

Dadlington Neighbourhood Plan: Pre-Submission



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1. Introduction

Neighbourhood Plans

- 1.1 The [2011 Localism Act](#) has given communities the right to draw up a Neighbourhood Plan. This right is aimed at giving local communities genuine opportunities to influence the future of the places where they live.
- 1.2 The Dadlington Neighbourhood Plan will allow people who live, work and have a business in the area to have a say where they think new houses and businesses should be located and what they should look like. A Neighbourhood Plan can also identify and protect important Local Green Spaces, conserve local heritage and protect areas of nature conservation interest. The Neighbourhood Plan can also identify locally valued landscapes and help maintain the character of the village. The Dadlington Neighbourhood Plan will be a statutory plan which means that once it has been finalised, it will be used to help determine planning applications in the area.

The Dadlington Neighbourhood Area

- 1.3 Dadlington is a small settlement in southwest Leicestershire, close to the Warwickshire border. Dadlington is 12 miles (19km) from Leicester city centre and about three miles (4.4km) north-west of Hinckley. Nuneaton is four (6.4km) miles to the south-west, which

has important rail connections to London and the West Coast mainline. The A5 corridor is about three miles (4.4km) to the south-west. Dadlington lies to the north of Stoke Golding, and the Ashby Canal and the former Ashby and Nuneaton Joint Railway pass through the area.

- 1.4 Dadlington lies within Dadlington & Sutton Cheney Parish¹ and the local planning authority is Hinckley and Bosworth Borough Council. The Neighbourhood Area (Map 1) is based on the Dadlington Polling District. The then Sutton Cheney Parish Council submitted the proposed Neighbourhood Plan Area to Hinckley and Bosworth Borough Council in July 2019. The Neighbourhood Area was designated on 14 October 2019.
- 1.5 The Neighbourhood Plan Area covers 416 hectares. It approximately equates to the 2021 Census Output Area E00131012 which has been used as a data source throughout the Plan.

¹ From 2023, Sutton Cheney Parish Council was re-named Dadlington & Sutton Cheney Parish Council

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Basic Conditions

- 1.6 Only a draft Neighbourhood Plan that meets each of a set of basic conditions can be put to a referendum and be adopted. This means that there is not an entirely free hand over how the Plan is prepared. In particular, a Neighbourhood Plan must have regard to the National Planning Policy Framework (NPPF), National Planning Practice Guidance and be in general conformity with the strategic policies contained in the development plan for the area. The Neighbourhood Plan must also contribute to the achievement of sustainable development (see section three).

National Planning Policy Framework

- 1.7 The [National Planning Policy Framework](#) (NPPF) was first published on 27 March 2012 and updated on 24 July 2018, 19 February 2019 and 20 July 2021. It sets out the Government's planning policies for England and how these are expected to be applied.
- 1.8 The [planning practice guidance](#) to support the framework is published online.

Hinckley and Bosworth Local Plan

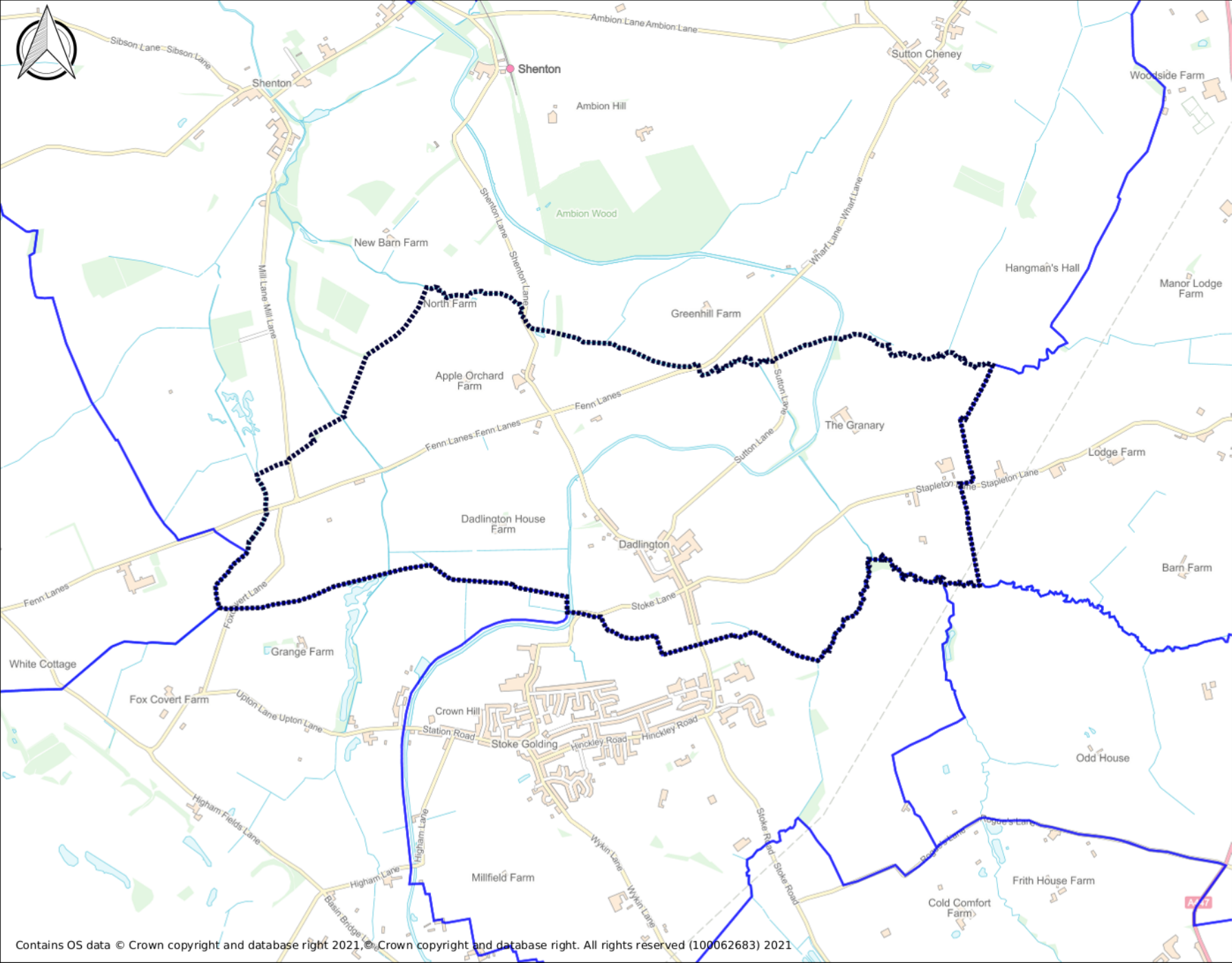
- 1.9 The relevant Development Plan for the area is the Hinckley and Bosworth Local Plan which currently covers the period 2006-2026. For the purposes of this Neighbourhood Plan, the relevant parts of the Local Plan are:

Core Strategy Development Plan Document (DPD)


- 1.10 The [Core Strategy](#) adopted on 15 December 2009, provides the vision and broad strategy for Hinckley and Bosworth Borough. Most new development will be accommodated in and around Hinckley. The Core Strategy also identifies development requirements for key rural centres, Rural Villages and Rural Hamlets (including Dadlington).
- 1.11 Dadlington and the other Rural Hamlets have few services and so development will be limited, for example infill housing development and the conversion of agricultural buildings.

Site Allocations and Development Management Policies DPD

- 1.12 This [DPD](#) identifies sites for uses such as housing, employment, retail, open space and community facilities that will deliver the aims, vision and objectives of the Core Strategy. It also contains 25 development management policies which will be used to assess planning applications over the plan period.
- 1.13 The Site Allocations and Development Management Policies DPD defines a Settlement Boundary for Dadlington, open spaces and community facilities.



Neighbourhood Area

 Parish



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Local Plan review

- 1.14 Work on the new Hinckley and Bosworth Local Plan began early in 2017. The new Local Plan will set out the overall development strategy for Hinckley and Bosworth Borough for the period to 2041. It will include strategic policies and allocate sites to meet identified development needs such as for homes, jobs, retail, recreation/ open space, nature conservation and other required land uses as identified by evidence. It will provide appropriate policies and guidance by which to determine planning applications; for example design guidance, conservation and protection of natural resources.
- 1.15 Hinckley and Bosworth Borough Council consulted residents, community groups, businesses and other interested parties on the draft Local Plan (Regulation 19) from 9 February to 23 March 2022. A second Regulation 19 consultation is planned for mid-2024.
- 1.16 Account has been taken of the emerging Local Plan and, following discussions with the Borough Council, aligned the Plan to cover the period 2020 to 2041. However, once the new Local Plan is adopted, there may be value in a review of the Neighbourhood Plan.

What has been done so far

- 1.17 The preparation of the Neighbourhood Plan has been led by a Neighbourhood Plan Committee of Dadlington &

Sutton Cheney Parish Council which is the [Qualifying Body](#).

- 1.18 Plans for consultation events in 2020 were disrupted by the COVID-19 pandemic. All members of society are required to adhere to guidance to help combat the spread of COVID-19 and the guidance has had implications for neighbourhood planning including public consultation.
- 1.19 Local businesses, groups and other key stakeholders were contacted in February 2020, but the planned Stakeholder Meeting was cancelled. Nonetheless, several bodies provided comments.
- 1.20 A public consultation event was also cancelled. Instead, a Household Survey was undertaken, and a questionnaire was distributed to local households in January 2021. From the 281 residents and 117 households, 97 completed questionnaires were returned on time.
- 1.21 The results of the household survey are available on the Parish Council website, <https://www.suttoncheneypc.org.uk/dadlingtonneighbourhoodplan>
- 1.22 In April 2022, prior to the approval of this Draft Neighbourhood Plan for formal consultation, the views of residents were sought on the emerging Plan.

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- 1.23 Throughout the plan preparation process, local people have been informed of progress through presentations at Neighbourhood Plan Sub-Committee meetings, Parish Council meetings and the websites.
- 1.24 The process of preparing the Dadlington Neighbourhood Plan has highlighted non-planning issues and the need for community projects. This includes things like traffic management and improvements to services. These matters are being addressed by Dadlington & Sutton Cheney Parish Council. They do not form part of the statutory plan, so are not subject to the independent examination nor referendum.

Consultation

- 1.25 The feedback from stakeholders, the questionnaire results and information about the area have helped the preparation of this (Pre-Submission) Draft version of the Dadlington Neighbourhood Plan. Under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, a pre-submission consultation period of six weeks on the proposed Neighbourhood Plan will run from Monday 26 February to Monday 8 April 2024.
- 1.26 A copy of the Pre-Submission Draft of the Plan will be available to download, along with supporting documentation, on the Parish Council website, <https://www.suttoncheneypc.org.uk/dadlingtonneighbourhoodplan>. A copy of the Pre-Submission Draft of the Plan

will be delivered to all households within the Neighbourhood Area.

- 1.27 Representations on the contents of the Pre-Submission Draft of the Plan can be submitted to Dadlington & Sutton Cheney Parish Council, but these must be received by 17:00hrs on Monday 8 April 2024.
- 1.28 To comment on any aspect of the Pre-Submission Draft of the Plan, please write to the Dadlington & Sutton Cheney Parish Council or complete and return a copy of the Pre-Submission Representation Form. The form can be downloaded from the Neighbourhood Plan website. Comments may be returned:

- Via e-mail to: suttoncheneypc@gmail.com
- By post to:

67 Broughton Road
Croft
Leicestershire
LE9 3EB

What happens next?

- 1.29 All representations and comments received will be considered and may be used to amend the Pre-Submission Draft of the Plan. Following this, a Consultation Statement, including a summary of all comments received and how these were considered, will be made available on the Parish Council's website.

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- 1.30 The Plan will then be submitted to Hinckley and Bosworth Borough Council for publication and, under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012, a further six-week public consultation will take place before it is sent to an Independent Examiner.
- 1.31 The Examiner will recommend one of the following:
- the Plan is submitted to a referendum;
 - the Plan is modified to meet the 'Basic Conditions' and then submitted to a referendum; or that
 - the Plan is refused.
- 1.32 If the Examiner is satisfied, Hinckley and Bosworth Borough Council will arrange a referendum. If the Plan is approved by a simple majority of those voting in the referendum, the Borough Council will adopt it.
- 1.33 When the Plan is adopted, it will form part of the Statutory Development Plan for the area. Hinckley and Bosworth Borough Council will continue to be responsible for determining most planning applications, but in the Dadlington Neighbourhood Area, the policies in the Neighbourhood Plan will form the basis of those decisions along with the adopted Local Plan and other material considerations.
- 1.34 Note, when considering a development proposal, **ALL** the relevant policies of the Neighbourhood Plan will be applied.



Figure 3: St James' Church

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2. Dadlington Profile

- 2.1 The village dates to Saxon times and has changed little over many centuries. Dadelintone, Dalynngton and Dathelyngton were all early names for the village now known as Dadlington.
- 2.2 Dadlington has played a significant role in the Battle of Bosworth story. Richard III lost his throne and his life at the Battle of Bosworth in 1485. Recent findings place his death in the Dadlington area and in 2015, Richard's body returned to the village on its journey for reinterment at Leicester Cathedral.
- 2.3 Framework knitting machines were invented towards the end of the 16th century. William Iliffe is credited with introducing the frame to Hinckley in 1640 and from there it would have spread to smaller communities such as Dadlington.
- 2.4 In 1804 the Ashby-de-la-Zouch canal opened followed in 1873 by the Ashby and Nuneaton Joint Railway. To construct the railway, stone was quarried locally from both the village green and from the site near Hall Farm adjoining Shenton Lane, known as 'Ballis Hole'.
- 2.5 The railway has long since gone and the canal is now used for recreational purposes. Unlike nearby towns and villages, Dadlington has grown little. The village pub, the Dog and Hedgehog, dates from at least 1711 and still

remains. The Parish Room erected in 1886 has been altered over the years to become the village hall.

