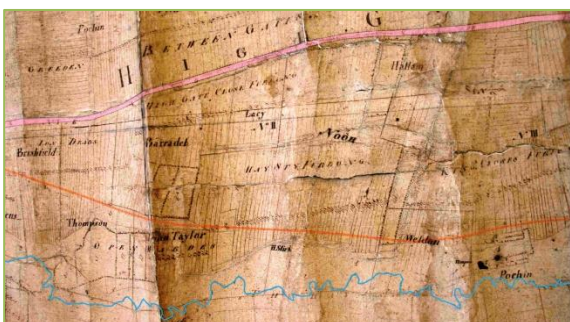
For details of buildings and structures in the Local List of non-designated heritage assets see Appendix 6.

Figure 11: Local Heritage List for Sileby
Buildings and structures of local significance (non-designated *heritage assets*)



Ridge and furrow

Like other parishes in the English Midlands, Sileby was farmed using the open field system from (probably) around 800AD. The rotation system used in Sileby allocated about three-quarters of the parish for arable, in three large 'fields', along with some areas of permanent pasture, especially a substantial strip in the floodlands of the Soar valley. Centuries of ploughing of the arable lands, using ox-teams and non-reversible ploughs, produced deep furrows with ridges between them.



Highgate Field, mapped in 1758 just before Enclosure, showing furlongs (plough strips)

When these fields were 'Enclosed' – in Sileby's case in several stages, culminating in the Parliamentary Enclosure Award of 1760 – to be taken out of cultivation in favour of permanent grass for more profitable livestock, the ridges and furrows were 'fossilised' to form a record of a medieval way of village life. This ridge and furrow then survived until the mid-20th century, when expansion of the village as a small industrial centre plus a combination of intensive arable production with sand and gravel quarrying resulted in the destruction of most of this

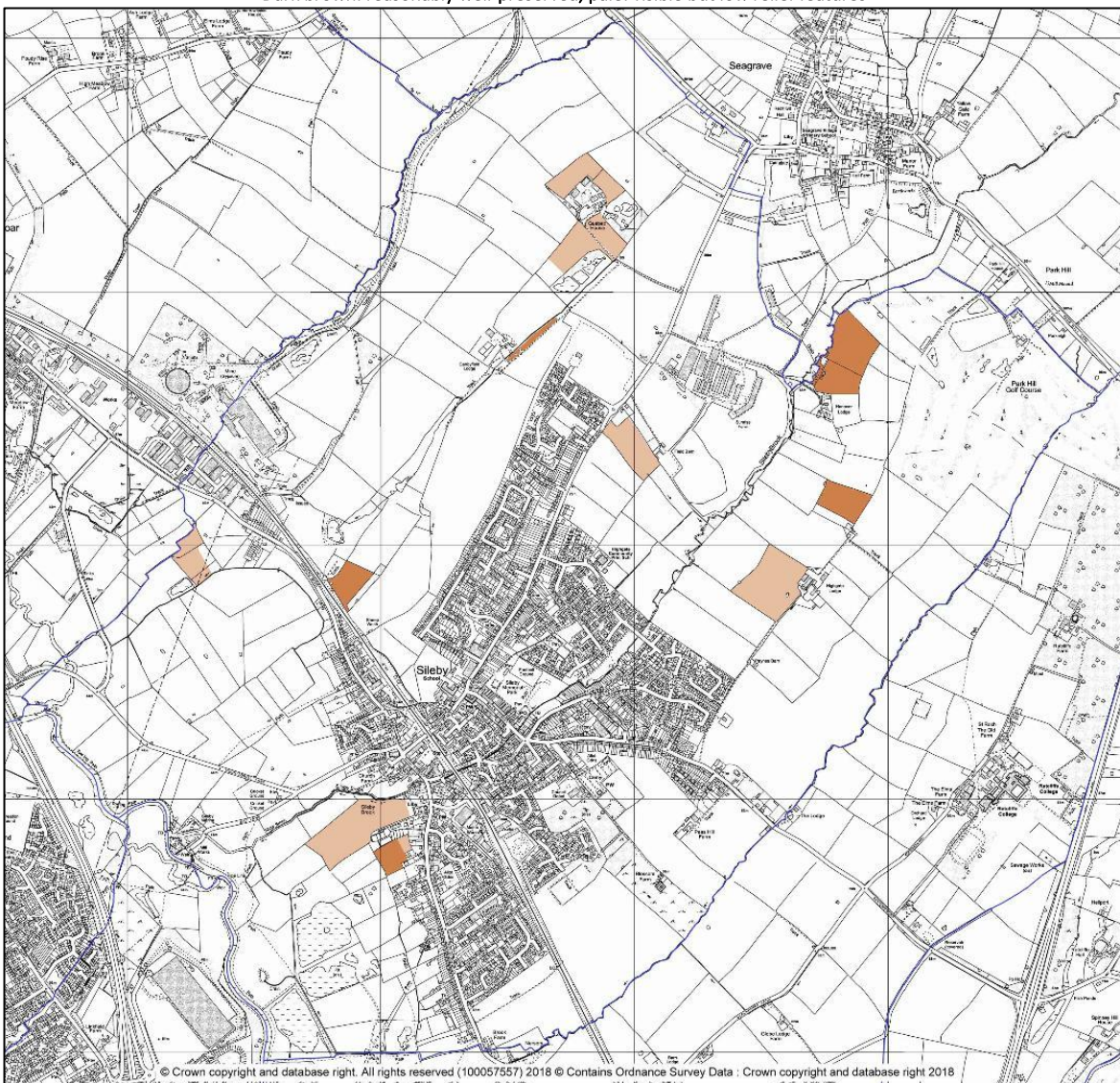
feature of Sileby's historical heritage.

In most English parishes the loss has been between 70% and 90% since 1950. In recognition of the threat to what still remained, English Heritage (now Historic England) instigated a mapping

programme, beginning in 1995, and made recommendations for protection of ridge and furrow via the Planning system (see *Turning the Plough Update Assessment*, English Heritage, 2012). The situation in Sileby is that only 15 fields (23 ha, just 3.2% by area of the open land) still show any trace of ridge and furrow, and that of these only five have reasonably well-preserved features.

Following Historic England’s recommendation and practice, this Plan recognises all of these survivors as *non-designated heritage assets*. Every effort should be made to ensure that new development is located so that none of these few surviving areas is damaged or destroyed.

Figure 12: Surviving ridge and furrow in Sileby
Dark brown: reasonably well-preserved; pale: visible but low relief features



POLICY ENV5: RIDGE AND FURROW

The areas of ridge and furrow earthworks mapped above (Figure 12) are local non-designated *heritage assets*.

Any loss or damage arising from a development proposal (or a change of land use requiring planning permission) is to be avoided unless it is unavoidable to achieve sustainable development; the benefits of such development must be balanced against the significance of the ridge and furrow features as heritage assets and the significance of any loss or damage.

General policies

Biodiversity, hedges and habitat connectivity

Sileby's history and location means that, from an ecological point of view, it has only a small amount of the Plan Area available for wildlife. Of the (approximately) 925 hectares, 230 is housing, commercial and industrial development, 500 is intensively managed farmland, golf courses and other sports facilities, and 150 is floodplain (grazing meadows and open water). The latter includes areas of acknowledged county- and local-level biodiversity importance, but otherwise this is a parish with relatively few sites of biodiversity value. The community recognises three opportunities, in conformity with the letter and spirit of relevant sections of the *Wildlife & Countryside Act 1981*, the *Conservation of Species and Habitats Regulations 2010* and European Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora, for improving this situation:

- Conserving the remaining areas of natural and semi-natural habitat
- Welcoming local farmers' adoption of diversification, lower-intensity management regimes and Countryside Stewardship agreements
- Encouraging and taking part in biodiversity enhancement through habitat creation
- Protecting the wildlife corridor across the parish and through the built-up area provided by Sileby Brook

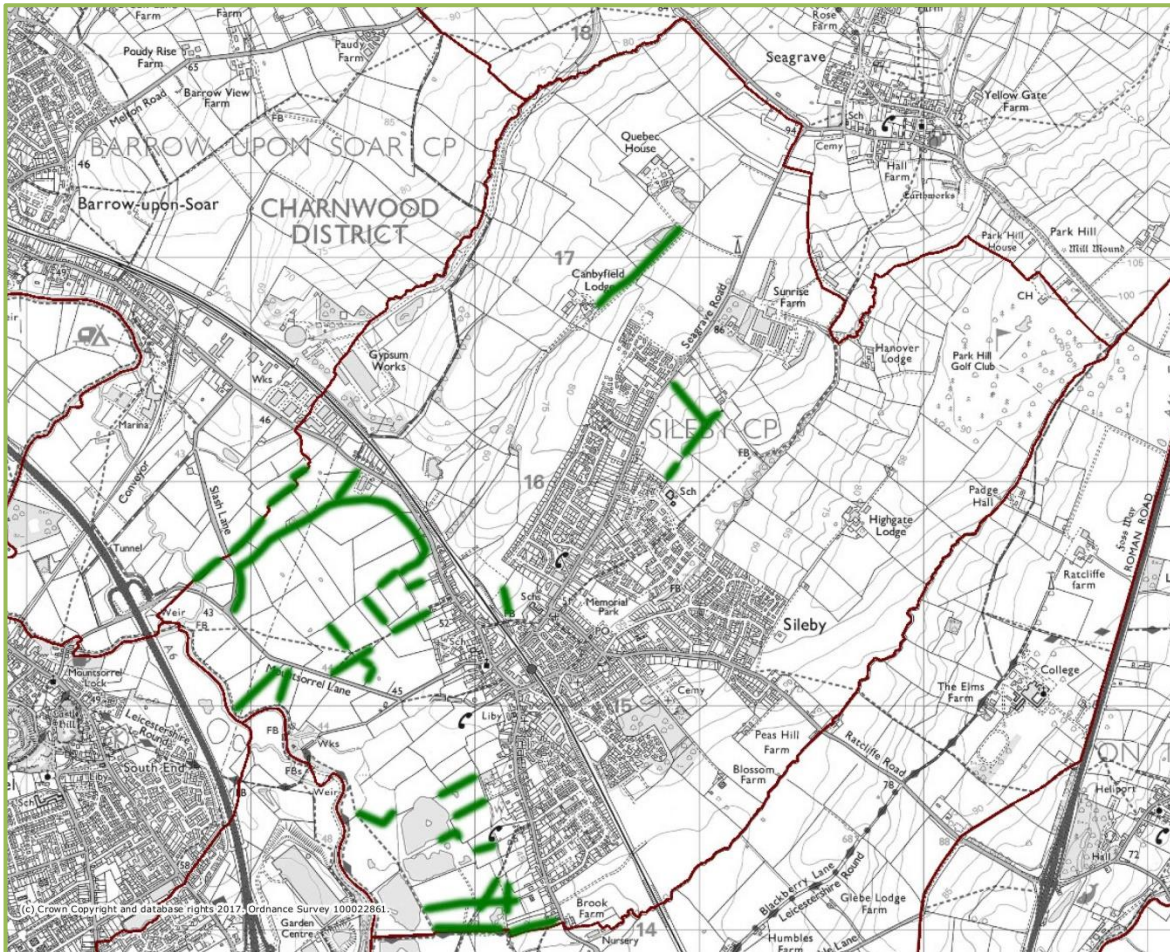
Policy ENV6 deals with biodiversity protection and enhancement, protection of the most ecologically significant hedgerows in the parish, and protection of habitat connectivity (wildlife corridor)

The Parish lies within Natural England *Natural Character Area 94 Leicestershire Vales*. The *Character Area Profile* for NCA 94 (which is a DEFRA guidance document for local Planning in England) includes the following *Statement of Environmental Opportunity*:

Manage, conserve and enhance the woodlands, hedgerows, streams and rivers – particularly the river Soar [...] – in both rural and urban areas, to enhance biodiversity and recreation opportunities; improve water quality, flow and availability; benefit soil quality; and limit soil erosion.

As a response to this statement of opportunity, Community Action ENV 1 records a community aspiration to protect and enhance local biodiversity in the longer term, in ways that are not currently covered by site-specific planning policy and decisions. It is based on ecological data held by and guidance from Leicestershire County Council and Charnwood Borough Council and comprises outline suggestions for river re-wilding and species-targeted habitat creation.

Figure 13: Hedges of biodiversity and/or historical significance



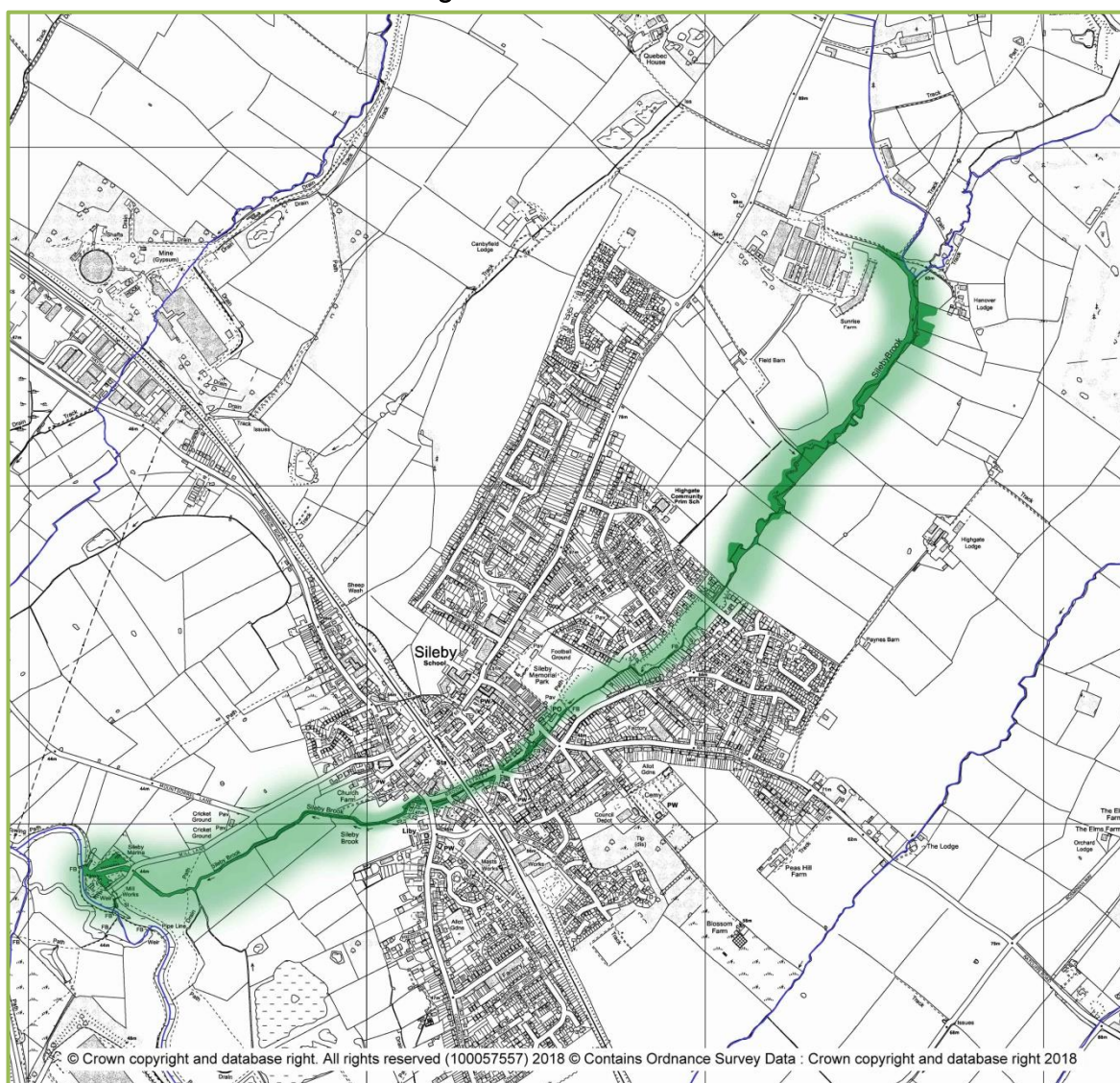
POLICY ENV6: BIODIVERSITY, HEDGES AND HABITAT CONNECTIVITY

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

Development proposals which result in significant harm to biodiversity (figure 13 above) will be resisted unless the benefit of development outweighs the impact and provided it can be adequately mitigated, or, as a last resort compensated for.

Development proposals should not damage the features of, or adversely affect the habitat connectivity provided by, the wildlife corridor identified on the map below.

Figure 14: Wildlife corridor



Important Views

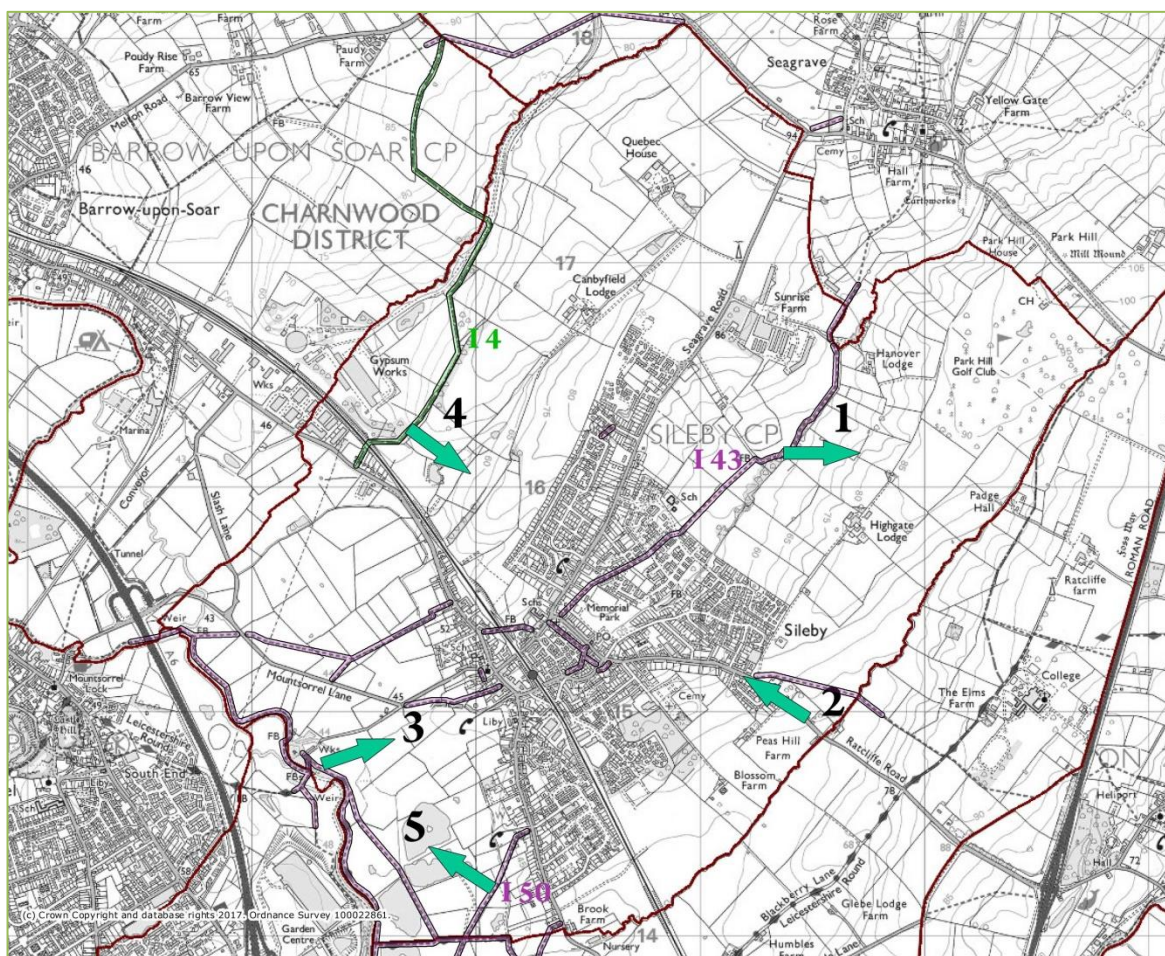
Consultation during the Neighbourhood Plan's preparation identified a widely-held wish to protect what remains of Sileby's rural setting, and its relationship with the surrounding landscape, including its position in a narrow tributary valley, at the edge of the Leicestershire Wolds, overlooking the wide Soar valley.

One of the main ways in which residents expressed this wish was by describing a number of highly-valued views within and around the village and toward it from the surrounding countryside. These consultation findings were supported by the environmental inventory, which although principally aimed at identifying sites of environmental significance also confirmed that five of the described views were of high landscape value and were accessible from public spaces, roads or rights of way (below, figure 15).

1. From footpath I 43 east across the wooded defile of Sileby Brook and up the hillside toward the mainly pastoral fields surrounding Hanover and Highgate Lodges.

2. From the top of Peas Hill on Ratcliffe Road, northwest down the hill into Sileby village.
3. From Sileby Mill east toward Sileby village over the northern section of Cossington Meadows.
4. From bridleway I 4 on the valley-side spur in the area of good wildlife habitat beside the gypsum works, southeast over the picturesque valley leading from Canbyfield Lodge (this is the route of an ancient trackway).
5. From footpath I 50 northwest over Cossington Meadows nature reserve.

Figure 15: Important views. See text for descriptions



POLICY ENV7: PROTECTION OF IMPORTANT VIEWS

Development proposals must consider, assess and address, with mitigation where appropriate their impact on the important views listed below and illustrated in figure 15.

Building for biodiversity

Residents in the Plan Area want their communities to play their part in the sustainable development of Charnwood Borough. 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 multiple housing development in Sileby should be designed to incorporate the current (at time of every Planning Application best practice standards and methods

for biodiversity protection and enhancement.

POLICY ENV8: BIODIVERSITY PROTECTION IN NEW DEVELOPMENT

Proposals for new development (two or more houses) should incorporate measures for the protection and enhancement of local biodiversity, as follows:

- Where there is evidence of the significance of the location as a foraging area for bats, site and sports facility lighting should be switched off during 'curfew' hours between March and October, following best practice guidelines in *Bats and Lighting* (Leicestershire & Rutland Environmental Record Centre 2014). Maximum light spillage onto bat foraging corridors should be 1 lux.
- Existing trees and hedges of ecological or amenity value on and immediately adjacent to new development sites should be retained and protected whenever possible. Where this is not demonstrably practicable, the developer should be requested by means of a planning condition or obligation to plant and maintain replacement trees and shrubs on at least a one for one basis. The replacement planting should be either on-site or in suitable locations within the plan area, using where practicable, native tree and shrub species that have been grown entirely within the UK.
- Sustainable Drainage and landscaping schemes should be designed to incorporate measures for habitat creation and biodiversity enhancement and should include a resourced management plan to maintain the designed biodiversity value of these features.

COMMUNITY ACTION ENV 1: BIODIVERSITY – The Parish Council/another delivery organisation in conjunction with other bodies will maintain the environmental inventory list of known sites of biodiversity interest prepared for this Plan.

