



# Breedon on the Hill Neighbourhood Plan

Pre-Submission Draft  
(2021-2040)

Breedon on the Hill Parish Council  
August 2023

# Breedon on the Hill Neighbourhood Plan Pre-Submission Draft (2021-2040)

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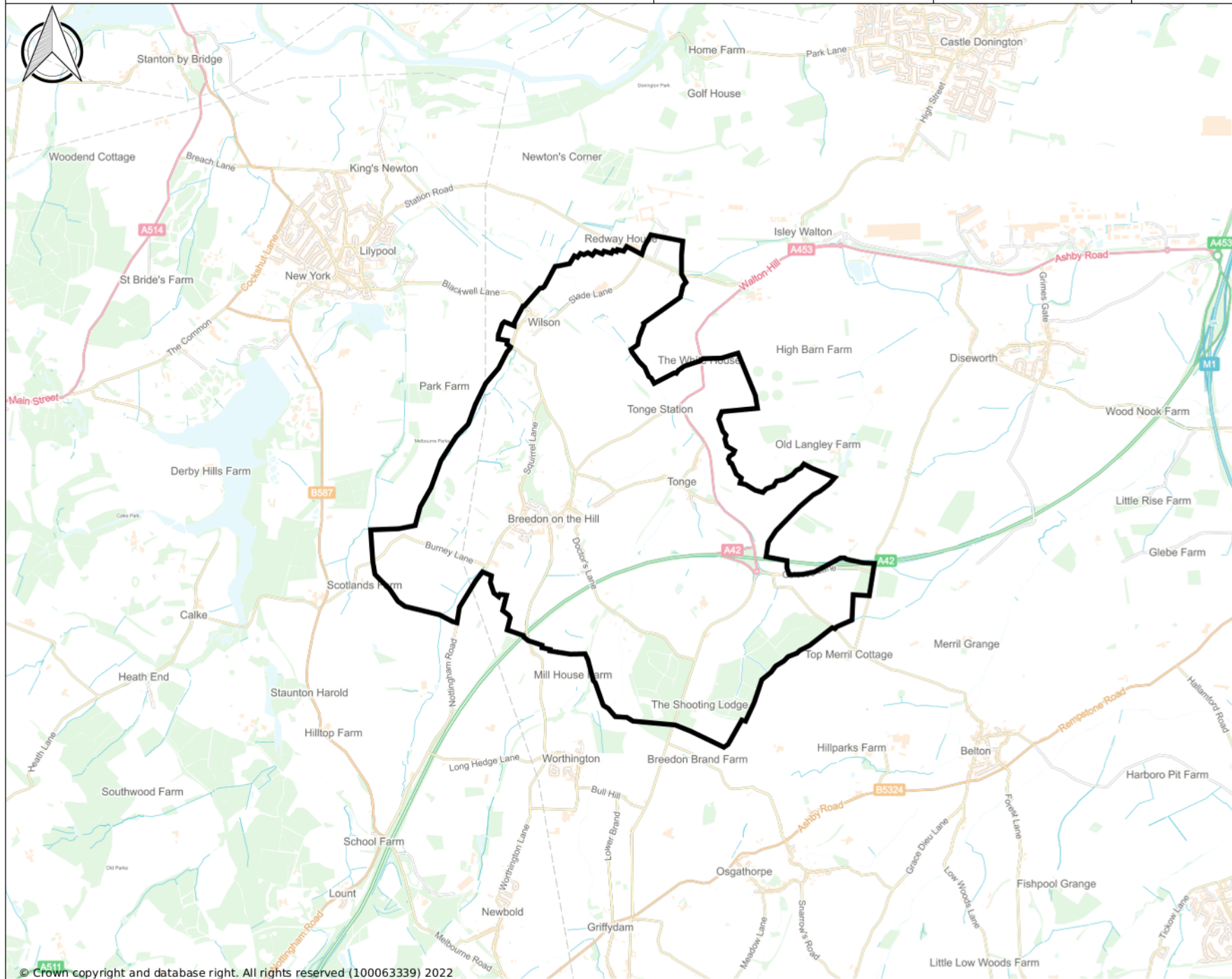
# 1 Introduction

## 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 preparation of the Breedon on the Hill Neighbourhood Plan is intended to 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 Breedon on the Hill Neighbourhood Plan will be a statutory plan which means that once it has been finalised, decisions on planning applications will be made using both the Local Plan and the Neighbourhood Plan, and any other material considerations.

## The Breedon on the Hill Neighbourhood Area

- 1.3 Breedon on the Hill parish lies about 8km north of Ashby de la Zouch in North West Leicestershire district, England. The parish adjoins the Derbyshire county boundary and Breedon on the Hill village is only about 3km south of the Derbyshire town of Melbourne. The parish includes the settlements of Wilson and Tonge.
- 1.4 The Neighbourhood Area (Map 1) includes the whole of Breedon on the Hill parish. Breedon on the Hill Parish Council applied for Neighbourhood Area designation on 22 September 2020. The Neighbourhood Area was designated on 14 October 2020.
- 1.5 The Neighbourhood Area covers 1,717 hectares.





## Plan Period

- 1.6 Breedon on the Hill Parish Council is the 'Qualifying Body' responsible for preparing the Neighbourhood Plan, but it has been supported by a Neighbourhood Plan Working Group comprising Parish Councillors and local residents. The plan period covers the period to 2040 to align with the emerging North West Leicestershire Local Plan Review.

## Basic Conditions

- 1.7 A neighbourhood plan must meet each of a set of basic conditions before it can be put to a referendum and be made. The basic conditions state that plans must:
- Have regard to national policies and advice contained in guidance issued by the Secretary of State.
  - Contribute to the achievement of sustainable development.
  - Be in general conformity with the strategic policies contained in the development plan for the area.
  - Not breach, and otherwise be compatible with, EU obligations (now part of UK Law).
  - Comply with other prescribed matters.

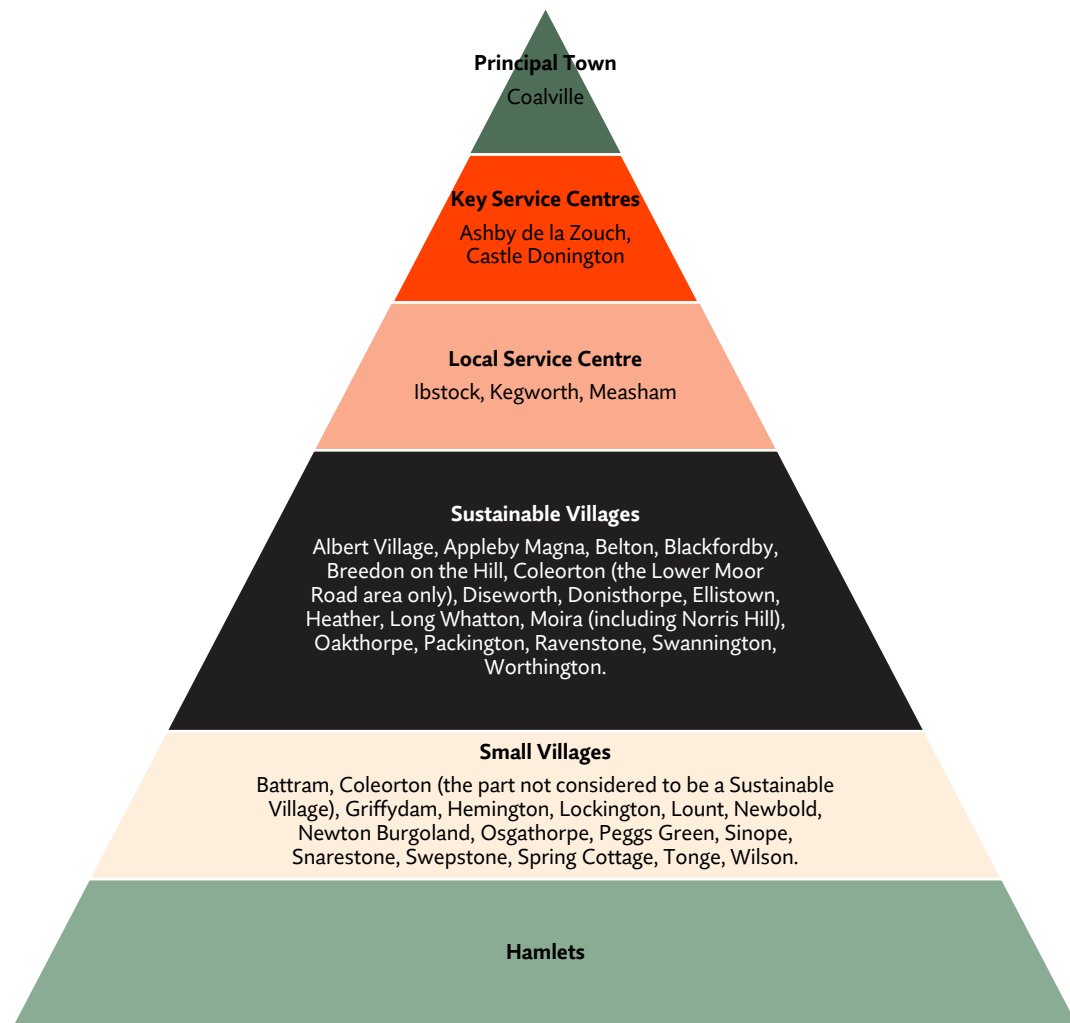
## National Policies and Guidance

- 1.8 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. This sets out the Government's planning policies for England and how these are expected to be applied.
- 1.9 The [planning practice guidance](#) that supports the NPPF is published online.