- 2.6 There were 254 residents in the Neighbourhood Area at the time of the 2021 Census.
- 2.7 The 2021 Census showed there to be 113 dwellings in the Neighbourhood Area.

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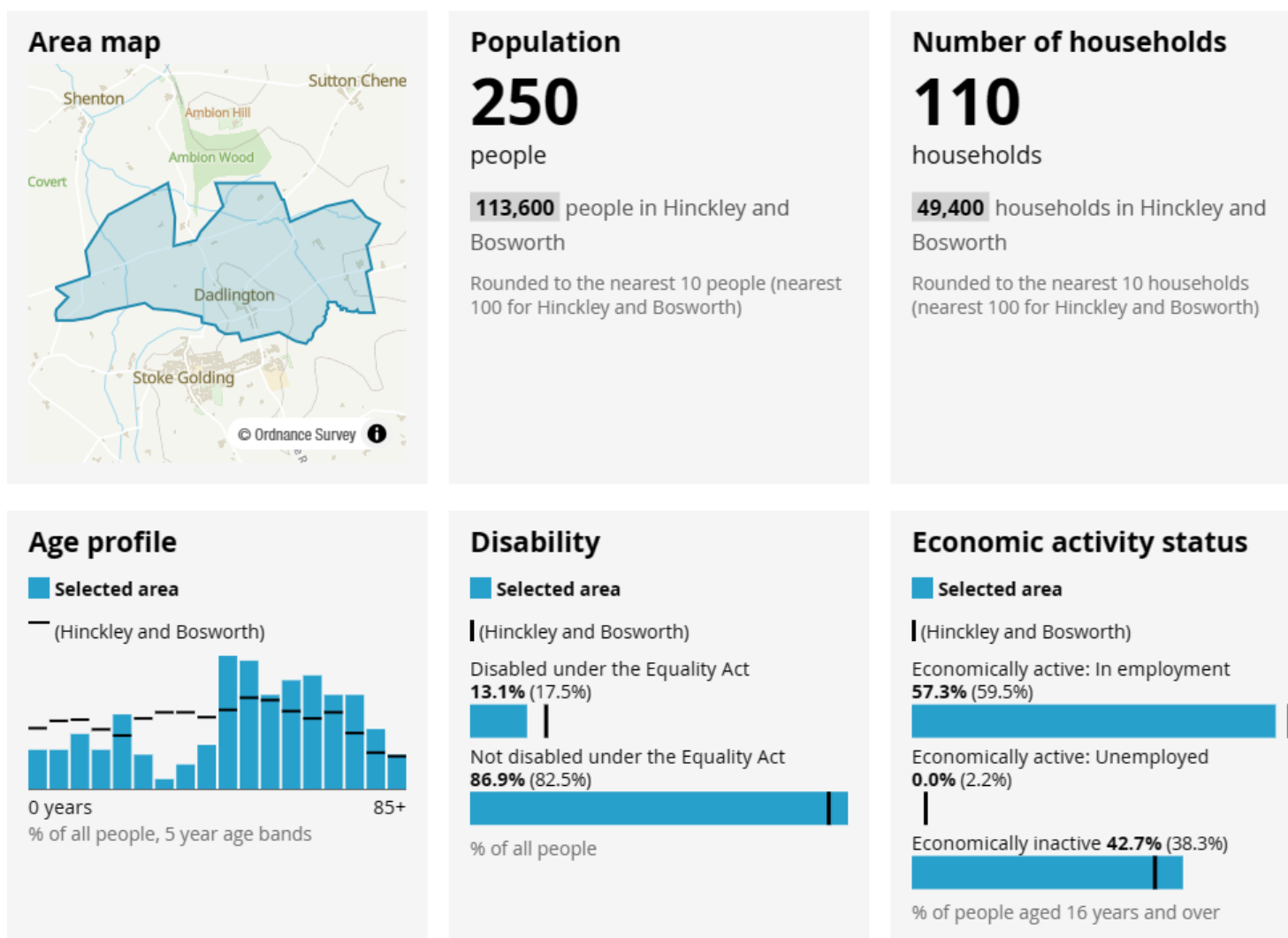


Figure 4: 2021 Census profile



Figure 5: Frost on The Green

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3. Key Issues, Sustainable Development and Vision

Key Issues

3.1 Feedback from the 2021 Questionnaire Survey has identified the key issues that need to be addressed in the Dadlington Neighbourhood Plan (in priority order).

- Protecting green areas in the village
- Protecting the countryside
- Maintaining village character
- The impact of traffic
- Conserving local heritage
- Protecting important views
- Protecting and improving nature conservation
- Improving or retaining local services and facilities
- Climate change
- The design of new buildings
- Meeting local housing needs
- More employment opportunities for local people

3.2 These are explored in greater detail in the following chapters.

Sustainable Development

3.3 The Plan must contribute to the achievement of sustainable development. The planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that

opportunities can be taken to secure net gains across each of the different objectives):

- an **economic** objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- a **social** objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- an **environmental** objective – to contribute to protecting and enhancing the natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

3.4 The Plan shows what sustainable development in Dadlington means in practice.

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Vision

- 3.5 In setting out the aims for the Plan it is vital to consider how Dadlington should be at the end of the plan period. The Plan needs to be aspirational, but realistic. The vision statement set out on the next page has helped guide the preparation of the Dadlington Neighbourhood Plan and makes it clear what the Plan is aiming to achieve. The Vision statement comprises seven objectives which have shaped the planning policies.
- 3.6 The Dadlington Neighbourhood Plan priority is to maintain the character of the village, protect the environment and ensure the integrity of the village, in conjunction with the Stoke Golding Neighbourhood Plan, by maintaining the area of separation between Dadlington and Stoke Golding.

Neighbourhood Plan Review

- 3.7 There is no requirement to review or update the Dadlington Neighbourhood Plan. However, policies in the Neighbourhood Plan may become out of date, for example if they conflict with policies in the new Hinckley and Bosworth Local Plan once it is adopted after the making of the Neighbourhood Plan. In such cases, the more recent plan policy takes precedence. In addition, where a policy has been in force for a period, other material considerations may be given greater weight in planning decisions as the evidence base for the Neighbourhood Plan policy becomes less robust.
- 3.8 To reduce the likelihood of the Dadlington Neighbourhood Plan becoming out of date, especially once a new Local Plan is adopted, the Parish Council may decide to update the Neighbourhood Plan. The need to review the Neighbourhood Plan should be considered on an annual basis.



Vision for Dadlington in 2041

The unique character and heritage of Dadlington is conserved

The character and beauty of the countryside and the natural environment are safeguarded

Local services and facilities are retained and, where possible, improved

The impact of vehicular traffic and parking on village life is minimised

Important green spaces are protected

Local housing needs are met

A prosperous local economy



Figure 6: View of Stoke Golding

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4. Protecting Green Spaces

Local Green Spaces

- 4.1 National policy makes provision for local communities to identify green areas of importance to those communities, where development will not be permitted except in very special circumstances.

The Church of St James the Greater Churchyard

- 4.2 There has been a church on the high ground, north west of The Green, since the thirteenth century. Although there is little of the original remaining, the building having been restored on several occasions, the layout has probably not changed much at all. The churchyard is entered through a gate which was the village's monument to local people who died during war.



Figure 7: The Church of St James the Greater

- 4.3 The Churchyard is consecrated land and already safeguarded by Site Allocations and Development Management Policies DPD Policy DM8. Local Green Space designation is supported by 92% of respondents to the 2021 Questionnaire Survey and recognises the churchyard's historical significance, tranquillity and wildlife value.

The Green

- 4.4 The quarry in the centre of the village was filled in from 1958 and levelled off and re-seeded by local residents in 1961 to create The Green that one can see now.



Figure 8: The Green



Figure 9: Ballis Hole

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- 4.5 The Green is also already protected by the Site Allocations and Development Management Policies DPD. 100% of responses to the 2021 Questionnaire Survey supported its designation as a Local Green Space. The Green is the historic focal point of Dadlington and is of landscape and recreational value to the community.

Ballis Hole

- 4.6 Several respondents to the 2021 Questionnaire Survey nominated Ballis Hole as a Local Green Space. The site is near Hall Farm adjoining Shenton Lane and was quarried for stone during the building of the Ashby and Nuneaton Railway. Local Green Space designation recognises this unique landscape feature near the centre of the village, its local heritage significance and wildlife value.

Policy D1: Local Green Spaces

Development that would harm the openness or special character of the following Local Green Spaces (as identified on Map 2 and the Policies Maps) or their significance and value to the local community will not be permitted unless there are very special circumstances which outweigh the harm to the Local Green Space:

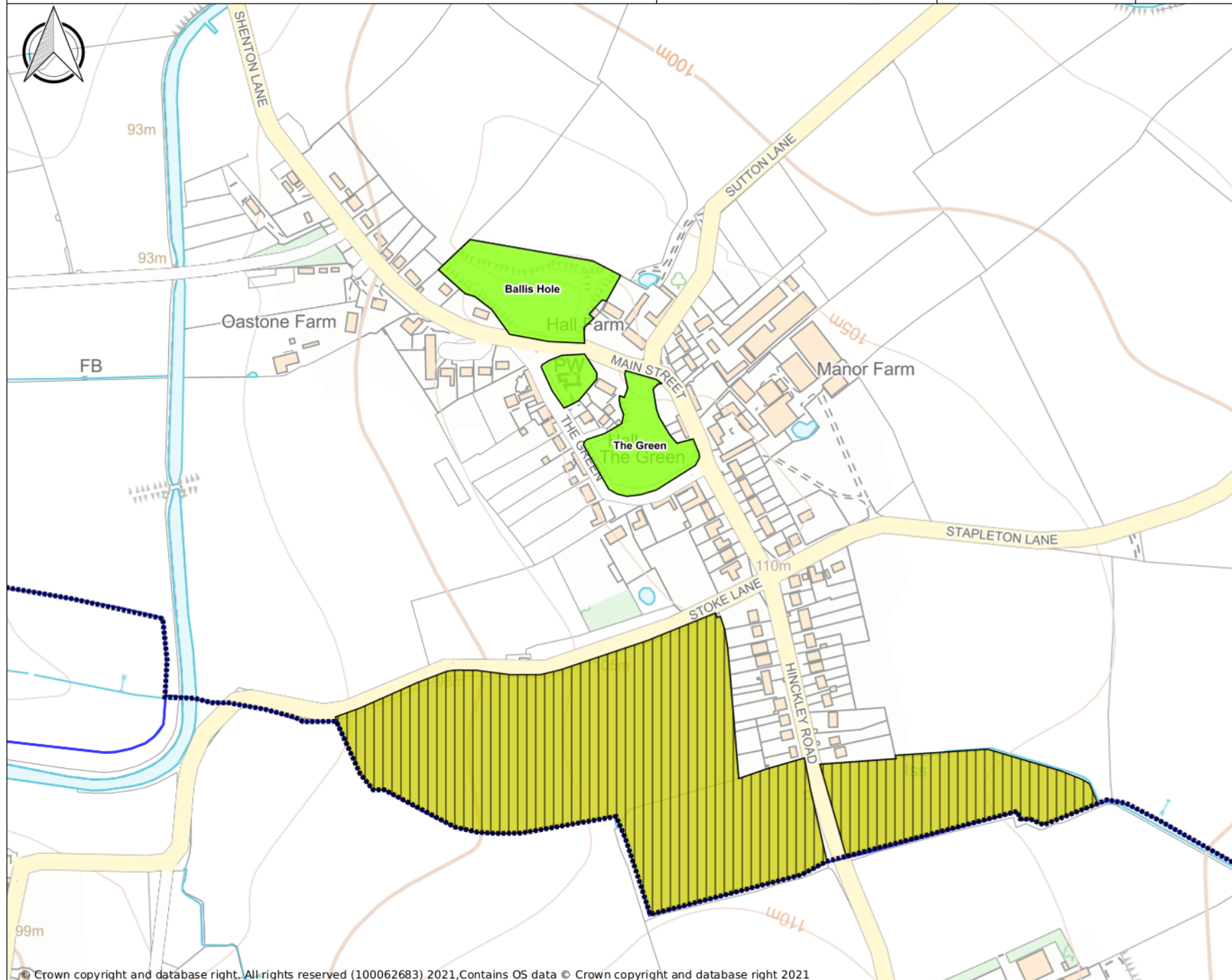
The Church of St James the Greater Churchyard
The Green
Ballis Hole

Areas of Separation

- 4.7 To the south of Dadlington is the village of Stoke Golding. The two villages are separated by about 235m of open countryside either side of Hinckley Road. The communities of both Dadlington and Stoke Golding agree that the maintenance of the separation of the built-up areas is crucial to the identities of the settlements. 100% of respondents to the 2021 Questionnaire Survey supported the designation of an Area of Separation.
- 4.8 The Dadlington and Stoke Golding Area of Separation (Map 2) aims to check potential encroachment and help to safeguard the scale, setting and special character of both settlements. The area within Stoke Golding parish is similarly protected by the Stoke Golding Neighbourhood Plan that was 'made' on 7 March 2022.

Policy D2: Areas of Separation

The open character of the Dadlington and Stoke Golding Areas of Separation, as defined on Map 2 and the Policies Maps, will be retained. The construction of new buildings or inappropriate uses of land which adversely affect the open character of this area or the character and setting of Dadlington or Stoke Golding villages will not be supported.