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

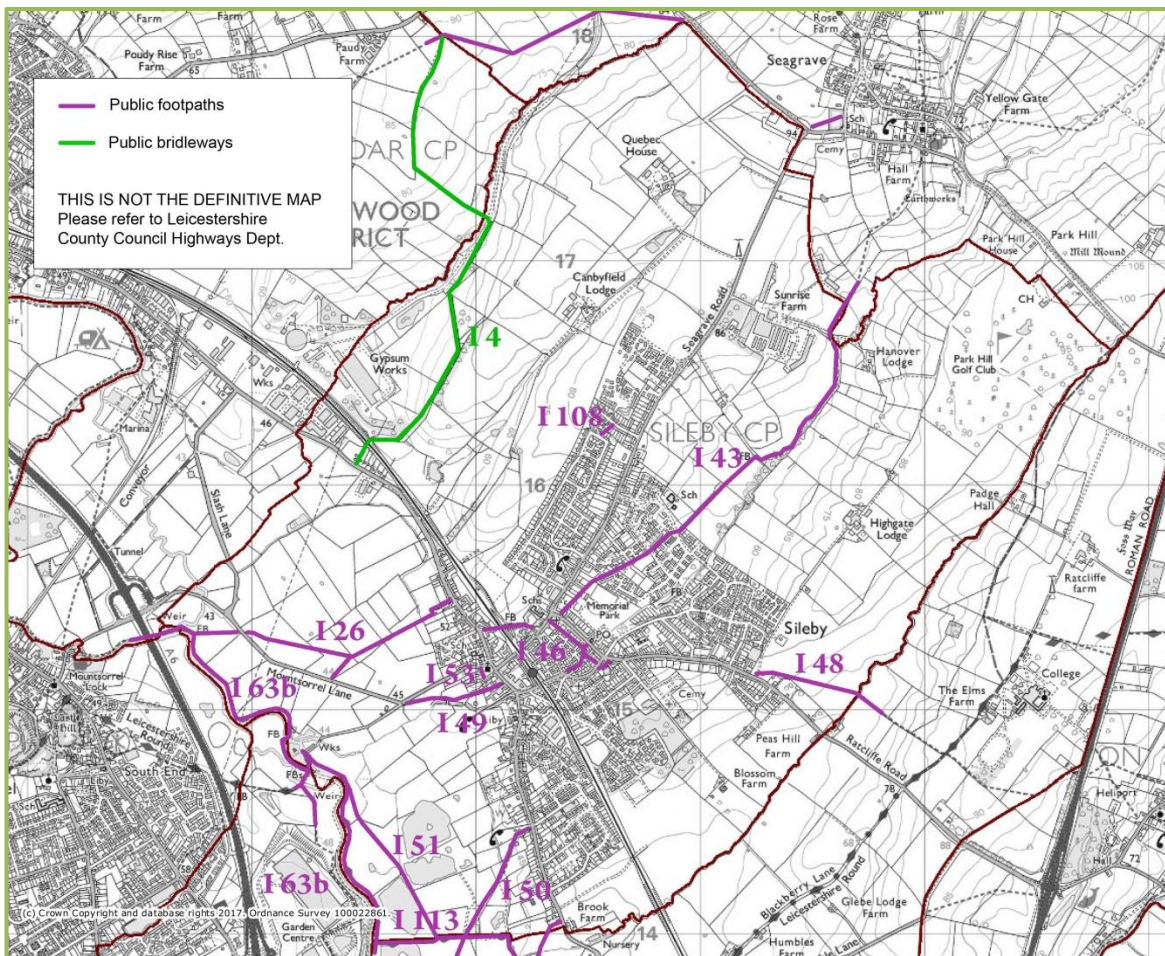
- Increase the quantity of suitable breeding and terrestrial habitat for great crested newts in the western part of the parish.
- Increase woodland cover in the eastern part of the parish.
- Create, improve and manage habitats adjacent to existing watercourses and local wildlife sites.

Footpaths and bridleways

The existing network of footpaths and bridleways in the Plan Area is well-used and highly valued. Also characteristic of the village is a group of traditional 'jitties', the walking routes that were used by villagers to access workplaces – the small factories and workshops of which a small number survive from the 18th and 19th centuries. The jitties are a historic part of local heritage but are still used regularly by residents for getting to the shops, to school and to the railway station.

There are well-known benefits to physical and mental health and wellbeing from walking, while the footways within the built-up area have a role in Sileby's modern infrastructure. The Plan encourages their maintenance and use and requires developers to make provision for their protection and enhancement, alongside Leicestershire County Council.

Figure 16: Public Rights of Way in Sileby



POLICY ENV9: FOOTPATHS AND BRIDLEWAYS

Development proposals that result in the loss of, or have a significant adverse effect on, the existing network of footpaths and bridleways will not be supported. Development proposals that include diversion of a footpath or other pedestrian right of way, where it is appropriate and possible, should recreate its previous character (e.g. historic village footway ('jitty'), green lane) by the use of appropriate materials and landscaping.

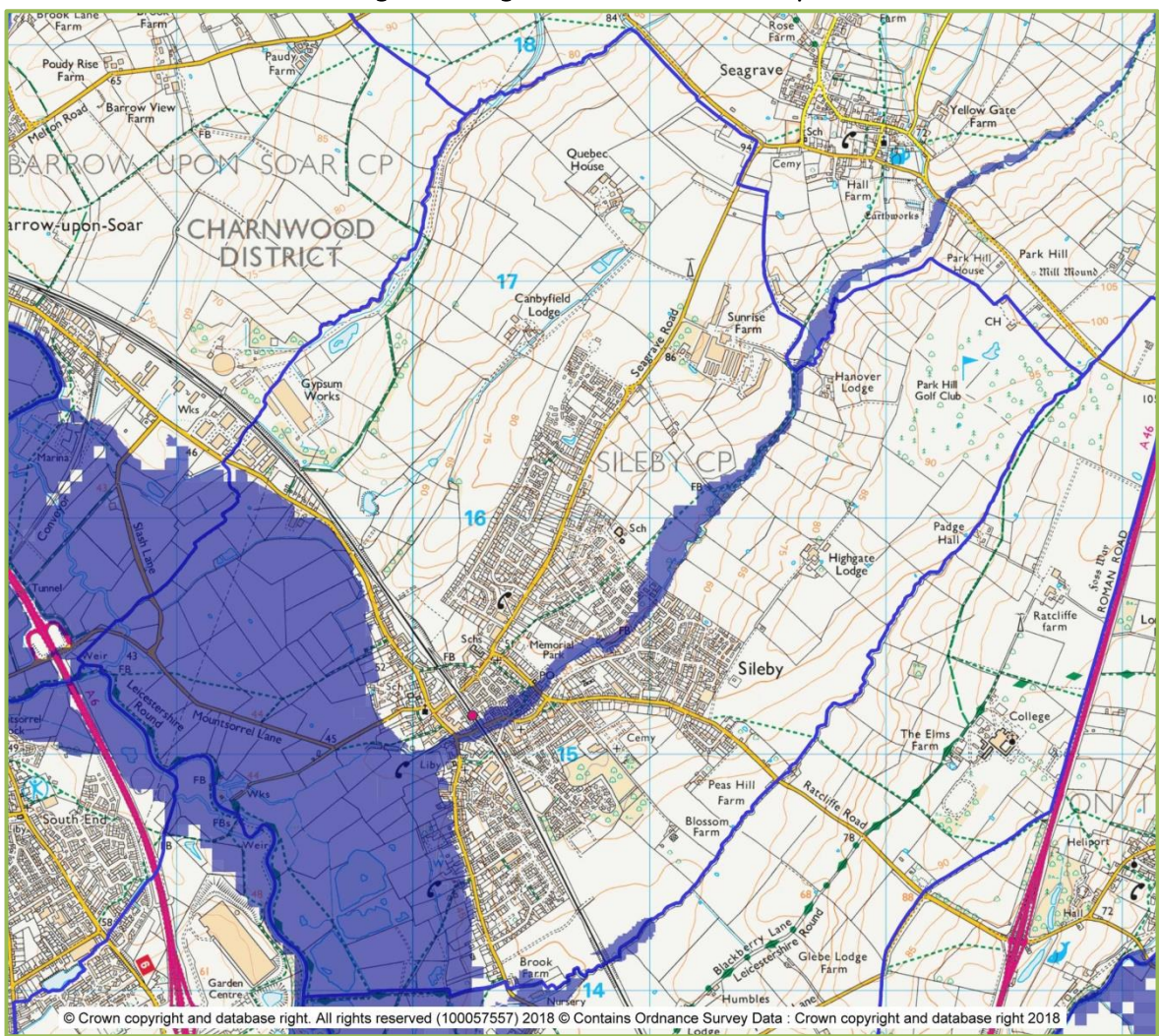
Flood risk

The whole of the Soar valley, including the open countryside immediately adjacent to the Limits to Development specified in this Plan (see figure 2) is in flood risk zone 3, as is a narrow strip, including in the centre of the village, along the course of Sileby Brook. The village section of the

latter benefitted from mitigation works by the Environment Agency in the early 2000s, but it is recognised that, as flood risk increases in response to the effects of climate change, further works (combined with re-wilding, upstream and in areas where flooding does not affect infrastructure or properties) will be necessary.

National regulations require the planning of new development to apply sequential and exception tests and to avoid areas of high flood risk (Zone 3). They also clarify the circumstances in which site-specific flood risk assessments may be required. Much of the development envisaged in the Neighbourhood Plan is likely to be on brownfield sites where high rates of run off are likely unless measures to mitigate them are included in the proposal.

Figure 17: High flood risk areas in Sileby



POLICY ENV10: FLOOD RISK AND BROWNFIELD SITES

Development proposals on brownfield sites should include measures to reduce the surface water run-off rates to as close to the pre-development (greenfield) rate as possible having regard to the viability of the development and the implications for sustainable development.

Renewable energy generation infrastructure

A large solar energy generation array already exists in the northwest of the Plan Area, and two



Solar farm at the western edge of the Plan

large wind turbines are located within sight of many areas of the parish with extensive landscape viewpoints.

Local opinion is that no further large-scale energy generation infrastructure should be required in the parish; moreover, it appears that there are few, if any, remaining locations where such developments would be technically practicable.

amenity considerations’, while ‘wind energy development [will only be permitted] if the site is in an area identified as suitable ... in a Neighbourhood Plan’.

The following policy is in conformity with Charnwood Borough Council Local Plan (2011-2028) Policy CS 16, which supports renewable energy development ‘having regard to the impact on the ... landscape, biodiversity, the historic environment ... and other

POLICY ENV11: RENEWABLE ENERGY GENERATION INFRASTRUCTURE

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.

D. Community Facilities and Amenities

Villagers place widespread importance on Sileby having its own range of affordable and accessible indoor and outdoor community facilities and amenities. There is a heightened desire to see village facilities and amenities protected, improved and new ones introduced to address supply and demand challenges that have resulted from the cumulative impact of rapid housing growth in the village, changing lifestyle needs, aspirations and technological advances.

Consultation findings from the village questionnaires overwhelmingly show widespread support for age specific facilities (76%), sports hall (65%) and to a slightly lesser degree (but which was identified as high priority by some sports clubs) an all-weather pitch (43%). This level of support is especially strong when considering that a portion of those responding will potentially not benefit from them directly.

Village concerns are consistently targeted at the piecemeal approach to village infrastructure by housing developer contributions, such as 1) small dispersed play areas rather than pooling developer contributions into a more major scheme, 2) formula based contributions for minor extensions to existing infrastructure such as schools and GP



surgeries as opposed to pooling developer contributions and other strategic investment into more visionary provision of a new school or health & wellbeing centre.

Often small design considerations to new places and the enhancement of existing places will lead to improved community environments and opportunities. Achieving as many of The Ten Principles of Active Design (see supporting information) will be welcomed, as these will optimise opportunities for active and healthy lifestyles.

A more satisfactory approach for delivering the needed and wanted future infrastructure in Sileby will be through joined up master planning between developers and statutory providers, involving extensive community engagement. A village community facilities options appraisal will be delivered to provide the local detail and preferred facility solution(s), guided by the Local Authority strategies for indoor and outdoor provision across the Charnwood borough, and the local sports profile covering insights on sports participation, facilities, health economic and demographics.

Retention of Community Facilities

The important village requirements that are consistently highly prioritised in community consultations are: GP surgeries (97%), surrounding environment (91%), local schools and nurseries (84%), dog waste bins (51%), upkeep of significant buildings (77%) and library (70%).

Responses to community consultations offer a good insight into the concerns, aspirations and creative thinking of Sileby Parishioners.

POLICY CF1: RETENTION OF COMMUNITY FACILITIES AND AMENITIES

Development leading to the loss of an existing community facility or which detrimentally impacts on the function and value of a facility to the community will not be supported unless it can be demonstrated that:

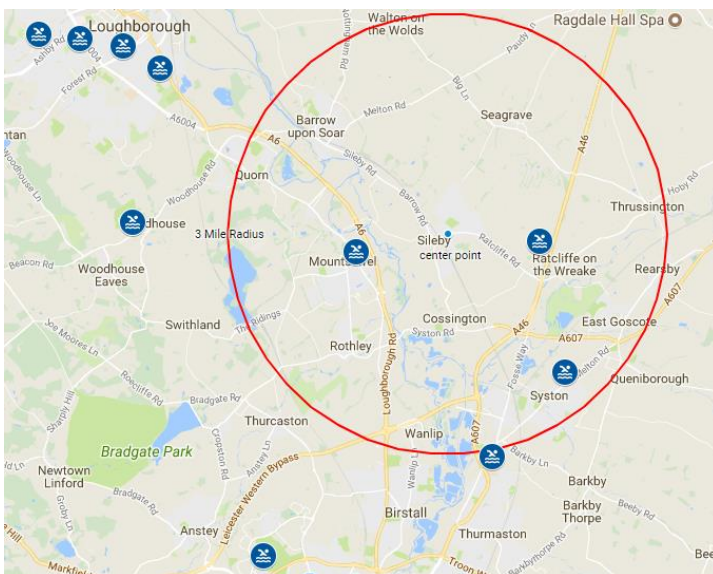
- a) There is no longer any need or demand for the existing community facility; or
- b) The existing community facility is no longer economically viable; or
- c) The proposal makes alternative provision for the relocation and wherever possible, enhancement of the existing community facility to an equally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

Important existing facilities include: primary schools, the Community Centre, the Library, allotments and other significant community buildings.

New and Improved Community Facilities

There is a wealth of ideas about developing more opportunities on the Memorial Park, parking solutions, leisure facilities, shops, opportunities for children and young people, public toilet facilities, public transport and community events. Every opportunity to widely consult and engage the community will be welcomed.

Through the improvement of community facilities, we want to encourage fit for purpose



spaces for a wider range of groups and activities for all ages. The storing of equipment for all current activities at the community centre and Pavilion is limited. Although a swimming pool has historically been wanted by villagers, and in recent surveys has repeatedly been referred to, there exists an adequate supply of pools to meet demand pool within a 3-mile radius, at centres in both Syston and Mountsorrel.

The questionnaires sent out to residents, local clubs and community groups also highlighted the need for improved facilities, more availability and storage access. 76% of the respondents want more age-related facilities and the needs assessment survey will identify the age groups as lacking. This could be solved by the other need requested by 65% of respondents which was a Sports Hall, the benefits of investing in this type of building can expand the number of

sports clubs to include hockey, 5 a side football, netball, basketball, dancing, gymnastics etc. The engagement evening that was had with members of the Guides confirmed that some children take part in numerous activities within other towns and villages similar and that there are even more that are unable to have the same access or opportunities. A sports hall can be complemented by having all weather pitches available, this was only supported by 43% of respondents but having a combined facility increases the capacity of the village for sports throughout the year and expands the types of activities and number of sessions for all demographics.

The village severely lacks in facilities that can support the needs of those with any form of disability and many of the buildings are not accessible. The theme group has assessed the limitations currently seen by the local GP's and advocate preventative forms of health care, having adequate sporting facilities will only serve to reduce the strain on health care and allow more members of the community to live happier and healthier lifestyles.

People with dementia are a large and growing group and their need for a clear and legible environment is generally consistent with the needs of other people with disabilities. The Alzheimer's Society Friendly Communities Charter and the Local Government Association publications and Planning Practice Guidance set out useful principles.

POLICY CF2: NEW AND IMPROVED COMMUNITY FACILITIES

Proposals that improve the quality and range of community facilities will be supported where the development:

- a) Meets the design criteria in policy G2;
- b) Will not result in unacceptable traffic movements that generate increased levels of noise, fumes, smell or other harmful disturbance to residential properties
- c) Will not generate a need for additional parking which cannot be catered for within the curtilage of the property;
- d) Is of a scale appropriate to the needs of the locality and conveniently accessible for residents of the village wishing to walk or cycle;
- e) Takes into account the needs of people living with both physical and mental disability. This includes people living with dementia.

Community Action CF 1 – The Parish Council/another delivery organisation will use the findings from the Village Needs Assessment for Community and Sports Facilities to negotiate with key stakeholders including CBC, Sport England and Parishioners to consider ways to address any shortcomings that are identified.

Assets of Community Value

The designation of a community facility as an Asset of Community Value provides the opportunity to give it added protection from inappropriate development. In addition, if an asset is 'Listed' the Parish Council or other community organisations will then be given the opportunity to bid to purchase the asset on behalf of the local community, if it comes up for sale on the open market.

The Localism Act 2011 defines an 'Asset of Community Value' as "a building or other land is an asset of community value if its main use has recently been or is presently used to further the social wellbeing or social interests of the local community and could do so in the future". The Localism Act states that "social interests" include cultural, recreational and sporting interests.

To date, no community facilities have been formally designated as Assets of Community Value. However, through the consultation process, a few community assets have been identified which are considered important for community life. The Parish Council therefore intends to use the mechanism of designating them as Assets of Community Value to further ensure that they are retained.

The inclusion of a specific policy in a Neighbourhood Plan with respect to Assets of Community Value provides the opportunity to give it formal recognition in the planning system. It ensures that the Listing' of an Asset of Community Value is a material consideration (i.e. it must be taken into account) when a planning application is being considered that may affect the Listed Asset.

POLICY CF3: ASSETS OF COMMUNITY VALUE

Development that would result in the loss of or has a significant adverse effect on a designated asset of community value will not be permitted unless in special circumstances, such as the asset is replaced by an equivalent or better provision in terms of quantity and quality in an equally suitable location or it can be clearly demonstrated that it is not viable or is no longer needed.

Schools

Sileby has 2 Primary Schools (Redlands Primary School and Highgate Primary School) and a small specialist College (Homefield College) that supports individuals with Learning disabilities. Both Primary schools have relatively new Headteachers who are bringing bold and progressive changes to the schools and looking to work more collaboratively for the benefit of students of Sileby. The schools are the only secure community infrastructures where resources for sports and creative arts can preside. Each Primary school is expanding its services and will achieve a maximum capacity of 420 pupils and doing so will require further

investment in order to provide the high level of quality education our children deserve in Sileby.

The Neighbourhood Plan encourages the opening up of school sports facilities to the wider community, when they are not required by the school, by a Community Use Agreement to be a planning condition attached to any successful planning application for school expansion or replacement.

POLICY CF4: SCHOOLS

Proposals for the expansion of existing schools in the village are supported where it can be demonstrated that:

- a) It would have appropriate vehicular access, and does not taking, account of appropriate mitigation measures, have a severe impact upon traffic circulation;
- b) It would not result in an unacceptable loss of recreational space available to the school; and
- c) The development would not result in an unacceptable loss of amenity to residents or other adjacent users.

Proposals for the creation of a new school would be supported where it can be demonstrated that the development:

- a) Would be safely accessible for pedestrians and cyclists, and is well related to bus routes and/or there is adequate provision for waiting school buses to park;
- b) Has appropriate vehicular access, and does not taking, account of appropriate mitigation measures, have a severe impact upon traffic circulation; and
- c) Would not result in an unacceptable loss of open space, amenity to residents or other adjacent users.

The use of a Community Use Agreement will be required to prevent facilities being underused and to help ensure a viable and sustainable business model over the longer term.

Community Action CF 2: The Parish Council/another delivery organisation will continue the dialogue with both schools to discuss what facilities that they are able to accommodate if the village is identified to be lacking certain facilities or services from feedback on the Village needs appraisal.

Health and Wellbeing

Currently Sileby has 2 Medical Centres and the equivalent of less than 4 full time GP's between them. Both practices are situated in buildings in locations where they have

restricted planning. Generally, Residents of Sileby are very satisfied with the level of service provided, however there are already legitimate concerns over appointments and availability of GPs.

The first purpose-built health centre was The Banks Surgery built in 1979 and extended in 1984. Highgate surgery was built in 1998 to cope with a further increase in the population to 6,805 in 1991 when life expectancy was 73.7.

The population of Sileby is now 10,000 people with a life expectancy of 80+ and yet there has been no increase in the number of GPs or provision of additional premises to cope with the growing population number or the demands of complex medical conditions being cared for in the community (ref 3). The demands of technological advances i.e. Skype consultations, increased telephone consultations, advances in screening requirements or the predicted increased life expectancy of the patient population will also impact on future healthcare provision and will need to be accommodated in any future planning (ref 4).

POLICY CF5: HEALTH AND WELLBEING

Proposals for additional GP premises that increase the accessibility of health and wellbeing services for residents living in Sileby will be supported providing that the development:

- a) Would not lead to an unacceptable impact on highway safety or the free flow of traffic, taking account of any mitigation measures and would not cause unacceptable disturbance to residential amenity in terms of noise, fumes or other disturbance; and
- b) Will include adequate parking provision.

Community Action CF 3: Discussions with CBC & CCG around brand-new medical centre to provide more preventative services locally, due to restrictions on current medical centres ability to increase capacity. (See supporting information).

The Parish Council/another delivery organisation will continue the dialogue with the existing Medical Centres to ensure Sileby residents have access to 'Care Closer to Home' (reference: <https://www.gov.uk/guidance/moving-healthcare-closer-to-home>) and provide more high quality services within their current infrastructure.

The Parish Council/another delivery organisation will arrange meetings with Key Stakeholders to propose and agree potential solutions for the lack of flexibility the current infrastructure has and its impact on providing high quality of healthcare services for the next 70 years.

The Parish Council/another delivery organisation will meet with the Pharmacy providers within the village to discuss service provision matters identified by residents with a view to improving existing services including technological advances to meet future demands.

References

1. Sileby village history pack held at Sileby library.
2. visual.ons.gov.uk
3. www.bma.org.uk
4. www.nao.org.uk/improving-patient-access-to-general-practice

Parks and Play Areas

Sileby has three smaller children's parks and one larger Memorial park. The Memorial park currently has a recently extended skatepark, mini enclosed basketball court and is currently used as a pitch for five a side football by the Sileby Juniors. This space is widely under used particularly the open space as it is prone to flooding. Through consultation with the village it was identified that Sileby would benefit from an all-weather pitch supported by 76% and a sports hall supported by 65%. The current Pavilion is used by the local college and the junior football team. A current space which is under used. After conversations with the schools they were interested in wanting to enable their students to access community sports facilities including fields and areas for forest school.

