

Bagworth, Thornton and Stanton-under-Bardon (BT&SuB) Neighbourhood Plan – Executive Summary (Updated for Regulation 16 - 2025)

1. Background

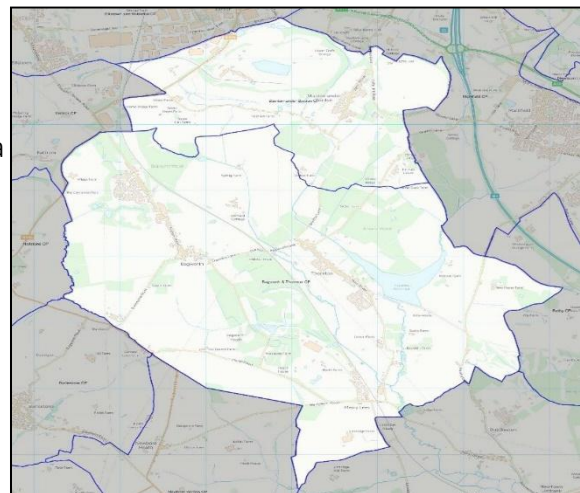
The opportunity to prepare a neighbourhood plan (NP) was established through the 2011 Localism Act. Once the NP has been formally 'Made' by Hinckley and Bosworth Borough Council (HBBC), it will sit alongside the Borough's Local Plan and all planning decisions taken by HBBC will need to take the NP's policies into account.

The NP has to be in general conformity with the strategic policies in the Borough's Local Plan and have regard for the National Planning Policy Framework (NPPF). It cannot promote policies that do not accord with these requirements. NPs therefore represent the opportunity for local people to shape planning policy in their area and help to make sure that planning decisions taken by HBBC reflect local issues and not just Borough-wide concerns. Therefore, they add local detail to HBBC strategic planning policies.

2. Introduction

Stanton-under-Bardon and Bagworth and Thornton Parish Councils joined forces in April 2017 to prepare a neighbourhood plan and established a Steering Group Committee involving Parish Councillors and residents from both parishes. HBBC formally designated the neighbourhood area on 23 October 2017. The Steering Group Committee has met regularly throughout the process.

An initial open event took place in April 2018. A survey was distributed throughout the Parishes in late 2019 and 1 in 5 residents contacted in this manner.



Designated Area

Theme Groups were established to identify the policies needed to deliver an effective NP for the Parishes, looking at areas such as housing; the environment; community facilities, employment and transport. Over 100 people attended a launch event in February 2019. Members of the Steering Group Committee were joined by other residents to progress this work. These groups continued to meet into 2020. Further open events were planned but had to be put on hold because of the Coronavirus Pandemic.

Formal pre-submission consultation is planned for the spring of 2021 where all residents and stakeholders will have the opportunity to comment on the draft Plan before it is finalised and submitted to HBBC.

It is hoped that this Executive Summary of the NP helps to reach everyone in the Parishes and to reinforce in plain English why we are preparing a NP, how we are doing it and what it contains.

The vision underpinning the NP is as follows:

“Bagworth, Thornton and Stanton-under-Bardon will continue to be attractive and desirable places to live, meeting the housing needs of all ages with a community seeking to provide a good quality of life for all residents in a rural village environment.

It will be a thriving and sustainable community, supported by appropriate infrastructure, whilst maintaining green areas that are a haven for wildlife.”

The vision will be realised by a small number of planning policies specific to BT&SuB, grouped around the key policy issues identified by the community as being of special importance to them. These include policies that:

- Ensure that development takes place in the most sustainable locations;
- Encourage the right types of development that meets local needs;
- Protect important community facilities that are special to the local community;
- Promote good design;
- Facilitate appropriate employment opportunities;
- Ensure that the community continues to have good access to the surrounding countryside and green spaces;
- Protect open spaces that are important to the community and/or wildlife;
- Improve pedestrian and cycle connections within the Plan area and into the surrounding areas.