Parish



Local Green Space



Area of Separation



Neighbourhood Area





Figure 12: View east from Stapleton Lane towards Sutton Cheney

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5. Countryside

- 5.1 The Dadlington Neighbourhood Area is a rural area bisected by Fenn Lanes, the Ashby Canal and the former Ashby and Nuneaton Joint Railway. The landscape is open with expansive views and characterised by a mix of arable and pasture farmland with a few scattered farmsteads.
- 5.2 Dadlington itself is a small linear settlement consisting of large red brick buildings set back from the road and a large farm complex at the centre. It has connections with Stoke Golding, being located only a short distance away.
- 5.3 Maintaining views, wildlife habitats, footpaths, settlement boundaries and existing open spaces are extremely important to local people as they help to preserve the rural character of the area. 99% of respondents to the 2021 Questionnaire Survey agree that the countryside around Dadlington should be protected for the sake of its intrinsic character, beauty, heritage and wildlife.

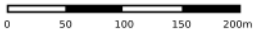
Landscape

- 5.4 The [2017 Hinckley and Bosworth Borough Landscape Character Assessment](#) provides an understanding of the landscape, its evolution and future pressures. Much of the Neighbourhood Area lies within the Stoke Golding Rolling Farmland Character Area. The area to the west of the Ashby Canal lies in the Sence Lowlands Character Area.

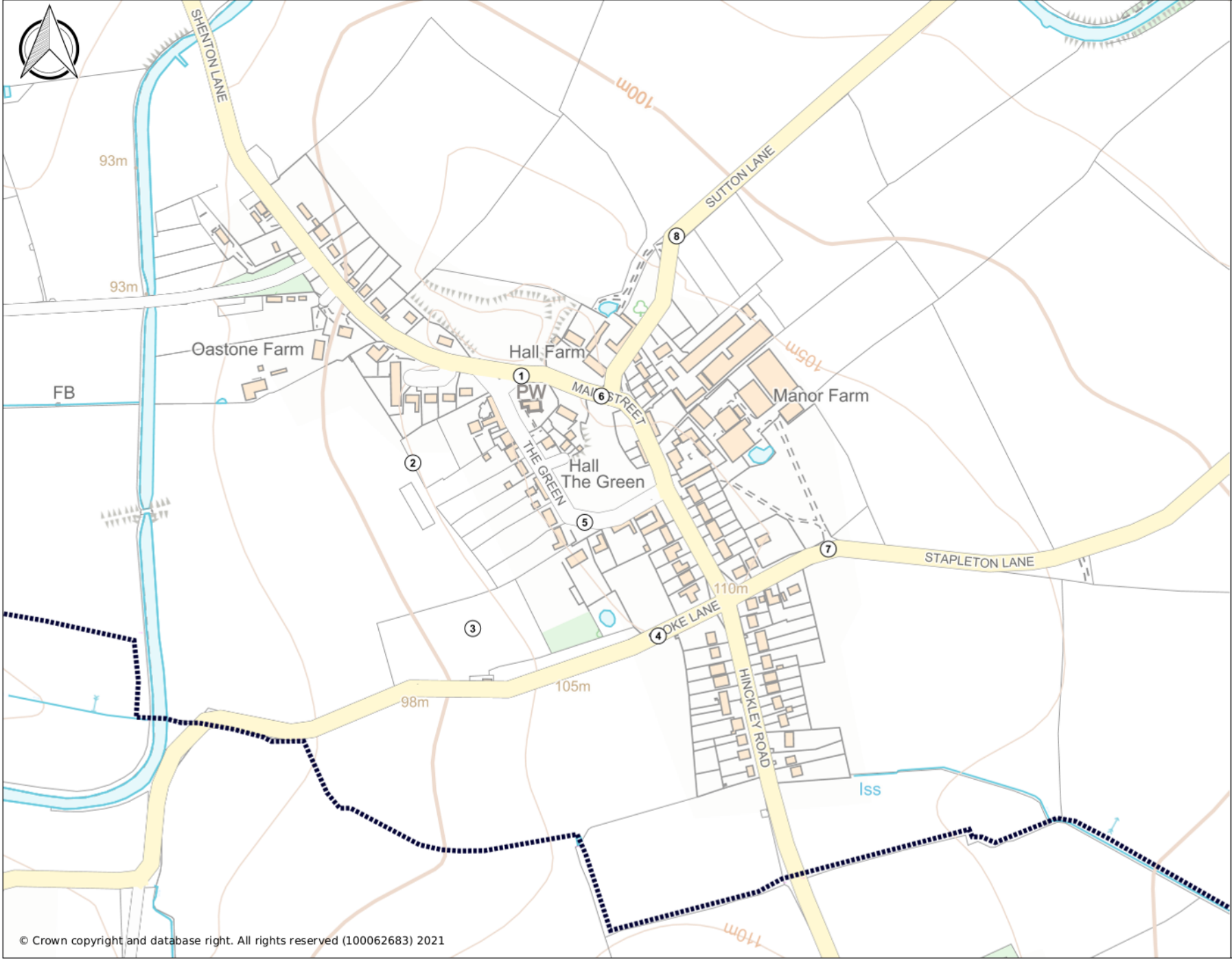
- 5.5 Dadlington is surrounded by rural lanes with grass verges and well-maintained hedgerows. St Margaret's Church spire in Stoke Golding forms a distinctive landmark on the skyline. A key characteristic is the village's association with the Battle of Bosworth. The Ashby Canal has affiliations with coal mining that has influenced the landscape over the years and is designated as a conservation area. It is also important for biodiversity and tourism.
- 5.6 Hedgerows with trees and occasional woodland copses add visual interest to an otherwise open landscape. Long-distance views can be obtained from the high points across agricultural fields to distant horizons.
- 5.7 Despite the limited overall diversity of the area, the field pattern is varied, with their sizes ranging from small to large. Some areas have a more complex hedgerow pattern.
- 5.8 Woodland is very limited with only Greenhill Covert and Belt in the west of the area. Trees are found within the open fragmented hedgerows, increasing the general sense of tree-cover.

Important Views

- 5.9 The largely open, large-scale landscape allows for views that extend to the horizon. Occasionally views are limited by mature trees within hedgerows, but from slightly higher ground levels, views range over long distances.



Scale: 1:5000



Neighbourhood Area



Locally Important Views





Figure 13: Ballis Hole and view northeast

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- 5.10 In the 2021 Questionnaire, local people were invited to identify important views of the local landscape. There were lots of suggestions for views that people valued, the most important are set out below. It is important to note that the significance of any vista cannot be realised in text and images. Seasonal changes as well as exact location can significantly impact on the focal point of the vista.

Battlefield Views

- 5.11 From the low hedge on the north side of St James the Greater Church, Dadlington, there is a wide view encompassing the whole of Richard's approach from Sutton Cheney to the Redemore Plain. From the Dog and Hedgehog PH car park there is a vista of the main battlefield area.

Views of St Margaret of Antioch Spire

- 5.12 The spire of St Margaret of Antioch in Stoke Golding forms a distinctive landmark in near and distant views to the south. The church contributes to the historic character and scenic quality of the area and it is important that it remains a key landmark feature.



Figure 14: View of St Margaret of Antioch Spire

The Green

- 5.13 The Green is the focus of the settlement and local people are keen to protect views of and from it.

Wider landscape

- 5.14 There are other scenic views from the edge of Dadlington to the surrounding countryside, particularly to the east.
- 5.15 A Landscape and Visual Impact Assessment (LVIA) can be key to effective planning decisions since it helps identify the effects of new developments on views and on the landscape itself. A LVIA will be required for large developments and proposals that are likely to impact on Locally Important Views.

Policy D3: Landscape and Locally Important Views

Development should be located and designed in a way that is sensitive to the open landscape, with extensive vistas dominated by natural features that characterise the Neighbourhood Area. The potential to enhance the landscape should be considered wherever possible. Proposals will not be supported if potential impacts on landscape cannot be adequately mitigated through design and landscaping. Particular sensitivity should be shown for the views that are regarded as highly characteristic, as listed below (Map 3 and the Policies Maps):

1,2 Battlefield Views

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- 3,4 Views of St Margaret of Antioch Spire, Stoke Golding
- 5,6 Views to and from The Green
- 7 Views from Stapleton Lane towards Stapleton
- 8 Views from Sutton Lane to Sutton Cheney , Battlefield centre and Ambion Wood

Major development proposals, and proposals that could affect the above Locally Important Views should be supported by a Landscape Visual Impact Assessment.

Green Infrastructure

- 5.16 Green infrastructure (Map 4) embraces a range of spaces and assets that provide environmental and wider benefits. It can, for example, include parks, playing fields, other areas of open space, woodland, allotments, private gardens, sustainable drainage features, green roofs and walls, street trees and 'blue infrastructure' such as streams, ponds, canals and other water bodies.
- 5.17 Hinckley and Bosworth Borough Council's 2008 [Green Infrastructure Strategy](#) looks at the network of green spaces, pathways, bridleways and wildlife corridors and shows these connections can be improved for the benefit of wildlife and recreation.
- 5.18 Key strategic Green Infrastructure features in Dadlington Neighbourhood Area are the Ashby Canal and the Disused Ashby and Nuneaton Joint Railway.

Ashby Canal

- 5.19 The Ashby-de-la-Zouch Canal is a 31 mile (50 km) long canal which connected the mining district around Moira, just outside the town of Ashby-de-la-Zouch, with the Coventry Canal at Bedworth in Warwickshire. The Ashby Canal was opened in 1804 to convey coal and limestone. The canal was taken over by the Midland Railway in 1846 and remained profitable until the 1890s, after which it steadily declined.
- 5.20 Although it is named after Ashby-de-la-Zouch, the canal never reached the town. It winds through the countryside for almost the whole of its length. Hedgerows and reeds add to a green landscape, rich in wildlife, including herons, kingfishers, water voles and moorhens.
- 5.21 Coarse fish species found in the canal include bream, roach, chub and pike. From Snarestone to Carlton Bridge, the canal is a Site of Special Scientific Interest, supporting aquatic plant life and several varieties of dragonfly. There is a public footpath along the canal towpath.

Ashby and Nuneaton Joint Railway

- 5.22 In 1873, the London North Western Railway and the Midland Railway opened a joint line between Moira West and Nuneaton.
- 5.23 Part of the line between Shackerstone and Shenton has been re-opened as the Battlefield Line Railway, a heritage railway.



Scale: 1:25000

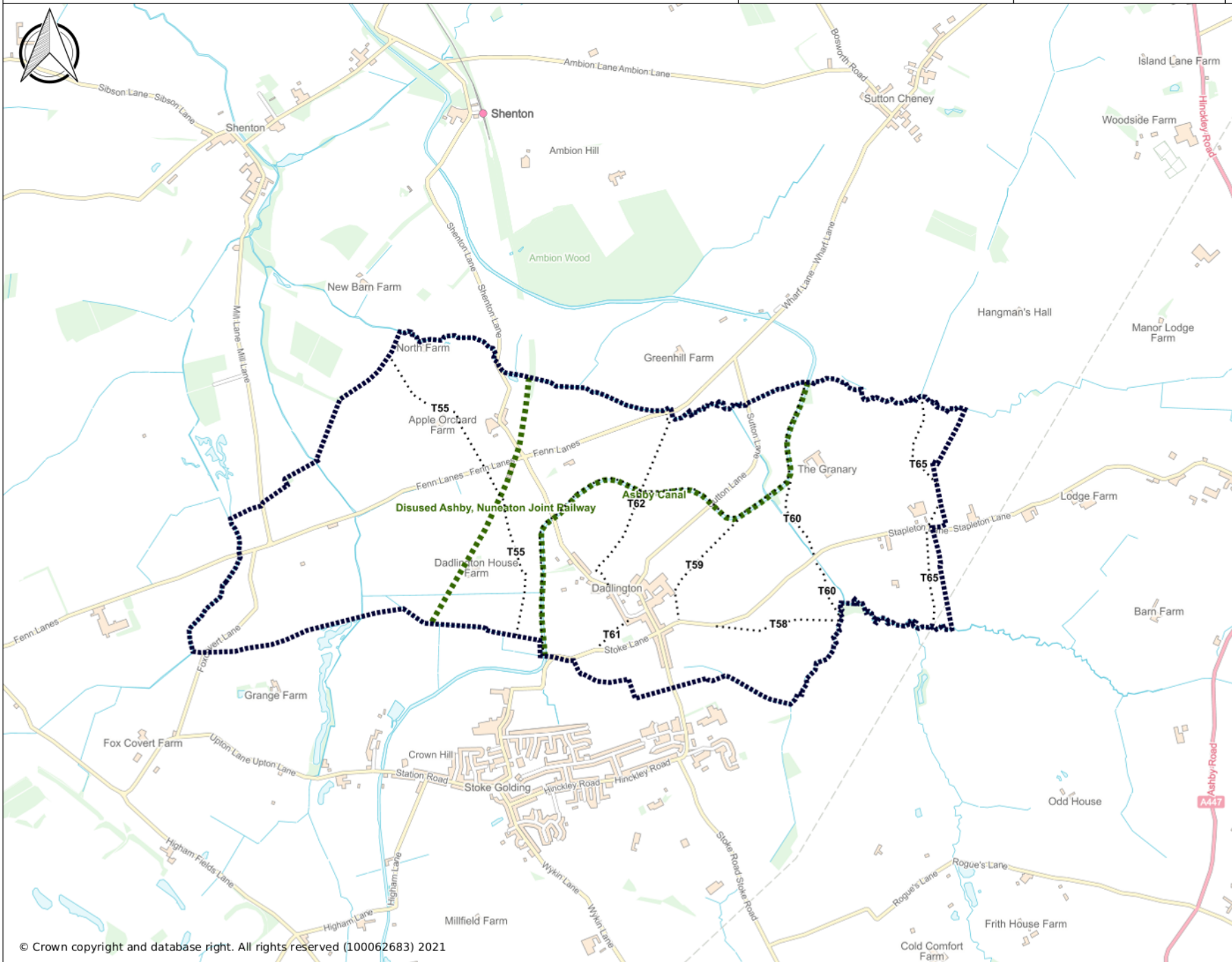
Neighbourhood Area



Public Footpaths



Strategic Green Infrastructure



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5.24 This is one of the most important potential Green Infrastructure strategic routes in the Borough providing traffic-free walking and cycling access. Developing this route into a multifunctional corridor is a key recommendation of the Green Infrastructure Strategy.