The results of the questionnaire demonstrated that 76% felt that age related facilities for under 12's at parks was important. In the comments of the survey villagers also felt that there was not provision for older children. After surveying the local parks, the age range of facilities Sileby doesn't cater for are the 8-11 and 12-16 age brackets.

Consultation identified that enhancement of the play parks was strongly supported, and additional play equipment would be welcomed.

Community Action CF 4: The Parish Council/another delivery organisation will task the Parks working group to seek support towards utilising the full potential of the Sileby's Parks for the benefit of all demographics.

Noisy Sports

The Parish is popular for sporting and recreational activities. The vast majority of these activities can be undertaken in the Parish without issue.

There have been some concerns that the enjoyment and the quality of the countryside and in some instances residential amenity can be spoilt by noise and other disturbance from some sporting and recreational activities where for example they involve (though not exclusively) loud team sports activities and gun sports – often known as 'noisy sports'. It is important that such noise generating sports are situated in appropriate locations and designed, so that they do not affect noise sensitive development, unless the noise impact can be minimised to an

acceptable level.

POLICY CF7: NOISY SPORTS

Proposals for the permanent use of land for noisy sport will be supported provided that:

- a) Their noise impact on noise sensitive development or areas valued for their tranquillity can be adequately mitigated through a scheme of noise mitigation measures; and
- b) They would not result in excessive noise levels at the boundaries of noise sensitive development.

E. Transport and Road Safety

Parking

Village Centre Parking Problems

Sibleby continues to suffer from a shortage of vehicle parking spaces in the village centre. The NP consultation surveys and questionnaires highlight that the lack of car parking is of major concern to residents. Two thirds of questionnaire respondents expressed concerned about off-street or on-street car parking.

The King Street Car Park is well established and provides suitable access and good connections to the village centre. It is predominantly owned and managed by Charnwood Borough Council and provides free parking for 93 spaces; 5 of which are designated for disabled parking spaces. A survey conducted by the NP Transport Theme Group showed that during most weekdays the King Street Car Park will be full; with peak occupancy tending to coincide with play group start and finish times. Also, the Transport Theme Group survey shows that business owners believe they are losing significant business because centre parking is difficult and unpredictable. Further the survey indicates that typically 15 of the 55 all day parking spaces are occupied by train users, who take advantage of the free car parking. This causes frustration to residents and businesses in the village centre. That said,

many village centre business owners and their employees use this car park for long stay parking; from our theme group survey we observed that typically 41 cars belonging to centre businesses



Additionally, the King Street Car Park has a variety of other long and short duration users; including clients of the shops, hair and beauty salons, takeaways, nurseries, The Horse and Trumpet, Sileby Liberal and Working Men's Club, The Green Place, Sileby Community Centre, St Mary's Church, offices and The Banks Doctors' surgery, as well as residents of the flats above the businesses. As Sileby has a range of shops people from the nearby villages (particularly Cossington, Seagrave, Walton on the Wolds, Wymeswold and Burton on the Wolds) use these facilities where they are not available in their own village.

In theory the Pavilion Car Park has some potential to solve Sileby car parking problems. This park has 43 spaces and is owned and administered by the Sileby Parish Council. However, it is consistently identified as being underutilised because (1) it is located approximately 650m from the centre of the village and (2) it only opens during day-light as it is unlit. Consequently, many potential users tend not to consider this a public car park suitable for short stay, village centre access.

A report commissioned by CBC in 2015 recommended that an additional 10-20 spaces of village centre car parking will need to be provided by 2025. This forecast was made by anticipating strategic growth in the Borough in line with the current CBC Core Strategy (2011-2028). However, by first quarter 2018 the then planned housing development for Sileby had already exceeded the 2025 CBC strategic target of at least 3,000 new dwellings across the Borough. Indeed, since April 2014 planning consents for Sileby alone have been granted for an additional 496 dwellings. What is more, ongoing updating of the CBC strategy may well necessitate further new houses within the Borough by 2035; and this almost certainly will lead to more vehicles and greater parking needs near to the village centre.

Increased demand for Sileby car parking will also be influenced by other new developments situated at the edge of the village, consequent upon residents from outlying villages (Quorn, Mountsorrel, Cossington, Seagrave, Walton and Rothley) accessing the Sileby shops and business and using the train station for access to Leicester, Loughborough and other destinations. In addition, possible impacts on Sileby of the major Leicester City Football Club development proposal at Park Hill Seagrave, are not yet known, although it is acknowledged that the club are taking these issues into account through their transport assessment.

In summary therefore: the status quo on parking in Sileby is highly troublesome and this has raised significant concerns to the Parish Council. This inadequate parking situation is set to become far worse in the wake of new housing and business development planned, both for Sileby and other nearby sections of the Soar valley. In this challenging climate of housing growth, the NP Transport Theme Group have considered multiple stages of car park improvement, namely with potential to address (A) the current lack of suitable parking spaces and (B) stages of additional vehicle use that will naturally follow planned stages of CBC housing and business development

The NP Transport Theme Group would support the recommendations of the CBC Car Park Deliverability Report for the provision of an additional 10 parking for the King Street Car Park following removal of the current public toilets and the recycling area; thereby introducing a

new element of short stay spaces along with a ticketing machine to assist with enforcement. In tandem we support the recommendation for improved lighting, security and signage for the Pavilion Car Park on Seagrave Road as a secondary long stay car park; also, thereby increasing its availability via 24-hour opening. Subsequently, as the demand for additional spaces grows over time we recommend that the Pavilion Car Park should provide additional car parking targeted at long stay spaces, well suited to commuters. This recommendation is based upon the fact that there is sufficient land to the east of the Pavilion site to extend Sibley vehicle parking to accommodate on going population growth as new housing developments come on stream and conditional on the availability of s106 monies (£88,000) allocated from the Peashill Development.

Local businesses have indicated their support for this proposal, and also promise to support the imposition of a maximum stay of 4 hours to allow for appointments. Business owners also support our proposal of a 'scheme of permit parking for businesses' along with our proposed 'ticketing of short stay parking'.

Traffic flow capacity

As indicated previously a significant percentage of respondents to the questionnaire showed concerned about on-street car parking problems in Sibley. Those concerns are also held by members of the Transport theme group even more strongly following their conducting a study of traffic flows through the Sibley road network. This traffic flow study showed that largely because of the nature and widespread frequency of on-street parking in Sibley the effective capacity of the Sibley road network is much reduced in parts and at times from its intended design capacity of 900 vehicles per hour, to circa 300 vehicles per hour. Indeed on-



street parking is allowed through much of that network; i.e. along a significant proportion of the length of the five radial roads that link the outside world to the centre of the Sibley village, and also along much of the length of village centre link roads. As a consequence, major traffic

obstructions result. Additionally, within our study on more than half of the Sibley roads we observed that actual peak traffic flows on most weekdays, during mornings and afternoons the actual traffic flow peaks exceeded or were close to exceeding capacity. This means that currently the Sibley road network operates very close to its maximum flow rate and that any significant increase in vehicle population, such as following housing growth, might completely deadlock the Sibley road infrastructure, which is key both to the Sibley village and the wider Soar Valley.

The Transport Theme groups' report on its traffic flow measurements, observations, calculations and concerns (Sileby Traffic Studies) about the legally permitted on-street parking through most roads in the village centre. This report explains that normally cars are only parked on one side of roads; but that occasionally cars are also parked on both sides, sometimes partially on pavements. Generally, this is informally permitted (i.e. is legal) because much of the Sileby housing does not have integral parking facilities and that withdrawing that on-street parking permission would likely cause mayhem. Also, presently there are insufficient CBC, LCCHA and Sileby PC resources to enforce any village wide on-street parking ban, even though during 2018 the UK government intends to fine vehicles parked on pavements.

In Sileby there are also frequent incidents of illegal and inconsiderate parking opposite junctions, on double yellow lines, pavements, outside schools and nearby pedestrian crossings. This further leads to significant obstruction to public transport, further slows the traffic flow through the village and in some instances causes danger to pedestrians. These incidents increase during school drop off and collection times. The Transport Theme groups 'mapping of the on-street parking, legal and illegal parking problems demonstrate the widespread nature of the on-street parking problem in Sileby. Additional off-street car parking is essential to maintain the vitality and viability of the Sileby Village Centre.

POLICY T1: PUBLIC CAR PARKING

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

New developments within the limits to development are to incorporate additional car parking spaces in accordance with the LCC Highways standards for residential and commercial development.

The following Community Actions will be pursued in support of improved off-road car parking provision in Sileby:

1. The Parish Council/another delivery organisation will work with LCC/CBC Car Parking to carry out the following improvements to the King Street Car Park: the marking of at least 50 short stay parking spaces; enforcement of short stay parking; support for allocated permit parking for central village businesses and to improve signage for additional car parking spaces at The Pavilion Car Park.
2. The Parish Council/another delivery organisation will work with LCC/CBC to deliver 24-hour parking at The Pavilion Car Park; improve access; lighting, safety and surveillance of the Pavilion Car Park.

3. The Parish Council/another delivery organisation will work with LCCHA and LCC/CBC to devise and implement improved on-street parking schemes; which limit the obstructions to traffic flows through the Sileby road network, such as via means reported by the Transport Theme group in their on-street parking report (Sileby Off Street Car Parking Observations).
4. The Parish Council/another delivery organisation to work with LCCHA to provide set in parking spaces on Cossington Road, Seagrave Road
5. The Parish Council/another delivery organisation will work with CBC to ensure that restricted parking zones are enforced and the problem 'on-pavement parking' is addressed.
6. The Parish Council/another delivery organisation LCC and CBC ensure increased enforcement of parking restrictions.
7. The Parish Council/another delivery organisation will work with CBC, LCCHA and East Midlands Trains to monitor on-going car parking demands and assess future needs.
8. The Parish Council/another delivery organisation, Charnwood Borough Council, Leicestershire County Council and local business should work together to encourage residents and employees out of their cars by using the footpaths and cycle ways and be more pro-active in promoting their use, including promoting more cycle parking facilities

Roads

Within the village, many people have raised concerns about congestion – particularly in King Street, Mountsorrel Lane, Cossington Road, Swan Street, Seagrave Road, Ratcliffe Road, Heathcote Drive, Finsbury Avenue, Highgate Road, Park Road and Barrow Road. This is often caused by bus stops and extensive on street parking on the narrow village centre streets which are not designed for modern traffic. Excessive on street parking in Cossington Road, Seagrave Road, Swan Street, Mountsorrel Lane, Highgate Road, Heathcote Drive, Finsbury Avenue, Cemetery Road, Ratcliffe Road and Barrow Road also impedes vehicle flow and access in both peak and off-peak periods.

The expansion of Sileby and surrounding villages is constrained without public investment in the necessary works. Residents have said that they were affected by traffic flow issues in and out of the village at peak times.



Within Sileby a projected increase in traffic flows is expected to result in increased delays in the village especially at locations such as, Mountsorrel Lane, Barrow Road, King Street, High Street junctions. The BSSTS concluded that any additional development, over

and above that already committed, will have severe impacts.

The following Community Actions will be pursued in support of improving the road network in Sileby:

1. The Parish Council/another delivery organisation will undertake further surveys, including specific junction modelling, and will use the information gained to assess the impact of future development and potential mitigations.
2. The Parish Council/another delivery organisation will liaise with the Leicestershire County Council Highways Department to consider the reduction of speed limits on King Street, Heathcote Drive and Swan Street and the provision of parking restrictions in the area of the Schools, alongside identifying alternative ways of bringing children into school.

Rail

Sileby railway station is located on the Midland Mainline between Leicester and Loughborough. The station was reopened in 1994 as part of phase one of the Ivanhoe Line. The station is served Monday to Saturday by East Midlands Trains who operate local services from Leicester to Nottingham and Lincoln via Loughborough. There is no Sunday service or late evening service. Annual rail



passenger usage has increased significantly over recent years – increasing in Sileby from 74,769 in 2005/6 to 123,694 in 2015/16 (Network Rail figures). The service is used by school children to access secondary education at Barrow

upon Soar. The train service is used by residents from other villages in the Soar valley who take advantage of the free car parking available in the adjacent car park.

The station has a ticket purchasing machine. Rail travellers make extensive use of the other spaces in this car park. The station is only accessible by many steps, so it is unsuitable for people with mobility problems.

The questionnaire survey invited residents to identify measures that would encourage greater use of local rail services.

POLICY T3: SILEBY RAILWAY STATION

Improvements to off-street car parking, access and facilities at Sileby Railway Station are supported.

The following Community Actions will be pursued in support of improving the railway service in Sileby:

- 1. The Parish Council/another delivery organisation will work with East Midlands Trains Community Rail Team to ensure the available funding for secure cycle parking is utilised for Sileby Station.**
- 2. The Parish Council/another delivery organisation and Leicestershire County Council will work with Community Rail Team to improve the station appearance, possible addition of lighting under the bridge on King Street and on the High Bridge Public Footpath.**
- 3. The Parish Council/another delivery organisation, MP, Leicestershire County Council and community groups lobby for train service late extension at the next franchise consultation.**

Bus Service

The village is served by the Kinch Bus Number 2 route linking the village to Cossington, Barrow on Soar, Quorn, Loughborough, Birstall and Leicester. This is a 30-minute Monday to Saturday daytime service and buses run hourly during the evenings, Sundays and Bank Holidays. The last bus at night departs Leicester at 11.05pm. Roberts coaches also operates the no 27 service every 75 minutes linking the village to Loughborough, Walton, Seagrave, Mountsorrel, Syston and Thurmaston Shopping Centre Monday to Saturday daytime. The service is fully subsidised by Leicestershire County Council and its long-term future beyond June 2019 is uncertain.

Our survey shows a high level of usage, including use by schoolchildren to access secondary education in Barrow on Soar and Quorn. It also showed that people would like to see more frequent and cheaper bus services with improved shelters and service information. Some would like to see the bus stops being better located with routes extended to serve the new

outlying estates and Loughborough University and College. There are suggestions for a late-night service link to the Skylink Service.

POLICY T4: BUS TRANSPORT

Where appropriate, development proposals shall include layouts that provide safe and convenient routes for walking and cycling and access to public transport that connect to other developments and to key destinations such as the village centre, GP surgery and schools.

The following Community Action will be pursued in support of improving the bus service:

The Parish Council/another delivery organisation will liaise with Leicestershire County Council Highways Authority and transport operators to maintain the current level of bus services and to encourage better availability and promotion of public transport in the evenings and at weekends.

Walking and Cycling

Feedback from the questionnaire indicated that 70% of respondents considered the existing footpath provision in the village was adequate. A quarter of the survey respondents walk to work.



The village centre is criss-crossed with jitties running between roads. These are narrow in places and poorly lit. Pavements in the village centre also vary in width with narrow areas around the village centre at King Street junction and Brook Street junction with the High Street.

The bridleway from Barrow Road Sileby to Waltham on the Wolds provides a good link with the Wolds villages to the north and west but relies on use of existing congested roads to connect with a circular route.

The Grand Union Canal towpath is underutilised as a connective route to Mountsorrel or Cossington and the national cycle route.

There are good opportunities in Sileby

to make walking and cycling more attractive alternatives to the car and link into the existing cycle routes linking Leicester and Loughborough.

There are concerns about cycle safety on the links to Mountsorrel and Quorn where the road is narrow and unlit and Barrow Road which is also narrow and subject to speeding motorists.

The Neighbourhood Plan will promote, encourage and support sustainable modes of transport through the maintenance, upgrading and, where appropriate, creation of new footpaths and cycleways that extend and enhance the existing networks.

POLICY T5: WALKING AND CYCLING

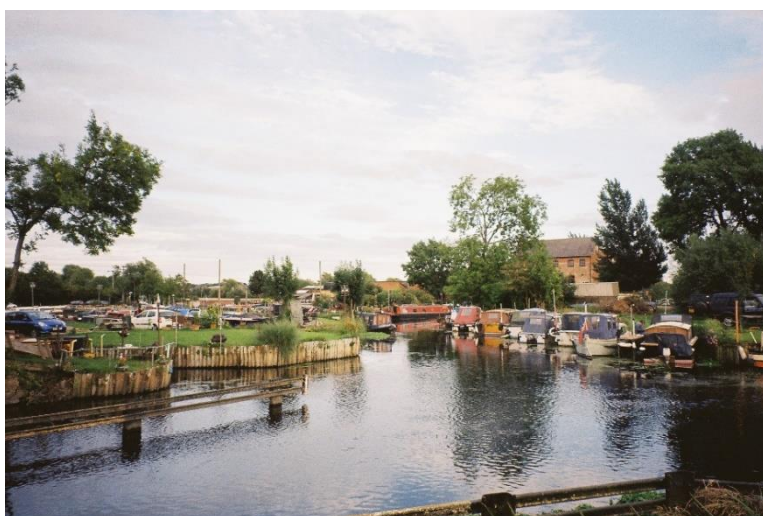
New development should retain, and where appropriate incorporate, linkages to the Public Rights of Way network and key destinations such as the village centre, GP Surgeries, leisure facilities and neighbouring villages.

The following Community Actions will be pursued in support of improving walking and cycling in Sileby:

1. Working with SuSTRANS, Leicestershire County Council and Charnwood Borough Council, the Parish Council/another delivery organisation will seek to improve the provision for off-carriageway cycling and cycle parking in appropriate locations.
2. The Parish Council/another delivery organisation will pursue the Leicestershire County Council and Charnwood Borough Council to ensure that public footpaths and pavements are well maintained, have adequate drainage and are well lit.
3. The Parish Council/another delivery organisation in conjunction with Leicestershire County Council and Charnwood Borough Council to improve directional signage for pedestrian routes within the village

Canal

The Soar River and Grand Union Canal have provided links between the industrial areas and



the centres of commerce but now are used mainly for recreation. The close proximity of the river to Sileby regularly causes the major routes serving the village to flood. Boat hire from the Sileby Mill provides water transport and recreational opportunities. The old towpath links the

neighbouring villages of Cossington and Mountsorrel.

POLICY T6: CANAL

Development proposals affecting the biodiversity, historic heritage or setting of the canal will be required to protect or enhance those features. Developers will be required to support the objectives of the river Soar & Grand Union Canal Strategy and any related community initiatives.

The following Community Action will be pursued in support of improving Canal in Sileby:

Working with SuSTRANS, Leicestershire County Council and Charnwood Borough Council, the Parish Council/another delivery organisation will seek to improve the towpath connectivity to the Soar Valley, Loughborough and Leicester even in flood conditions.

The range of evidence relating to transport studies is available in Appendix 7.

Business and Employment

Existing and New Employment

Sileby is a semi-rural parish with limited employment opportunities and close to the significant employment centre of Loughborough and the cities of Leicester, Nottingham and Derby.

Supporting the economy through growth of small businesses in the Parish is therefore an important theme of the Neighbourhood Plan. Respondents to the questionnaire felt that any new business should be in keeping with and not in detriment to the rural, traditionally industrial and residential nature of the Parish.

As small businesses and start-ups expand they will need space that can only be found elsewhere. In the Questionnaire, 81% of respondents were in favour of affordable premises for start-ups and 65% of respondents were in favour of a small business park or new office units which would include shared office facilities and resources through which a small number of local employment opportunities would be created. Cost-effective centralised facilities located outside the residential area, would reduce any conflict between business activity and residential housing.

POLICY E1: EMPLOYMENT

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

Development proposals that result in the loss of, or have a significant adverse effect on, an existing employment use will not be permitted unless

- a) It can be demonstrated that the site or building is not viable for employment uses and has been marketed for this purpose at a price which reflects the market value for at least a year; or
- b) In the case of sites identified for housing in Policy H1, there is a demonstrable need for housing which outweighs the value of the sites for employment purposes, or the existing employment uses can be satisfactorily relocated.

Farm Diversification

There are several working farms in the Parish, managed directly or farmed on a contract basis. Given potential challenges facing the agricultural economy, the Neighbourhood Plan will seek to support farming businesses within the Parish as they are considered essential to maintaining a balanced and vibrant rural community.

The conversion of farm buildings can enable diversification through sustainable re-use to provide opportunities for new businesses which can generate income and offer employment opportunities for local people. Subject to the proper consideration of residential amenity, visual impact on the countryside, heritage, environmental and highway safety issues, Neighbourhood Plan policies will support farm businesses by:

- Promoting a sustainable farming and rural economy in Sileby Parish;
- Promoting the diversification of rural businesses;
- Encouraging businesses to provide a wider range of local produce, services and leisure facilities, to provide local employment and attract visitors to the Parish;
- Maintaining and enhancing the local environment of rural and agricultural lands.

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



POLICY E2: FARM DIVERSIFICATION

The re-use, conversion and adaptation of rural buildings and the construction of well-designed new buildings for commercial use will be supported where it:

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

Homeworking

The benefit of supporting home working is that it helps to promote local employment activities whilst reducing the dependency of the car for long journeys to employment sites outside the Parish. However, people may not have a suitable space within their home from which to run a business, or they may wish to distinctly separate their work and living spaces. The construction of extensions, the conversion of outbuildings, and the development of new freestanding buildings in gardens from which businesses can operate will be supported to maximize the opportunities for entrepreneurial activity and employment in Sibley Parish

POLICY E3: HOMEWORKING

Proposals for the use of part of a dwelling for office and/or light industrial uses, and for the erection of 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 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.

Broadband Infrastructure

The modern economy is changing and increasingly requires a good communications infrastructure as a basic requirement for commonly adopted and effective working practices. The internet is driving business innovation and growth, helping people access services, opening up new opportunities for learning and defining the way businesses interact with and between their employees, with their customers and with their suppliers.

This is particularly important in rural settings such as Sileby where better broadband will enable home working, reduce dependence on the car, enable small businesses to operate efficiently and compete effectively in their markets, improve access to an increasing number of on-line applications and services provided by the public and private sector to help to reduce social exclusion. It is also important for the successful functioning of the schools and health facilities.

The 2011 Census highlights how people are working differently to a generation ago

In Sileby Parish only 2.4% of people work from home compared to 3.2% across the Borough. This demonstrates the shortcomings of the current level of service. Conversely, 8.5% are self-employed, higher than district levels (6.4%). This community needs to have access to the highest levels of connectivity.

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

POLICY E4: BROADBAND INFRASTRUCTURE

Proposals to provide access to a super-fast broadband service for new development (of at least 30mbps) and to 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.

Tourism and Visitor Economy

Services: Sileby has emerging tourist services throughout the village. Sileby Mill and Boat Yard based on the River Soar and Grand Union Canal offer narrow boat hire. A café operates at the mill yard during the summer months. Sileby has takeaway restaurants and serves the wider area. In recent years three additional cafes have opened in the village centre and the existing café has been refurbished, all are proving popular with residents. There are five local pubs, The Swan, The Freetrade, The Horse and Trumpet, Sileby Working Men's Club and Sileby Cons Club.

Attractions: Over the past few years a vibrant music scene has emerged in Sileby, which includes The Sileby Summer Jam Weekend, Sileby Winter Jam and Music at The Green Place. The Green Place also provides open-air film nights, craft weekends and children's themed weekend and holiday events. Historically Sileby was renowned for its Gala Day when local organisations and businesses prepared floats that toured the streets and congregated on the Memorial Park. In recent years the Gala has been revived but has struggled to take off due to Committee capacity. The bonfire night celebrations hosted by Sileby Cricket Club and Redlands School are very popular local events and draw large crowds.