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### The Development Plan

- 1.10 The relevant development plan for the area is the [North West Leicestershire Local Plan 2011 to 2031](#). The current Local Plan was adopted by North West Leicestershire District Council on 16 March 2021 following a partial review.
- 1.11 Over the plan period, the Local Plan makes provision for 9,620 dwellings and 66 hectares for employment purposes. This growth is distributed in accordance with a settlement hierarchy with the principal being that those settlements higher up the hierarchy will take more growth.
- 1.12 Breedon on the Hill village is identified as a Sustainable Village which has a limited range of services and facilities where a limited amount of growth will take place within the defined Limits to Development or on brownfield land.
- 1.13 Wilson and Tonge are classified as Small Villages with very limited services, where development will be restricted to conversions of existing buildings or the redevelopment of brownfield land or affordable housing.



### North West Leicestershire Local Plan Review

- 1.14 North West Leicestershire District Council is undertaking a Local Plan Review. The review will update the adopted Local Plan and will cover the period to 2040.
- 1.15 [Consultation on development strategy and other policy options](#) took place between 17 January and 14 March 2022. It is proposed to rename Small Villages as Local Housing Needs Villages and Hamlets as Other Villages/ Settlements. Tonge is set to move to the Other Village/ Settlement category where new development is limited to that suitable for countryside locations.
- 1.16 Having regard to the [Leicester and Leicestershire Strategic Growth Plan](#), the Local Plan Review is looking to provide for an additional minimum of 6,693 houses. The starting point for the distribution of this development is the settlement hierarchy established by the existing Local Plan, together with the possibility of the development of a new settlement.
- 1.17 The Local Plan Review will also make sure there is a sufficient supply of new employment land in suitable locations to match the likely requirements of local businesses and inward investment.
- 1.18 The Local Plan Review is unlikely to be completed before the middle of 2024.

### Excluded Development

- 1.19 The Neighbourhood Plan cannot deal with excluded development such as county matters (mineral extraction and waste development), nationally significant infrastructure (for example major transportation and energy projects including HS2) or any other matters set out in Section 61K of the Town and Country Planning Act 1990. So, while quarries are an important feature of the local landscape, the Neighbourhood Plan cannot address mineral extraction, or the restoration and aftercare of mineral sites. However, the Neighbourhood Plan should have regard to Leicestershire County Council's Minerals and Waste Local Plan (runs to 2031) when identifying suitable areas for non-mineral development.



## What has been done so far

- 1.20 Our plans for public consultation events in 2021 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.

### Questionnaire Survey

- 1.21 In June 2021 a questionnaire was delivered to local households inviting residents to complete the survey. There were 134 responses, and the results of the household questionnaire are available on the Parish Council website, <https://www.breedonparishcouncil.org.uk/neighbourhood-plan.html>

### Evidence

- 1.22 There is no 'tick box' list of evidence required for neighbourhood planning. Proportionate, robust evidence is required to support the choices made and the approach taken. The evidence supporting the preparation of the Neighbourhood Plan is also available on the Parish Council website, <https://www.breedonparishcouncil.org.uk/neighbourhood-plan.html>

## Consultation

- 1.23 The feedback from the questionnaire results and information about the area have helped the preparation of this (Pre-Submission) Draft version of the Breedon on the Hill Neighbourhood Plan. Under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, a pre-submission consultation period of no less than six weeks on the proposed Neighbourhood Plan will run from Monday 30 October to Monday 11 December 2023.
- 1.24 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.breedonparishcouncil.org.uk/neighbourhood-plan.html>. A summary of the Pre-Submission Draft of the Plan will be delivered to all premises within the parish.

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1.25 To comment on any aspect of the Pre-Submission Draft of the Plan, please write to the Breedon on the Hill Parish Council or complete and return a copy of the Pre-Submission Representation Form. The form can be downloaded from the Parish Council website. Comments may be returned:

- Via e-mail to: [clerk@breedonparishcouncil.org.uk](mailto:clerk@breedonparishcouncil.org.uk)

- By post to:

Breedon on the Hill Parish Council  
Breedon Parish Hall  
Priory Close  
Breedon on the Hill  
DE73 8LF

### What happens next?

1.26 All representations and comments received will be considered by Breedon on the Hill Parish Council 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 website, <https://www.breedonparishcouncil.org.uk/neighbourhood-plan.html>

1.27 The Plan will then be submitted to North West Leicestershire District 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.

1.28 The Examiner will either recommend that:

- the Plan is submitted to a referendum;
- is modified to meet the 'Basic Conditions' and then submitted to a referendum; or that
- the Plan is refused.

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- 1.29 If the Examiner is satisfied, North West Leicestershire District Council will arrange a referendum. If the Plan is approved by a simple majority of those voting in the referendum, the District Council will adopt it.
- 1.30 When the Plan is adopted, it will form part of the Statutory Development Plan for the area. North West Leicestershire District Council will continue to be responsible for determining most planning applications, but in the Breedon on the Hill Neighbourhood Area, the policies in the Neighbourhood Plan will form the basis of those decisions along with the adopted North West Leicestershire Local Plan and other material considerations.

**Note, when considering a development proposal, ALL the relevant policies of the Neighbourhood Plan will be applied.**

## 2 Profile

### Overview

- 2.1 Breedon on the Hill is notable for its Carboniferous limestone hill that rises 122 metres above sea level in a generally low-lying landscape and affords distant views across several counties. A large portion of the hill has been cut away by an active quarry.
- 2.2 The parish is bisected by the A42 which is a major trunk road linking junction 23A of the M1 to junction 11 of the M42 motorway. The A42 is in effect a continuation of the M42, and its junctions are numbered accordingly. East Midlands Airport lies to the north-east of the parish.
- 2.3 The population of Breedon on the Hill Parish was 1,100<sup>1</sup> on Census Day 2021, living in 490<sup>2</sup> households.

### Breedon on the Hill

- 2.4 Breedon on the Hill village lies north of the A42 some 6.5km to the south-west of Castle Donington and some 8km to the north-east of Ashby de la Zouch. There are almost 400 dwellings in the village.

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<sup>1</sup> Rounded to the nearest 100 people

<sup>2</sup> Rounded to the nearest 10 households

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- 2.5 Breedon on the Hill is situated on the C8212 (Main Street/Ashby Road), which was formerly the Nottingham to Tamworth Turnpike road of 1760 (and later the A453). The village occupies a position on the southern slope of Breedon Hill – a magnesium limestone outcrop. The Parish Church of St. Mary and St. Hardulph occupies the summit of Breedon Hill (122m above sea level) and dominates the surrounding landscape.
- 2.6 Within the village, a brook flows eastwards to the south of properties on Main Street (between its junctions with The Green and Worthington Lane). The brook was formerly open as it crossed The Green, although it is now culverted.
- 2.7 There is a basic range of services including a primary school, convenience store and two pubs- Hollybush Inn and The Three Horseshoes. Breedon Quarry is active and is operated by Breedon Group which has its headquarters in the village.