5.25 Part of the former railway in Nuneaton and Bedworth Borough is now a traffic-free cycle track forming part of National Cycle Route 52.

5.26 92% of respondents to the 2021 Questionnaire Survey supported the creation of a pedestrian, horse riding and cycle route along the former Ashby and Nuneaton Joint Railway. Any new route will need to take account of new buildings on the railway and alternative diversions planned.

Public Footpaths

5.27 Leicestershire County Council, as Highway Authority, holds information about the location of public rights of way. The County Council is required to record the existence and location of rights of way on a definitive map. It also has a duty to assert and protect the rights of the public to use and enjoy rights of way and to ensure that they always remain open and usable.

5.28 The countryside around Dadlington is easily accessible with several public footpaths linking the village and canal, including the [Leicestershire Round](#) long-distance footpath and [Ambion Way](#) recreation route.

5.29 The 2021 Questionnaire Survey demonstrated that footpaths were considered important by local people, with 93% of respondents using the countryside around Dadlington for walking or rambling. 56% used the footpaths around the village on a daily basis.

Policy D4: Green Infrastructure

In Dadlington Neighbourhood Area, the Green Infrastructure Network includes the Ashby Canal, the Disused Ashby, Nuneaton Joint Railway Development and Public Rights of Way (Map 4 and the Policies Maps). New development should, where relevant, protect and enhance the existing Green Infrastructure Network including for its biodiversity value, and wherever possible create new links to the network including footpaths, bridleways and cycleways.

The creation of a pedestrian and cycle route along the former Ashby and Nuneaton Joint Railway is supported.

Biodiversity

5.30 Section 40 of the Natural Environment and Rural Communities Act 2006 places a duty on all public authorities in England and Wales to have regard, in the exercise of their functions, to the purpose of conserving biodiversity.

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- 5.31 Guidance on the law concerning designated sites and protected species is published separately because its application is wider than planning. However, Neighbourhood Plans and planning decisions have the potential to affect biodiversity outside as well as inside relevant designated areas.

Leicester, Leicestershire and Rutland Biodiversity Action Plan (BAP)

- 5.32 The Leicester, Leicestershire and Rutland Biodiversity Action Plan (BAP) summarises what is known about the most important areas of green space and how they provide a place for animals and plants to survive in the area. It also provides information on the many organisations and local groups that have contributed to conserving wildlife in the area.
- 5.33 The BAP is managed by partners that include Leicestershire and Rutland Wildlife Trust, Leicestershire County Council, The Canal and River Trust, The Conservation Volunteers, The Environment Agency and Natural England.

Kendall's Meadow Site of Special Scientific Interest (SSSI)

- 5.34 A Site of Special Scientific Interest (SSSI) is a formal conservation designation. Usually, it describes an area that is of particular interest to science due to the rare species of fauna or flora it contains.

- 5.35 Kendall's Meadow near Dadlington House Farm is designated as a SSSI because it is a traditionally managed hay meadow with a diversity and richness of plant life. Over a dozen grass species grow because this is a traditionally managed hay meadow, including common bent, red fescue, crested dog's tail and yellow oat grass. There are also many herbs including cat's ear and yellow rattle. The site is private land with no public access.

Local Wildlife Sites

- 5.36 Local Wildlife Sites (LWS) are the most important places for wildlife in Leicester, Leicestershire and Rutland together with legally protected land such as SSSIs. The LWS system identifies sites of known importance for declining or endangered species and their habitats, and is a way of alerting planners, land managers and landowners and others concerned in land-use to the presence of sites and features of biodiversity importance.
- 5.37 The LWS criteria identify sites known to contain habitats which are examples of local distinctiveness and deserve to be preserved as part of our natural and cultural heritage.
- 5.38 The Neighbourhood Area contains 16 'Local Wildlife Sites' (LWS (notified, candidate and potential))- areas of substantive nature conservation value that make an important contribution to ecological networks (Map 5).



Scale: 1:25000

Neighbourhood Area



Local Wildlife Site



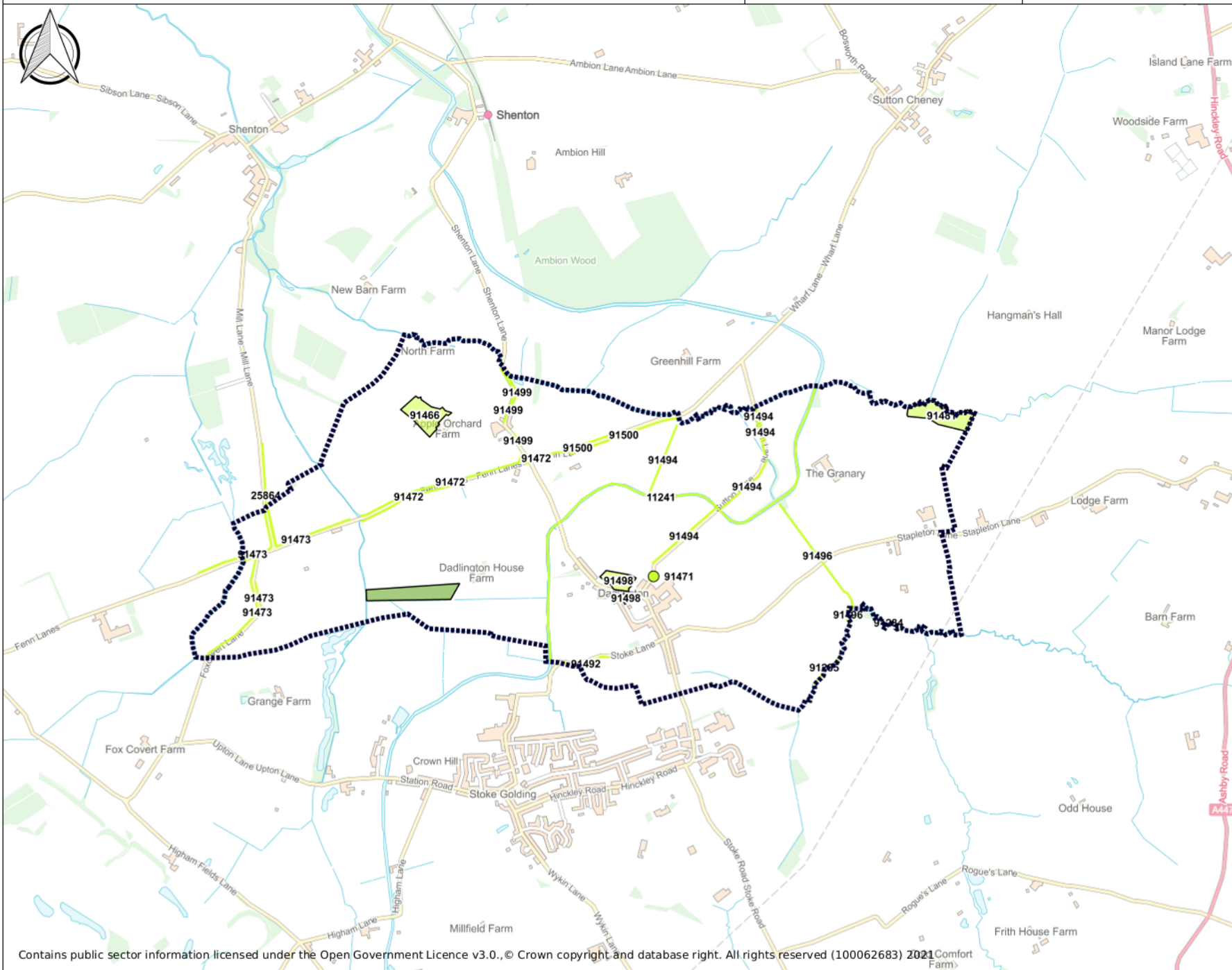
Local Wildlife Site (point)



Local Wildlife Site (line)



Sites of Special Scientific Interest (SSSI)



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- 5.39 The Neighbourhood Plan identifies and maps these sites, and Policy D5 not only secures their protection from harm or loss but also helps to enhance them and their connection to wider ecological networks.

Notable Species

- 5.40 Notable species that have been recorded in the area include Adder, Badger, Barn Owl, Bat, Bluebell, Brambling, Common Frog, Common Toad, European Otter, Fieldfare, Grass Snake, Great Crested Newt, Green Sandpiper, Hobby, Kingfisher, Little Ringed Plover, Peregrine, Red Kite, Redwing, Smooth Newt, Water Vole, Whimbrel, Wood Sandpiper.

Biodiversity Net Gain

- 5.41 Biodiversity net gain is an approach which aims to leave the natural environment in a measurably better state than beforehand. Biodiversity Net Gain is proposed in the Government's 25 Year Environment Plan and mandated as a condition of planning permission in the 2019 Environment Bill. Biodiversity Net Gain requires a 10% increase in biodiversity after development, compared to the level of biodiversity prior to the development taking place. The National Planning Policy Framework includes compulsory Biodiversity Net Gain.
- 5.42 Biodiversity net gain (BNG) is a way to contribute to the recovery of nature while developing land. It is making sure the habitat for wildlife is in a better state than it was before development.

- 5.43 BNG will apply from November 2023 for developments in the Town and Country Planning Act 1990, unless exempt. It will apply to small sites from April 2024.

Policy D5: Ecology and Biodiversity

Development should not harm the network of local ecological features and habitats which include (as shown on Map 5 and the Policies Maps):

Kendall's Meadow Site of Special Scientific Interest

Local Wildlife Sites:

- 11241 Ashby Canal
- 25864 Shenton Lane verge (west)
- 91284 Streamside hedgerow 1
- 91285 Streamside hedgerow 2
- 91466 Apple Orchard Farm grassland and trees
- 91471 Broadlands Farm ash
- 91472 Fenn Lanes (west) hedgerows and verges
- 91481 Streamside grassland
- 91492 Stoke Lane hedgerow
- 91494 Sutton Lane/Fenn Lanes hedgerows
- 91496 Tweed River
- 91498 Main Street grasslands
- 91499 Shenton Lane hedgerows and mature trees
- 91500 Fenn Lanes (east) hedgerows and verges

New development will be expected to maintain and enhance these, Leicester Leicestershire and Rutland

Dadlington Neighbourhood Plan: Pre-Submission



Biodiversity Action Plan Priority Habitats and other ecological corridors and landscape features (such as traditional orchards, trees, woodland, watercourses, hedgerows and treelines).

Development proposals should provide for 10% Biodiversity Net Gain, unless exempt. The priorities for biodiversity enhancement are:

1. The conservation and creation of deciduous woodland and mesotrophic grassland²;
2. The creation of connections between the network of features and habitats,
3. The use of traditional 'Midlands' style' hedge-laying to manage hedgerows, improving their structure and biodiversity value and strengthening landscape character; and
4. Tree planting to regenerate mature/veteran trees as they come to the end of their lives.

² Neutral grasslands, or mesotrophic grasslands, are used for hay making, water meadows and grazing pasture.



Figure 15: Sutton Lane

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6. Traffic and Transport

6.1 One of the key issues for the village is transport, but there is sometimes confusion over what kinds of transport issues a neighbourhood plan can address. Many traffic matters fall outside the scope of planning. For example, changes to traffic management on existing transport networks are usually a matter for the highway authority to deal with. So, changes to parking restrictions, speed limits, signage, weight restrictions and traffic circulation fall outside the scope of a neighbourhood plan.

6.2 However, the Neighbourhood Plan does highlight localised traffic and parking issues that need to be addressed when considering development proposals.

Road Network

6.3 The main route through the village is Hinckley Road/Main Street/Shenton Lane which connects Dadlington to Stoke Golding and Hinckley to the south and Fenn Lanes to the north. Fenn Lanes is of Roman origin and is a long straight road passing through Fenny Drayton and onto the A444/A5 to the west. To the east, Fenn Lanes passes through Sutton Cheney to the A447.

6.4 Narrow rural lanes off Hinckley Road/Main Street connect Dadlington to Stapleton, Stoke Golding and Sutton Cheney.

6.5 Most houses are located along Hinckley Road or around The Green. The speed limit through the village is 30mph. The main road through Dadlington has a footway except for around The Green.

6.6 The [Crashmap](#) website contains information about reported crashes from 1999 onwards. Within the last five years there have been no vehicle related accidents reported in the settlement. However, there have been multiple serious and slight accidents along Fenn Lanes. Local people have identified other potential accident hotspots:

- Hidden drives on Shenton Lane
- The bend where Shenton Lane meets Main Street
- The pinch point adjacent to properties that back onto the Green
- The road from the Dog and Hedgehog PH onto Shenton Lane

6.7 96% of respondents to the 2021 Questionnaire Survey were concerned about traffic noise and disturbance.

6.8 On a scale of 0 to 10 (where 0 is not a problem), respondents to the 2021 Questionnaire Survey scored the issue of speeding traffic through Dadlington as 9.

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- 6.9 Speed data is collected by Dadlington & Sutton Cheney Parish Council from its vehicle activated sign on Hinckley Road, Dadlington. The data is published here:
<https://www.suttoncheneypc.org.uk/speed-sign-data>
- 6.10 Automatic Traffic Counts (ATC) have also been undertaken during the preparation of the Neighbourhood Plan and are published on the Parish Council website,
<https://www.suttoncheneypc.org.uk/dadlingtonneighbourhoodplan>
- 6.11 The ATC surveys show that existing vehicle speeds comply with the 30mph speed limit on Sutton Lane, which is probably due to the bends in the road slowing traffic at this location. On Shenton Lane recorded 85th percentile³ speeds are around 10mph over the start of the 30mph limit at the entrance point to the village.
- 6.12 On Hinckley Road the recorded 85th percentile speeds are around 10mph to 16mph over the 30mph limit at the entrance point to the village. The higher recorded speeds on Hinckley Road may suggest the character of the road at this location (i.e. it is flat and straight with limited frontage access) is not being interpreted as a 30mph speed limit by drivers.