There are many local tourist attractions within ten miles of the village, including the National Space Centre and Richard III Visitor Centre in Leicester, Bradgate Park, Beacon Hill and Swithland Woods in Charnwood Forest. The only National Trust property in Leicestershire is located at Stoneywell. The Great Central Railway is the premium tourist attraction in the locality (see Go Leics). The stations at Loughborough and Quorn, are accessible from Sileby using public transport. Additional heritage attractions include Mountsorrel Railway Project and the proposed National Railway Museum attraction on the Great Central Line at Birstall. Leicester festivals such as Diwali are easily accessible from Sileby using public transport. Nottingham and Newark are 30minutes away by car and can also be reached by rail. Loughborough is promoting tourism with recent events including the Edible Forest Festival and Loughborough Arts Event.

Limited Accommodation for Tourists: There is limited official accommodation in Sileby with only one self-catering cottage (Canbyfield Lodge) listed. However, properties are listed on AirBNB which suggests an emerging market for tourism. The closest B&B Accommodation is on the A46 at Thrussington or the Hunting Lodge at Barrow on Soar. There is just one Caravan and Motorhome Certified Location (Meadow Farm View) whilst Barrow on Soar provides sites at Barrow Marina, Pillings Lock and Proctors Park.

Leicestershire’s tourism strategy recognises the importance of tourism in providing ‘sustained and sustainable growth and playing an increasingly significant role in the success of the economy, creating a strong sense of place and improved quality of life for Leicestershire people’ (tourism strategy for Leicestershire, 2016). This is also in accordance with Paragraph 83 of the NPPF (2018) which encourages planning policies that support sustainable rural tourism.

POLICY E 5: TOURISM AND VISITOR ECONOMY

Development proposals will be supported where they do not have adverse unacceptable residential or visual amenity impacts. The loss of tourism and leisure facilities will not be supported unless they are no longer viable or alternative provision is made available.

8 Monitoring and Review

The Neighbourhood Plan covers the period up to 2036. During this time, it is likely that the circumstances which the Plan seeks to address will change.

The Neighbourhood Plan will be regularly monitored. This will be led by Sileby 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.

The Parish Council proposes to formally review the Neighbourhood Plan in 2024 or to coincide with the review of the Charnwood Local Plan if this cycle is different.

Appendix 2

Land off Barnards Drive, Sileby
Sileby Parish Council comments on
planning application Ref. P/21/0738/2

Sileby Parish Council

Initial Response to Planning Application Ref P/21/0738/2:

Outline planning application for the erection of up to 228 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point. All matters reserved except for means of access.

At Land off Barnards Drive, Sileby, Leicestershire.

1.0 Introduction

- 1.1 This outline planning application seeks planning permission for the construction of up to 228 new dwellings on a green-field site amounting to some 11.55ha with vehicular access provided off Barnards Drive – a residential cul-de-sac. The application has been made in outline format with only the principle of development and the proposed access to be considered at the present time (see answer to question 4 on application forms).
- 1.2 A Development Framework Plan has been submitted with the application and although it is not marked as being for illustrative or indicative purposes only paragraphs 1.4.5 and 5.4.2 of the supporting “Planning and Affordable Housing Statement” refer to the “Illustrative Development Framework Plan” and the “illustrative masterplan” respectively so it has been treated as such for the purposes of these comments.
- 1.3 However, a Design and Access Statement (DAS) has been submitted in support of the application which states that the planning application seeks outline planning consent comprising the following –
 - Residential development for up to 228 dwellings.
 - Green infrastructure including new areas of green space that will incorporate ecological mitigation and habitat creation, retained hedges and trees, sustainable drainage features and play and recreation space.
 - Access is applied for in full.

- 1.4 The DAS clearly suggests that permission is also being sought for the “green infrastructure” and this is also included in the description of development. The DAS goes on to identify a range of opportunities and constraints associated with the proposed development of the site and sets those out on an “Opportunities and Constraints Plan” at Figure 4.1 of the DAS. This indicates a distribution of two blocks of residential development, landscaping, public open space/play-space although the “illustrative” status of the suggests that there is no commitment to the concepts set out within the DAS. The status of the Development Framework Plan and the DAS requires clarification and without prejudice to our main concerns regarding the principle of development on this site, the Parish Council considers that Charnwood Borough Council should review the “Opportunities and Constraints Plan” and Development Framework Plan before the application is determined and any decision should be based upon the proposed arrangement/distribution of green infrastructure and housing development as proposed. If they are considered acceptable then should the application be approved then a condition should be imposed to ensure that subsequent reserved matters applications must comply with the principles set out therein.
- 1.5 Notwithstanding the above and for the avoidance of doubt, the comments below relate primarily to the Parish Council’s concerns regarding the basic principle of housing development on this site and its access implications having regard to the policies of the development plan, other local and national policies guiding development such as the National Planning Policy Framework (NPPF), current Planning Practice Guidance (PPG) as well as other relevant material considerations.

2.0 Summary of the Applicant's Case in Support of the Proposals

2.1 The applicant's case in support of their proposals is set out in a suite of detailed background reports and technical documents which accompany the application. The application is also supported by a "Planning and Affordable Housing Statement" where the applicant sets out what they consider to be the relevant planning policies and material considerations relating to this application. In summary, the applicant considers that –

1. Whilst it is accepted that there is conflict with some policies of the development plan, nonetheless the council cannot currently demonstrate a five year housing land supply and the most important policies for determining the application are now considered to be out of date such that they attract reduced weight for the purposes of decision-making.
2. The applicant states at paragraph 6.4.3 of the Planning and Affordable Housing Statement that "*Whilst there would be some conflict with certain policies of the development plan, the most important policies for determining the application proposals including Local Plan Core Strategy Policy CS1 saved Borough of Charnwood Local Plan Policies CT/1 and ST/2 are out of date for the purposes of decision-making and should attract reduced or limited weight in the planning balance.*" The applicant therefore argues that the application falls to be determined in accordance with paragraph 11(d) of the NPPF (the presumption in favour of sustainable development).
3. The proposals represent sustainable development and comprise a range of benefits, including making a significant contribution towards meeting the objectively assessed market and affordable housing needs of the Borough in a situation where a five year supply cannot be demonstrated.
4. The development of the site would not give rise to any unacceptable impacts and that there are no technical constraints that would prevent a sustainable development being delivered. Technical issues - including the provision of a safe access - were debated at the recent appeal (APP/X2410/W/19/3220699 dismissed on 26th September 2019 for other reasons) and the Inspector found that they could be resolved.
5. There are no policies in the NPPF that indicate permission should be restricted.
6. The proposal would deliver much needed market and affordable housing with limited adverse impacts and the very limited harm does not significantly and demonstrably outweigh the benefits of providing new housing in this location.

2.2 The following assessment represents Sileby Parish Council's initial response to the application having regard to the justification advanced by the

applicants. The Parish Council reserve the right to make further comments prior to the application being determined should the need arise.

3.0 Relevant Site History & Housing Policy in Sileby

- 3.1 Sileby Parish Council consider that the recent planning history of this site, together with other nearby planning applications for housing development are relevant to the current application and some of these are addressed below. However, before addressing those, it is important to note that the Sileby Neighbourhood Plan (SNP) is the most recent expression of development plan policy addressing housing provision in Sileby and it has very recently been incorporated into the development plan following independent examination.
- 3.2 So far as the principle of development is concerned, the application site lies outside the Limits to Development identified in SNP Policy G1 (Limits to Development) where land will be treated as open countryside, and development will be carefully controlled in line with local and national strategic planning policies. The current proposals are not one of the limited range of types of development considered to be appropriate in the countryside under SNP Policy G1. The SNP provides the most up-to-date identification of Limits to Development and this was confirmed following independent examination. In finding that SNP Policy G1 meets the basic conditions, the Examiner commented:

“Limits to Development are a widely used planning tool to provide clear guidance to developers and decision makers on where development should take place. It is evident in Sileby that there has been substantial development in recent years reflecting its role as a Service Centre. It is entirely appropriate for the scale of this development to be taken into account in determining how much more development will be required over the plan period. It is clear that the requirements of the adopted Core Strategy have been taken into account in determining the Limits to Development and consideration has been given, in consultation with the local planning authority, to the possible scale of further development that may be required. I am therefore satisfied that the extent of the Limits to Development is in general conformity with the development plan and is consistent with national policy and guidance.”

[Source: para 74 Sileby Neighbourhood Plan 2018-2036, The Report by the Independent Examiner (September, 2019)]

- 3.3 **Barnards Dive, Sileby.** A recent outline planning application for residential development of 228 dwellings (Ref. P/18/0659/2) on the current application site was refused by Charnwood Borough Council in December 2018 and subsequently dismissed at appeal on 26th September 2019 (Ref. APP/X2410/W/19/3220699). There were 2 reasons for refusing the application although only the principal reason below was pursued at the appeal -

1. *The general thrust of both local and national policy is to support sustainable development and of development that would promote the health and well-being of communities. Policy CS1 of the adopted Charnwood Local Plan 2011 to 2028 Core Strategy relates to the hierarchy of sustainability of settlements in the Borough as locations for new development. The application site lies outside the limits to development of Sileby, which is identified by Policy CS1 as being in the 'Service Centre' category of its settlement hierarchy. The supporting text to the Policy confirms that there are commitments for around 3,500 homes in Services Centre's which is sufficient to the meet the levels of planned provision and therefore we only expect to see small scale windfall developments within the settlement boundaries. Greenfield locations may be appropriate where there is a recognised local housing need and insufficient capacity within built up areas to meet that need. The proposal is not small scale, within the settlement boundary and neither has a local housing need been demonstrated. As such, the proposal is considered to be contrary to Core Strategy Policies CS1 and CS25, which both seek to reflect the presumption in favour of sustainable development contained in the National Planning Policy Framework. Furthermore it is contrary to Policies CT/1 and CT/2 of the Adopted Borough of Charnwood Local Plan 1991-2006 and no material considerations have been advanced that warrant setting aside the provisions of the Development Plan*

3.4 In dismissing the appeal, the Inspector confirmed that Core Strategy Policy CS1 sets out the development strategy for the Borough which involves planning positively for the role of Service Centres, including by providing for at least 3,000 new homes within or adjoining these settlements between 2014-2028. The Inspector also noted at paragraph 17 that –

17. *The supporting text to CS Policy CS1 provides a helpful insight into the expectations of this policy insofar as it relates to Service Centres. It notes that, at the time, there were commitments for around 3,500 homes in such settlements and that this was sufficient to meet the levels of planned provision. As such, the supporting text notes that the Council only expects to see small scale windfall developments within settlement boundaries between 2014-2028.*

and -

18. *It is my understanding that housing commitments at the Borough's Service Centres, as of 1 April 2019, has subsequently increased to 4323 homes. In my view, this is well beyond the quantum of housing envisaged in CS Policy CS1 to be provided at Service Centres. Moreover, of these, 1006 have been committed at Sileby alone. On the basis that there are seven Service Centres within the Borough, such a level of commitment in respect of just one of these settlements seems to me to be overly disproportionate. **To provide a further 228 homes adjoining Sileby would add materially to the already excessive level of housing commitments in Service Centres, when compared with levels the CS plans for, and to the disproportionate level of housing***

provision within Sileby. *In addition, given that the Council can demonstrate a five year housing land supply against the housing requirements of the CS, which is less than five years old, the proposal is not necessary to meet the housing needs of the Borough on this basis. Nor is it evidently needed in order to safeguard Sileby's services and facilities.*

(Paragraphs 17 &18, Decision Letter APP/X2410/W/19/3220699 emphasis added)

3.5 In dismissing the appeal, the Inspector acknowledged a number of benefits that the development of up to 228 houses would have but considered that such benefits would not outweigh the conflict with the development plan and the development strategy for the Borough. The Inspector also commented -

33. *I have found conflict with a number of policies of the CS and LP, including CS Policy CS1 and the development strategy it envisages for the Borough. I therefore find conflict with the development plan as a whole. I find CS Policy CS1 the policy of greatest importance for determining the application and I find it to be effective and not out of date. Thus, I afford such policy conflict significant weight **and to develop the appeal site as proposed would be at odds with and would undermine public confidence in the plan led system. The Framework recognises that the planning system should be genuinely plan led.*** (Paragraph 33, Decision Letter APP/X2410/W/19/3220699 – emphasis added)

3.6 Sileby Parish Council considers that the present proposals fail to overcome their earlier concerns raised at the time of the last application/appeal and our response to application Ref. P/18/0659/2 is attached at Appendix 1.

3.7 **Seagrave Road, Sileby.** So far as other recent housing developments in Sileby are concerned, the dismissed 2019 appeal at Barnards Drive followed an earlier appeal decision for the construction of up to 195 houses on land to the east of Seagrave Road, Sileby (Ref. APP/X2410/W/16/3152082, March 2017 & redetermined July, 2018 following Judicial Review). That application raised similar issues in relation to the development strategy for Service Centres and the scale of development at Sileby in particular. The appeal was dismissed in March 2017 but that decision was quashed following Judicial Review and subsequently allowed in July 2018.

3.8 Although the original (dismissed) appeal decision was made at a time when Charnwood Borough Council could identify a five year housing land supply, in dismissing the appeal, the Inspector found that so far as the Core Strategy was concerned, the Service Centres had already delivered some 500 dwellings more than the required amount of housing development needed in Service Centres up to 2028 and stated that “*As things stand the planning system*

is delivering at Service Centres in line with the adopted strategy.” (Paragraph 36, Decision Letter APP/X2410/W/16/3152082).

3.9 The Inspector also commented at paragraph 39 of his decision –

39. *In my view, the ceiling for service centres villages in this plan was never intended to be that far from the 3,000 floor in the policy. Paragraphs 67-69 of the Core Strategy Inspector’s Report echo this view and he was clearly attentive to the notable levels of commitments that had already accrued in Service Centres. If the intended consequence of CSI was to allow for a higher figure of say 4,000 or more homes, it seems odd that the policy was not modified and a higher figure inserted for transparency.*

(Paragraph 39, Decision Letter APP/X2410/W/16/3152082)

3.10 And at paragraph 42 the Inspector commented –

42. *In my view the appeal proposal, cumulatively with the 3500 commitments plus the likelihood of additional policy compliant windfall, would result in a spatial scenario that would be distinctly adrift from the Core Strategy. Significant harm would result from the appreciable degree of deviation and resultant lack of certainty that could be replicated elsewhere. **Accordingly, I am concerned that communities that have engaged in the recent Core Strategy would take a harmfully mordant view of whether or not there was a genuinely plan-led system if growth levels edged well above the 3500 figure.** This would be particularly so at a time when the strategy is delivering a full and tested OAN.*

(Paragraph 42, Decision Letter APP/X2410/W/16/3152082 – emphasis added)

3.11 The appeal re-determination following the Judicial Review was subsequently allowed in July 2018 at a time when Charnwood Borough Council could not demonstrate a 5-year housing land supply – thereby granting permission for up to an additional 195 houses and further exacerbating the imbalance of housing growth taking place in Sileby.

3.12 **Homefield Road, Sileby.** In January 2019, Charnwood Borough Council planning officers provided pre-application advice in relation to a proposed housing development of up to 55 dwellings on land off Homefield Road, Sileby (source: background document to current planning application Ref. P/21/0535/2). The subsequent planning application has not been determined at the time of writing although it also lies outside the settlement boundary and the applicant in that case also considers that the District Council’s failure to

demonstrate a 5-year housing land supply justifies granting planning permission.

- 3.13 The pre-application advice concluded that housing on that site would be contrary to the provisions of the development plan due to its location outside the settlement boundary of Sileby. Officers also commented that Sileby has absorbed a disproportionate amount of development with further commitments planned within the current plan period up to 2028 and that additional development would further undermine the spatial strategy of the borough contrary to policy CS1 of the Core Strategy.
- 3.14 Although the pre-application advice was made in relation to a different site, it was, nonetheless, a site outside the settlement boundary. Sileby Parish Council considers that the policy conflict and general thrust of those in-principle objections are equally applicable to the current application at Barnards Drive - notwithstanding a change in Charnwood Borough Council's 5-year housing land supply. The site at Homefield Road is now identified as a draft allocation in the pre-submission Charnwood Local Plan.
- 3.15 **Land to East of Cossington Road, Sileby.** There is a current planning application for the construction of up to 170 dwellings on land to the east of Cossington Road, Sileby. The application has not been determined at the time of writing although it also lies outside the settlement boundary and the applicant in that case also considers that the Borough Council's failure to demonstrate a 5-year housing land supply justifies granting planning permission.
- 3.16 Set against the planning application/appeal background above, it is clear that Inspectors at appeal as well as the Borough Council itself have considered unplanned housing development outside the settlement boundary in Sileby to be contrary to the housing strategy in the development plan whether or not a 5-year housing land supply position can be demonstrated. Furthermore, it has been acknowledged that historically, there has been a disproportionate level of housing provision in Sileby which is undermining public confidence in the plan-led system recognised by the NPPF.
- 3.17 The current proposals (up to 228 dwellings), together with up to 170 dwellings proposed in an application on land to the east of Cossington Road and another at Homefield Road (up to 55 dwellings), results in potential for up to an additional 453 dwellings in Sileby. This is in addition to the allocated "reserve sites" under SNP Policy H1 (77 dwellings) and other permissions/resolutions to permit amounting to some 547 dwellings in Sileby (source: 5 Year Housing Land Supply, 31st March, 2021, Charnwood Borough Council).

- 3.18 It is clear that the current proposals for the construction of up to 228 dwellings outside the settlement boundary at Barnards Drive are in conflict with the Core Strategy, the Sileby Neighbourhood Plan the National Planning Policy Framework as well as the aspirations of the local community.

4.0 PLANNING POLICY ASSESSMENT

- 4.1 In dismissing the recent appeal on this site the Inspector identified policies CS1 of the Charnwood Local Plan 2011 to 2028 Core Strategy (adopted 2015) (CS) and “saved” Policies CT/1 and ST/2 of the Borough of Charnwood Local Plan (2004) (LP) as being the basket of policies most relevant to the determination of the appeal. Along with the Sileby Neighbourhood Plan (made January, 2020 following Independent Examination and Referendum) (SNP) these comprise the development plan for the purposes of this application. There was no dispute that at the time of the recent appeal that the Council could demonstrate a five year housing land supply, and therefore, Paragraph 11(d)(ii) of the NPPF was not engaged (the “tilted balance”). The Inspector also noted that the Council had performed well against the Government’s Housing Delivery Test. The Inspector considered that CS Policy CS1, to be the policy of greatest importance, to be effective and not out of date. At that point in time, the inspector acknowledged that the proposal would also be in conflict with Policy G1 of the Sileby Neighbourhood Plan although he only gave “some” weight to that conflict bearing in mind that at that time, the SNP had not yet proceeded to a referendum. Since the previous appeal was dismissed the Sileby Neighbourhood Plan (SNP) was made in January, 2020 following Independent Examination and Referendum. Its policies, proposals and allocations are now part of the development plan and carry full weight.
- 4.2 Paragraph 73 of the NPPF sets out that Local planning authorities should identify an annual supply of housing sites sufficient to provide a minimum of 5 years’ worth of housing. Since the previous appeal was dismissed, Charnwood Borough Council is now unable to demonstrate a 5 year housing land supply (currently 3.34 years as at 31st March, 2021). However, the Council has performed well against the Government’s Housing Delivery Test – delivering in excess of the number of homes required over the past 3 years (135% in the most recent assessment for 2020) such that there is no “presumption”, “buffer” nor “action plan” consequence for the Council.
- 4.3 Where a local planning authority cannot demonstrate a 5 year supply of housing sites, the housing supply policies of its local plan are considered to be “out-of-date” and the “tilted balance” as set out in paragraph 11(d) of the NPPF applies whereby permission should be granted unless any adverse impacts would significantly and demonstrably outweigh the benefits. However, set against this, Sileby benefits from an up-to-date Neighbourhood Plan which takes into account housing need and land supply within the Neighbourhood Plan area and has only recently been “made” following independent Examination. In such circumstances, paragraph 12 of the NPPF makes clear that:

“The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.” [emphasis added]

4.4 The NPPF goes on to recognise in paragraph 14 that where the presumption in paragraph 11(d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits provided the following four criteria apply -

- a) the neighbourhood plan became part of the development plan 2 years or less before the decision date;
- b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement;
- c) the local planning authority has at least a 3 year supply of deliverable housing sites; and
- d) the local planning authority's housing delivery was at least 45% of that required over the previous 3 years.

4.5 Taking each of these criteria in turn :

- a. The Sileby Neighbourhood Plan was made on January 16th, 2020, so became part of the development plan less than two years ago;
- b. The Sileby Neighbourhood Plan contains a suite of policies, allocations and proposals to meet its housing requirements. In addition to SNP Policy G1 (Limits to Development), the Plan does this through SNP Policy H1 which allocates a number of reserve housing sites which provide for an additional 77 dwellings that can be brought forward if there is a shortfall in housing supply or where additional housing is required to accord with a new development plan. SNP Policy H2 also provides a supportive framework for bringing forward residential “windfall development” on infill and redevelopment sites. This approach is consistent with the advice contained within national planning practice guidance which includes advice that neighbourhood plans should consider allocating reserve sites to ensure that emerging evidence of housing need is addressed¹. The Examining Inspector was satisfied that the SNP provides for a level of housing that exceeds that required in the adopted development plan and that it takes account of the information available on estimated housing need up to 2036.

¹ See National Planning Practice Guidance Paragraph: 009 Reference ID: 41-009-20190509

- c. Charnwood Borough Council's identification of a 3.34 year housing land supply position confirms that there is more than 3 years supply of deliverable housing land supply in the Borough; and
- d. The Government's Housing Delivery Test result for Charnwood demonstrates that 135% of the housing requirement has been provided in the Borough over the previous three years² which is significantly more than the 75% trigger-level identified in the NPPF.

4.6 All 4 criteria identified at paragraph 14 of the NPPF are therefore satisfied and this disappplies the provisions of paragraph 11(d) claimed by the applicant. Notwithstanding the absence of a 5 year housing land supply, the proposed development is clearly contrary to policies in the development plan (including CS Policy CS1 and SNP Policy G1) which seek to resist development on sites outside the settlement boundary, as well as others which seek to prevent harm to the character and appearance of the area and to secure high quality development.

4.7 We are aware that Charnwood Borough Council might consider that the sites identified under SNP Policy H1 "Reserve Sites" do not represent allocations in the context provided by NPPF paragraph 14(b). We disagree and consider that the wording of SNP Policy H1 together with the recognition of the sites on a plan base clearly provides a positive framework supporting their development for housing. Put simply, these sites have been identified and "allocated" as being suitable for housing development under SNP Policy H1. The context in which the reserve sites have been allocated also needs to be acknowledged. In this respect, at the time the SNP was prepared, there was already a surplus of 56 units although the Parish Council continued to examine the suitability of additional housing sites nonetheless. Furthermore, the Barnards Drive application site was assessed for its suitability as a housing allocation although it was not selected as it yielded a red score of minus 5 (the SNP Site Selection Framework pro-forma assessment for Barnards Drive is attached at Appendix 2).