Figure 1: Breedon on the Hill

## Wilson

- 2.8 Wilson is a hamlet with 67 dwellings located some 2 km to the north of Breedon on the Hill and 2 km to the east of Melbourne. The settlement is situated on the border of Leicestershire with Derbyshire; indeed the properties on the western side of Main Street between Cornerways and Nursery Cottages, along with field area to the north of Nursery Cottages, were located within Derbyshire prior to late twentieth century administrative boundary changes.
- 2.9 Wilson occupies a position on the north-western side of a shallow valley created by the tributary stream which flows through the settlement towards its confluence with Ramsley Brook. Built development is largely concentrated along the principal roads of the settlement: Main Street, Short Hill and Slade Lane.
- 2.10 Donington Park motorsport circuit lies 1km to the north-east of Wilson.
- 2.11 The only facilities are The Bulls Head PH and Breedon Priory Health Club.
- 2.12 Wilson railway station opened on 1 October 1869 on the Midland Railway extension of the Melbourne Line from Melbourne to Worthington. It closed in June 1871. The track bed through the former station is now part of National Cycle Route 6.



Figure 2: Wilson



## Tonge

- 2.13 Tonge is a hamlet of around 45 dwellings located some 1.5 km to the east of Breedon on the Hill and 5 km to the south-west of Castle Donington. Langley Priory is situated some 1.5 km to the east.
- 2.14 Tonge was formerly situated on the Hinckley to Nottingham road (now the A453), which was re-routed to the east of the settlement in the post War period to provide a bypass. The Hinckley to Nottingham road formerly met with the road from Breedon on the Hill (Tonge Lane) in the centre of the hamlet. The Nottingham to Tamworth Turnpike road of 1760 (now the C8212), runs to the north of the settlement.
- 2.15 Tonge has no services or facilities, other than a bus service.
- 2.16 Tonge and Breedon railway station was opened on 1 October 1869 by the Midland Railway on an extension of the Melbourne Line from Melbourne to Worthington. In 1980 British Railways closed the line and by the 1990s the track had been dismantled. The track bed through the former station is now part of National Cycle Route 6.



Figure 3: Tonge

## 3 Sustainable Development

### Sustainable Development

- 3.1 Our Neighbourhood 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 robust, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of appropriate infrastructure;
  - a **social** objective – to support strong, vibrant and healthy communities, by ensuring 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 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.
- 3.2 Our Plan shows what sustainable development in Breedon on the Hill parish means in practice.

### Strategic Environmental Appraisal

- 3.3 Where a neighbourhood plan is likely to have significant environmental effects, it may require a Strategic Environmental Assessment (SEA). Draft neighbourhood plan proposals should be assessed to determine whether the plan is likely to have significant environmental effects. This initial assessment process is commonly referred to as a

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'screening' assessment and the requirements are set out in regulation 9 of the [Environmental Assessment of Plans and Programmes Regulations 2004](#). The draft Breedon on the Hill Neighbourhood Plan has been the subject of SEA screening which has concluded that a full SEA is not required.

### Priorities

3.4 Data collected from the 2021 questionnaire helped identify key issues the Neighbourhood Plan should address. The top ten issues, ranked in order of importance are:

- Protecting green areas where you live
- Protecting the countryside
- Maintaining village identity
- Improving or retaining local services and facilities
- Conserving local heritage
- The impact of traffic
- Protecting and improving nature conservation
- Noise and disturbance
- Protecting important views
- Large-scale new development nearby

### Vision

3.5 In setting out the aims for the Plan it is vital to consider how Breedon on the Hill parish should be at the end of the plan period. The Plan needs to be aspirational, but realistic. The Plan also needs to respond to the priorities identified

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by local people. The vision statement set out below has helped guide the preparation of the Breedon on the Hill Neighbourhood Plan and makes it clear what the Plan is aiming to achieve.

## Vision



## 4 Natural Environment

### Countryside

- 4.1 Breedon on the Hill Parish is a large, sparsely populated rural area with a strong agricultural identity. Local people value the intrinsic character and beauty of the Parish's countryside. Our 2021 Questionnaire Survey results show that all respondents agreed that the countryside around Breedon on the Hill, Tonge and Wilson should be protected for the sake of its intrinsic character, beauty, heritage and wildlife.
- 4.2 The North West Leicestershire Local Plan strictly controls development in the countryside although certain forms of development are necessary to support rural life and the rural economy.

#### Policy BotH1: Countryside

The Countryside (land outside the Breedon on the Hill Limits to Development and Wilson Settlement Boundary as defined on the Policies Map) will be protected for the sake of its intrinsic character, beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and to ensure it may be enjoyed by all. Development in the Countryside will be strictly controlled in accordance with North West Leicestershire Local Plan Policies S3.

### Landscape

- 4.3 In the absence of any regional or local landscape character assessment we have referred to the key landscape characteristics of the National Character Areas (NCAs) profiles published by Natural England.



### NCA Profile: 70. Melbourne Parklands

- 4.4 The [Melbourne Parklands NCA](#) is located between the ancient forests of Needwood and Charnwood. The Trent Valley forms its northern and western boundary, in a wide arc sweeping round from its confluence with the River Soar in the north-east, to Burton-upon-Trent in the south-west.
- 4.5 It is a landscape of rolling farmland, ancient and plantation woodland and, as the name suggests, a cluster of landscaped parklands with grand country houses. To the south east of the Parish there are extensive areas of ancient woodland at Cloud Wood, Pasture Wood and Aspin Wood. Elsewhere woodlands are small and intermittent although the spinneys, copses and game coverts have often been planted on ridges, giving a well-treed character to some areas.
- 4.6 The NCA is predominantly rural, although there are strong and often abrupt contrasts with the urban areas on its peripheries. The M1 and A42 cross the NCA and East Midlands Airport is sited on the central plateau in an otherwise undulating area.
- 4.7 The Parish has extensive stretches of arable farming with low, sparse hedges and few hedgerow trees. On the steeper ground and heavier clays, the land is less intensively farmed with mixed arable and pasture. Here hedgerows are more substantial and hedgerow trees are more frequent.
- 4.8 Agricultural land is classified into five grades. Grade one is best quality and grade five is poorest quality. Most of Breedon on the Hill parish is grade three, but there are areas of grade two agricultural land.

### Breedon Hill

- 4.9 Breedon is notable for its Carboniferous limestone hill that rises 122 metres above sea level in a generally low-lying landscape and affords distant views across several counties. Breedon Quarry is an important source of magnesium-rich dolomitic limestone or dolostone. The stone has had many uses, including as a source of lime and for mortar, but is now used across the East Midlands as an aggregate for road dressing. A large portion of the hill has been cut away by an active quarry now operated by the Breedon Group at such a scale that it has a significant impact upon the landscape character of the area.

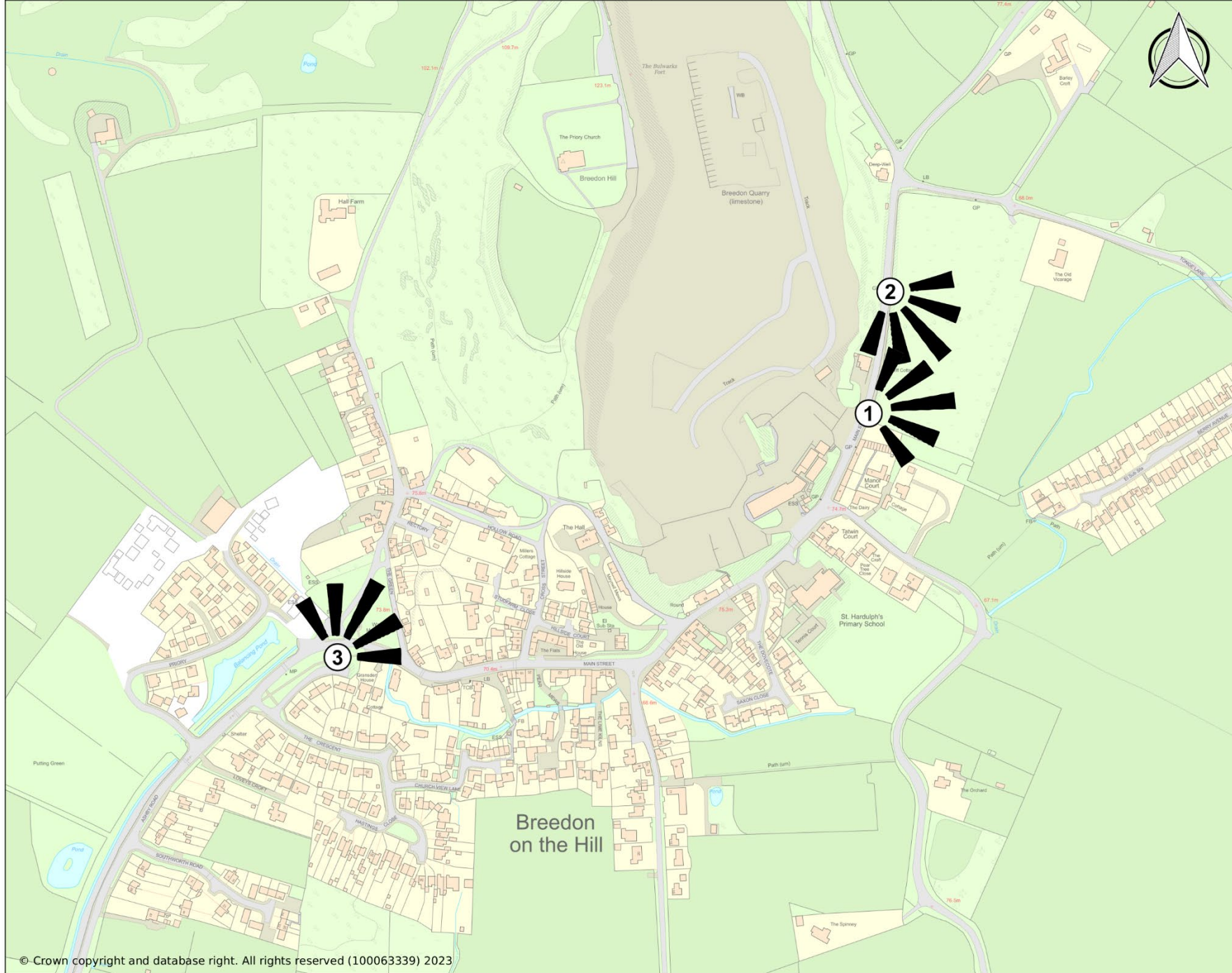
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- 4.10 At the top of Breedon Hill, the grade I Listed Church of St Mary and St Hardulph is a prominent feature in the local landscape. There are other designated features associated with Breedon Hill which include another Grade II\* listed building, Conservation Area and Iron Age Hillfort (Scheduled Monument).
- 4.11 Today there are 360° views from publicly accessible areas at the top of the hill, including from the church grounds, access road and footpaths. Breedon on the Hill is therefore a primary landmark of more than local importance and from our 2021 Questionnaire Survey we know that 98% of respondents want to protect views from and to the hill.