The Plan will be kept under review.

3. Housing And The Built Environment

The policies in this section seek to shape residential development in line with locally important issues. The Borough Council is unable to identify a specific housing target for the neighbourhood area. Numbers provided by HBBC (Apportionment based on the Core Strategy - 90) are considered by them to be unreliable. The Borough Council has made it clear that this housing requirement may differ significantly once the Local Plan is adopted and so the approach taken in this NP is to plan to meet the housing need identified in the Core Strategy and consider an early review of the NP when the housing requirement is finalised through the new Local Plan.

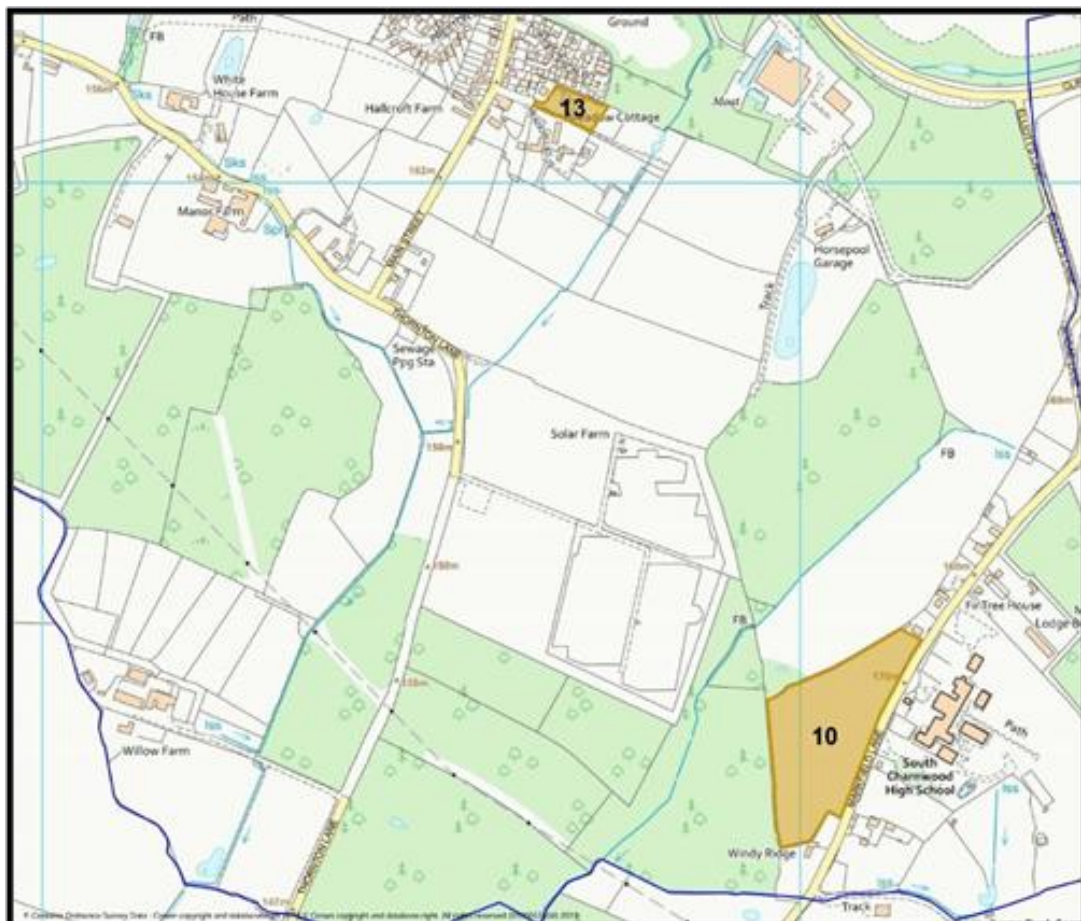
During the process of preparing the NP, a detailed, independently led, Site Sustainability Assessment exercise was undertaken to determine the most suitable sites amongst all those put forward by landowners for development.