4.8 SNP Policy H1 was prepared positively – by examining a range of possible population growth scenarios and providing for a possible scale of further development that may be required. The independent Neighbourhood Plan Examiner considered the wider context of the overall scale of housing needed in the area and so far as the amount of new housing was concerned, the Examiner was satisfied that the amount of housing being planned for in Sileby properly takes account of the information available on estimated housing need up to 2036. There was therefore no immediate need to formally identify any specific sites for additional housing although the reserve sites were allocated through Policy H1. It would clearly be a nonsense and contrary to the planned system if the SNP had specifically "allocated" additional housing sites for

² See Housing Delivery Test: 2020 measurement <https://www.gov.uk/government/publications/housing-delivery-test-2020-measurement>

immediate housing development in the absence of any identified need. Between them, SNP Policies H1 (Housing Reserve Sites) and H2 (Windfall Sites) provide some scope for the provision of additional housing throughout the Neighbourhood Plan area up to 2036 whilst guided by the provisions of CS Policy CS1 and SNP Policy G1. The SNP therefore contains policies and allocations to meet its identified housing requirement in accordance with NPPF paragraph 14(b).

- 4.9 SNP Policy H2 supports residential developments on infill and redevelopment sites within the settlement boundary where they meet defined criteria. There is no limit to the size of infill or redevelopment sites that might be supported under SNP Policy H2 - provided they meet other criteria in the policy and other development plan policies. Together with other policies, this provides further scope for flexibility in bringing forward additional sites which will better meet policy aims for the scale, location, and design of new housing development set out in the SNP, the CS and the emerging dCLP.
- 4.10 The main thrust of the applicant's case in support of the application is that the Council's inability to demonstrate a 5 year supply of housing land means that CS Policy CS1 and Local Plan Policies CT/1 and ST/2 are out of date and that because of that, the "presumption" set out at paragraph 11(d) of the NPPF is triggered such that planning permission must be granted. However, that ignores the fact that the proposals are also contrary to the newly made SNP and in particular SNP Policy G1. It also ignores the provisions of paragraphs 12, 13 and 14 of the NPPF which amongst other things, set out further policy with regard to how paragraph 11(d) should be applied in circumstances where planning applications for housing development conflict with the policies of a Neighbourhood Plan.

5.0 Other Matters

- 5.1 Charnwood Borough Council will be aware that this application site was assessed for its suitability for inclusion as a housing development site as part of the preparation of the Sileby Neighbourhood Plan (referred to as Site 4 – “Paynes Farm expansion”, 215 units). The site was rejected with a red score of minus 5 reflecting the site’s accessibility, topographic and environmental constraints (copy attached at Appendix 2). We also raised a number of concerns in relation to the previous planning application (see Appendix 1) which touch on the issues raised by the site’s assessment which we still consider to be relevant. Whilst some concerns might be capable of being addressed through the submission of additional details and by imposing conditions if permission is granted, nonetheless, several concerns remain.
- 5.2 SNP Policy G2 (Design) is an overarching policy to be applied to all residential and commercial development. However, the proposals have been submitted in outline form only. There is some illustrative material and a number of supporting technical documents although their status is somewhat unclear and there is no doubt that the construction of up to 228 dwellings on this site would have an immediate visual and physical impact on the character and appearance of the area. LP Policy EV/1 and CS Policy CS2 seek to require high quality design where people would wish to live through design that responds positively to its context. They also require that new development respects and enhances the character of the area in terms of scale, density, massing, height, landscape, layout, materials and access arrangements. There is no firm evidence that the proposals will respond positively to their context and the proposals are not in accordance with these policies. Sileby Parish Council has concerns that the suggested layout and design of the proposals would result in a dense layout of housing creating a harsh, urban edge to the village where it adjoins open countryside. SNP Policy G2(a) requires new development to enhance and reinforce the local distinctiveness and the character of the area in which it is situated although insufficient detail has been provided so far to satisfy this requirement.
- 5.3 The Parish Council is concerned about the highway safety implications of this proposal – especially when considered in conjunction with other recently approved and proposed housing developments in Sileby referred to above. The cumulative impact of these proposals, together with other recently approved housing developments in Sileby needs to be properly assessed on a consistent basis before a decision is made on this application. We are concerned that cumulatively, there will be a harmful impact on the wider road network and note that Leicestershire County Council Highway Authority has not provided any detailed comments on the application at the time of writing. We would be grateful if the Borough Council would provide a copy of the comments from the Highway Authority when available.

- 5.4 The SNP Site Selection Framework exercise identified that the majority of the site is classified as grade 2 agricultural land of a very good quality by Natural England. The Parish Council is concerned at the loss of such a national asset.
- 5.5 Sileby Parish Council is aware of surface water capacity issues in the sewer network in Sileby. Flooding is already a problem at various points in Sileby with sewer flooding reported since 2019 with concerns raised about pump capacity at Cossington Road Pumping Station. The cumulative impact of this development along with recent permissions in Sileby, Cossington and Mountsorrel do not appear to have been considered by the applicants. The Council should ensure that there is adequate capacity for both foul and surface water discharge from the proposals before determining the application.
- 5.6 Section 106 contributions will be required for a development of this scale should the application be approved. Future occupiers will place additional pressures on local services, education, medical and other services facilities and any contributions necessary to mitigate additional pressure arising from the development should be identified and secured as appropriate before the application is determined.

6.0 Comments on the Applicant's Case

6.1 So far as the applicants' case in support of the application is concerned -

1. The applicants accept that there is conflict with policies of the development plan. The proposals are in conflict with CS Policy CS1 and the very recently "made" SNP Policy G1 as well as Borough of Charnwood Local Plan Policies CT/1 and ST/2. This acknowledged conflict is fundamental to the acceptability or otherwise of the principle of this proposal. Contrary to the applicant's suggestion, whilst the council cannot currently demonstrate a five year housing land supply, that does not inevitably mean that the most important policies for determining the application are now considered to be out of date such that they attract reduced weight for the purposes of decision-making.
2. The applicant has failed to properly consider the effect of the policies of the Sileby Neighbourhood Plan in the context of paragraph 11(d) of the NPPF (the presumption in favour of sustainable development) having regard to the provisions of paragraphs 12 – 14 of the NPPF and the emphasis given to the importance of the plan-led system of decision-making.
3. The proposals do not represent sustainable development notwithstanding the range of "benefits" identified. The Parish Council considers that development of this site would give rise to a range of unacceptable impacts as evidenced in the assessment of the site through the preparation of the Sileby Neighbourhood Plan (see Appendix 2).
4. The satisfactory resolution of all technical issues is only to be expected in development and should not be viewed as a "benefit" of the proposals. Although the provision of a safe access was debated at the recent appeal (APP/X2410/W/19/3220699 dismissed on 26th September 2019 for other reasons) that did not take into consideration the cumulative effect of this development as well as other potential housing developments in Sileby.
5. The provisions of paragraphs 12 – 14 of the NPPF clearly indicate that paragraph 11(d) "tilted balance" is disapplied and permission should be restricted.

6.2 The Parish Council welcomes the applicants' acknowledgement that there will be "limited adverse impacts" and "very limited harm" but considers that the applicant under-estimates the harm and impact that will be caused by the development. For the reasons set out elsewhere, the Parish Council considers that the harm and impact of these proposals significantly and demonstrably outweigh the benefits of providing new housing in this location.

7.0 Conclusions

- 7.1 For the reasons set out above the proposals are contrary to the relevant policies of the development plan. This includes the relevant “saved” policies of the Borough of Charnwood Local Plan, those of the Core Strategy and the policies of the SNP which has only recently become part of the development plan. The proposal is clearly contrary to Sileby Neighbourhood Plan Policy G1 (Limits to Development) as well as Core Strategy Policies CS1 so far as the broad principle of housing development in this location is concerned. The proposal is also contrary to “saved” Local Plan Policies CT/1 and ST/2 (Limits to Development).
- 7.2 Sileby Parish Council consider that the Borough Council should refuse this planning application notwithstanding the absence of a 5 year housing land supply. The proposals remain in conflict with the requirements of CS Policy CS1 and the applicants accept that in their own submissions in support of the application. The effect of conflict with CS Policy CS1 includes the harm identified by previous appeal inspectors –
- undermining the overall spatial distribution of housing intended between 2014 – 2028.
 - exacerbating the overly disproportionate level of new housing in Sileby.
 - undermining confidence in the plan-led system.
- 7.3 The applicants suggest that little or no weight should be attached to any conflict with the development plan simply because of the lack of 5 year housing land supply within the Borough. However, the Council has performed well against the Government’s Housing Delivery Test – delivering in excess of the number of homes required (135% in the most recent assessment for 2020). In addition, the SNP provides for an agreed, appropriate level of housing for the SNP area until 2036 which was independently examined and adopted within the “made” SNP as recently as 2020. The level of housing provided for in Sileby has regard to the allocation of “reserve sites” under SNP Policy H1 as well as commitments arising from planning permissions granted by Charnwood Borough Council and Inspectors at appeal. Most of the large-site permissions for housing have been approved on an ad-hoc, unplanned basis and if this additional, large-scale housing development for up to 228 dwellings is approved on an unplanned basis it will further undermine the plan-led system.
- 7.4 Sileby Parish Council acknowledges that the application site has been identified as a proposed allocation within the emerging pre-submission Charnwood Local Plan although that allocation has not been the subject of independent examination and little weight can be given to that at this stage. The applicants have not identified any other specific local need for this scale

of housing development in Sileby and it should be noted that there are two other large scale proposals for up to a further 225 dwellings in Sileby currently awaiting determination (Ref P/21/0535/2 - 55 dwellings at Homefield Road and P/21/0491/2 - 170 dwellings on land east of Cossington Road). In the absence of an overall assessment of the cumulative impact of such a potentially large scale of additional housing this application should be refused.

- 7.5 The SNP has only recently been “made” and incorporated as part of the development plan such that its policies should also be accorded full status as part of the development plan. The Parish Council acknowledges the benefits the applicants claim will arise from the development and their assertion that the presumption at paragraph 11(d) in the NPPF applies. However, we feel that in this particular case, there is now also the matter of additional conflict with SNP Policy G1 which needs to be considered. In this respect, so far as the general principle of such a large-scale housing development is concerned, each of the requirements set out at paragraph 14(a) – (d) of the NPPF is satisfied and the “tilted balance” at paragraph 11(d) is disapplied.
- 7.6 The Parish Council considers that in addition to the adverse impacts of allowing these proposals identified by previous inspectors, the harm includes the unnecessary loss of high-quality agricultural/greenfield land. The proposals would also cause significant harm to the open, undeveloped rural character of the area as well as being in conflict with the overall development strategy for the distribution of housing and policies which seek to direct development to sites within Limits to Development in Sileby. The proposals do not represent sustainable development and these adverse impacts significantly and demonstrably outweigh their benefits.
- 7.7 Set against this, the proposals would help to boost housing supply at a time when a 5 year housing land supply cannot be identified in the Borough and this attracts significant weight - although it is to be tempered by recently made SNP Policy G1 so far as Sileby is concerned. There would also be economic and employment benefits during the construction period which although temporary, also carry significant weight. Nonetheless, the proposals are in conflict with policies in the recently made SNP such that the Parish Council considers that even if the paragraph 11(d) presumption were to apply in this instance (which the Parish Council disputes), the adverse impact of allowing this development would significantly and demonstrably outweigh the benefits.
- 7.8 The NPPF recognises that the planning system should be genuinely plan led and whilst there are sometimes occasions when decisions are made that are not in accordance with planning policies in this instance, there are no considerations that outweigh the conflict with the development plan and the adopted development strategy for the area. Overall, the adverse impacts of the proposal significantly and demonstrably outweigh the benefits and there is

no reason to determine the application other than in accordance with the policies of the development plan in this instance.

7.9 For the reasons set out above Sileby Parish Council consider that the application should be refused on the basis that –

The proposed development is located outside Limits to Development and within the countryside where new housing is strictly controlled in order to reflect the Borough Council's overall spatial development strategy. It would also cause significant harm to the character of the countryside and it would not retain the predominantly open and undeveloped character of the area. The proposal is contrary to Policies G1 and G2 of the Sileby Neighbourhood Plan as well as Policies CS1 of the Borough of Charnwood Core Strategy and "saved" policies ST/2 and CT/1 of the Borough of Charnwood Local Plan. In the absence of firm details concerning design and layout, the proposals are also contrary to the aims and objectives of the NPPF so far as securing good design in new development. No material considerations have been advanced by the applicant to warrant setting aside the provisions of the Development Plan and the identified harm from the development clearly outweighs any benefits arising from the proposal.

Attachments

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| Appendix 1 | Sileby Parish Council response to planning application Ref. P/18/0659/2 for up to 228 Dwellings at Barnards Drive. |
| Appendix 2 | Sileby Neighbourhood Plan - Site Selection Framework pro-forma assessment for Barnards Drive. |

APPENDIX 1

Sileby Parish Council response to planning application Ref. P/18/0659/2 for up to 228 Dwellings at Barnards Drive.

P/18/0659/2 – OUTLINE PLANNING APPLICATION FOR UP TO 228 HOUSES, BARNARDS DRIVE, SILEBY

The Parish Council objects to this application and has set out some brief comments below. The Parish Council might seek to add to these comments at a later stage should further or revised information become available.

The Effect on Agricultural Land

The proposal would involve the loss of a significant amount of productive agricultural land. Whilst the council cannot demonstrate a five-year housing supply on the basis of the March 2017 supply figures, the necessity for releasing this greenfield site would not be justified as policies seek to distribute development to sites within settlement boundaries or else on greenfield sites where there is an identified local need. It cannot be viewed as either necessary or effective use of land when taking account of the provision of the NPPF or policies of Charnwood Local Plan 2011 to 2028.

Environmental Sustainability

The site is currently open land and has an intrinsic rural quality. The proposed site is located outside the built-up area of the village and would be development of a greenfield site, which includes best most versatile agricultural land. The proposal would result in having an urbanising impact on existing views out of and towards the village. Recent developments to the east of Sileby have made a cumulative urbanising impact which would be further aggravated should development to the south of the village be allowed. The proposal would have a negative impact on the visual amenity of the immediate and wider landscape and does not comply with Policy CS11 of Charnwood Local Plan.

Neighbourhood Plan & Pattern of Growth

Sileby Parish is in the process of evolving a Neighbourhood Plan, it is disappointing that the applicants have pre-empted the community driven development strategies and submitted this application at this point in time. The proposal does not meet with the current development strategy for Charnwood as set out in the Core Strategy, where it was planned that service centres like Sileby would see only small-scale windfall developments within settlement boundaries between 2014 and 2028 given the overall scale of growth already planned for (and accommodated) in the Service Centres over the plan period. The Parish Council and Parishioners are concerned that this early on in the adoption of a local Plan, developers are challenging the tested Policies of the Local Plan and waiting on opportunistic dips in the five-year housing supply. Sileby and the other villages in Charnwood have suffered a massive amount of development in recent years, at a far higher rate (for their sizes) than any other area.

Highway Issues

Sileby Parish Council object as the road network is already failing due to the amount of developments within the surrounding area; this is having a cumulative effect on the already overstretched network, both arterially and within the village, where parking is at crisis point. This development is not sustainable due to the infrastructure – schools, parking, road network and Doctors, which are full to capacity (Doctor Clay – Banks Surgery stated this at the Public Meeting last October). A comprehensive Traffic & Transport Report as part of the Neighbourhood Plan has been produced which supports this assertion.

Gladman's own site layout plan (DM LAYPLAN) produced by CSA environmental shows the single entry/exit point to the development along Barnards Drive. This will not be sufficient to

service a development of this size as most households now seem to have at least one car and a high percentage of households having at least two or more vehicles. Serving a large development of in excess of 200 houses directly off a low-order residential access road within the existing residential estate is likely to lead to highway danger for road users and pedestrians. Traffic generated by the development will pass through narrow estate-roads at Stanage Road and Barnards Drive where on-street parking already takes place and where properties have limited off-road parking and manoeuvring space such that vehicles often have to reverse onto/off of the highway.

So far as off-site traffic implications are concerned, the transport assessment has several points which, are refuted. For example, it states "It is noted that Slash Lane is reportedly prone to flooding on average one day per year but clearly this is for a very limited period of time throughout the year". This year alone Slash Lane has been impassable on numerous occasions because of flooding, as well as the Mountsorrel to Sibley Road, and Syston Road at Cossington Mill. These roads regularly experience flooding. These floods make it very difficult to get across the River Soar to access the main roads and motorway network. As the diversion routes regularly suffer major delays with the current population, adding yet more houses (and their associated traffic) will make the situation much worse

Drainage

Residents who live on Parsons Drive report on the amount of excess water that comes down to the bottom of the field causing it to be totally waterlogged already without further development. They also watch the torrent that is Sibley brook after heavy rain and this occurrence is more frequent now since the development of new housing.

Conclusions

The "presumption in favour of sustainable development" is not irrebuttable. Where a housing proposal is in conflict with development plan policies for the supply of housing which are out of date (eg where there is less than a 5-year housing land supply), then a judgment must be made as to how much weight should be given to that conflict. The absence of a five-year supply of housing land will not necessarily be conclusive in favour of the grant of planning permission. Sibley has seen a considerable amount of unplanned housing growth in recent years and the Core Strategy never envisaged the scale of development currently taking place in the Service Villages. A further development of up to 228 houses in Sibley will seriously undermine the strategic vision for the pattern of growth set out in Policy CS1 in the adopted Core Strategy.

Charnwood Borough Council has recently sought to oppose other unplanned development in Sibley (eg the redetermination of planning appeal APP/X2410/W/16/3152082 at Seagrave Road, Sibley) and in the absence of any change in material circumstances, the Council should resist this application as it is also in conflict with the development plan for similar policy reasons.

The general thrust of both local and national policy is to support sustainable development and development that would promote the health and well-being of communities. Policy CS1 of the adopted Charnwood Local plan 2011 to 2028 Core Strategy sets out a hierarchy of sustainability of settlements in the Borough as locations for new development. The application site lies outside the limits to development of Sibley, which is identified in Policy CS1 as being in the 'Service Centre' category of its settlement hierarchy. The supporting text to the Policy confirms that there are commitments for around 3,500 homes in Services Centre's which is sufficient to the meet the levels of planned provision and therefore the policy only provides for small scale, windfall developments within the settlement boundaries. Greenfield locations may be appropriate where there is a recognised local housing need and insufficient capacity within built up areas to meet that need. The proposal is not small scale, nor is it within the

settlement boundary. Furthermore, a local housing need has not been demonstrated. As such, the proposal is contrary to Core Strategy Policies CS1 and CS25. Furthermore it is contrary to Policies CT/1 and CT/2 of the Adopted Borough of Charnwood Local Plan 1991-2006 and no material considerations have been advanced that warrant setting aside the provisions of the Development Plan.

Saved Local Plan policies CT/1 and CT/2 seek to control and direct where residential development can be located. They define the land which is considered to be within urban areas and that which is considered to be in the countryside. They seek to manage patterns of development to ensure that landscape and the countryside are protected and in that respect they are generally in accordance with the advice in the NPPF which amongst other things, calls on decision makers to recognise the intrinsic character of the countryside when taking decisions. The appeal site lies outside of the limits to development for Sileby and within an area of countryside, which Policies CT/1 and CT/2 seek to protect.

The proposals are therefore contrary to Core Strategy Policies CS1 and CS25 and "saved" Borough of Charnwood Local Plan 1991-2006 Policies CT/1 and CT/2. No material considerations have been advanced that outweigh the provisions of the Development Plan.

The proposals are also unacceptable on highway safety grounds and when taken into account with other recently approved developments in Sileby they would have an unacceptable impact on the highway network off-site where there are a number of pinch-points. The proposals would be in conflict with the provisions of the development plan so far as highway safety is concerned as well as paragraph 32 of the National Planning Policy Framework.

The Parish Council therefore requests that consideration be given to refusing this application for the reasons set out above.

APPENDIX 2

Sileby Neighbourhood Plan - Site Selection Framework pro-forma assessment for Barnards Drive.

SILEBY NEIGHBOURHOOD PLAN

SITE SELECTION FRAMEWORK

1. Introduction

- 1.1. The Neighbourhood Plan for Sileby Parish Council has been prepared by the Sileby Neighbourhood Plan Advisory Committee on behalf of the Parish Council. One of the important objectives of the Neighbourhood Plan is to set out where new residential development should be built within the Parish to meet the parish housing target set by Charnwood Borough Council.
- 1.2. A final housing target for Sileby has not been identified by Charnwood Borough Council (CBC). Based on information contained in the discussion document 'Towards a Local Plan for Charnwood' published in April 2018, the quantum range of new housing required in Charnwood throughout the Plan period will range from 8,100 to 15,700. The proportion of new residential development required Borough wide in Sileby has been agreed with CBC as an estimate of 12,000 units up to 2036. For Sileby, this target equates to a range from 382 to 566 units based on the proportion of the population of Sileby as a proportion of the Borough as a whole. However, as explained in the NP text, although the target for Sileby is actually a negative one as there is already a surplus of 56 units in the projection the HTG has still considered additional residential allocations.
- 1.3. This site selection framework sets out how the Sileby Neighbourhood Plan Advisory Committee (NPAC), identified sustainable sites for the allocation of land for housing development. The recommendations made by the Advisory Committee were informed by evidence collected and assessed by a Housing Theme Group (HTG), supported by an independent consultant.
- 1.4. The Neighbourhood Plan supports the provision of sustainable housing in the Parish and has embraced the desire to meet the Borough-wide housing provision targets by identifying potential housing sites within the Parish to meet these requirements within locations that are deliverable, developable and most acceptable to the local community.

2. Where did the site suggestions come from?

- 2.1. CBC has prepared a Strategic Housing Land Availability Assessment (SHLAA) which identifies the sites put forward by landowners for residential development. This exercise was completed in January 2018 and identified potential sites within Sileby parish, the parish council then undertook an additional call for sites and wrote to the landowners/site sponsors who had submitted SHLAA sites and other known landowners

inviting them to have their land assessed by the HTG. An open meeting was then held with members of the HTG where the process was explained and amended to reflect site owners responses to the Sustainable Site Assessment SSA scoring matrix. The scoring matrix was based upon the methodology supported by the NPPF (2012) and had been drafted by HTG members to reflect the unique characteristics of Sileby parish.

22. A total of 22 sites were assessed for suitability through a SSA process to arrive at a ranking of sites to determine which were to be presented to the community as being subject to allocation through the neighbourhood plan.

3. Site Selection Criteria

- 3.1. The initial site assessments were undertaken by the Consultant from YourLocale to ensure a professional approach based upon past experience of similar assessments and to ensure a high level of objectivity and consistency in scoring. The assessment included a comprehensive desk top study followed by a visit to each of the sites. These initial results were then considered in detail by the HTG members including the Consultant to ensure that all local factors had been fully considered and were reflected in the reports. This led to some amendments being agreed by all members of the HTG and it was then possible to rank each site in order of overall sustainability.