Figure 4: Breedon Quarry



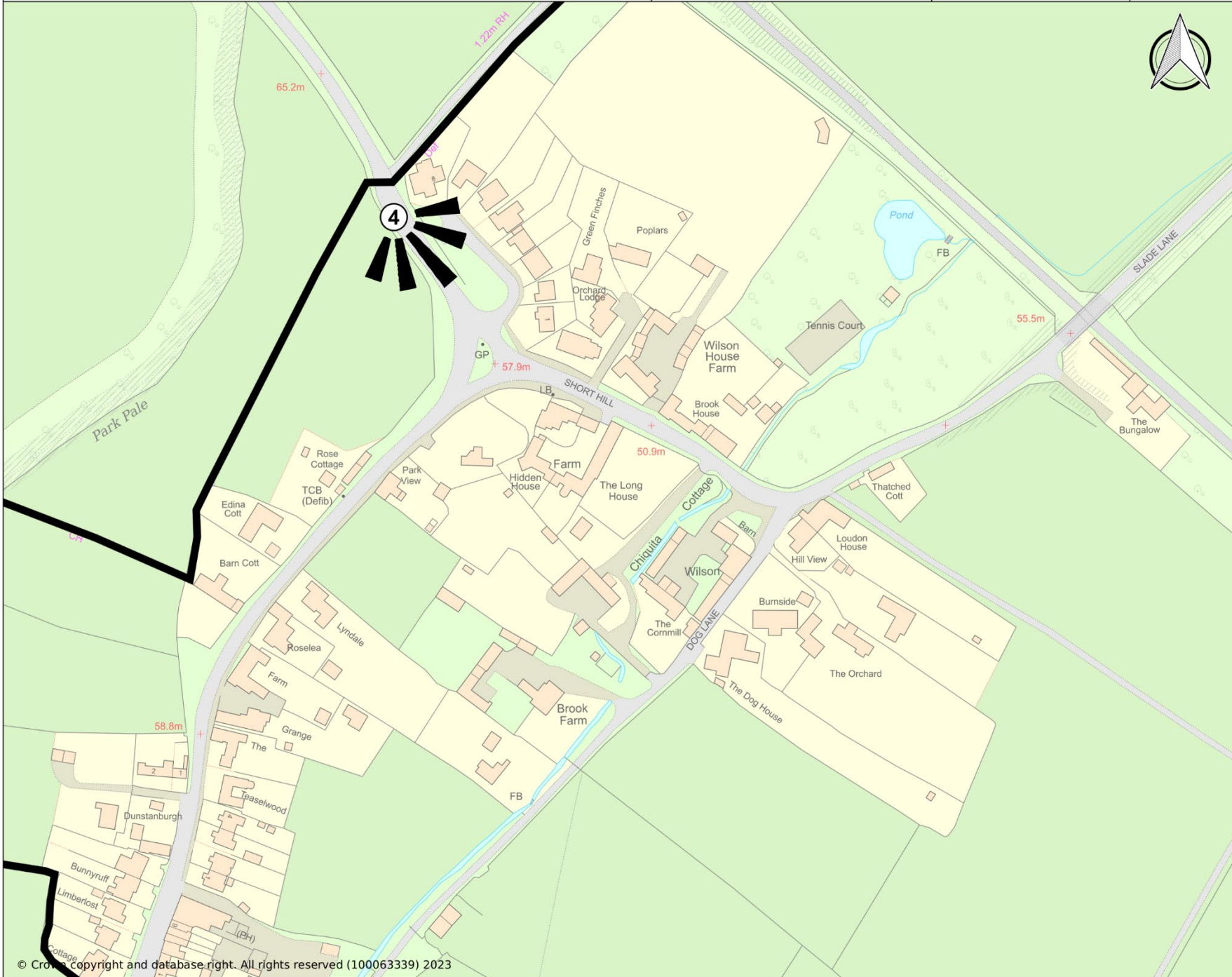


Important Local Views



Neighbourhood Area





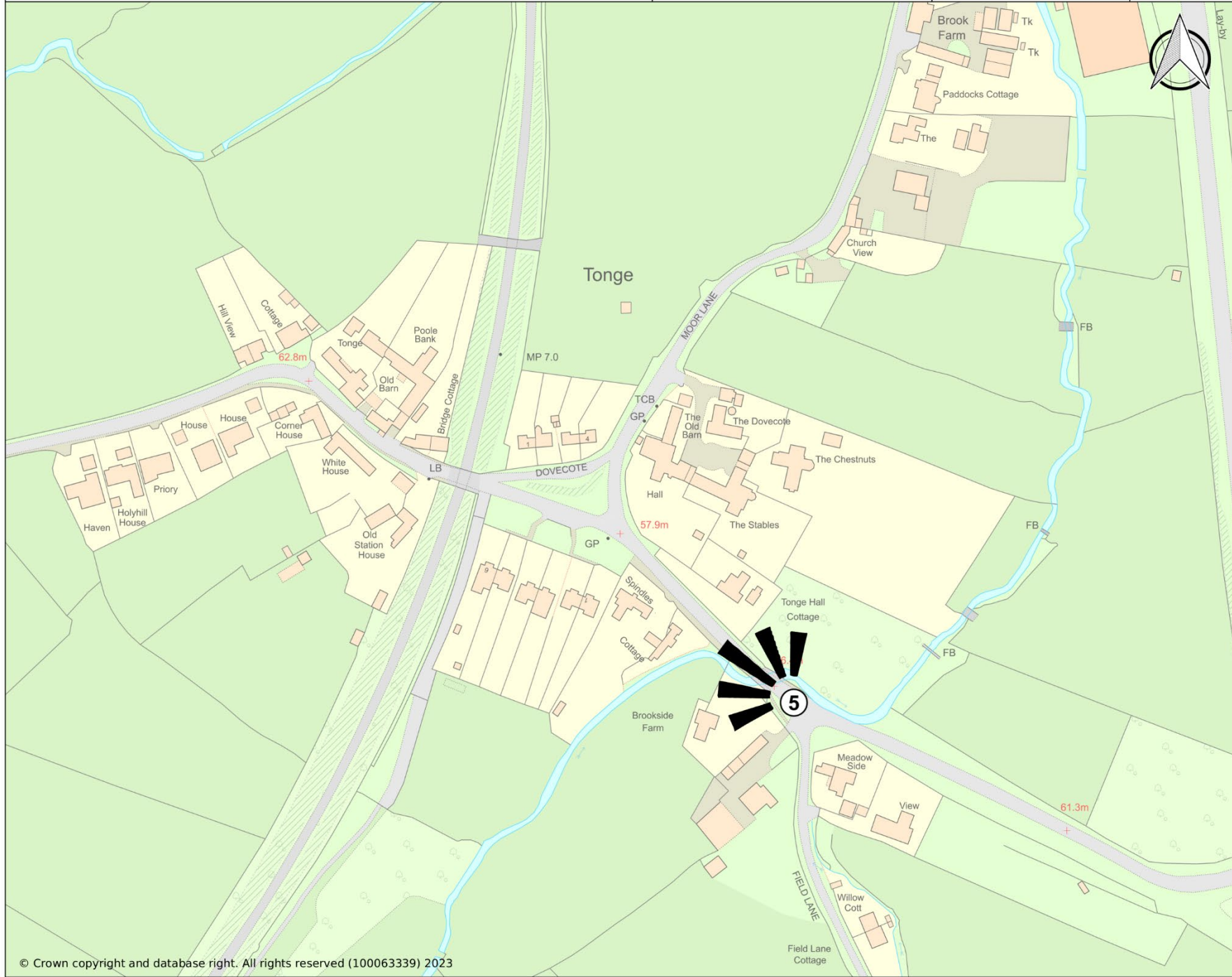
Important Local Views



Neighbourhood Area







Important Local Views



Neighbourhood Area



### Other Important Views

- 4.12 There are many other scenic views in the parish that local people value. The most important are set out below (Maps 2-4).
- 4.13 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 major developments and proposals that are likely to impact on Locally Important Views.

#### Policy BotH2: Protecting the landscape and Locally Important Views

Development should be located and designed in a way that is sensitive to the open landscape and natural features that characterise the Neighbourhood Area. Proposals will not be supported if potential impacts on landscape cannot be adequately mitigated through design and landscaping.

Views to and from the primary landmark of Breedon on the Hill are to be protected.

Particular sensitivity should also be shown for the locally important views from publicly accessible locations that are regarded as highly characteristic of the area, as listed below and identified on Maps 2-4:

1. From Main Street, Breedon on the Hill near quarry entrance looking northeast;
2. From Main Street, Breedon on the Hill near The Old School looking southeast
3. From Main Street, Breedon on the Hill looking north over The Green and to Breedon Hill,
4. From Blackwell Lane, Wilson towards and down Short Hill; and
5. From Moor Lane, Tonge towards The Green.

Major development proposals, and proposals that could affect the primary landmark of Breedon on the Hill and Locally Important Views should be supported by a Landscape Visual Impact Assessment.





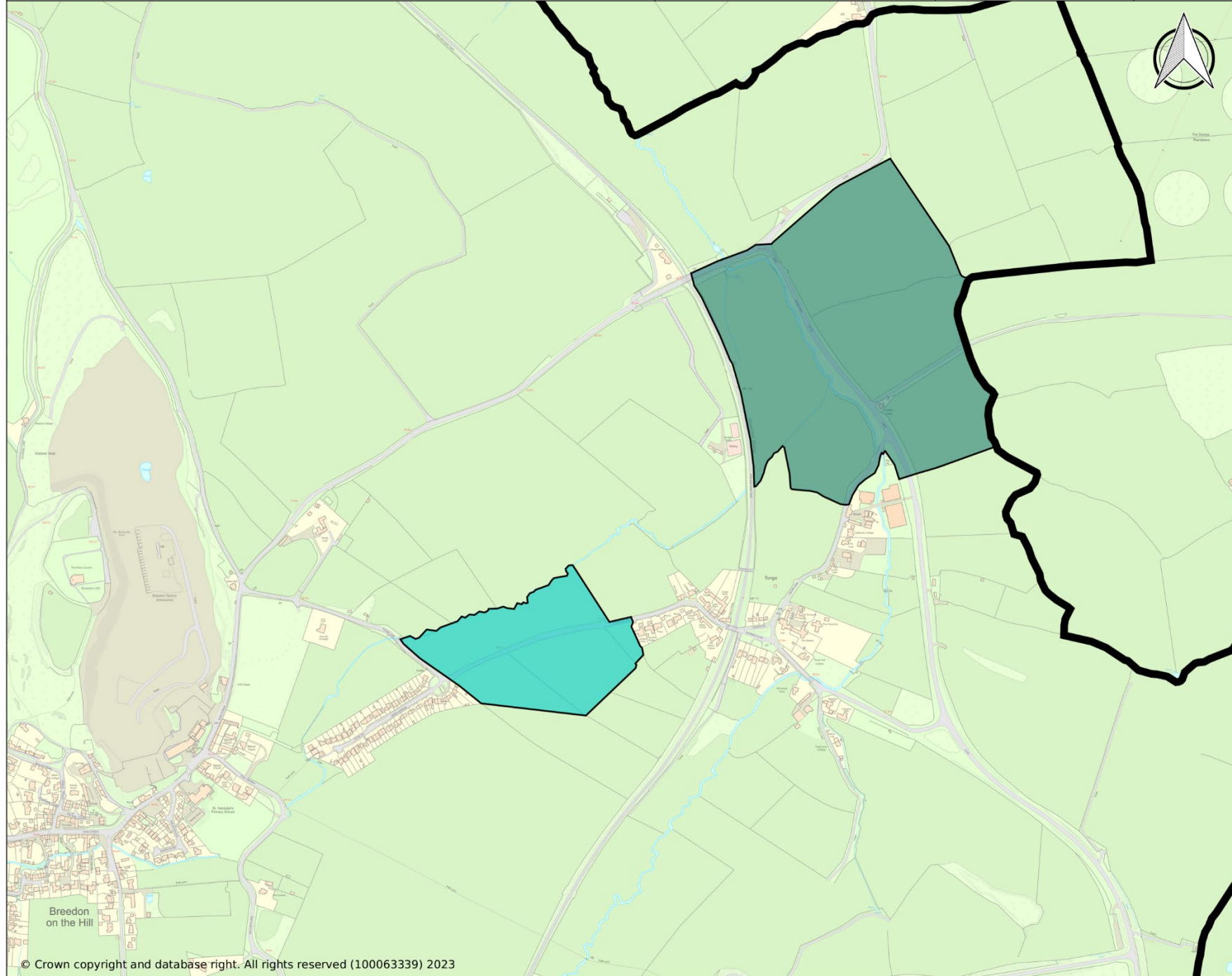
Provisional Area of Separation



Area of Separation



Neighbourhood Area



## Areas of Separation

- 4.14 Berry Avenue, Breedon on the Hill and the settlement of Tonge are separated by about 350m of open countryside either side of Breedon Lane. The maintenance of the separation of the two built-up areas is crucial to the identities of both Breedon on the Hill and Tonge. The Breedon on the Hill and Tonge Area of Separation aims to check potential encroachment and help to safeguard the scale, setting and special character of both settlements.