Following this process, 4 sites were identified as allocations in the NP to help meet the housing requirement. These are Rear of Main St Thornton for about 12 dwellings; Thornton Nurseries for about 21 dwellings; Land off Meadow Lane, Stanton-under-Bardon for around 12 dwellings and Land opposite South Charnwood High School in Stanton-under-Bardon for about 45 dwellings.

These allocations are described in Policy H1.



Thornton allocations



Stanton-under-Bardon allocations

A reserve site is identified in Policy H2 in the event that there is a failure to deliver the allocated sites in the Parish. This is the site adjacent to the Public House in Stanton-under-Bardon and will deliver around 50 dwellings if needed to meet the housing requirement.



Reserve site

Policy H3 introduces a Settlement Boundary for each village to distinguish between where development is acceptable (subject to conformity with other Plan policies) and where development will be carefully controlled. In statutory planning terms, land outside a defined settlement boundary, including any individual or small groups of buildings and/or small settlements, is classed as open countryside.

The policy says that development proposals will be supported on sites within the Settlement Boundary where the proposal complies with the policies in this NP. Housing development outside this red-line boundary, in the countryside, is restricted to those categories of development identified in the NPPF, Local Plan and this NP.



Thornton



Bagworth



SuB

Policy H4 seeks to address the imbalance in housing stock currently within the Parish by supporting a mix of housing that promotes smaller dwellings of 2/3 bedrooms and properties suitable for older people.

Policy H5 sets standards for Affordable Housing where it meets a local need, supporting provision for people with a local connection and supporting development where the Affordable Housing is indistinguishable from market housing.

Policy H6 sets a range of conditions against which support for windfall development will be judged. These include meeting a local need; being within the Settlement Boundary; provides safe access; retains existing natural boundaries and does not impact on the amenity of neighbours.

Villages in the Plan area have developed over a long period of time with certain times showing an increase in construction activity, for example during the 1960's and 1970's. New development proposals should be designed sensitively to sit within the distinctive settlement patterns of the villages within the Plan area.

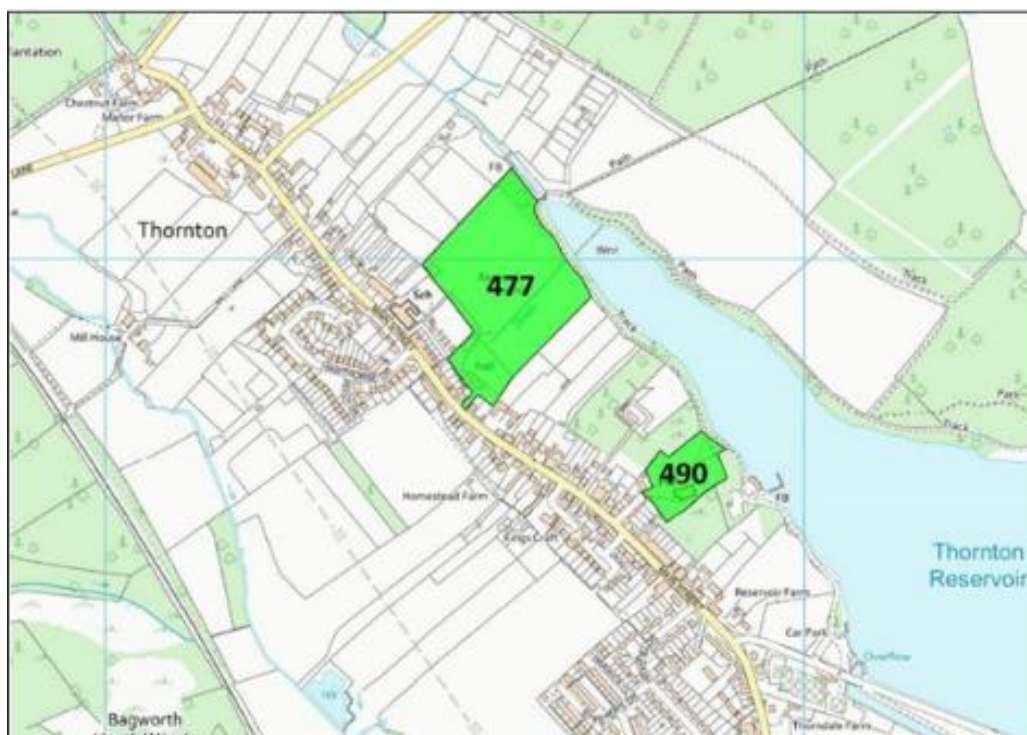
The aim of the design standards policy is to keep what is special whilst accommodating modern building and design.