4. The Criteria and the RAG Scoring System

- 4.1. The HTG agreed 28 scoring criteria in a SSA scoring matrix that is relevant to the selection and allocation of sites for new dwellings using evidence from the NPPF 2012 (the twelve core planning principles). The SHLAA methodology jointly agreed between the Local Planning Authorities (including Charnwood Borough) of Leicester and Leicestershire was used, coupled with the experience of the consultant in devising past “made” neighbourhood plan site allocations.

4.2. A scoring system, based on a Red, Amber or Green (RAG) score was applied to each criterion and listed for each identified site. Red was scored for a negative assessment; Amber was scored where mitigation might be required; Green was scored for a positive assessment. A different methodology for scoring to give varying weights to different criteria was considered by the HTG but rejected as it would be more complicated, less transparent and could be more subjective.

4.3. The following site assessment framework was used to compare each site.

Table 1 – Sustainability - housing land site assessment framework for Sibleby

<u>Issue</u>	<u>Green</u>	<u>Amber</u>	<u>Red</u>
1. Site capacity.	Small capacity up to 10 dwellings alone or in conjunction with another site	Medium capacity of between 11-24 dwellings	Large capacity of more than 25 dwellings
2. Current Use.	Vacant	Existing uses need to be relocated	Loss of important local asset
3. Adjoining Uses.	Site wholly within residential area or village envelope	Site adjoining village envelope or residential location	Extending village envelope outside boundary
4. Topography.	Flat or gently sloping site	Undulating site or greater slope that can be mitigated	Severe slope that cannot be mitigated
5. Greenfield or Previously Developed Land.	Previously developed land (brownfield)	Mixture of brownfield & greenfield land	Greenfield land
6. Good Quality Agricultural Land (Natural England classification).	Land classified 4 or 5 (poor and very poor)	Land classified 3 (good to moderate)	Land classified 1 or 2 (Excellent and very good)

7. Site availability - Single ownership or multiple ownership.	Single ownership	Multiple ownership	Multiple ownership with one or more unwilling partners
8. Landscape Character Assessment and Visual Impact Assessment (LVIA).	No harm to quality	Less than substantial harm to quality	Substantial harm to quality
9. Important Trees, Woodlands & Hedgerows.	None affected	Mitigation measures required	Site would harm or require removal of Ancient tree or hedge (or TPO)
10. Relationship with existing pattern of built development.	Land visible from a small number of properties	Land visible from a range of sources mitigated through landscaping or planting	Prominent visibility Difficult to improve
11. Local Wildlife considerations.	No impact on wildlife site	Small to medium impact but with potential to mitigate	Statutorily protected species in place
12. Listed Building or important built assets and their setting.	No harm to existing building	Less than substantial harm	Substantial harm
13. Impact on the Conservation Area or its setting.	No harm	Less than substantial harm	Substantial harm
14. Safe pedestrian access to and from the site.	Existing footpath	No footpath but can be created	No potential for footpath
15. Impact on existing vehicular traffic.	Impact on village centre minimal	Medium scale impact on village centre	Major impact on village centre
16. Safe vehicular traffic to and from the site.	Appropriate access can be easily provided	Appropriate access can only be provided with significant improvement	Appropriate access cannot be provided
17. Safe access to public transport (specifically a bus stop with current service).	A distance of 500m or less	A distance of 501-750m	A distance of greater than 751m

18. Distance to designated village centre (village hall).	A distance of 500m or less	A distance of 501 – 750m	A distance of greater than 751m
19. Distance to GP/Health Centre.	A distance of 500m or less	A distance of 501 – 750m	A distance of greater than 751m
20. Distance to Primary School.	A distance of 500m or less	A distance of 501-751m	A distance of greater than 751m
21. Current existing informal/formal recreational opportunities on site.	No recreational uses on site	Informal recreational uses on site	Formal recreational uses on site
22. Ancient monuments or archaeological remains.	No harm to an ancient monument or remains site	Less than substantial harm to an ancient monument or remains site	Substantial harm to an ancient monument or remains
23. Any existing public rights of ways/bridle paths.	No impact on public right of way	Detriment to public right of way	Re-routing required or would cause significant harm
24. Gas and/or oil pipelines & electricity transmission network (Not water/sewage).	Site unaffected	Re-siting may be necessary	Re-siting may not be possible
25. Any nuisance issues – light pollution, noise pollution, odour/noxious smell.	No noise issues	Mitigation may be necessary	Noise issues will be an ongoing concern
26. Any contamination issues	No contamination issues	Minor mitigation required	Major mitigation required
27. Any known flooding issues.	Site in flood zone 1 or 2 or no flooding for more than 25 years	Site in flood zone 3a or flooded once in last 25 years	Site in flood zone 3b (functional flood plain) or flooded more than once in last 25 years
28. Any drainage issues.	No drainage issues identified	Need for mitigation	Drainage concerns.
Issues related to planning history on the site (not scored).			

5. The assessment outcome

- 5.1. The assessments were considered at a number of meetings of the HTG to ensure that adequate local knowledge was central to the process. This led to a reassessment of some sites by the YourLocale Consultant with amendments subsequently agreed with the HTG members to ensure an objective and transparent approach prior to the assessments being circulated more widely.
- 5.2. The 21 identified sites (without an indication of the assessment outcome) were shared at an Open Event in the Village Hall in September 2018 where Residents of the Village were asked to indicate which sites they preferred for development.
- 5.3. The assessments were amended to reflect this input and then circulated as drafts to the relevant site sponsor, usually the land owner or a professional agent working on their behalf. All parties were invited to discuss the reports in a “face to face” meeting and four landowners/site sponsors took up this opportunity. At the meeting with HTG members the reports were analysed line by line and further amendments made.
- 5.4. The responses from land owners were then further considered by HTG members and several meetings were held to ensure that all factors had been fairly considered. Some of the assessments were amended in the light of new information provided and the final SSA scores were then signed off by the NPAC.
- 5.5. The final outcome of the assessment is as recorded on the following table. The RAG Rating is obtained by deducting the “Red” scores from the “Green” scores. Amber remains neutral.
- 5.6. The final approved sites are highlighted in the table below in boldGreen type:

Table 2 – Site assessment outcomes

Site Location	SHLAA reference	Red/Amber/Green Score	Rank
SSA number and Site Location	SHLAA reference	Estimated number of units	RAG SCORE
1. Peashill Farm expansion	PSH 346	145 units	Red -4
2. Ratcliffe Road expansion	NO SHLAA	525 units	Red -10
3. Memorial Park	NO SHLAA	90 units	Green 1
4. Paynes Barn expansion	NO SHLAA	215 units	Red -5
5. Rear Herrick Close	PSH 179	10 units	Green 1
6. Cossington infill	NO SHLAA	181 units	Red -8
7. Brook Farm Cossington expansion	NO SHLAA	319 units	Red -10
8. East of Seagrave Road	PSH76	200 units	Consent granted.
9. 245, Ratcliffe Road	PSH 150	22 units	Red -1
10. The Oaks, Ratcliffe Road	SH 136	11 units	Green 13
11. 36, Charles Street	SH129	11 units	Green 15
12. Rear 107, Cossington Road	SH135	18 units	Green 18
13. Barrow Road, Sileby	SH138	12 units	Green 11

Site Location	SHLAA reference	Red/Amber/Green Score	Rank
14. Land off 115 Barrow Road	PSH 262	10 units	Green 3
15. Land off Homefield Road	PSH 261	64 units	Red -2
16. Land off 230 Seagrave Road	PSH 379	68 units	Red -6
17. Land off Kendal Road	PSH 64	33 units	SHLAA not developable
18. Sunrise poultry farm	NO SHLAA	300 units	Red - 2
19. Blossom Farm	PSH318	120 units	Red - 4
20. Factory – corner of park and Seagrave Road	PSH 111	11 units	Green 15
21. 9, King Street	SH132	14 units	Green 12

5.7. The land East of Seagrave Road (site 8) had been refused planning consent by CBC but the decision was overturned and planning consent granted at appeal.

5.8. The NP has identified the seven highest scoring green sites that are known to be developable and deliverable.

5.9. The NPAC has recommended that sites 10, 11, 12, 13, 20 and 21 are proposed as reserve sites in the neighbourhood plan.

Sileby 4 – Paynes Farm expansion (NO SHLAA Ref)

1. Overview

This Strategic Sustainability Assessment (SSA) is a comparison of housing supply options to be used for plan-making purposes. This confidential draft is subject to local ratification and needs to be checked and validated before it is made public. The level of information provided is appropriate to this purpose and proportionate to the requirements of the Neighbourhood Plan (NP). The SSA is not a substitute for the detailed professional assessments of site viability and other legal or regulatory matters that will be required as part of the process of submitting a residential planning application. The SSA is a community led process and does not contain detailed professional site investigations and the SSA should be read and understood in this context.

Through undertaking the SSA the Neighbourhood Plan Steering Group will seek to ensure that the least environmentally damaging and most sustainable locations are prioritised for potential residential development. The approach uses publicly available data and a site visit has been undertaken to determine the locational context but the site itself will not be accessed in professional detail during the SSA.

Locally important factors have been considered and it is recommended that the wider community comment on the SSA's to help develop a ranking of sustainability. The SSA's are only a part of any potential development site selection, it is a useful tool to rank potential sites in a NP and the methodology is accepted by developers, land owners, Local Authorities and Planning Inspectors as being robust and proportionate for this task.

The draft documents are shared with landowners and Charnwood Borough Council (CBC) to enable a positive SSA process that meets firstly, the housing target and secondly, the affordable housing requirements in CBC's emerging Local Plan.

2. Site Selection Criteria

A scoring system for the residential sites based on a traffic light (i.e. Red, Amber or Green - RAG) score has been used. Twenty eight indicators are considered and the site with the highest green rating score is the one which is most sustainable.

- Red is scored for a negative assessment where significant mitigation is required;

A red scoring site will not be developed if higher scoring sites are available.

- Amber is scored where there are negative elements to the site and costly/disruptive mitigation measures will be required;

An amber scoring site will require remediation works to allow development, it may be developed at a future date.

- Green is scored for a positive assessment with no major constraints on residential development.

A green scoring site can be developed subject to owner and community support, market demands, full planning consent and financial viability.

Within the different scoring categories sites will be ranked on their individual score - effectively green minus red scores.

Occasionally a site is ranked as "undevelopable" if it is a current major employment site or if it is in flood zone 3 or above – for example.

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale

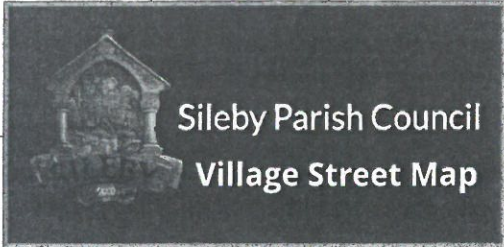
Site - Details	
Site reference :	No SHLAA Ref.
Site name and address:	Paynes Farm expansion.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site area and capacity:	11.48HA – Approximately 215 units (3 bed houses).	Red
Current Use:	The site comprises of two very large arable fields, these uses would need to be relocated.	Red
Adjoining Uses:	The site sits in very open Countryside and is surrounded on three sides by arable fields in current use. Although the site adjoins the current village envelope along one boundary it has a very rural, open countryside aspect with panoramic open vistas to the Northern, Western and Eastern elevations.	Amber
Topography:	A gently sloping and undulating site with ground levels that will require minor mitigation.	Amber
Greenfield or Previously Developed Land?	A greenfield site.	Red
Good Quality Agricultural Land?	The majority of the site is classified as grade 2 agricultural land by Natural England, this is agricultural land of a very good quality, and many local planning authorities do not allow development on grade 1 or 2 land as it is a rare National asset. Another section of the site is grade 3 land of a good to moderate quality.	Red
Site availability - Single ownership or multiple ownership?	Single ownership.	Green
Landscape & Visual Impact Assessment (LVIA)	The view from the top elevation of the field is very good, the location is highly rural in character and is of a high LVIA quality. The site is within the Soar Valley Landscape Character Area and is bounded by	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
	trees and hedgerow, with open vistas to three aspects. Development would cause substantial harm to the quality and the amenity of adjoining residents and harden this edge of the settlement boundary.	
Important Trees, Woodlands & Hedgerows?	A large stand of trees is found on the Western boundary and several mature trees are dotted around the boundaries, hedgerow bounds the whole site in continuous sections - all of these will need to be fully protected. Development would harm or require removal of mature trees or hedgerow.	Red
Relationship with existing pattern of built development?	The site is adjacent to an existing residential area that “feels” distant from the built up central area of Sileby. The land is visible form a range of sources and this could be mitigated with adequate planting bunds and careful elevational treatments, such as further single storey development as is found adjacent.	Amber
Local Wildlife considerations?	Nesting birds, small mammals, butterflies, badgers, hares and moths.	Red
Listed Building or important built assets?	None identified.	Green
Impact on the Conservation Area or its setting?	Although the whole site is outside of the Sileby conservation area and would have no direct visual impact upon its setting, a large scale development of this size would negatively alter the character of the village.	Amber
Safe pedestrian access to and from the site?	No current provision although a footpath is found a lengthy distance away on Ratcliffe Road, access may require the active support of a third party landowner. Difficult to ensure pedestrian connectivity with the village centre due to the distances involved.	Red
Safe vehicular access to and from the site?	The site is landlocked although an access to Ratcliffe Road may be feasible, no access is likely from the adjoining development on Stanage Road. A farm machinery access gate and roadway is already in place near to the site, this will require significant widening to meet highways visibility splay requirements but vehicular access should be possible with significant improvement.	Amber
Impact on existing vehicular traffic?	A very major impact from this large number of units in this particular location on the existing village centre.	Red
Safe access to public transport?	No, a long walking distance of over 850m from the centre of the site to the nearest bus stop on Highgate Road.	Red
Distance to designated village centre, the village hall.	A lengthy walking distance of over 1000m to the village centre community facilities.	Red

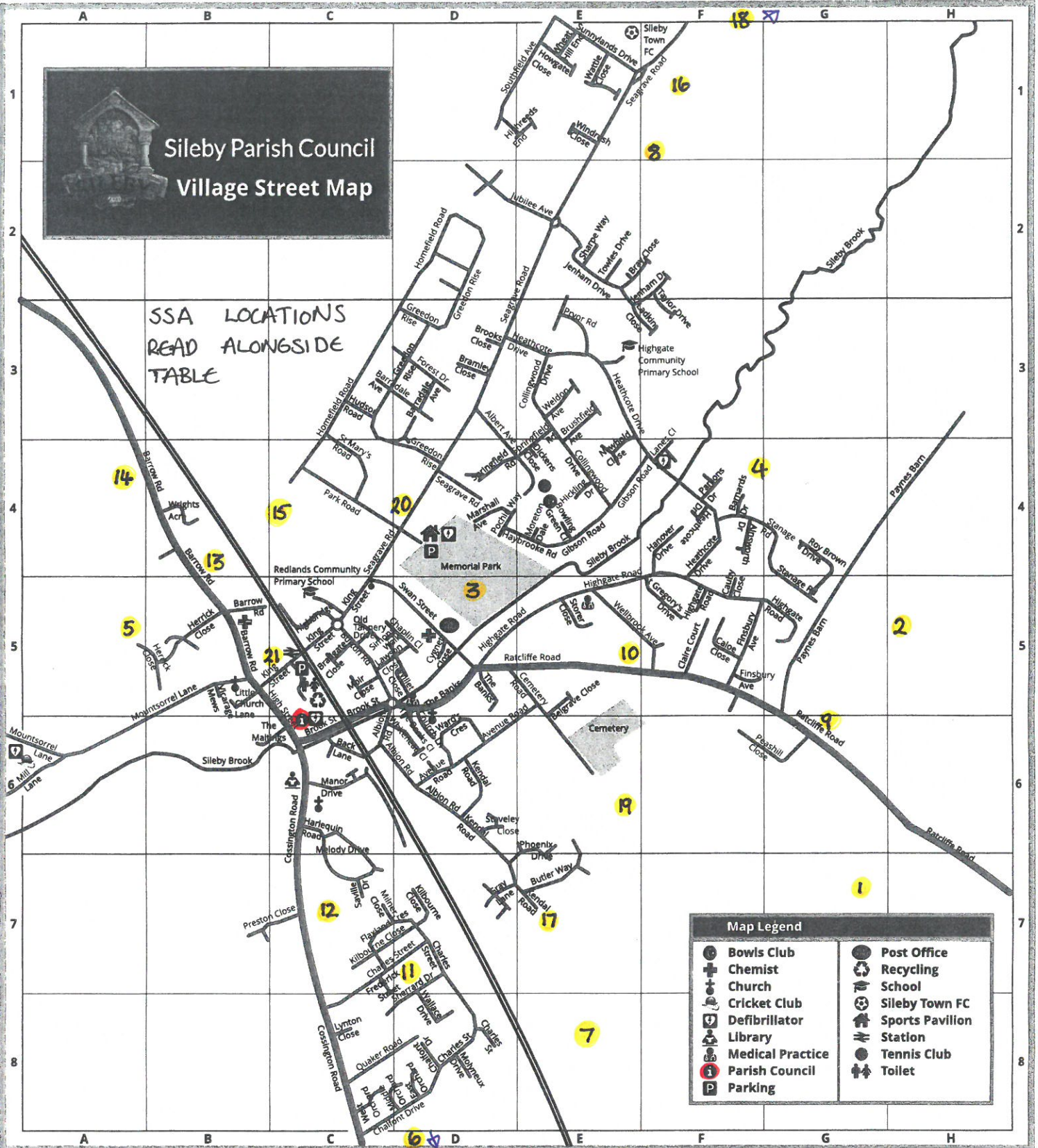
Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Distance to nearest Primary school. (2)	Highgate Community Primary school is about a 1,150 walk from the centre of the site.	Red
Distance to GP/Health Centre.	A walking distance of about 450m to the health centre.	Amber
Current existing informal/formal recreational opportunities on site?	None identified.	Green
Ancient monuments or archaeological remains?	None found on the site.	Green
Any public rights of ways/bridle paths?	None found, formal or informal.	Green
Gas, oil, pipelines and networks & electricity transmission network?	An electricity supply cable is found within the site and this will require re-siting. TBC	Amber
Any nuisance issues?	No nuisance issues identified.	Green
Any contamination issues?	No concerns identified.	Green
Any known flooding issues?	The site is within a designated flood zone 3, but appears to have been “culverted” along the boundary of these two fields, further investigation is required by a professional hydrology survey.	Amber
Any drainage issues?	Minor pooling on site, Sileby Brook runs along the boundary and requires further investigations.	Amber
Issues related to planning history on the site?		

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
	<p>Red - 12</p> <p>Amber - 9</p> <p>Green - 7</p>	<p>A RED SCORING SITE of MINUS 5.</p>



Sileby Parish Council Village Street Map

SSA LOCATIONS
READ ALONGSIDE
TABLE



Street Map A-B		Street Map B-F		Street Map F-H		Street Map H-M		Street Map M-R		Street Map S-T		Street Map T-Z	
Alnsworth Dr.	F4	Butler Way	E7	Frederick Street	C7	Hudson Rd.	C3	Moir Cl.	C5	Saville Dr.	C7	The Maltings	B6-C6
Albert Ave.	D3	Caloe Cl.	F5	Gibson Road	E4	Jenham Drive	E2	Molyneux Dr.	D8	Seagrave Rd.	C4-F1	Towles Drive	E2
Albion Rd.	D6	Cauby Cl.	F5	Gray Lane	D7	Jubilee Ave.	D2-E2	Moreton Dale	E4	Sharpe Way	E2	Vicarage Mews	B5
Avenue Rd.	D6	Cemetery Rd.	D5-D6	Greedon Rise	D3-D4	Kendal Rd.	D6-E7	Mountsorrel La	B5-B6	Sherrard Dr.	D7	Wallace Dr.	D8
Back Lane	C6	Chalfont Dr.	C8-D8	Gregory's Dr	F5	Kilbourne Cl.	C7-D7	Newbold Cl	E4	Simons Walk	C5	Ward's Cres.	D6
Barnards Dr.	F4	Chaplin Cl.	D5	Hanover Drive	F4	King St.	C5	Old Tannery Dr.	C5	Southfield Ave	E1	Wattle Close	E1
Barradale Ave.	D3	Charles St.	C7-D8	Harlequin Rd.	C6	Ladkin Close	E3-F3	Park Rd.	C4	Springfield Rd.	D4-E4	Weldon Ave.	E3
Barrow Rd.	A3-B5	Church Lane	D6	Haybrooke Rd.	E4	Lanes Cl.	F4	Parsons Dr.	F4	St Gregory's Dr.	F5	Wellbrook Ave	E5
Belgrave Close	E5	Claire Court	F5	Heathcote Dr.	E3-F4	Lawson Cl.	C5	Paynes Barn	G5-H4	St Mary's Rd.	C4	West Orchard	C8
Bowling Green Cl.	E4	Collingwood Dr	E3-E4	Herrick Cl.	B5	Little Church La	B5	Peashill Cl.	G6	Stancey Rd.	G4	Wheat Hill End	E1
Bradgate Cl.	C5	Cossington Rd.	C6-C8	Hickling Dr.	E4	Lynton Cl.	C8	Phoenix Dr.	E6	Staveley Cl.	D6	Whitehead Cl.	D6
Bramley Cl.	D3	Cygnat Cl.	D5	High St.	C5	Manor Dr.	C6	Pochin Way	D4	Storer Cl.	E5	Willet Cl.	D5
Bray Close	E2-F2	Dickens Cl.	E4	Highbridge	C5	Marshall Ave.	D4	Preston Cl.	C7	Sunnylands Dr.	E1	Windrush Cl.	E1
Brook St.	C5-C6	East Orchard	D8	Highgate Rd.	D5-G5	Melody Dr.	C6	Pryor Rd.	E3	Swan St.	D5	Wrights Acre	B4
Brooks Cl.	D3	Finshury Ave.	F5	Highreeds End	E1	Middle Orchard	D8	Quaker Rd.	C8	Taylor Drive	F3		
Brushfield Ave.	E3	Flaxland Cres.	C7	Homefield Rd.	C3-D2	Mill Lane	A6	Ratcliffe Rd.	E5-H7	The Banks	D5		
Burton Rd.	C5	Forest Drive	D3	Howgate Close	E1	Milner Cl.	C7	Roy Brown Dr.	G4	The Banks Cl.	D6		

Sileby SSA number and location

1. Peashill Farm Expansion,
2. Ratcliffe Road Expansion
3. Memorial Park
4. Paynes Barn Expansion (Gladmans site)
5. Rear Herrick Close
6. Cossington infill
7. Brook Farm Cossington
8. Land East of Seagrave Road
9. 245, Ratcliffe Road
10. The Oaks Ratcliffe Road
11. 36 Charles Street
12. Rear 107 Cossington Road
13. Barrow Road
14. Land off 115 Barrow Road
15. Land off Homefield
16. Land off 230 Seagrave Road
17. Land off Kendal Road
18. Sunrise Poultry
19. Blossom Farm
20. Factory corner of Park Road and Seagrave Road
21. 9 King Street

Appendix 3

Land off Homefield Road, Sileby
Sileby Parish Council comments on
planning application Ref. P/21/0535/2

Sileby Parish Council

Initial Response to Planning Application Ref P/21/0535/2:

Residential development comprising the erection of 55 dwellings with associated infrastructure, access, landscaping, and public open space

At Land off Homefield Road, Sileby, Leicestershire, LE12 7LZ.