- 4.15 The area is experiencing rapid growth focussed on East Midlands Airport and the East Midlands Gateway. There are also proposals for the construction of new settlements nearby. The largest of these, a proposal for more than 4,500 new houses on the southern edge of East Midlands Airport, could bring large-scale development even closer to Tonge with very significant impacts on the character of the settlement. For this reason, a provisional Area of Separation has been identified which will be confirmed if the proposed new settlement is taken forward. The status of the proposed new settlement may become clearer as our neighbourhood plan progresses.

### Policy BotH3: Areas of Separation

The open character of the Breedon on the Hill and Tonge Area of Separation, as defined on Map 5, shall be maintained, to preserve the visual and physical separation of the two settlements and retain their distinctive character and separate identities. Development within this area will only be supported if it would not:

- A. Diminish the physical or visual separation between built up areas associated with these settlements; and
- B. Compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of the Area of Separation in protecting the identity and distinctiveness of these settlements.

Any development proposal within the Area of Separation must be accompanied by an analysis and proposals for mitigation of likely impact on settlement setting and the objective of visual separation, giving specific attention to use of location, design and landscaping appropriate to the character of the area.

## Breedon on the Hill Neighbourhood Plan Pre-Submission Draft (2021-2040)

The above requirements will also apply to the Provisional Area of Separation to the north of Tonge, as defined on Map 5, should proposals for a new settlement to the north of the Neighbourhood Area be progressed through either a planning application or the North West Leicestershire Local Plan.