³ Mean speed and 85th percentile speed (the speed at or below which 85% of vehicles are travelling) are the most commonly used measures of actual traffic speed. It may be necessary to consider additional measures to reduce the larger

- 6.13 The following speed reduction measures were supported by more than 50% of respondents:

- More signs and road markings
- Vehicle activated signs
- Speed indicator devices

Parking

- 6.14 There are no parking restrictions in Dadlington, but 55% of respondents to the 2021 Questionnaire Survey thought that inconsiderate parking was a problem. The following hotspots were identified:

- Parking on the pavements is an issue in certain parts of the village
- Parking on and around the Green, causing damage to the verges.

Public Transport

- 6.15 Until January 2021, Dadlington was served by the Hinckley to Nuneaton bus route 66. However, the service was withdrawn due to the ending of grant funding. 43% of respondents to the 2021 Questionnaire Survey wanted the bus service reinstated and improved.

than normal difference between mean and 85th percentile speeds or to bring the speed distribution more in line with typical distributions.

Dadlington Neighbourhood Plan: Pre-Submission



Cycling

- 6.16 Leicestershire County Council has produced Cycling Maps showing both off- and on-road routes within the County. Dadlington is well-connected to recommended on-street cycle routes. National Cycle Network Route 52 lies to the west of the Neighbourhood Area.



Figure 16: St James' Church at sunset

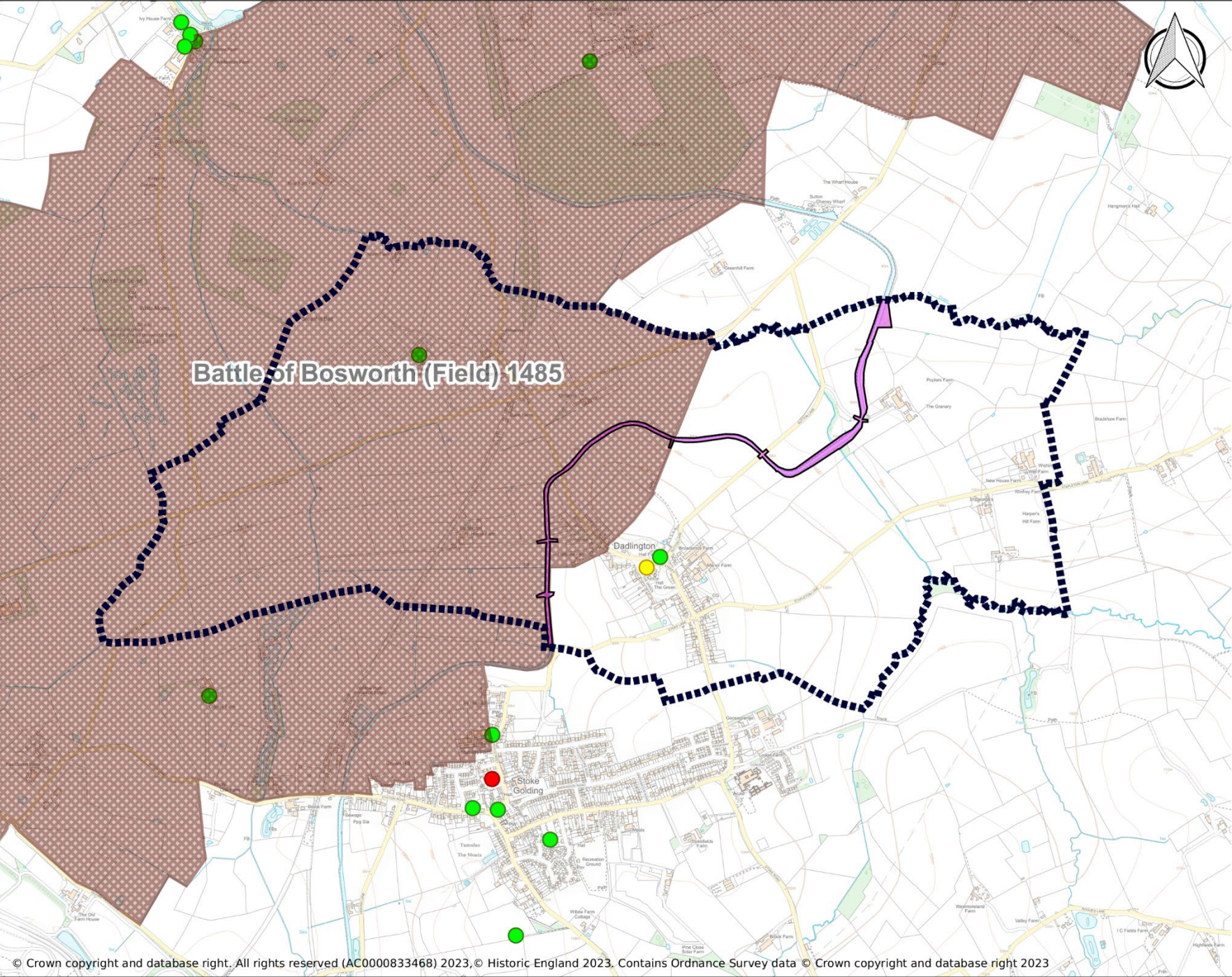
Dadlington Neighbourhood Plan: Pre-Submission



7. Heritage

History

- 7.1 The [Dadlington Village History website](#) explores the local history of Dadlington in detail and has provided the source for the following text.
- 7.2 Dadelintone, Dalyngton and Dathelyngton were all early names for the village now known as Dadlington. The settlement is believed to be of Saxon origin, the tun or ton (settlement) associated with Daedela. Dadlington is one of many in West Leicestershire that end in 'ington' and the original settlers would have been Mercians.
- 7.3 There is no mention of Dadlington in the Domesday book although there is evidence that before the Norman conquest, Leofric, Earl of Mercia, gave the manor of Dadlington to the priory of Coventry and they in turn gave it to Hugh de Hastings during the reign of Henry I. The village was settled on a track from the Fenn Lanes, part of the Roman road network. The Roman Road diverges from the Fenn Lanes going east prior to the junction with Sutton Lane and runs across farmland towards Woodlands, Kirby Mallory and Peckleton. The current road network largely follows the original ways into and out of the village.
- 7.4 A 1220 description of the village calls it, 'a hamlet containing a chapel dependant on the town of Hinckley.' The manorship passed to the Grey family and then to the Burtons from Linley. One lord of the manor was William Burton, a local historian, who wrote a description of Leicestershire which contains much information about Dadlington.
- 7.5 Until the fields around the village were enclosed (separated into the smaller field patterns seen today) in around 1661, there would have been large communal fields where villagers would have had strips. The continual working of these strips result in the ridge and furrow patterns that can still be found in some of the current day fields (Map 8).
- 7.6 In 1485, Dadlington witnessed the aftermath of one of the most decisive battles in English history, when the Plantagenet king Richard III was defeated by Henry Tudor at the Battle of Bosworth. St James the Greater Church, is the only recorded burial site so far discovered for the slain from the Battle of Bosworth, the majority of whom probably would be Richard III's defeated men.
- 7.7 For centuries, the main source of livelihood had been agriculture. The industrial revolution left its mark on Dadlington with the building of the Ashby Canal completed in 1804 followed by the Ashby and Nuneaton Joint Railway completed in 1873.



Listed Buildings

- I
- II
- II*

Registered Battlefields



Conservation Area



Neighbourhood Area



Dadlington Neighbourhood Plan: Pre-Submission



7.8 In addition to work in agriculture, frame loom knitting became a significant part of the Dadlington's history. The 1851 census contains the details of 50 households in the village and 26 people recorded their occupation as framework knitters. However, by this time the industry was in decline. Only 15 framework knitters remain in the 1861 census.

Designated Heritage Assets

7.9 Neighbourhood Plans have given local communities the opportunity to shape and influence their local areas. People develop strong attachments to places where they were born, where they live, where they work or where they spend their leisure time. Heritage, both built and natural, defines the character of these places and underpins the quality of life and work and can also achieve a wide range of social, economic and environmental goals.

7.10 It is not just Grade I listed buildings, World Heritage Sites and conservation areas that matter but the everyday heritage as well. Such heritage is part of the wider planning for an area. At the same time, planning for growth should support an area's heritage. Heritage is not a luxury that can be simply put to one side in favour of 'progress'.

7.11 In Dadlington, Listed Buildings, a Battlefield and a Conservation Area have already been designated under relevant legislation (Map 6).

7.12 The National Planning Policy Framework requires that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

7.13 Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, Grade I and II* listed buildings should be wholly exceptional.

7.14 Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

Listed Buildings

7.15 Listing a building marks its special architectural and historic interest and brings it under the consideration of the planning system, so that it can be protected for future generations.

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7.16 The older a building is, the more likely it is to be listed. Most buildings built before 1700 which survive in anything like their original condition are listed, as are most of those built between 1700 and 1840.

- Grade I buildings are of exceptional interest, nationally only 2.5% of Listed buildings are Grade I
- Grade II* buildings are particularly important buildings of more than special interest; 5.5% of Listed buildings are Grade II*
- Grade II buildings are of special interest; 92% of all Listed buildings are in this class and it is the most likely grade of listing for a homeowner.

7.17 There are three listed buildings in the Dadlington Neighbourhood Area:

- [Apple Orchard Farm: Grade II](#)
- [Home \(Hall\) Farmhouse: Grade II](#)
- [Church of St James: Grade II*](#)

Battlefield

7.18 The [Battle of Bosworth Field](#) (or Battle of Bosworth) was the last significant battle of the Wars of the Roses, the civil war between the Houses of Lancaster and York that raged across England in the latter half of the 15th century. Fought in August 1485, the battle was won by the Lancastrians. Their leader Henry Tudor, Earl of Richmond, by his victory became the first English monarch of the Tudor dynasty. His opponent, Richard III, the last king of

the House of York, was killed in the battle. Historians consider Bosworth Field to mark the end of the Plantagenet dynasty, making it a defining moment of English and Welsh history.

7.19 The battlefield area is focused on the valley bottom south of Shenton, west of Dadlington extending as far as Upton Park in the south-west of Sheepy Parish. Ambion Hill is historically the traditional location of Richard III's camp on the night before the battle and has long associations with the event such as King Richard's Well. Crown Hill saw the symbolic end of the battle in the crowning of Henry Tudor as Henry VII.

7.20 The Dadlington Neighbourhood Area includes Richard III's approach to the battle, Stanley's manoeuvres prior to the battle, and the Corieltuvorum (Leicester) to Manduessedum (Mancetter) Roman Road extension of Fenn Lanes across the fields towards Stapleton.

7.21 The importance of the Battlefield is also recognised by local people- the 2021 Questionnaire Survey showed that 97% of respondents supported its protection.

Ashby Canal Conservation Area

7.22 From its junction with the Coventry Canal, close to Bedworth, the Ashby Canal travels northeast for about seven miles through Hinckley. It then continues north through largely rural countryside for a further 15 miles until it reaches its terminus at Snarestone.

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- 7.23 The part of the canal running through Hinckley and Bosworth was designated by the Borough Council as a [Conservation Area](#) in December 1990. North West Leicestershire District Council designated the remaining watered section of the canal as a conservation area from the Borough boundary to the present terminus north of Snarestone village in June 1992.

Non-Designated Heritage Assets

- 7.24 The above places have already been designated and offered protection through national and local planning policies, however there are other buildings and sites in the Neighbourhood Area that make a positive contribution providing local character because of their heritage value. Although such heritage features may not be nationally designated, they may be offered some level of protection through the Neighbourhood Plan.
- 7.25 The 2021 Questionnaire Survey invited local people to identify important local features. Many nominations were received, but the most mentioned buildings were the Dog and Hedgehog PH and the Village Hall.
- 7.26 The [Leicestershire & Rutland Historic Environment Record](#) (HER) is the most complete record of Leicestershire and Rutland's known archaeological remains, including historic buildings. The HER identifies three historic buildings in Dadlington Neighbourhood Area which are not already listed and 20 archaeological remains.

Dog and Hedgehog PH

- 7.27 The earliest document that the current owner has dates back to 1711. The Dictionary of Pub Names (David Rothwell: 2006) states that that pub, the only Dog and Hedgehog in the country, was so called by a former licensee who is said to have enjoyed an engraving of a dog and hedgehog entitled Rough Customer. It was this engraving that served as the model for the original inn sign. However, the earliest mention of the pub, an article on 25 July 1840 in the Leicester Chronicle, refers to it as The Bitch Hedgehog and Ferret.