Introduction

This planning application raises a number of issues concerning both detailed consideration of design and layout issues as well as the acceptability (or otherwise) of the principle of the development having regard to the policies of the development plan, other local and national policies guiding development such as the National Planning Policy Framework (NPPF), current Planning Practice Guidance (PPG) as well as other relevant material considerations.

The following assessment represents Sileby Parish Council's initial response to the application although the Parish Council reserve the right to provide additional comments prior to the application being determined by Charnwood Borough Council should the need arise.

The application site has been the subject of a number of applications for residential development in the past – all of which have been refused. There have also been two subsequent appeals dismissed by the Secretary of State, the most recent being a dismissed appeal for the erection of 23 bungalows in 2000 (appeal ref. T/APP/X2410/A/00/1039009/P2).

Amongst other things, this assessment is based upon the information available on the Council's website at May 20th, 2021 whilst taking into account the provisions of Section 70(2) of the Town and Country Planning Act 1990. This requires that when dealing with an application for planning permission, local planning authorities must have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 also provides that if regard is to be had to the development plan for the purpose of any determination, the determination must be made in accordance with it unless material considerations indicate otherwise.

The development plan consists of:

- Sileby Neighbourhood Plan (made January, 2020 following Independent Examination and Referendum) (SNP)
- The Charnwood Local Plan 2011 to 2028 Core Strategy (adopted 2015) (CS)
- The “saved” policies from the Borough of Charnwood Local Plan (2004) (LP)

Although the older “saved” LP policies are based on an out of date strategy, they remain a part of the development plan and may be accorded appropriate weight where justified. Charnwood Borough Council published a draft Charnwood Local Plan (dCLP) for the period 2019-36 for consultation between 4th November 2019 and 16th December 2019. The dCLP sets out policies and proposals to meet the development needs of Charnwood for the period up to 2036. A further consultation on the dCLP is anticipated in 2021 although this has not happened at the time of writing.

Sileby Parish Council is aware that planning officers at Charnwood Borough Council provided pre-application advice to the applicants on January 4th, 2019 (copy attached). The advice concluded that a planning application for 55 dwellings on this site would be contrary to the provisions of the development plan by reason of the site’s location outside of the settlement boundary of Sileby.

Officers also commented that Sileby has absorbed a disproportionate amount of development with further commitments planned within the current plan period up to 2028 and that additional development would further undermine the spatial strategy of the borough contrary to policy CS1 of the Core Strategy.

The advice also went on to identify significant concerns in terms of design, layout and impact on the character and appearance of the countryside having regard to the site’s location, topography and prominence.

Sileby Parish Council considers that the general thrust of the pre-application advice provided in 2019 remains relevant today and considers that the current application should be refused for similar reasons. Notwithstanding a change in Charnwood Borough Council’s 5-year housing land supply, the site’s landscape and environmental constraints remain the same now as they were in 2019 and the scale of development proposed is the same.

Sileby Parish Council support the main thrust of the pre-application advice offered in 2019 and wish to add the following comments -

1.0 The Proposals

- 1.1 The planning application proposes the construction of up to 55 homes with associated infrastructure, access and areas of open space. The proposals

include a mix of single storey bungalows and flats and 39 two storey houses on a site of approximately 1.72ha. All of the properties are intended to be delivered as a mix of affordable rent and shared ownership tenures and the applicants state that the proposals have been discussed and agreed with Nottingham Community Housing Association (NCHA) who are a joint applicant, and with Charnwood Borough Council (CBC) Housing Strategy Team to deliver a range of house types and tenures which help address CBC Priority housing needs in the village.

- 1.2 The application site is enclosed on its south western boundary by the railway line and to the east it adjoins the boundary with the playing fields at Redlands Community Primary School. The application site is presently a group of improved pasture fields crossed by remnant hedges and bounded by hedge planting with a variety of agricultural and security fencing. Further agricultural land lies immediately to the north. A tree Survey accompanying the application states that two hedges are subject to a Tree Preservation Order (Ref: 279 (1974)). The topography of the site is such that a ridge line is prominent running along an approximate north-east to south-west axis with the land-form falling steeply down and away from the ridge to the north-west and south-east.
- 1.3 It is proposed to provide a single point for vehicular access off the end of Homefield Road with a central road ending in a hammerhead running just to the south eastern side of the top of the ridge-line. The new houses and bungalows will be arranged along and at right-angles to the road with parking spaces positioned mostly to the front of each property. A number of properties will be provided with tandem parking spaces.
- 1.4 A proposed footpath will extend from the end of the road to join the footpath at the southern end of the site which links King Street to Barrow Road via a footbridge over the railway line. An area of public open space with a surface water drainage attenuation basin will be located to the south of the proposed housing.
- 1.5 A landscape buffer approximately 10m deep is to be provided along the north western boundary although the layout will result in the loss of two existing hedgerows. The mature hedge along the southern boundary adjoining the school playing fields is to be retained and a 2.0m acoustic fence has been provided to the northeast boundary of the site to reduce the impact of noise generated from the adjacent playing field.

1.6 Supporting documents which accompany the application have been taken into account including -

- Landscape & Visual Assessment
- Affordable Housing Need & Delivery Statement
- Design & Access Statement
- Tree Survey
- Building for Life Assessment
- Drainage Strategy
- Noise Assessment
- Transport Statement
- Flood Risk Assessment

ASSESSMENT

2.0 The Principle of Development.

- 2.1 Since the pre-application advice was provided in 2019, the Sileby Neighbourhood Plan (SNP) was made in January, 2020 following Independent Examination and Referendum. Its policies are now part of the development plan and carry full weight.
- 2.2 So far as the principle of development is concerned, the application site lies outside the Limits to Development identified in SNP Policy G1 (Limits to Development) where land will be treated as open countryside, and development will be carefully controlled in line with local and national strategic planning policies. A range of appropriate types of development in the countryside are identified including the provision of affordable housing through a rural exception site where local need has been identified. However, whilst the applicants refer to the affordable housing need throughout Charnwood, no demonstrable evidence has been provided to identify a proven local need for this scale of affordable housing in Sileby. In this respect, it should be noted that the inspector examining the SNP commented that so far as affordable housing is concerned, rural exception sites “... can only be justified on the basis of local need.” [see paragraph 129 of SNP Examiners report]. Since September 2020, planning permissions have been approved for 14 affordable housing units in Sileby (5 under P/19/0218/2 and 9 under P/19/2162/2) with SNP Policy H4 (Affordable Housing) ensuring that all new developments of 10 units or more provide 30% affordable housing. With an annual net

requirement of 28 affordable dwellings units p.a. identified for Sileby within the Charnwood BC Housing Needs Assessment (2020) (although this figure is not a target) it will be seen that the requirement is already being met and there is no proven local need sufficient to justify the scale of affordable housing now being proposed on this single site. The proposals are therefore contrary to SNP Policy G1.

- 2.3 The SNP provides the most up-to-date identification of the Limits to Development which was confirmed following independent examination by the Secretary of State. In finding that SNP Policy G1 meets the basic conditions, the Independent Examiner commented:

“Limits to Development are a widely used planning tool to provide clear guidance to developers and decision makers on where development should take place. It is evident in Sileby that there has been substantial development in recent years reflecting its role as a Service Centre. It is entirely appropriate for the scale of this development to be taken into account in determining how much more development will be required over the plan period. It is clear that the requirements of the adopted Core Strategy have been taken into account in determining the Limits to Development and consideration has been given, in consultation with the local planning authority, to the possible scale of further development that may be required. I am therefore satisfied that the extent of the Limits to Development is in general conformity with the development plan and is consistent with national policy and guidance.”

[Source: para 74 Sileby Neighbourhood Plan 2018-2036, The Report by the Independent Examiner (September, 2019)]

- 2.4 Paragraph 73 of the NPPF sets out that Local planning authorities should identify an annual supply of housing sites sufficient to provide a minimum of 5 years' worth of housing although at the time of writing, Charnwood Borough Council's land supply position is understood to be 3.34 years (as at 31st March, 2021).
- 2.5 In situations involving planning applications for the provision of housing where a local planning authority cannot demonstrate a 5 year supply of housing sites the housing supply policies of its local plan are considered to be “out-of-date”. As a result, the 'tilted balance' as set out in paragraph 11 of the NPPF applies where permission should be granted unless any adverse impacts would significantly and demonstrably outweigh the benefits. However, in the case of Sileby there is an up-to-date Neighbourhood Plan in place which has only recently been “made” following independent Examination and taking into account housing need and land supply within the Neighbourhood Plan area. In such circumstances, paragraph 12 of the NPPF makes clear that:

“The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development

plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.” [emphasis added]

2.6 Furthermore, the NPPF goes on to recognise in paragraph 14 that where the presumption in paragraph 11(d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits provided the following four criteria apply -

- a) the neighbourhood plan became part of the development plan 2 years or less before the decision date;
- b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement;
- c) the local planning authority has at least a 3 year supply of deliverable housing sites; and
- d) the local planning authority’s housing delivery was at least 45% of that required over the previous 3 years.

2.7 Taking each of these criteria in turn :

- a. The Sileby Neighbourhood Plan was made on January 16th, 2020, so became part of the development plan less than two years ago;
- b. The Sileby Neighbourhood Plan contains a suite of policies and proposals to meet its housing requirements. The Plan does this through allocating a number of reserve housing sites which can be brought forward where there is a shortfall in housing supply or where additional housing is required to accord with a new development plan. This approach is consistent with the advice contained within national planning practice guidance which includes advice that neighbourhood plans should consider providing indicative delivery timetables, and allocating reserve sites to ensure that emerging evidence of housing need is

addressed¹. The Examining Inspector was satisfied that the SNP provides for a level of housing that exceeds that required in the adopted development plan and that it takes account of the information available on estimated housing need up to 2036. It should also be noted that the emerging dCLP includes a draft allocation of 228 dwellings on land off Barnards Drive which is subject to a current planning application and likely to yield up to 68 affordable dwellings (at 30%) if approved. Other current planning applications in Sileby include an application for up to 170 dwellings on land at Cossington Road.

- c. Charnwood Borough Council's identification of a 3.34 year housing land supply position confirms that there is more than 3 years supply of deliverable housing land supply in the Borough; and
- d. The Government's Housing Delivery Test result for Charnwood demonstrates that 135% of the housing requirement has been provided in the Borough over the previous three years² which is significantly more than the 75% trigger-level identified in the NPPF.

2.8 All 4 criteria identified at paragraph 14 of the NPPF are satisfied and for the reasons set out elsewhere in this report and in light of the pre-application advice provided in 2019, notwithstanding the absence of a 5 year housing land supply, the proposed development is clearly contrary to several other policies in the development plan (including the SNP) which seek to resist development on sites outside Limits to Development, to prevent harm to the character and appearance of the area and to secure high quality development.

2.9 Furthermore, between them, SNP Policies H1 (Housing Reserve Sites) and H2 (Windfall Sites) provide some scope for the provision of additional housing throughout the Neighbourhood Plan area up to 2036 and it is a fact that this application site was not selected as a reserve site. In considering these policies, the Neighbourhood Plan Independent Examiner considered the wider context of the overall scale of housing needed in the area and so far as the amount of new housing was concerned, the Examiner was satisfied that the amount of housing being planned for exceeds that required in the adopted development plan and that it takes account of the information available on estimated housing need up to 2036.

¹ See National Planning Practice Guidance Paragraph: 009 Reference ID: 41-009-20190509

² See Housing Delivery Test: 2020 measurement <https://www.gov.uk/government/publications/housing-delivery-test-2020-measurement>

- 2.10 SNP Policy H2 supports residential developments on infill and redevelopment sites within the settlement boundary where they meet defined criteria. There is no limit to the size of infill or redevelopment sites that might be supported under SNP Policy H2 provided they meet other criteria in the policy and other development plan policies. Together with other policies, this provides further scope for flexibility in bringing forward additional sites which will better meet policy aims for the scale, location, and design of new housing development set out in the SNP, the CS and the emerging dCLP.

3.0 Design/Layout and Impact on the Character of the Area

- 3.1 Charnwood Borough Council will be aware that this application site was assessed for its suitability for inclusion as a housing development site as part of the Sileby Neighbourhood Plan exercise but was rejected with a red score of minus 2 reflecting the site's topographic and environmental constraints (copy attached). The site is visible from the Conservation Area as well as from key entry points along Radcliffe Road, Mountsorrel Lane, Barrow Road and King Street and the development of two storey houses along the upper levels of the site will be highly visible along the ridgeline.
- 3.2 SNP Policy ENV7 (Protection of Important Views) identifies a number of highly valued/important views which should be considered in order to protect what remains of Sileby's rural setting and its relationship with the surrounding landscape. In particular, views (4) looking from Bridleway 14 south east towards the application site; view (3) looking from Footpath 163b from Sileby Mill east toward Sileby village over the northern section of Cossington Meadow and view (2) from the top of Peas Hill on Ratcliffe Road, looking northwest down the hill into Sileby village would all be affected to some degree by the proposed development which would harm views considered to be of high landscape value.
- 3.3 SNP Policy G2 (Design) is an overarching policy to be applied to all residential and commercial development. It contains design requirements for new development which are intended to ensure that development enhances the character of the area in which it is situated and contributes to several specific elements of sustainable development. In particular, SNP Policy G2(a) requires new development to enhance and reinforce the local distinctiveness and the character of the area in which it is situated. SNP Policy G2(a) also states that development which would have a significant adverse effect on the street scene,

or the character of the countryside will only be permitted where any harm is clearly outweighed by the wider benefits of the proposal. SNP Policy G2(d) requires development proposals to aim to maintain and enhance biodiversity by preserving as far as possible existing trees, hedges and wildlife habitats.

- 3.4 The development of this site with 55 dwellings, including a large proportion of 2-storey houses, would have a significant, harmful impact on the character and appearance of the countryside. This is something that has been consistently acknowledged in previous refusals by Charnwood Borough Council and in subsequent appeal decisions. In dismissing the most recent appeal for the erection of 23 bungalows in 2000 (T/APP/X2410/A/00/1039009/P2) the Inspector commented that despite (at that time) lowering levels on the site by up to 2.5m and limiting development to only bungalows, “... *the lines of closely-spaced properties would be seen as an obvious continuation of the existing built form on the ridge, delivering a hard urban edge to the settlement.*” [para 19] The Inspector went on to say that the proposals would “... *clearly signify the presence of built development on top of the ridge*” [para 10] which would have “... *a significant adverse impact on the character and setting of the settlement and the appearance of the landscape*”. [para 12] Sileby Parish Council note that the current proposals involve taller 2-storey houses which would be more prominent in the landscape with a correspondingly greater visual impact. The pre-application advice provided in 2019 also raises concerns regarding the harmful impact the proposals would have on the character of the area and reflects the consistent view held over many years by Sileby Parish Council, Charnwood Borough Council and Inspectors at appeal that development of this greenfield site represents an unsustainable form of development that would cause significant harm to the environment and character of the area.
- 3.5 Sileby Parish Council also has concerns regarding the layout and design of the development which would result in a dense pattern creating a harsh, urban edge to the village where it adjoins open countryside. The proposal also creates a road and vehicle-dominated street-scene with extensive amounts of car parking provided to the front of properties and located immediately at the back edge of the pedestrian footways. This, coupled with an emphasis on two-storey houses fails to respect the character of the adjoining residential development at Homefield Road, which is generally of a more spacious character with dormer bungalows set behind deeper frontages. The layout pays little regard to existing site features such as field boundaries, and existing mature hedges within the site will be removed to accommodate the development. It should also be noted that the mature hedge along the southern boundary of the site adjoining the school playing pitches is identified as a hedge

of biodiversity and/or historical significance under SNP Policy ENV6. This policy seeks to safeguard locally significant habitats and species and to resist proposals which result in significant harm to biodiversity unless the benefit of development outweighs the impact and provided it can be adequately mitigated, or, as a last resort compensated for.

- 3.6 LP Policy EV/1 and CS Policy CS2 seek to require high quality design where people would wish to live through design that responds positively to its context. They also require that new development respects and enhances the character of the area in terms of scale, density, massing, height, landscape, layout, materials and access arrangements. The proposed layout and design of buildings does not respond positively to their context and the proposals are not in accordance with these policies.

4.0 Other Matters

- 4.1 Sileby Parish Council also wish to raise these other matters and trust that Charnwood Borough Council will address them before the application is determined:

- a. Protected Species – The Parish Council understands that there are Great Crested Newt breeding ponds within approx. 500m of the application site but no survey or assessment has been carried out to consider this matter further. Similarly, no bat survey or scoping report appears to have been carried out despite the site's proximity to woodland and presence of mature hedgerows and trees.
- b. The applicant's Transport Statement does not appear to have addressed the cumulative impact of this development together with the potential impact of other developments currently under consideration in Sileby (eg Barnards Drive – 228 dwellings and land off Cossington Road – up to 170 dwellings). The cumulative impact of these developments, together with other recently approved schemes in Sileby needs to be properly assessed on a consistent basis before a decision is made on this application. The pre-application advice provided by Charnwood Borough Council confirms considerable growth in Sileby over the current plan period with increasing pressure on the local Highway network most notably at the King Street, High Street and Mountsorrel Land and Barrow Road Junctions and supports the importance of considering the

- cumulative impact on the highway network before a decision is made. It also appears that traffic survey data might have been obtained during Covid lock-down and if that is the case then the Parish Council questions the validity of the conclusions in the TS.
- c. Similarly, the applicant's noise survey appears to have been carried out in October 2020, under lockdown restrictions, when freight and passenger services would have been significantly reduced. The robustness of the survey work should be reviewed to ensure the impact of noise from the railway and arising from access for maintenance staff and equipment is properly taken into account.
 - d. Sileby Parish Council is aware of surface water capacity issues in the sewer network in Sileby and notes that it is proposed to connect drainage services into a private section before it flows into the adopted, public sewer network. Flooding is already a problem at Highbridge and King Street and there has been sewer flooding reported since 2019 with concerns raised about pump capacity at Cossington Road Pumping Station. The cumulative impact of this development along with recent permissions in Sileby, Cossington and Mountsorrel do not appear to have been considered. The Council should ensure that there is adequate capacity for both foul and surface water discharge from the proposals before determining the application.
 - e. Previous development proposals have confirmed archaeological potential on this site the requirement for further investigation. An appropriate scheme of investigation and assessment should be agreed and carried out as appropriate before a decision is made on the application. should be proposal's effect on archaeology
 - f. Section 106 contributions will be required for a development of this scale should the application be approved. Future occupiers will place additional pressures on local services, education, medical and other services facilities and any contributions necessary to mitigate additional pressure arising from the development should be identified and secured as appropriate before the application is determined.

5.0 Conclusions

- 5.1 For the reasons set out above and those contained in the pre-application advice provided in 2019 the proposals are contrary to the relevant policies of the development plan. This includes the relevant “saved” policies of the LP, those of the CS and the policies of the SNP which has only recently become part of the development plan. In this respect, the proposal is clearly contrary to Sibley Neighbourhood Plan Policies G1 (Limits to Development) and G2 (Design) as well as Core Strategy Policies CS1 and CS11 so far as the broad principle of housing development in this location is concerned. The proposal is also contrary to “saved” Local Plan Policy ST/2 (Limits to Development)
- 5.2 The proposals would cause significant harm to the open, undeveloped rural character of the area as well as being in conflict with the overall development strategy for the distribution of housing in the Borough and policies which seek to direct development to sites within Limits to Development. The design and layout of the development would not protect landscape character, reinforce sense of place and local distinctiveness nor would they respect and enhance the character of the area, having regard to scale, massing, height, landscape, layout, materials and access. The proposals do not represent sustainable development.
- 5.3 Set against this, the proposals would help to boost housing supply at a time when a 5 year housing land supply cannot be identified in the Borough and this attracts significant weight. The affordable nature of the proposed housing also attracts significant weight although that is tempered by the absence of any demonstrable evidence to identify an under-supply of affordable housing to meet local needs as required by development plan policies. There would also be economic and employment benefits during the construction period which although temporary, also carry significant weight.
- 5.4 Nonetheless, the proposal is in conflict with policies in the recently made SNP such that the Parish Council considers that even if it were held that the paragraph 11(d) presumption applies in this instance, the adverse impact of allowing this development would significantly and demonstrably outweigh the benefits. The NPPF recognises that the planning system should be genuinely plan led and whilst there are sometimes occasions when decisions are made that are not in accordance with planning policies in this instance, there no considerations that outweigh the conflict with the development plan and the adopted development strategy for the area. Overall, the adverse impacts of the

proposal significantly and demonstrably outweigh the benefits and there is no reason to determine the application other than in accordance with the policies of the development plan in this instance.

- 5.5 For the reasons set out above and those referred to in the pre-application advice to the applicant, Sileby Parish Council consider that the application should be refused on the basis that –

The proposed development is located outside Limits to Development and within the countryside where new housing is strictly controlled in order to reflect the Borough Council's overall spatial development strategy. It would also cause significant harm to the character of the countryside and it would not retain the predominantly open and undeveloped character of the area. The proposal is contrary to Policies G1, G2 and ENV7 of the Sileby Neighbourhood Plan as well as Policies CS1 and CS11 of the Borough of Charnwood Core Strategy and "saved" policies ST/2 and CT/1 of the Borough of Charnwood Local Plan and the aims and objectives of the NPPF so far as securing good design in new development. No material considerations have been advanced by the applicant to warrant setting aside the provisions of the Development Plan and the identified harm from the development clearly outweighs any benefits arising from the proposal.

Andy Ward

From: Ferris Kate <Kate.Ferris@charnwood.gov.uk>
Sent: 04 January 2019 16:15
To: Planning
Subject: Planning Advice, P/18/2385/2, Land at Homefield Road, Sileby, Leicestershire
Attachments: p.18.2385.2.pdf

NOT PROTECTIVELY MARKED

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RG & P
Waterloo House
Princess Road West
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Development Management
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Leicestershire
LE11 2TN

Please Contact: Lewis Marshall
Direct Line: 01509 634691
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04 January 2019

Dear Sir/Madam

APPLICATION NO: P/18/2385/2
PROPOSAL: (ADVICE) Erection of 55 no. dwellings accessed off Homefield Road, with open space and pumping stations for foul and surface water.
LOCATION: Land at Homefield Road, Sileby, Leicestershire

Thank you for your enquiry received on 12 November 2018

Following the request for pre-application planning advice, I have now had the opportunity to examine the proposal and investigate the planning constraints.

Site Description

The application site is located on the western edge of Sileby outside of the defined settlement limits. The site is accessed via Homefield Road which connects with Seagrave Road and the village centre to the south east.