### Countryside Access

- 4.16 The Neighbourhood Area has an extensive network of Public Rights of Way that link communities to the surrounding countryside. These paths were originally part of an ancient network of tracks used to walk to the open fields, to market or between neighbouring villages, but they are now used almost exclusively for leisure activities. As such they are an appreciated and well-used community asset with 56% of respondents to our 2021 Questionnaire Survey using the footpaths and bridleways in the area on a daily basis.
- 4.17 This network is supplemented by National Cycle Route 6 which has sections that link London to the Lake District. The area benefits from the traffic-free section through central Leicester and the 13-mile Cloud Trail (Former Derby to Ashby-De-La-Zouch railway line) between Worthington and Derby.
- 4.18 Country walking, horseriding and cycling brings benefits as a leisure activity that contributes to health and wellbeing. We are keen to see the existing network extended and enhanced.



Figure 5: Cloud Trail





Public Footpath



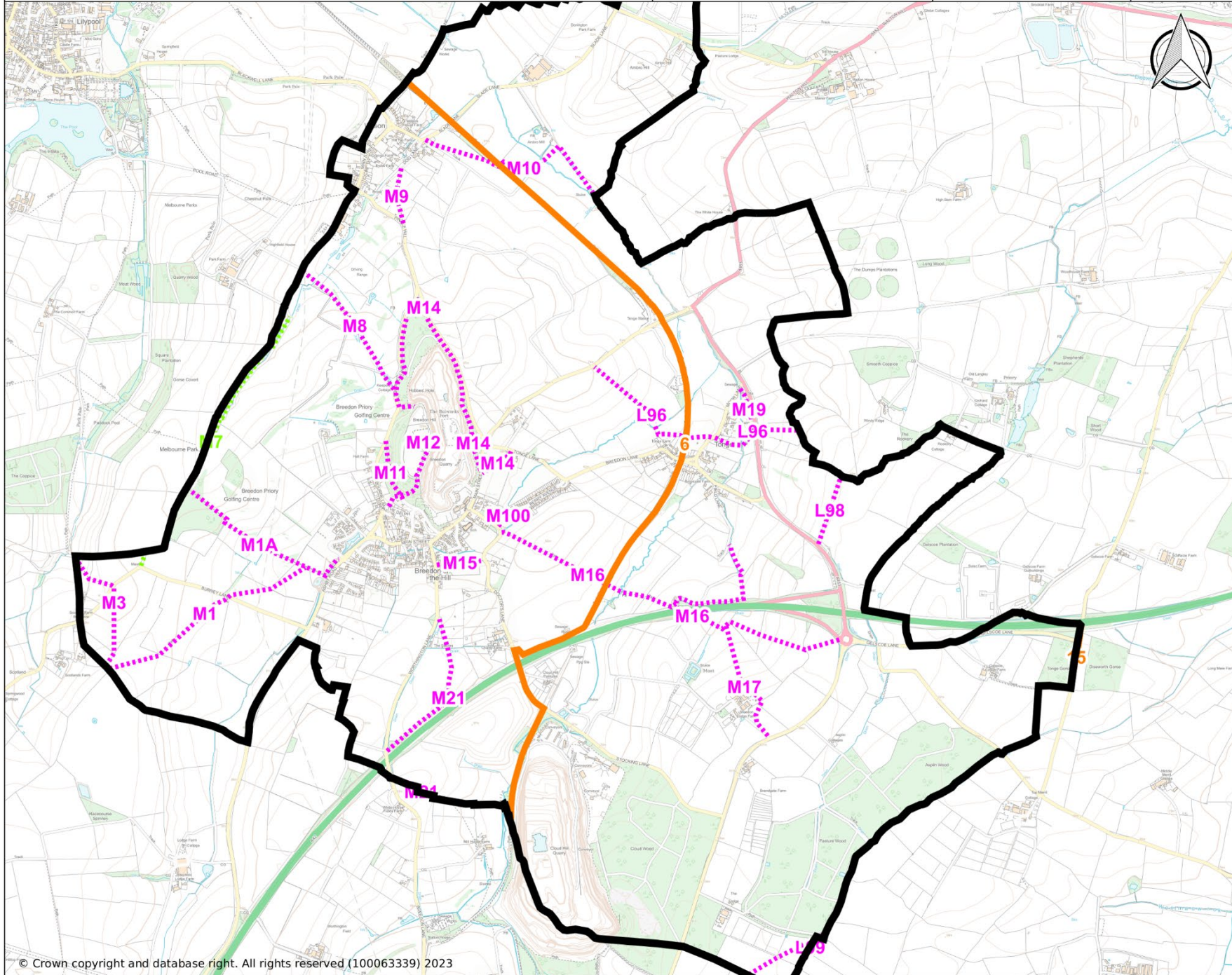
Public Bridleway



National Cycle Network Route



Neighbourhood Area



#### Policy BotH4: Countryside Access

Development should protect Rights of Way and wherever possible create new links to the network including footpaths and cycleways. An improved footpath/cycle link between Breedon on the Hill and National Cycle Route 6 via Doctor's Lane/Public Footpath M16 is encouraged.

### Biodiversity

- 4.19 The community places considerable value on the enhancement of biodiversity in the Neighbourhood Area, including the creation of wildlife habitats, the conservation of native hedgerows, the planting of native trees and wildflowers, and the protection of wildlife corridors.
- 4.20 There are three Sites of Special Scientific Interest (SSSIs) in the Neighbourhood Area together with Local Wildlife Sites.

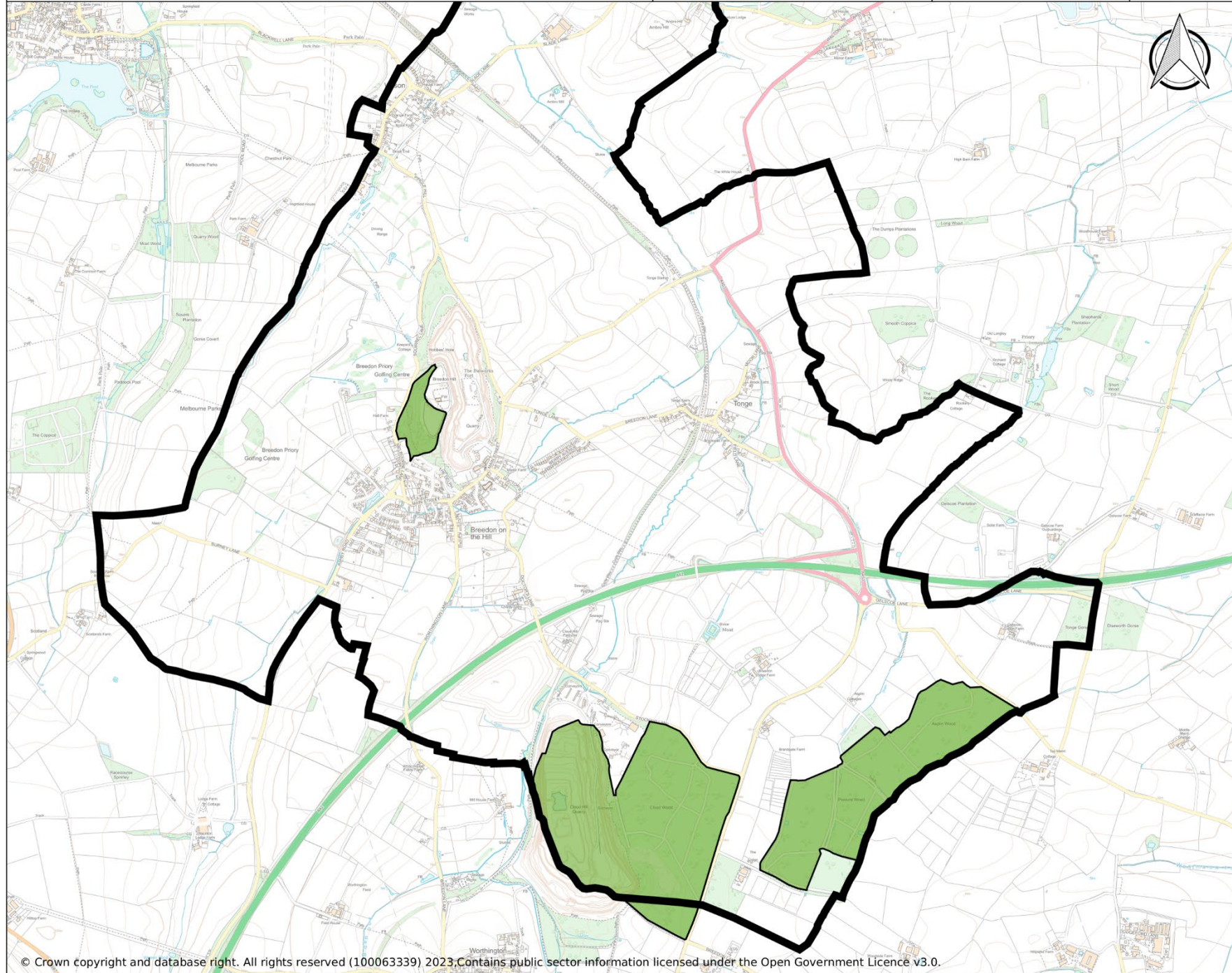
#### Sites of Special Scientific Interest (SSSIs)

- 4.21 SSSIs are areas of special interest due to their fauna, flora, geological or physiographical features:
- Breedon Hill SSSI comprises the largest area of species-rich Carboniferous Limestone grassland in Leicestershire and is representative of such grassland habitat in the English Midlands.