Village Hall

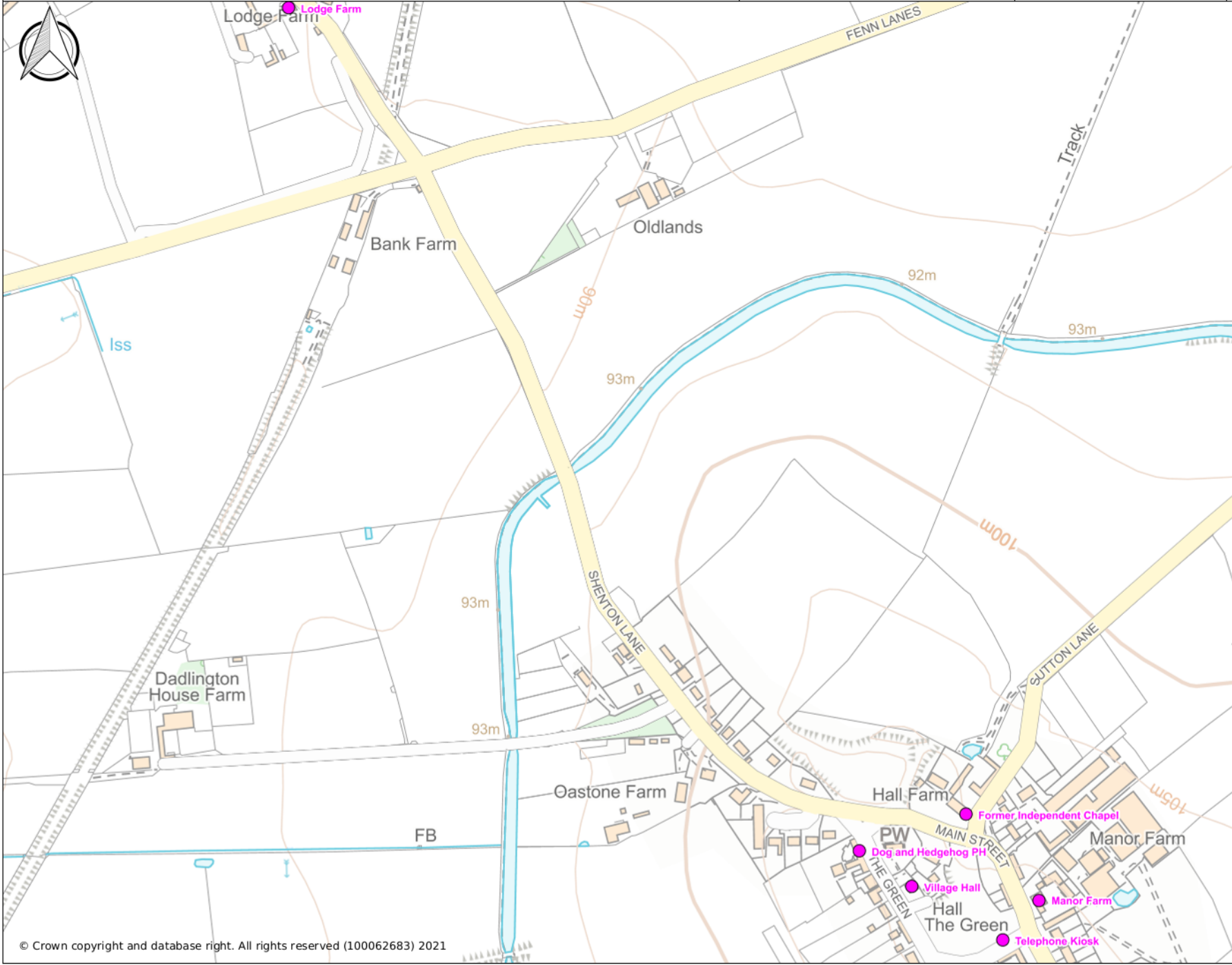
- 7.28 A Parish Room was erected in Dadlington in 1886. In 1983, a start was made on enlarging and remodelling it to become the present village hall. The most recent improvements took place in 2015-17.

Former Independence Chapel

- 7.29 The Independent (Congregationalist) chapel is a chequered brick building constructed around 1801. The building is still in existence, being used today as a barn in the grounds of Hall Farm. The shadows of Gothic-shaped windows can be seen on the east wall.

Telephone Kiosk, The Green

- 7.30 The K6 kiosk is identified as Britain's red Telephone Box. The K6 was designed by Sir Giles Gilbert Scott to commemorate the Silver Jubilee of the coronation of King George V in 1935.



Neighbourhood Area

Features of Local Heritage Interest



Dadlington Neighbourhood Plan: Pre-Submission



Manor Farm

- 7.31 Mid to late 19th Century farm, now converted.

Lodge Farm

- 7.32 Lodge Farm is a late example of a traditional courtyard plan with all the buildings around the central courtyard. Thought to be of around 1840-1860.

Ridge and Furrow

- 7.33 Ridge and furrow is an archaeological pattern of ridges and troughs created by a system of ploughing used in Europe during the Middle Ages, typical of the open field system. This feature of the farming system that predated Enclosure was characteristic of Leicestershire countryside, but very little ridge and furrow now remains.
- 7.34 'Turning the Plough' ridge and furrow data has been provided by the Leicestershire Historic Environment Record office and is shown on Map 8. Ridge and furrow sites are non-designated heritage assets of archaeological interest.

Policy D6: Features of Local Heritage Interest

The determination of planning applications which would affect features of local heritage interest (as listed below and shown on Maps 7 and 8 the Policies Maps) will balance the need for, or public benefit of, the proposed development against the significance of the asset and the extent to which it will be harmed. New development

should take opportunities to enhance heritage assets or better reveal their significance.

Features of Local Heritage Interest:

Dog and Hedgehog PH
Village Hall
Former Independence Chapel
Telephone Kiosk, The Green
Manor Farm
Lodge Farm

Known Archaeological Remains:

MLE3019	Mancetter Road
MLE3234	Bosworth Field, medieval battlefield
MLE3255	Possible medieval moated site, Field Farm
MLE3262	Possible medieval moated site, Manor Farm
MLE3263	Historic settlement core of Dadlington
MLE8916	Ashby Canal
MLE10548	Post-medieval field boundary, Dadlington House Farm
MLE16051	Ashby & Nuneaton Joint Railway
MLE20171	Undated soilmark, north of Fenn Lane, Sutton Cheney
MLE20582	Medieval gold coin from near North Farm
MLE20609	Roman coin from east of North Farm
MLE20610	Roman coin from north of Lodge Farm
MLE20611	Roman coin from south of Oldlands

Dadlington Neighbourhood Plan: Pre-Submission

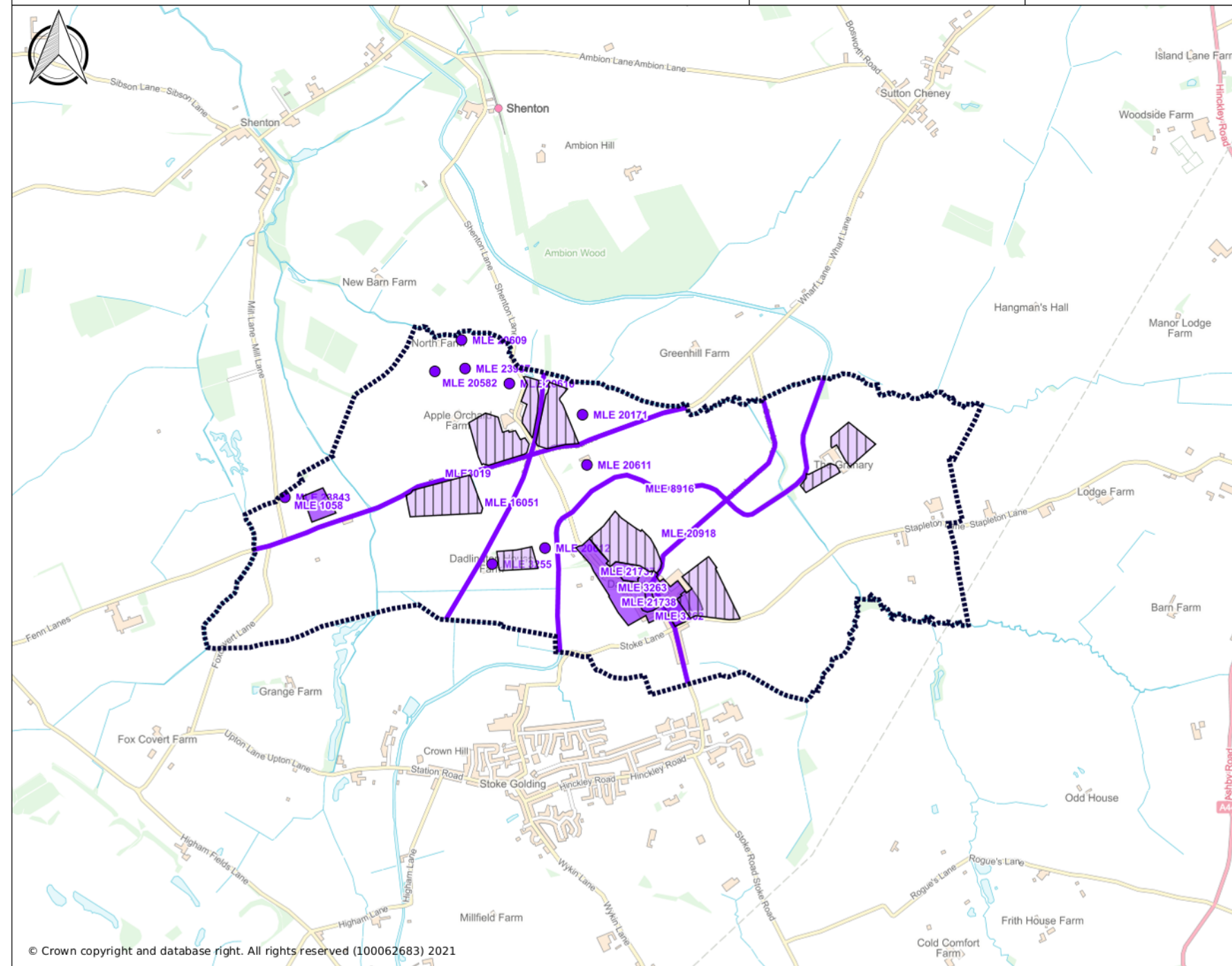


MLE20612	Roman brooch from east of Dadlington House Farm
MLE20918	Turnpike Road, Market Bosworth to Measham, Burton on Trent & Hinckley
MLE21737	Gravel Pit, north of the church, Dadlington
MLE21738	Gravel Pit, The Green, Dadlington
MLE23843	Medieval "marshland" east of Mill Lane
MLE23937	Site of medieval windmill, Dadlington windmill, north of Apple Orchard Farm

Ridge and Furrow



Scale: 1:25000



50

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Figure 17: Dog and Hedgehog PH

Dadlington Neighbourhood Plan: Pre-Submission



8. Services and Facilities

- 8.1 Dadlington has few services and facilities with just a village hall, pub and church.
- 8.2 The loss of any of the limited services and facilities that residents currently enjoy can have a significant impact on people's quality of life and the overall viability of the community. With an increasing proportion of older people in the population, especially those who have been resident in Dadlington for many years, access to locally



Figure 18: Village Hall

based services will become increasingly important due to lower mobility levels.

- 8.3 91% of respondents to the 2021 Questionnaire Survey agreed that the few services that the village has should be protected. The village hall, pub and church are given a level of protection by Policy DM25 of the Site Allocations and Development Management Policies DPD which resists the loss of community facilities.
- 8.4 Some residents would like to see additional services and facilities including allotments⁴ and a shop, but the most pressing need is for a bus service.

Dadlington Village Hall

- 8.5 [Dadlington Village Hall](#) contains a main hall with kitchen and WCs. It is regularly used for coffee mornings, keep fit, dancing, u3a⁵, the art group and film night screenings. It is available for bookings.
- 8.6 The Village Hall is to be designated as an Asset of Community Value (ACV) so that the Community Right to Bid can be used if it ever comes up for sale. This means that the community can have up to six months to raise the

⁴ Vacant allotment plots are available nearby in Sutton Cheney and Stoke Golding.

⁵ University of the Third Age

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funds to bid for it and at the end of the period, the owner may sell it to whoever and at whatever price they choose.

Dog and Hedgehog PH

- 8.7 The Dog and Hedgehog pub is located in the north-west corner of the Green and was built around 1715. Business grew with the opening of the canal and continued through the nineteenth and twentieth centuries. Despite closing for three years in 2008 it has served the local community for over 250 years.
- 8.8 Throughout its history the Dog and Hedgehog has remained largely unchanged retaining a lot of the characteristics of an old English pub.
- 8.9 Dadlington & Sutton Cheney Parish Council is seeking the designation of the Dog and Hedgehog PH as an ACV.

Church of St. James the Greater

- 8.10 The Parish Church of St. James the Greater, built during the Middle Ages, is the oldest landmark in Dadlington. It is situated on a hill, to the north of the Green, overlooking the Bosworth Battlefield where King Richard III was slain in 1485.
- 8.11 Regular Church of England morning worship services take place at the Church of St. James the Greater.

Mobile Network

- 8.12 A good mobile connection has a positive impact on the economy and promotes efficient delivery of public



Figure 19: Church of St. James the Greater

services, social inclusion and many other benefits. Across the UK, research by Ofcom has shown that in recent years, more people rely on a mobile phone than on a landline, and that people on lower incomes are even more likely to live in a mobile-only household, or to access the Internet using a mobile connection.

- 8.13 Good mobile coverage promotes sustainability. For example, it enables home working, thus reducing the need for travel, and so contributes to minimising pollution, and

Dadlington Neighbourhood Plan: Pre-Submission



mitigating climate change and helps in the move towards a low carbon economy.

- 8.14 Mobile telecommunications networks are a crucial piece of infrastructure in economic, community and social terms. Ofcom's mobile availability checker shows that Dadlington is likely to have good outdoor coverage for 4G voice/data services for all networks. Indoors, 4G voice/data services can be patchy.
- 8.15 Each operator needs its own network in order to provide a service. Apart from some very small installations, operators will need to apply for some form of consent from Hinckley and Bosworth Borough Council prior to installing any equipment.
- 8.16 For smaller masts or smaller installations on buildings, an application for prior approval is required. For large installations, such as masts over 25m in height, or over 20m within a conservation area, a full planning application will be required. Planning applications will be decided using Site Allocations and Development Management Policies DPD Policy DM16.

Superfast Broadband

- 8.17 Internet connectivity, be it for personal and home use or to support businesses, is an essential requirement today and its use will only grow in the future. With the modern commercial use of the internet for business trading, supplier and customer management, internet trading, the

growth of wireless devices, smartphones, tablets etc, the growth of social media, online gaming and on-demand television, high-speed internet connections have become essential to modern life and without which rural businesses and communities cannot prosper.

- 8.18 Traditional connections cannot handle the data volumes and speeds required to make realistic use of the technology. This can only be delivered by making fibre-optic based internet connections accessible. Superfast broadband is available throughout most of Dadlington. However, superfast broadband services may not be available in more isolated locations.