The site sits on an elevated landscape ridge of exposed pasture land between two tributary valleys overlooking the Soar Valley. The ridge forms the north western limit to Sileby and extends along the north-western edge of the site boundary with land falling away to the south east and north-west. The slope steepens beyond the site which has an undefined boundary with the open countryside to the north-west whilst a mature protected hedgerow demarcates the boundary shared with the school playing field to the south east. The north is the existing residential development consisting mostly of 1.5 storey properties constructed in the 1970's and to the south east there is an abrupt edge to the site as it terminates in a steep 12m bank above the railway line.

Proposal

The request for advice seeks to establish the acceptability of development for 55 dwellings with an access point from Homefield Road to the north eastern site boundary.

The development proposed is as follows;

X 53 affordable dwellings (79% two bed and 21% 3 bed)

X 2 open market dwellings (100% 3 bed)

Policy Context

The National Planning Policy Framework (NPPF)

2. The Presumption in Favour of Sustainable Development (Paragraphs 7-14)

6. Delivering a sufficient supply of homes (Paragraphs 59-79)

8. Promoting healthy and safe communities (Paragraphs 91-101)

9. Promoting sustainable transport (Paragraphs 102-111)

11. Making effective use of land (Paragraphs 117-123)

12. Achieving well designed places (Paragraphs 124-132)

15. Conserving and enhancing the natural environment (Paragraphs 170-183)

Charnwood Local Plan Core Strategy (2015)

CS1 – Development Strategy

CS2 – High Quality Design

CS3 – Strategic Housing Needs

CS7 – Regeneration of Loughborough

CS12 – Green Infrastructure

CS13 – Biodiversity and Geodiversity

CS16 – Sustainable Construction and Energy

CS17 – Sustainable Travel

CS25 – Presumption in Favour of Sustainable Development

Saved Policies of Borough of Charnwood Local Plan (2004)

ST/2 – Limits to Development

EV1/1 – Design

CT/1 – General Principles for Areas of Countryside

CT/2 – Development in the Countryside

TR/18 – Parking Provision in New Development

Supplementary Planning Documents, Guidance and Other Material Planning Considerations

Leading in Design SPD (2005)

Housing SPD (2017)

HEDNA (2017)

Technical Housing Standards – nationally described space standards (2015)

Principle of Development

The principle of development is guided by local plan policies CS1 of the Charnwood Local Plan Core Strategy (2015) and saved policy ST/2 of the Borough of Charnwood Local Plan (2004). These policies generally restrict development outside of the defined boundary limits to development and within the countryside.

The starting point for decision making on all planning applications is that they must be made in accordance with the adopted development plan unless material considerations indicate otherwise. The development plan for Charnwood comprises the Core Strategy and those saved policies within the Local Plan which have not been superseded by the Core Strategy.

The vision for the Borough as set out in the Charnwood Local Plan 2011-2028 Core Strategy (2015) confirms that by the end of the plan period Charnwood will be one of the most desirable places to live, work and visit in the East Midlands. To achieve this development will have been managed to improve the economy, quality of life and the environment.

Policy CS1 of the Core Strategy sets out a settlement hierarchy for the Borough and the criteria for the considering proposals within individual tiers of settlements. Sileby is defined as a Service Centre, a settlement that has access to a good range of services or facilities compared to other settlements.

CS1 represents the strategic vision of the borough and is an expression of a sustainable growth pattern. It takes the form of a hierarchical, sequential approach guiding development first to the northern edge of Leicester, then to Loughborough and Shepshed before directing development to Service Centre's such as Sileby, and then Other Settlements. In doing so it provides for at least 3000 new homes within or adjoining Service Centres between 2011 and 2028.

In the period between the base date of 2011 and the latest full monitoring period of 31st March 2018 approximately 4009 homes have been committed within Service Centre Settlements; 25% more homes than provided for in the Core Strategy for Service Centre's. Furthermore, with recent permission at Seagrave Road and Peashill Farm, the number of commitments in Sileby alone is in the region of 950 dwellings which represents 25% of the total number of commitments across the seven Service Centres. This represents a disproportionate level of growth within Sileby within this tier of the hierarchy and additional development would further undermine the spatial strategy and strategic vision of the borough as set out in Policy CS1.

The Council is also able to demonstrate that it has a 5.93 year supply of housing.

The application site is outside the limits to development of Sileby and within countryside. The supporting text to Policy CS1 states that only a small amount of housing and employment development is necessary in the Service Centres to maintain their facilities and services. There are a sufficient number of planned developments in Service Centres and between 2014 and 2028 it is therefore expected only to see small scale windfall developments within the settlement boundaries. Notwithstanding this, some development on greenfield land may be appropriate if there is a recognised housing need and insufficient capacity within built up areas to meet that need. The local planning authority can demonstrate in excess of 5 years supply of housing land and it has not been demonstrated that there is a specific local need in Sileby itself that would justify further development on greenfield land. It must be noted that Policy CS1 carries full weight.

In summary, the principle of development is considered to be unacceptable and is likely to be refused planning permission unless there are any other material planning considerations or planning benefits that would justify a departure from local plan policy. In this regard the key consideration would be the benefits that would arise from contribution to the borough housing land supply and the provision of affordable housing and the weight that this should be prescribed in the planning balance.

Other key issues in the determination of any application on this site include the design scale, appearance and layout of the development and the impact it would have on the character and appearance of the countryside, existing site features of ecological and landscape value and the quality of the proposed additional landscaping. The impact on the local highway network and the standard of amenity for existing and future residents are also key considerations in the determination of this application.

Impact on the character and appearance of the countryside

Policy CS11 seeks to protect the character of our landscape and countryside by requiring new development to protect landscape character and to reinforce sense of place and local distinctiveness by taking account of local Landscape Character Assessment. Saved Policy CT2 of the Borough of Charnwood Local Plan also seeks to protect areas of countryside from development whereby it would harm the character and appearance of the countryside.

The site is located on the ridge of the Soar Valley in a highly prominent and visible location from various vantage points across the village and from the wider countryside.

In the determination of the previous planning applications and appeals in 1982 and 2000 respectively, the Inspectors determined that developments of lesser scale than now proposed and with considerable ground excavations to reduce the quantum of visible development would have resulted in unacceptable harm to the character of the area through encroachment into the open countryside.

As a result of the proposed scale, density, positioning of buildings and the natural topography of the site, the now proposed development would significantly break the skyline as seen from various locations on approach to and within the village. The likely height and mass of any acoustic fencing along the south western boundary would further exacerbate the visual impact of the development, particularly when viewed from Barrow Road. The inspector in the determination of the 2000 appeal for 23 bungalows concluded that the development of the site would have a “significant adverse Impact on the character and setting of the settlement and appearance of the landscape”. Based on the limited amount of information submitted with the pre-application enquiry, it is clear that the development now proposed would cause equal or greater harm than previously considered and refused developments. It is therefore considered that the proposal is contrary to Policy CS11 of the Core Strategy. This weighs heavily against the development.

Layout

Local plan policies CS2 and EV/1 seek to require high quality design where people would wish to live through design that responds positively to its context. Policies CS2 and EV/1 also require that new development respects and enhances the character of the area in terms of scale, density, massing, height, landscape, layout, materials and access arrangements. Section 12 of the NPPF states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve and good design is a key aspect of sustainable development, creates better places in which to live and work. Paragraph 130 of the NPPF states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Notwithstanding the objection to the principle of development, there is some concern that the proposal is overly dense in the context of its exposed countryside setting and the density and layout of the adjoining residential development at Homefield Road, which is generally of a more spacious character with deeper frontages. The two storey scale throughout would also depart from the chalet style properties adjacent at Homefield Road. The projection of plots 1 and 2 beyond the existing frontage to Homefield Road would result in a highly discordant and disjointed feature detracting from the approach and vista into the development. Disconnected

parking to plots 2, 8, 9, 19, and 55 would also likely result in residents parking on the highway out of convenience. A significant proportion of plots would also feature parking spaces used by other neighbouring plots within the frontage. The layout generally is also highly dominated by parking which would not provide an attractive or well defined street scene.

It is not considered the scale and layout proposed would accord with the above mentioned policies and would likely be additional grounds for refusal of planning permission should an application be submitted. This also weighs heavily against the development.

Landscaping

Local plan policies CS2 seeks to require high quality design where people would wish to live through design that responds positively to its context. Policies CS2 and EV/1 also require that new development respects and enhances the character of the area in terms of scale, density, massing, height, landscape, layout, materials and access arrangements.

The proposal appears to retain the mature protected hedgerows that stand on the south western boundary. However, the proposal does not appear to retain or incorporate the mature hedgerow that runs west/east through the site. The scheme also makes no provision for new or enhanced landscape features which could otherwise be incorporated collectively with surface water attenuation and ecological enhancement as part of the wider landscaping scheme, largely due to the high number of dwellings and large areas of shared parking. A SUDs scheme and any ecological enhancement should be designed in alignment with the landscaping scheme which should then inform the basic layout of the development. Any dwellings or hard surfacing should not be within the root protection areas of existing trees or hedgerows unless otherwise justified through no-dig principles supported by an up-to-date arboriculture impact assessment. It is not considered that the proposal would provide an acceptable landscaping scheme which has regard for existing landscape features or contributes towards creating an attractive well designed environment for future residents and is therefore contrary to Policy CS2 and EV/1. This also weighs against the development.

Access and Highway Safety

Policy CS17 of the Core strategy requires that major development proposals provide well-lit streets and opportunities for walking, cycling and public transport access to key facilities. Paragraph 109 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

In order to satisfy the local highway authority the access road will be required to have a width of 5.5m with an additional 2.0m footway either side of the highway. Shared private drives will need to be at least 4.0m in width. Consideration should also be given for bin presentation within the areas of the shared private drives.

A summary of the parking requirements is as follows; 2 bedroom properties should have 1.5 spaces, 3 bedroom properties should have 2 spaces, 4 bedroom properties should have 3 spaces. Spaces should be a minimum 2.4 x 5m unless they are bordered by a wall or fence in which case they should be an additional 0.5m in width to ensure they are useable. If garages are to be considered as off street parking provision, they should be a minimum dimension of 3.0m x 6.0m.

Sibley has been subject to considerable growth over the current plan period with increasing pressure on the local Highway network most notably at the King Street, High Street and Mountsorrel Land and Barrow Road Junctions. The sites location would result in additional vehicular movements to these junctions which cumulative pressure could be considered severe. The local Highway authority has suggested that the following should be submitted to support any application;

Existing conditions of the development site:

- Existing site information
- Baseline traffic data
- Existing site use and means of access

Future Development assessments:

- Proposed land use and scale of development
- Proposed means of access
- Person trip generation and distribution of trips by mode of transport
- Qualitative and quantitative description of the proposed travel characteristics of the proposed development
- Proposed improvements to sustainable site accessibility (by sustainable modes of travel)
- A proposed parking and servicing strategy
- Residual vehicle trip impact
- Transport implications of construction traffic

- If the development has a current use or an existing planning permission,
- The net level of change in traffic flows that might arise from the proposed development is calculated and considered.
- The King Street, High Street and Mountsorrel Land and Barrow Road Junctions are subject to existing delays and any likely impact could further deteriorate this situation. The applicant should give due consideration to the likely impact of traffic at this junction.

It is also suggested that the pedestrian connectivity to the site could be improved by providing access to the existing right of way and railway footbridge beyond the southern site boundary which could provide better access to the village centre at King Street and Barrow Road and therefore promote sustainable transport and reduce car reliance.

Housing Mix

Policy CS1 and Housing Supplementary Housing Document require that 30% of all new units on sites of 10 dwellings or more within Sibley are to be affordable. The proposed development would provide 96% (53) affordable units. This is a benefit of the scheme but the weight to be ascribed to this benefit can only be determined once an assessment of local needs is carried out. Development on greenfield land outside of the settlement limits can only be supported where it will meet an identified local need and where there are capacity issues within the settlement. Should an application be submitted it would need to be demonstrated with evidence as part of an affordable housing statement how the proposed development is meeting an identified local need. It should also consider the quantum of additional affordable housing to be delivered as part of other committed developments elsewhere in the village. It should consider the mix, size, type and tenure of housing proposed. The mix proposed should also ensure that the development contributes to the objective of creating mixed and balanced communities as required by paragraph 62 of the NPPF.

Only if it can be demonstrated that the development would meet a specific local need and contribute to achieving balanced communities can proportionate weight be ascribed to this as a benefit of the scheme. It is however questionable that any such benefits arising from the development would outweigh the clear harm of the development in terms of conflicting with Policy CS1 and the spatial strategy of the borough and the clear confliction with Policies CS2 (Design) and CS11 (Landscape) of which concerns have been identified above.

Drainage

The LLFA would expect any future surface water drainage scheme to assess the use of SuDS options, including but not limited to swales, attenuation basins and permeable paving, in line with CIRIA C753 The SuDS Manual. Such above ground SuDS structures would also provide one of the required treatment trains to manage water quality. It should be noted that the LLFA do not consider the use of underground storage tanks or oversize pipes as SuDS features.

Any surface water drainage features should be located within the areas at lowest risk of flooding to ensure such features remain operational during an extreme event. Any drainage features should also consider how an extreme event may constrain the discharge from any proposed drainage system and ensure the drainage infrastructure can adequately manage surface water runoff regardless of any possible reduction in discharge rate.

When submitted, the flood risk assessment and associated drainage strategy should also provide outline operation and maintenance information along with an indicative proposal of who will maintain any SuDS features over the lifetime of the development.

Surface water pumped systems would only be approved where sufficient evidence has been submitted demonstrating all gravity drainage options have been exhausted with sufficient level detail provided to demonstrate pumping is required.

Other Matters

Should an application be submitted, it is expected that a Phase 1 Ecological survey and Arboricultural Survey be carried out and submitted to ascertain the arboricultural and ecological value of the site and to safeguard and mitigate against any loss of valued trees and biodiversity. This should in turn have informed the layout and landscaping arrangement for the site and this will need to be demonstrated within the submission.

The sites location in close proximity to the Railway line would also require consideration of noise impacts on future residents. The application should also be supported by a noise impact assessment with mitigating measures incorporated into the design of the development to ensure an adequate standard of amenity for future residents.

Section 106 contributions would be required for a development of this scale. The County Council would be party to any future Section 106 agreement and they have indicated that the following contributions would likely be sought should any planning application be submitted;

Education: £245,813.60

Civic Amenity: £2842.00

Library Services: £1570.00

No response was received from the CCG in respect of Healthcare contributions at the time of writing. This will be sent under separate cover once received. Full copies of financial contribution requests can be provided on request.

Conclusions

It is concluded that the proposal would be contrary to the provisions of the development plan by reason of the sites location outside of the settlement boundary of Sileby. The settlement of Sileby has absorbed a disproportionate amount of development with further commitments planned within the current plan period up to 2028. Additional development would further undermine the spatial strategy of the borough contrary to policy CS1 of the Core Strategy which carries full weight at this time as the council can demonstrate 5.93 years housing land supply.

The economic and social benefits of the development are acknowledged, but these benefits cannot be quantified in terms of ascribing appropriate weight within the planning balance until such time as evidence has been submitted to demonstrate that there is a need for such development outside of the settlement boundary and in the countryside. Notwithstanding this, there are other significant concerns with the development in terms of design, layout and impact on the character and appearance of the countryside. As such, should an application be submitted it would likely be refused being contrary to Policies CS1, CS2 and CS11 of the Core Strategy.

If contrary to the above advice, should a full application be submitted, the following plans and documents should be submitted;

- Full planning application form
- Floor Plans and Elevations
- Site Location Plan (to include the remainder of the site under the applicants ownership edged in blue)
- Site Layout Plan
- Landscaping plan/management strategy
- Ecological Survey and enhancement plan
- Arboricultural Survey
- Flood Risk Assessment and Drainage Strategy
- Planning Statement/Design and Access Statement

- Affordable Housing Statement
- Transport Assessment and Travel Plan
- Noise Impact Assessment
- Affordable Housing Strategy and Section 106 Heads of Terms

This advice is qualified that it is my best professional opinion at the time of writing. When determining an application submitted to it, the local planning authority will take into account all material considerations that are pertinent to the proposal at that time. This includes responses from consultees and comments from members of the public. Nonetheless, the decision of the local planning authority will be made in accordance with the provisions of the development plan where relevant, unless material considerations indicate otherwise.

The above are my views and will hopefully enable you to decide whether to submit an application or not and what is required in the submission of an application. Please be aware that the Council may come to a different conclusion on a formal application or further matters may arise following consultation with interested parties, therefore I cannot provide any guarantee on the outcome of an application.

For your additional information, I have attached a list of constraints that affect the site along with details of its planning history.

If you have any questions or require further information, please contact me on 01509 634691 or Email development.control@charnwood.gov.uk

Yours sincerely

Lewis Marshall
Principal Planning Officer

Data Protection

For information about how and why we may process your personal data, your data protection rights or how to contact our Data Protection Officer, please view our [Privacy Notice](#)

Sileby 15 – Land off Homefield Road (SHLAA Ref PSH 261)

1. Overview

This Strategic Sustainability Assessment (SSA) is a comparison of housing supply options to be used for plan-making purposes. This confidential draft is subject to local ratification and needs to be checked and validated before it is made public. The level of information provided is appropriate to this purpose and proportionate to the requirements of the Neighbourhood Plan (NP). The SSA is not a substitute for the detailed professional assessments of site viability and other legal or regulatory matters that will be required as part of the process of submitting a residential planning application. The SSA is a community led process and does not contain detailed professional site investigations and the SSA should be read and understood in this context.

Through undertaking the SSA the Neighbourhood Plan Steering Group will seek to ensure that the least environmentally damaging and most sustainable locations are prioritised for potential residential development. The approach uses publicly available data and a site visit has been undertaken to determine the locational context but the site itself will not be accessed in professional detail during the SSA.

Locally important factors have been considered and it is recommended that the wider community comment on the SSA's to help develop a ranking of sustainability. The SSA's are only a part of any potential development site selection, it is a useful tool to rank potential sites in a NP and the methodology is accepted by developers, land owners, Local Authorities and Planning Inspectors as being robust and proportionate for this task.

The draft documents are shared with landowners and Charnwood Borough Council (CBC) to enable a positive SSA process that meets firstly, the housing target and secondly, the affordable housing requirements in CBC's emerging Local Plan.

2. Site Selection Criteria

A scoring system for the residential sites based on a traffic light (i.e. Red, Amber or Green - RAG) score has been used. Twenty eight indicators are considered and the site with the highest green rating score is the one which is most sustainable.

- Red is scored for a negative assessment where significant mitigation is required;

A red scoring site will not be developed if higher scoring sites are available.

- Amber is scored where there are negative elements to the site and costly/disruptive mitigation measures will be required;

An amber scoring site will require remediation works to allow development, it may be developed at a future date.

- Green is scored for a positive assessment with no major constraints on residential development.

A green scoring site can be developed subject to owner and community support, market demands, full planning consent and financial viability.

Within the different scoring categories sites will be ranked on their individual score - effectively green minus red scores.

Occasionally a site is ranked as "undevelopable" if it is a current major employment site or if it is in flood zone 3 or above – for example.

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale

Site - Details	
Site reference :	SHLAA Ref PSH 261, CBC state no irresolvable constraints.
Site name and address:	Land off Homefield Road.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site area and capacity:	Approximately 3.4 HA – Yield about 64 units (3 bed houses).	Red
Current Use:	The site comprises of three fields used for grazing, the farming use would need to be relocated.	Amber
Adjoining Uses:	The site sits in open Countryside and is surrounded on one side by an arable field in current use, a railway line, a residential use and a school to the final side. Although the Eastern site boundary adjoins the current village envelope it has a very rural, open countryside aspect with panoramic open vistas to the Northern elevation.	Red
Topography:	A severely sloping site that falls away to the valley floor, will require substantial mitigation. The highest point in this side of the village.	Red
Greenfield or Previously Developed Land?	A greenfield site.	Red
Good Quality Agricultural Land?	The site is classified as grade 3 (good to moderate quality) agricultural land by Natural England.	Amber
Site availability - Single ownership or multiple ownership?	Single ownership.	Green
Landscape & Visual Impact Assessment (LVIA)	The view from the top of the site is exceptional, the location is very rural in outlook and is of a very high LVIA quality. The site is bounded by trees and hedgerow, with open long distance vistas to one aspect. Development would cause less than substantial harm to quality and the amenity of adjoining residents.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Important Trees, Woodlands & Hedgerows?	Hedgerows are in continuous sections around the whole site and a whole section would have to be removed from within the middle section of the site to allow development to take place, all of these will need to be fully protected. Development would harm or require removal of mature trees and/or hedgerow.	Red
Relationship with existing pattern of built development?	Although parts of the site are adjacent to current residential locations but the site acts as an area of open countryside to the North and would cause an incursion in to open countryside.	Red
Local Wildlife considerations?	Nesting birds, small mammals, butterflies, badgers and moths.	Red
Listed Building or important built assets?	Several important landmarks are nearby and within view of the site.	Amber
Impact on the Conservation Area or its setting?	The whole site is outside of the Sileby conservation area and would have no detrimental impact upon its setting.	Green
Safe pedestrian access to and from the site?	No current provision although a footpath is found nearby on Homefield Road a third party may need to actively support access in to the site.	Red
Safe vehicular access to and from the site?	No obvious access for this number of units to a landlocked site. No current provision although a hammerhead is found nearby on Homefield Road it is unlikely to be adequate for 64 units. In addition, a third party will probably need to actively support this access and it has limited potential.	Red
Impact on existing vehicular traffic?	A major impact from this large number of units on the existing dormer bungalows nearby and the village centre.	Red
Safe access to public transport?	Yes a bus stop is found nearby on Homefield Road.	Green
Distance to designated village centre, the village hall.	A lengthy walking distance of over 450m to the village centre community facilities.	Green
Distance to nearest Primary school. (2)	Redlands Community Primary school is less than a 100m walk from the centre of the site.	Green
Distance to GP/Health Centre.	A walking distance of about 400m to the health centre.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Current existing informal/formal recreational opportunities on site?	This location is known locally as “Tommy Hunts sledging hill”, if weather conditions are supportive it is a very well used location.	Amber
Ancient monuments or archaeological remains?	None found on the site.	Green
Any public rights of ways/bridle paths?	A right of way is found in the bottom corner of the site, this could be protected in a good design solution with additional works.	Amber
Gas, oil, pipelines and networks & electricity transmission network?	A telephone cable is in situ along the boundary of the site and this will require re-siting.	Amber
Any nuisance issues?	The railway line is directly on the edge of the site, this creates excessive noise and potentially an odour nuisance. A planting/noise attenuation bund will be required to mitigate this feature.	Red
Any contamination issues?	No issues identified.	Green
Any known flooding issues?	The site is in flood zone one and due to its size a sustainable urban drainage scheme (SUDS) will be required, further investigations required.	Green
Any drainage issues?	No drainage issues identified.	Green
Issues related to planning history on the site?		

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
	<p>Red - 12</p> <p>Amber – 6</p> <p>Green - 10</p>	<p>A RED SCORING SITE OF MINUS 2.</p>