Figure 6: Breedon Hill





Sites of Special Scientific Interest (SSSI)



Neighbourhood Area





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- Breedon Cloud Wood and Quarry SSSI: Cloud Wood is an ancient semi-natural woodland of a type which is now scarce in lowland Britain. It supports a ground flora that is exceptionally diverse and includes several species which are rare in Leicestershire. Cloud Wood is managed by [Leicestershire and Rutland Wildlife Trust](#). Cloud Quarry is a nationally important geological locality, exposing a Lower Carboniferous succession deposited in shallow seas.
- Pasture and Asplin Woods SSSI comprises one of the best examples of ash-hazel woodland in Leicestershire and is representative of ancient woodland developed on somewhat poorly drained clay soils in Central England.

### Local Wildlife Sites (LWS)

- 4.22 Together with legally protected land such as SSSIs, Local Wildlife Sites are the most important places for wildlife in Leicester, Leicestershire and Rutland. The primary purpose of the LWS system is to contribute to the implementation of the [Leicester, Leicestershire and Rutland Biodiversity Action Plan](#) (BAP), by identifying the most important sites where BAP actions can be focussed. The criteria used for identifying these sites are closely linked to the priority habitats listed in the BAP.
- 4.23 In Breedon on the Hill Neighbourhood Area, LWS include woodland, trees, ponds, verges and hedgerows. There are 33 LWS and 18 Historic LWS<sup>3</sup> (See Map 8 and Appendix 1).

### Geology Sites

- 4.24 Regionally Important Geological and Geomorphological Sites (RIGS) are identified using local criteria. They are currently the most important places for geology and geomorphology outside statutorily protected land such as SSSIs. There are two RIGs (Map 8) in the Neighbourhood Area: Cloud Hill Quarry and Breedon Hill Quarry.

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<sup>3</sup> These are sites known to have had important wildlife value in the past. They have not been surveyed on the ground since the 1980s/90s, but there is evidence from aerial photographs that they are still present.



### Notable Species

- 4.25 Notable species that have been recorded locally include common frog, common toad, great crested newt, smooth newt, barn owl, bullfinch, crossbill, cuckoo, dunnoek, herring gull, hobby, house martin, house sparrow, kingfisher, lapwing, lesser redpoll, linnet, marsh tit, peregrine, red kite, redwing, Reeve's pheasant, skylark, song thrush, spotted flycatcher, swallow, tree sparrow, willow tit, wren, yellow wagtail, yellowhammer, bee orchid, bird's nest orchid, bluebell, Canadian waterweed, cherry laurel, common cudweed, common mouse-ear, dwarf spurge, garden parsley, giant hogweed, greater butterfly orchid, greater celandine, Himalayan balsam, least duckweed, little mouse-ear, lizard orchid, pale sedge, purple small-reed, rye brome, small teasel, small-leaved lime, Solomom's seal, Spanish bluebell, violet helleborine, wall cotoneaster, white stonecrop, harlequin ladybird, dingy skipper, wall, white-letter hairstreak, moth species<sup>4</sup>, triangle-hammock-spider, American mink, badger, bats, Chinese muntjac, hare, hedgehog, otter and water vole.

### Wildlife Corridors

- 4.26 It is important that animals should be able to move safely from one area to another, making wildlife corridors extremely important. The Ramsley Brook and disused railway allow free movement for many species, while the A42 with its wide verges, cuttings and embankments also acts as dispersal corridor.

### Biodiversity Net Gain

- 4.27 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 25 Year Environment Plan and mandated as a condition of planning permission in the [Environment Act 2021](#). Biodiversity Net Gain requires a 10% increase in biodiversity after

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<sup>4</sup> autumnal rustic beaded chestnut, blood-vein, brindled beauty, broom moth, brown-spot pinion, buff ermine, centre-barred swallow, cinnabar, dark-barred twin-spot carpet, dot moth, dusky brocade, dusky thorn, figure of eight, flounce chestnut, ghost moth, green-brindled crescent, grey dagger, knot grass, latticed heath, minor shoulder-knot, mottled rustic, mouse moth, oak hook-tip, pale eggar, powdered quaker, rosy minor, rustic, sallow, shaded broad-bar, small phoenix, small square-spot, sprawler, white ermine, white-spotted pinion



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development, compared to the level of biodiversity prior to the development taking place. The National Planning Policy Framework includes compulsory Biodiversity Net Gain.

4.28 From our 2021 Questionnaire survey we know that local people prioritise the following for habitat improvement:

- Trees and woodland
- Ponds and Watercourses
- Meadows and grassland
- Hedgerows

4.29 Further, in support of flood alleviation measures in Breedon on the Hill, natural flood management in the upper catchment can be used to reduce downstream flood peaks. A range of measures can be used including the creation of field ponds and wetlands, re-naturalising watercourses, tree planting and improving soil structure.

### Policy BotH5: Ecology and Biodiversity

Development should conserve, restore and enhance the network of local ecological features and habitats which include (as shown on Map 8) Local Wildlife Sites (including historical sites), Geology Sites and Wildlife Corridors.

New development will be expected to secure measurable net gains for biodiversity through the following opportunities:

- A. The integration of features such as bat boxes, bird boxes and hedgehog highways;
- B. Natural flood management in the upper catchment at Breedon on the Hill;
- C. Woodland, hedgerow and tree planting;
- D. Enhancement of ponds and watercourses; and
- E. Creation of meadow and grassland habitats.

## Trees and Hedgerows

- 4.30 Trees soften hard architecture, create contrast, encourage wildlife, reduce extremes of climate and have been shown to benefit both physical and mental health. They also enhance the overall character of the area.
- 4.31 Ancient woods are areas of woodland that have persisted since 1600. This is when maps started to be reasonably accurate so we can tell that these areas have had tree cover for hundreds of years. They are relatively undisturbed by human development. As a result, they are unique and complex communities of plants, fungi, insects and other microorganisms. There are areas of ancient woodland to the south of the Neighbourhood Area- Cloud Wood, Pasture Wood, Asplin Wood and Tonge Gorse. Other areas of woodland are concentrated around the disused rail line, Breedon Hill and the former Breedon Priory Golfing Centre together with scattered copses of trees. Common species of trees in the area are ash, oak and field maple.
- 4.32 The mature hedgerows in the area mainly consist of hawthorn with some field maple and dog rose. There is evidence of hedgerow removal to create larger sized fields to allow modern arable farming practices. Farmland hedges now have a degree of protection in England under the Hedgerows Regulations 1997 (their removal requires permission from the Local Planning Authority). There is a strong desire in the community for hedgerows to be maintained as landscape features for their historical significance and biodiversity value.
- 4.33 Within the Conservation Areas of Breedon on the Hill, Tonge and Wilson, any tree over 75mm in diameter at 1.5m above ground level is given automatic protection. No cutting, removal, willful damage or destruction of such trees is allowed without giving prior notification to North West Leicestershire District Council. Some trees are also protected through Tree Preservation Orders (TPOs).
- 4.34 There are TPOs at The Berry on Main Street, Stocking Lane, The Dovecote, The Green, Manor Farm, northwest of Ashby Road, The Old Chapel and Cross Street at Breedon on the Hill. As well as Corner House, 2 Barton House, The Spindles and Tonge Hall, disused railway at Tonge. In Wilson, there are TPOs at Grange Farm, Hill Top Farm and Short Hill/Slade Lane.
- 4.35 The community wishes to protect and enhance the wooded appearance of the village, and to create new woodland wherever possible.

### Policy BotH6: Trees and Hedgerows

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

## Flood Risk

- 4.36 The National Planning Policy Framework sets strict tests to protect people and property from flooding which all local planning authorities are expected to follow. Where these tests are not met, national policy is clear that new development should not be allowed. These national policies are well-established, so there is no need for the Neighbourhood Plan to duplicate them. Nonetheless, flood risk is a major concern for local people- 55% of respondents to our 2021 Questionnaire Survey were concerned about flood risk where they lived.