Infrastructure

- 8.19 New development can have some impact on the existing, and the need for new, infrastructure, services and amenities. Sometimes these impacts can be detrimental and so developers must expect to contribute towards the cost of providing additional infrastructure.
- 8.20 Developer contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small-scale and self-build development. With limited development opportunities in the village, significant developer contributions to improve infrastructure are not expected.



Figure 20: Hall Farm

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9. Design

- 9.1 All development should contribute positively to the creation of well-designed buildings and spaces. Through good design the character of Dadlington should be maintained and enhanced with places that work well for both occupants and users and that are built to last. 92% of respondents to the 2021 Questionnaire Survey thought that the Neighbourhood Plan should include guidance on the design of new buildings.
- 9.2 In March 2020, Hinckley and Bosworth Borough Council adopted [The Good Design Guide Supplementary Planning Document](#) (SPD). It aims to substantially raise design quality in Hinckley and Bosworth Borough whilst ensuring that the local identity and heritage of the Borough is preserved and enhanced.
- 9.3 The SPD incorporates specific design guidance on the character of the Borough's settlements, and this has formed the basis of the following, more detailed assessment of the broad physical, historical and contextual characteristics of Dadlington. There is also a section that showcases some local building details and materials which should be considered as positive examples to inform the design of new buildings and alterations to existing buildings.

Dadlington Form and Character

Overview

- 9.4 Dadlington is former agricultural hamlet of Saxon origins surrounding a central green and the 13th century Church of St. James the Greater. From this historic core, 20th Century ribbon development has spread southwards along Hinckley Road towards Stoke Golding and northwards along Shenton Lane.

The Green

- 9.5 While retaining some 18th/19th century rural dwellings, the character of The Green has been impacted by modern infill and large extensions to older properties. Not all of this is sympathetic to the traditional character of the village especially in terms of scale, the use of materials and architectural detailing.
- 9.6 Most buildings around The Green are built hard up against the road frontage and overlook The Green. There is no development in depth.
- 9.7 Manor Farm and Hall Farm lie to the east of The Green and provide important reminders of Dadlington's agricultural roots. Some of the barns at Manor Farm have been converted to residential use while retaining the essential character of these rural buildings. There are further opportunities for the conversion of farm buildings across the Neighbourhood Area.

Dadlington Neighbourhood Plan: Pre-Submission



- 9.8 The Ballis Hole is a significant open boundary to the Green and contributes to the setting of the church and provides long open views of the wider landscape.

Ribbon Development

- 9.9 From The Green, ribbon development has extended southwards along both sides of Hinckley Road. There is a mix of two-storey detached and semi-detached houses and bungalows facing the street. Properties are set back 8-16m from the footway apart from nos. 36-50 (even) which are a little closer to the road. There is no development in depth, although a small number of houses have been built facing Stapleton Lane. No development has started to creep along Stoke Road.
- 9.10 North of the Dog and Hedgehog PH is a group of seven 20th Century bungalows and chalet bungalows grouped around a small open space. They sit in an elevated position with open outlook to Shenton Lane. The rest of the development along Shenton Lane is linear with houses facing the road. The houses are large detached two-storey properties, often on large plots. Most are on the east side of the lane where there is a strong building line set back around 7m from the footway. Buildings are more dispersed nearer the northern edge of Dadlington.

Building Style and Materials

- 9.11 Building style is typically one or two storey and simple in plan and elevation. The only three-storey property is Hall Farm which should remain that way.
- 9.12 Red brick is a common material and gives a sense of unity to the area, particularly in the historic core. Some buildings are rendered in white. Predominant roof materials are dark plain clay or concrete tile and, to a lesser extent, Welsh slates. Decorative brick courses are a common feature of older properties. Dormers to one-and-a-half-storey properties are either gable or eyebrow style.
- 9.13 Hedgerow boundaries are common boundary though there are a small number of properties with timber fence or low brick wall front boundaries. Properties towards the northern edge of Dadlington have planted boundaries creating a transition to the countryside.

Policy D7: Design

Only development that is consistent with the established form and character of Dadlington will be supported unless the development is of exceptional quality or innovative design. Development must also:

1. Be in keeping with the scale, form and character of its surroundings;
2. Protect important features such as traditional walls, hedgerows and trees;

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3. Retain traditional agricultural buildings and architecture. Take account of the needs of farming;
4. Integrate into its surroundings by respecting existing buildings and land uses around the development site;
5. Ensure the amenities of residents in the area are not be significantly adversely affected, including by loss of daylight/sunlight, privacy, air quality, noise and light pollution;
6. Create a place that reflects locally distinctive character and materials;
7. Protect the setting of The Green, Ballis Hole, canal and battlefield site;
8. Take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates;
9. Protect the existing, linear street pattern and prevent development in depth. Buildings should be designed and positioned to face the street and respect building lines;
10. Have safe and suitable access;
11. Be designed in a way that encourage low vehicle speeds;
12. Ensure parking is integrated so that it does not dominate the street. There should be adequate off-street parking with sufficient turning space to enable vehicles to enter and leave in forward gear; and
13. Provide adequate external storage space for bins and recycling as well as vehicles and cycles.



Figure 21: The Green- VE Day 8 May 2020

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10. Housing

- 10.1 There are 98 dwellings in the main settlement of Dadlington. 56 are detached, 30 semi-detached and 12 terraced. 19 are bungalows or chalet bungalows.
- 10.2 Since 2006, 14 dwellings have been built in Dadlington (to 31 March 2022)- 9 on small sites and 5 through the conversion of existing buildings. There were also two dwellings demolished or replaced over this period.

Hinckley and Bosworth Local Plan

- 10.3 The Dadlington Neighbourhood Plan must be in general conformity with the strategic policies of the Hinckley and Bosworth Local Plan and it should not promote less development than set out in the Local Plan or undermine its strategic policies.
- 10.4 The Hinckley and Bosworth Core Strategy identifies Dadlington as a Rural Hamlet and development will be limited, for example infill housing development and the conversion of agricultural buildings.
- 10.5 Preparation of the new Hinckley & Bosworth Local Plan began in 2017. The new Local Plan will set out the overall development strategy for Hinckley & Bosworth Borough for the period 2020 to 2041. The new Local Plan will not be finalised until 2025 at the earliest, but in the meantime the Borough Council is encouraging qualifying bodies

preparing neighbourhood plans to plan for the period 2020 to 2041 to align with the new Local Plan.

- 10.6 Hinckley and Bosworth Borough Council consulted residents, community groups, businesses and other interested parties on the (Regulation 19) Submission Draft Plan between 9 February and 23 March 2022. This draft Local Plan continues to identify Dadlington as a Rural Hamlet and it is not considered to be a sustainable location for further growth.

Windfall Housing Development

- 10.7 The 2021 Questionnaire Survey showed that over half of respondents supported infill development and the conversion of rural buildings as ways of providing for more housing in Dadlington. This is a continuation of the pattern of development over recent years.
- 10.8 The Submission Draft Plan continues to support infill development in Dadlington. To clarify where infill development would be acceptable, the Neighbourhood Plan defines a settlement boundary for Dadlington (Map 9). 96% of respondents to the 2021 Questionnaire Survey thought that the Settlement Boundary has been a good way of controlling development in Dadlington.
- 10.9 The existing Settlement Boundaries are defined by the Site Allocations and Development Management Policies DPD. 83% of respondents to the 2021 Questionnaire Survey agree with these boundaries. However, these

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boundaries are over five years old and the opportunities for infill development within them are now very limited. Therefore, Settlement Boundaries have been extended slightly to enable Dadlington to accommodate some additional housing.

- 10.10 Outside the new Dadlington Settlement Boundary, new build residential development will not normally be supported. One of the exceptions is to allow for the conversion of rural buildings in the countryside.

Policy D8: Windfall Housing Development

Permission for housing development within the new Dadlington Settlement Boundary, as defined on Map 9 and the Policies Maps, will be supported where it meets the other policies of the Neighbourhood Plan.

Outside the Dadlington Settlement Boundary, permission for housing development will be limited to:

1. The subdivision of an existing residential dwelling;
2. Dwellings of exceptional design quality, that are truly outstanding or innovative, reflecting the highest standards in architecture, and that would help to raise standards of design more generally in the area;

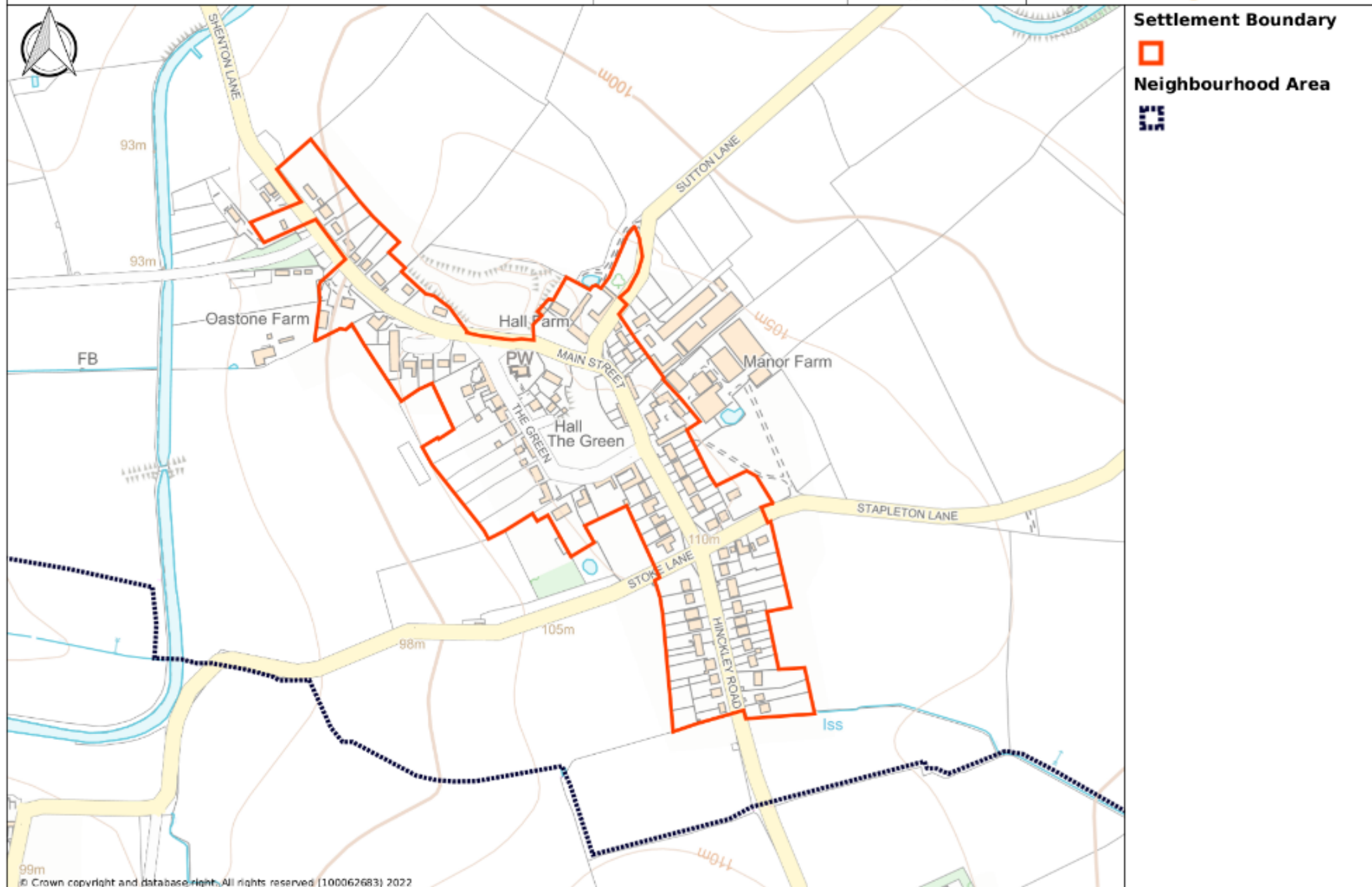
3. Rural worker accommodation in accordance with Site Allocations and Development Management Policies DPD Policy DM5;
4. Replacement dwellings in accordance with Site Allocations and Development Management Policies DPD Policy DM14; and
5. The re-use and/or adaptation of redundant rural buildings in accordance with Site Allocations and Development Management Policies DPD Policy DM15.

Meeting Local Housing Needs

- 10.11 Dadlington already has a high proportion of detached dwellings. 59.5% of dwellings in the area are detached compared with 37.8% in Hinckley and Bosworth Borough (2021 Census). Not surprisingly therefore, Dadlington also has a high proportion of larger properties. 48.6% of dwellings in the area have 4+ bedrooms compared with 24.4% in Hinckley and Bosworth Borough (2021 Census).
- 10.12 Significant levels of under-occupancy exist in Dadlington. 71.2% of dwellings in the Neighbourhood Area have an occupancy rating⁶ of 2+ compared with 44.7% in Hinckley and Bosworth Borough (2021 Census).

⁶ Occupancy rating provides a measure of whether a household's accommodation is overcrowded or under occupied. The ages of the household members and their relationships to each other are used to derive the number of rooms/bedrooms they require, based on a standard formula. The number of rooms/bedrooms required is subtracted from the number of rooms/bedrooms in the

household's accommodation to obtain the occupancy rating. An occupancy rating of -1 implies that a household has one fewer room/bedroom than required, whereas +1 implies that they have one more room/bedroom than the standard requirement.



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10.13 The 2021 Questionnaire Survey invited local people to identify any housing needs over the coming years. Two respondents knew of households that had left Dadlington over the last 10 years due to the lack of available, suitable housing. 13 respondents said that someone in their household anticipated the need to find a new home in Dadlington within the next 10 years.