Policy H7 on design seeks to reflect the design principles which the community believes will help to achieve this aim. The overall aim is to retain the character of the Plan area.

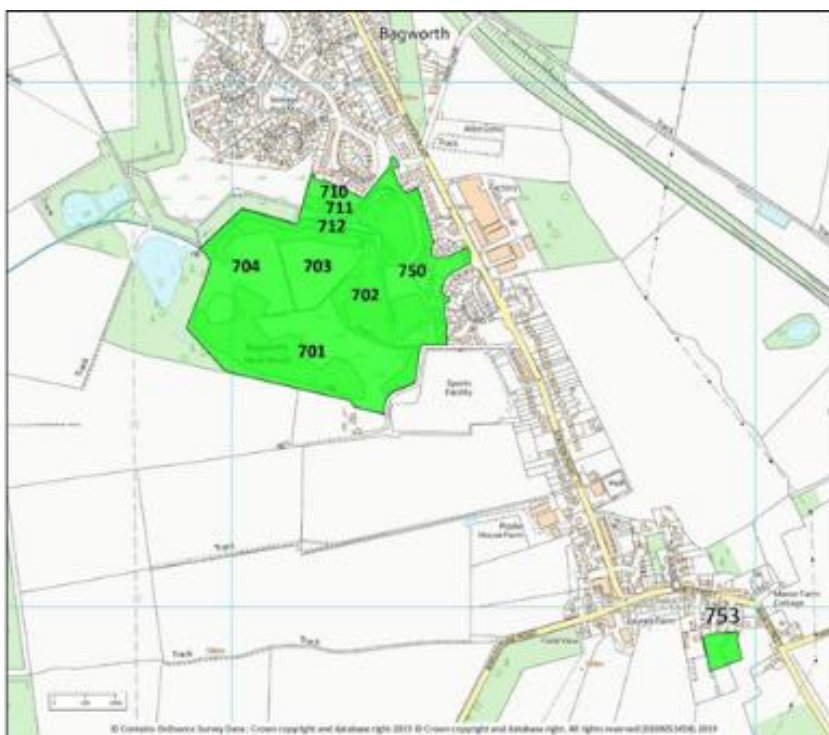
The policy says development proposals will be required to be accompanied by architectural drawings describing the development, which should enhance the character of the area. It says that contemporary and innovative materials and design will be supported where positive improvement can be robustly demonstrated. A range of other conditions seek to ensure that development meets high standards of energy efficiency and enhances biodiversity wherever possible.

4. The Natural And Historic Environment

The policies in this section identify and protect the most important environmental aspects of BT&SuB from inappropriate development. They have been informed by the completion of an 'environmental inventory' of fields in the neighbourhood area, compiled by local people who have measured each field against national criteria, resulting in a detailed catalogue of environmental features.