10.14 Of these, 92% wanted a two or three bed house- only one wanted a house of four bedrooms or more. 85% of this need came from younger people looking to live independently. In most cases this need could be met by market housing, self-build housing or affordable routes to home ownership.

10.15 In planning for new homes, there should be a mix of housing to meet the needs of people living locally. The needs of younger people who want to live in Dadlington are not being met by the current housing stock and a better mix of housing is needed. The Neighbourhood Plan ensures that more of the very few new houses that are built in Dadlington over the coming years are suitable for younger people and first-time buyers. Smaller properties will also be suitable for downsizing older households, freeing-up existing, larger homes for family occupation.

First Homes

10.16 First Homes are a specific kind of discounted market sale housing and should be considered to meet the definition

of 'affordable housing' for planning purposes. Specifically, First Homes are discounted market sale units which:

- must be discounted by a minimum of 30% against the market value;
- are sold to a person or persons meeting eligibility criteria;
- on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount and certain other restrictions are passed on at each subsequent title transfer; and,
- after the discount has been applied, the first sale must be at a price no higher than £250,000.

10.17 First Homes are the Government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations.

10.18 The Neighbourhood Plan is expected to take account of the new First Homes requirements.

Policy D9: Meeting Local Housing Needs

Applicants for the development of new dwellings will need to demonstrate how their proposals will meet the need for smaller, low-cost homes for sale. The development of housing with more than three bedrooms will only be supported if:

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1. It is demonstrated that the development would otherwise be economically unviable; or
2. It is necessary to make best use of a redundant or disused rural building in accordance with Site Allocations and Development Management Policies DPD Policy DM15.





Figure 22: View at sunset towards southwest overlooking pub car park

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11. Employment

Economic Activity

- 11.1 The 2021 Census shows that of the 225 residents aged 16 years and over, 57% were economically active. Of those economically active, 50% were in full-time employment, 19% were in part-time jobs and 29% were self-employed.
- 11.2 Historically, agriculture provided the bulk of local employment, and it remains part of village life and the local economy. At the time of the 2011 (Census) 11% of the area's working residents were employed in agriculture, energy and water.

Business

- 11.3 At November 2017, Dadlington was home to just four business rate paying properties- Ambion Court, the Dog and Hedgehog PH and two farm-based businesses.
- 11.4 Seven businesses completed the 2021 Questionnaire Survey. All are micro-businesses with less than 10 employees. All but one of these businesses was based at home. The responses indicated that there was no need for additional business space in Dadlington.
- 11.5 The 2021 Questionnaire Survey showed clear support for homeworking, farm diversification and the re-use of rural buildings for businesses use. The Neighbourhood Plan

supports small-scale economic growth in Dadlington to create jobs and prosperity, reduce the need for people to travel to work, and provide opportunities for the expansion and growth of local enterprise.

Tourism

- 11.6 The local area has a range of tourist attractions which include:

- [The Bosworth Battlefield Heritage Centre](#)
- [The Battlefield Line](#)
- [Twycross Zoo](#)
- [Ashby Canal](#)
- [Whitemoors Antiques Centre](#)
- [Mallory Park Racing Circuit](#)

Bosworth Battlefield

- 11.7 The Bosworth Battlefield Heritage Centre at Sutton Cheney is of particular significance. It is open to visitors to explore the stories of characters that would have been at the battle and can enjoy special events taking place throughout the year. The ongoing 'Richard III effect' provides local businesses with opportunities to benefit from the growing number of visitors to the area. With the battlefield site close to Dadlington, there are opportunities for businesses to exploit the village's historic connections.
- 11.8 There are guided walks of the battlefield on footpaths across this area from Sutton Cheney to Dadlington, Dadlington to Stoke Golding and Dadlington to Shenton.



Figure 23: Ashby Canal near Dadlington

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11.9 Key moments in the historic Battle of Bosworth are set to be showcased by a unique sculpture trail around Leicestershire. The Bosworth 1485 Sculpture Trail will comprise of a series of six art installations. The sculptures will be connected by a trail of 21km at its full length (walking) or 24.35km (by car/ cycle).

11.10 One installation (The Storm Breaks) in the Fenn Lanes, will represent the battle site. St James's Church, Dadlington, where the remains of many of those who fell in the battle are believed to be buried, will be the site of an artwork about healing and reconciliation.

Ashby Canal

11.11 The tranquil Ashby Canal is so level it's famous for having no locks at all. Perfect for first-time boaters and walkers in search of a gentle and pretty route. There is also a canoe trail.

Business Conversion of Rural Buildings

11.12 The diversity of the rural economy is to be expanded while preserving and enhancing the environment of the countryside. Farming should be allowed to continue to accommodate change through the conversion of existing rural buildings. However, the proposed uses must be appropriate in scale, form, impact, character and siting to their location in the countryside.

Policy D10: Business Conversion of Rural Buildings

The re-use, adaptation or extension of rural buildings for business use will be supported where:

1. Any enlargement is proportionate to the size, scale, mass and footprint of the original building;
2. The development would not have a detrimental effect on the fabric, character and setting of historic buildings;
3. The development respects local building styles and materials;
4. The building is surveyed for protected species and mitigation measures are approved where necessary;
5. The proposed development would not generate traffic of a type or amount harmful to local rural roads, or require improvements which would detrimentally affect the character of such roads or the area generally; and
6. The proposed development would not materially harm the character of the surrounding rural area.

Home Working

11.13 Most of Dadlington's businesses are home-based and the 2021 Questionnaire Survey shows that 95% of respondents support home working. The survey was undertaken during the coronavirus (COVID-19) pandemic and nationally, of those who did some work from home,

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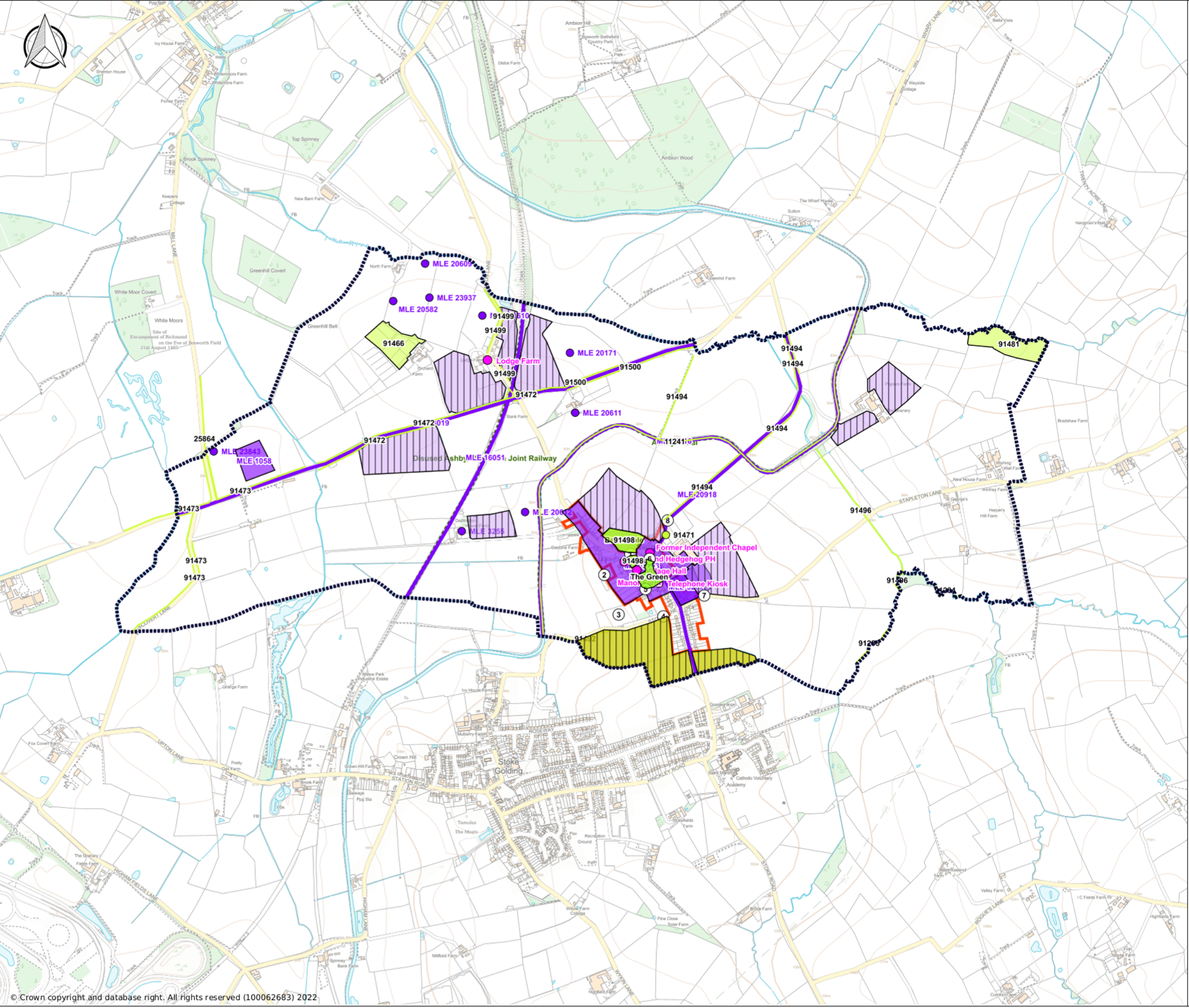
86% did so because of the pandemic. The crisis is likely to cause a permanent shift to homeworking.

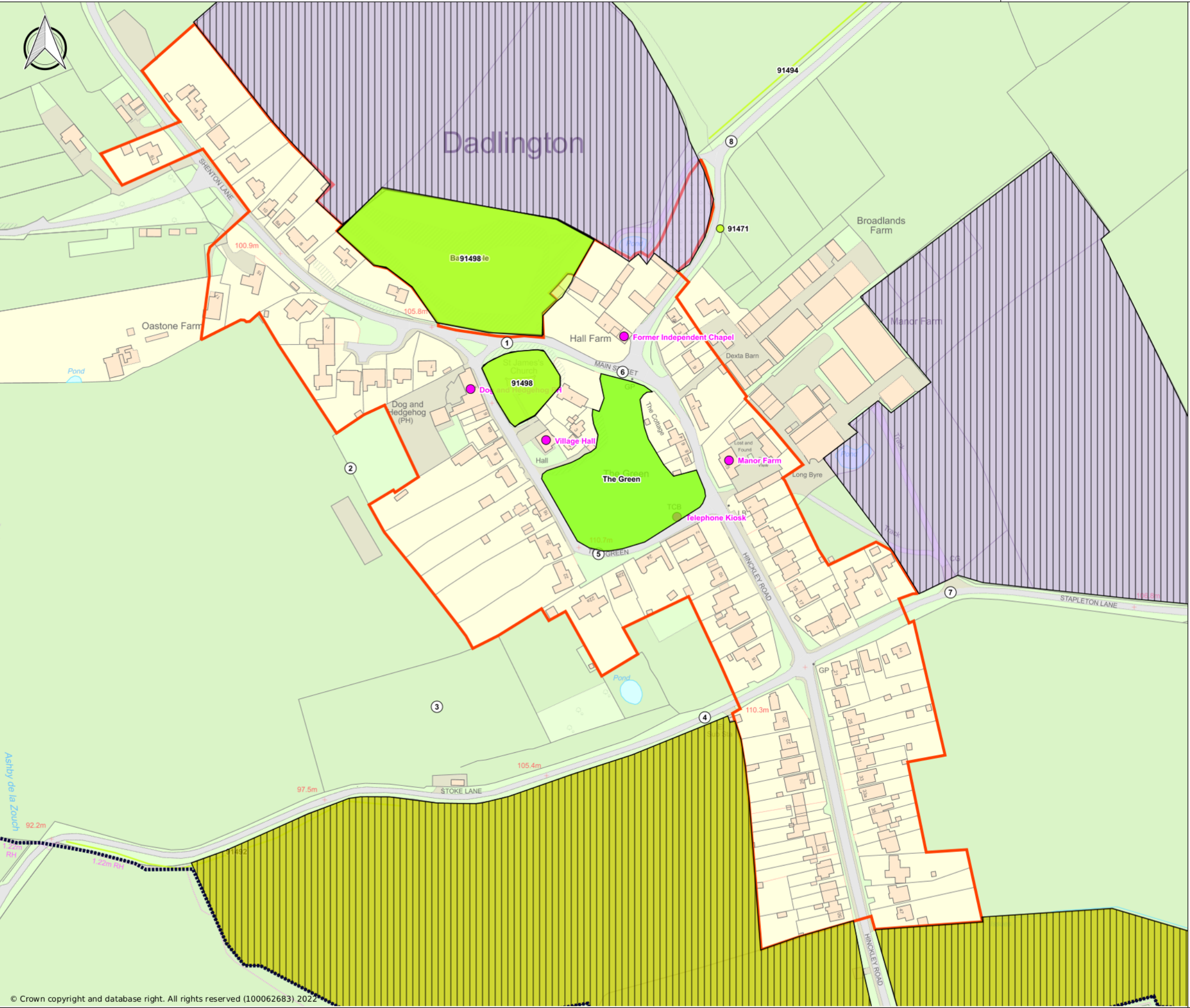
11.14 Planning permission is not normally required to home work or to run a business from home, if a house remains a private residence first and business second. With a growing proportion of residents working from home, the Plan responds positively to enable homeworking to grow.

Policy D11: Working from Home

Development that enables home working will be supported if the development:

1. Is in keeping with the scale, form and character of its surroundings;
2. Does not significantly adversely affect the amenities of residents in the area; and
3. Has safe and suitable access to the site for all people.





Settlement Boundary



Strategic Green Infrastructure



Ridge and Furrow



Features of Local Heritage Interest



Locally Important Views



Local Green Space



Local Wildlife Site (line)



Local Wildlife Site (point)



Local Wildlife Site



Area of Separation



Neighbourhood Area