Thornton



Bagworth

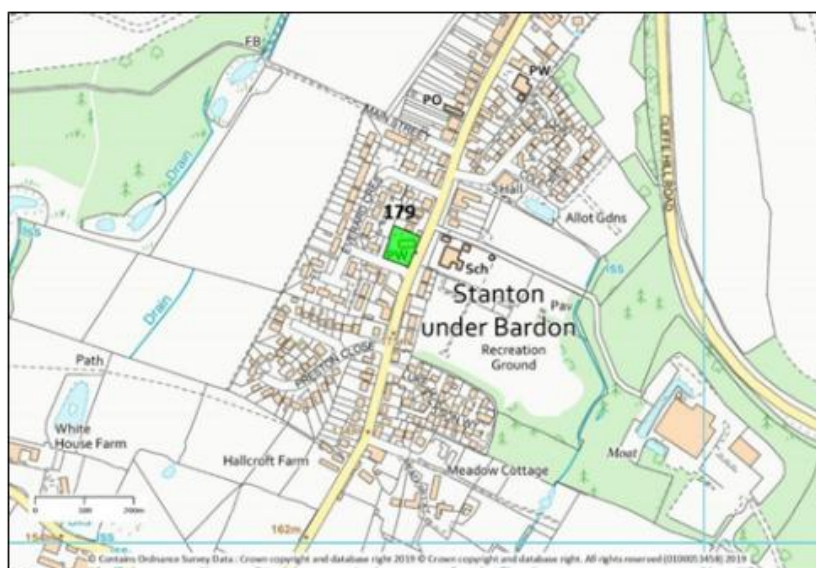
Policy Env 1 designates the most important local environmental sites as 'Local Green Spaces'. These areas will be protected from inappropriate development in perpetuity and will be given the same level of protection in planning terms as the Green Belt. The fields selected for this designation are as shown on the figures opposite and comprise Thornton Recreation Ground, Community Centre field and Thornton Meadows wildlife site; St Peter's Churchyard Thornton; Bagworth Colliery Local Country park; Memorial Garden, Church of the Holy

Rood churchyard Bagworth and St Mary and all saints churchyard, Stanton-under-Bardon.

Policy Env 2 identifies other significant features that are present elsewhere in the Parish. The features are detailed in the Environmental Inventory and represent features of environmental significance. Any development proposal will need to take these features into account and will not be supported unless it can be demonstrated that the benefit of the development outweighs the harm caused. Policy Env 5 identifies similar structures with historic significance.

Policy Env 3 addresses biodiversity and requires development to safeguard, and enhance, habitats and species.

Local Heritage Assets are recognised in Policy ENV4 which seeks to provide added protection against inappropriate development affecting buildings and structures recognised as being locally important. These comprise Thornton Water Mill, War Memorial and Thornton Water Works.

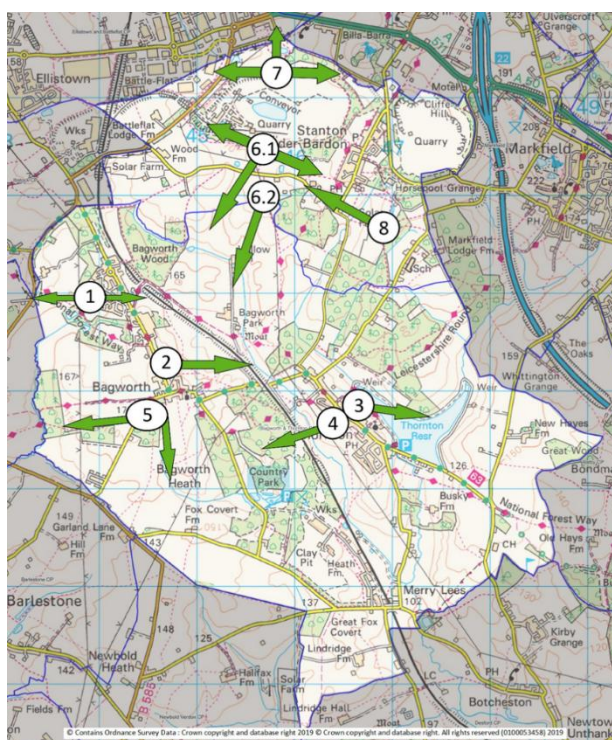


Stanton under Bardon

Ridge and Furrow fields are a rapidly diminishing resource. Policy Env 6 identifies the remaining areas of Ridge and Furrow in the Neighbourhood Area and records them as non-designated heritage assets. Any development requiring a planning consent will have to demonstrate that the benefit of development outweighs the harm.

Some open spaces scored highly in the environmental inventory for their community value. Policy Env 7 resists development on these sites unless the open space is replaced by an equivalent space or the space itself is no longer needed by the community.

Env 9 considers locally important views in the Parish. 8 views are identified as shown on the map alongside. Development proposals must consider, assess and address, with mitigation where appropriate, their impact on the important views.



Important Views

Footpaths and bridleways are considered in policy Env 12 which does not support development proposals which result in the loss of or have a significant adverse impact on the existing network of footpaths.

5. Community Assets

This chapter looks at aspects of village life including: - community assets; transport and traffic and business & employment.

The NP describes the range of community assets in the Neighbourhood Area and their importance to the community. Policy CA1 resists the loss of these important facilities unless they are no longer needed or demand for them, it is no longer economically viable or appropriate alternative provision is made available and promotes appropriate new or improved community assets where no additional transport issues are presented, including parking issues, access for disabled people is provided and the scale is appropriate for the village in which it is situated.

In support of improved broadband and telecommunications, policy CA2 supports new development which has access to superfast broadband. Any above-ground installations must be sympathetically located and away from open landscapes.

Policy T1 says all development must: be designed to minimise additional traffic generation and movement; incorporate sufficient off-road parking provision; provide any necessary improvements to site access and the highway network either directly or by financial contributions; consider, where appropriate, the improvement and where possible provide additional pedestrian crossings.

Policy T2 requires any development to provide cabling to facilitate electric vehicle charging points and supports the provision of communal charging points in the Plan area.

Policy BE1 supports the retention of existing businesses unless it can be demonstrated that the premises in question are not viable and reasonable steps have been taken to let or sell the site for business purposes. Policy BE2 supports proposals for new businesses which are appropriate for the communities within the Plan area, do not create unacceptable levels of traffic movement or increase noise or pollution levels that impact on nearby residential properties.

The growing importance of home working is recognised in Policy BE3 which supports home extensions for business use where there are no resultant unacceptable traffic movements; provide adequate parking and do not impact detrimentally on nearby residents.

Farm diversification is supported through policy BE4 where development which extends the range and diversification of businesses is supported insofar as its use is appropriate for a rural location; it respects local character; it does not generate traffic that cannot be accommodated by the road system, provides adequate off-road parking and has no significant adverse impact on neighbours or historic features.

The growth of electric vehicles is recognised in Policy INF5 which requires new development to provide charging points and supports communal vehicular charging points in the Parish where this does not diminish existing parking provision.

6. Review

The NP will be subject to formal review to ensure it remains a helpful tool in determining planning applications. This is likely to occur when the HBBC Local Plan is updated, when housing need changes or with amendments to national planning policy.

7. What Happens Now?

The NP is in formal consultation for Regulation 16 between 14 March and 29 April 2025. The full NP, along with all appendices and supporting information, can be found on both the Parish Councils websites

<https://www.bagworthandthornton-pc.gov.uk>

<https://www.stantonunderbardonparishcouncil.gov.uk>

Please take the opportunity to complete the comment form, which is available on the H&BBC web site.

Once all comments have been considered H&BBC will send the NP and all comments received to an Independent Examiner, who will consider the NP against local and national strategic planning policies and make recommendations for any changes felt to be necessary.

Once the Examiner's report has been accepted and any changes made, the final NP will be put before the local community in a Referendum in which everyone on the electoral roll will be able to vote, and the NP will pass or fail on the basis of a simple majority.

Once the NP is 'Made', it will be used by HBBC, alongside its own Local Plan, to determine planning applications in the Parish.