### Flooding from Rivers (fluvial)

- 4.37 Flood risk is an important consideration in guiding the location of new development. Flood Zones refer to the probability of river flooding, ignoring the presence of defences. Most of the Neighbourhood Area is in Flood Risk Zone 1.
- 4.38 The Ramsley Brook provides the main source of fluvial flood risk in the Neighbourhood Area with areas in Breedon on the Hill village and Tonge being in Flood Risk Zones 3 (high risk) and 2 (medium risk).

### Surface Water Flooding (pluvial)

- 4.39 Flooding from surface water runoff is usually caused by intense rainfall that may only last a few hours and usually occurs in lower lying areas, often where the drainage system is unable to cope with the volume of water. Surface water flooding problems are inextricably linked to issues of poor drainage, drain blockage and sewer flooding.
- 4.40 At times of high rainfall, surface water either accumulates in puddles or runs off quickly with a propensity to localised surface water flooding in all three communities. Therefore, developments should seek to reduce flood risk and



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incorporate Sustainable Drainage Systems (SuDS). SuDS should ensure that the peak rate of run-off over the lifetime of the development, allowing for climate change, is no greater for the developed site than it was for the undeveloped site. 92% of respondents to our 2021 Questionnaire Survey agreed that even minor development should incorporate water attenuation, storage and treatment arrangements.

### Breedon on the Hill Flood Risk Study

- 4.41 Breedon on the Hill has a history of flooding. The most notable recent event was a major flood on 15 June 2016 which caused the internal flooding of at least 20 properties in the village and serious disruption.
- 4.42 Following the flood event in 2016, Leicestershire County Council began a project to investigate the sources of flood risk and to assess the viability of options to reduce the risk of flooding in the village. The 2020 Breedon on the Hill Flood Risk Study is based on an analysis of flood risk in the village and a computer model of the flooding. The model provides information on the extent, depth and velocity of flood flows as well as pointing towards the main sources of floodwater and any restrictions that could be exacerbating flooding. Breedon on the Hill is a particularly challenging area to study because flooding can come from several sources. The model considers both fluvial flooding and pluvial flooding.
- 4.43 A range of options to reduce flood risk in the village have been tested using the flood model. Although flood risk can never completely be



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removed, the following options in combination help to reduce flood risk:

- Measure 1: Replace twin arch culvert in centre of the village
- Measure 2: Natural flood management in the upper catchment
- Measure 3: Reducing surface water flows in the village
- Measure 4: Ongoing channel maintenance
- Measure 5: Property level protection

4.44 The hydraulic model shows that surface water runoff is a significant contributing factor to the flood risk in the village, and this is consistent with anecdotal records. So, it is important that all new housing in Breedon on the Hill incorporates Sustainable Drainage Systems. The Cameron Homes Highwoods Green development at the former Breedon Priory Garden Centre includes both attenuation of runoff from new roofs and hardstanding, and new areas of flood storage to intercept surface water which historically has runoff the hillside, down the access road and onto The Green.

### Policy BotH7: Water Management

Development sites should be built to manage surface water sustainably and utilise resources sustainably during use. Major development and, in Breedon on the Hill, all new dwellings should incorporate:

- A. Sustainable Drainage Systems (SuDS) unless demonstrated to be inappropriate. All schemes for the inclusions of SuDS should demonstrate they have considered all four aspects of good SuDS design, Quantity, Quality, Amenity and Biodiversity, and the SuDS and development will fit into the existing landscape. The completed SuDS schemes should be accompanied by a maintenance schedule detailing maintenance boundaries, responsible parties and arrangements to ensure that the SuDS are maintained in perpetuity;
- B. Surface water discharges that have been carried out in accordance with the drainage hierarchy, such that discharge to the public sewerage systems is avoided, where possible;
- C. Incorporate water efficient design and technology; and

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D. Protection of existing drainage systems. No development shall prevent the continuation of existing natural or manmade drainage features, where watercourses or dry ditches are present within a development site, these should be retained and where possible enhanced.

## 5 Services and Facilities

### Key Services and Facilities

- 5.1 Breedon on the Hill village has a basic range of facilities including a primary school, convenience store, two public houses, church and bus service.
- 5.2 Tonge and Wilson have no services and facilities other than The Bulls Head PH in Wilson.

### St Hardulph's Church of England Primary School

- 5.3 St Hardulph's Church of England Primary School is a mainstream, state funded junior school for mixed, 4-11 year-olds. The school catchment area includes Breedon-on-the-Hill, Isley Walton, Tonge, Lount, Staunton Harold and Wilson. The Education Authority has set a planned admission limit of 15 children in the reception year. In the event of the school reaching that number, it is their practice to give precedence to those living in the catchment area.
- 5.4 The School and the Priory Church of Saint Mary and Saint Hardulph have been closely linked for many years. There has been a church and/or a priory on Breedon Hill for well over 1300 years. The school offers a morning club which runs from 8am.



Figure 8: St Hardulph's Church of England Primary School

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### Pinnacle Store, Breedon on the Hill

- 5.5 The Pinnacle Store is a small convenience shop with Post Office on Main Street.

### Holly Bush Inn, Breedon on the Hill

- 5.6 The Holly Bush is a traditional country pub dating back to the 16th century located on Melbourne Lane just north of The Green.

### The Three Horseshoes, Breedon on the Hill

- 5.7 The Three Horseshoes was built around 250 years ago originally as a Farriers looking after local farms with their horses, tools and carts, etc. The Three Horseshoes eventually started offering beer and food as well as offering a blacksmith service.

### The Bulls Head, Wilson

- 5.8 The Bulls Head of Wilson is a contemporary, dog friendly pub.

### The Priory Church of Saint Mary and Saint Hardulph, Breedon on the Hill

- 5.9 The Priory Church of Saint Mary and Saint Hardulph (Breedon Priory) is open to visitors every day between the hours of 9.30am and 3.30pm in Winter months and 9.30am to 7.00pm in Summer months. The Priory has an authenticated history of Christian worship for over 1300 years. In A.D. 676 an Anglo-Saxon Monastery was established on the hilltop, by Mercian King Aethelred, and for some 200 years this flourished as a centre of culture and crafts. In A.D. 874, the community was attacked by pagan Danish and Norse invaders and buildings



Figure 9: The Pinnacle Store, Breedon on the Hill



Figure 10: The Bulls Head, Wilson

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looted and despoiled. The next major step came in A.D. 1122 with the arrival of a Prior and five Canons from Nostell Priory in Yorkshire, who established an Augustian Priory on the site and it is the Nave and North Aisle of this building which survive as the Parish Church of today, restored in later centuries, but still retaining much of its 12th century design and styling.

### Mobile Network

- 5.10 A good mobile connection has a positive impact on the economy and promotes efficient delivery of public 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.
- 5.11 Good mobile coverage promotes sustainability. For example, it enables home working, thus reducing the need for travel, and so contributes to minimising pollution, and mitigating climate change and helps in the move towards a low carbon economy.
- 5.12 Mobile telecommunications networks are a crucial piece of infrastructure in economic, community and social terms. Ofcom's mobile availability checker shows that Breedon on the Hill, Tonge and Wilson are likely to have good outdoor coverage for 4G voice/data services for all networks. Indoors, 4G voice/data services can be patchy.
- 5.13 Each operator needs its own network to provide a service. Apart from some very small installations, operators will need to apply for some form of consent from North West Leicestershire District Council prior to installing any equipment.
- 5.14 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 North West Leicestershire Local Plan Policy D3.

### Retention of Services and Facilities

- 5.15 The loss of key services and facilities that residents currently enjoy can have a significant impact on people's quality of life and the overall viability of the community. With an increasing proportion of older people in the population, access



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to locally based services will become increasingly important due to lower mobility levels. 98% of respondents to our 2021 Questionnaire Survey who lived in Breedon the Hill wanted the village's basic services and facilities to be protected.

- 5.16 Policy IF2 of the North West Leicestershire Local Plan aims to protect against the loss of key services and facilities but does not identify the community facilities to be retained.

### Policy BotH8: Retention of Community Services and Facilities

The following facilities will be protected and development which assists their diversification and improvement is supported in accordance with North West Leicestershire Local Plan Policy IF2:

- A. St Hardulph's Church of England Primary School, Breedon on the Hill;
- B. Pinnacle Store, Breedon on the Hill;
- C. Holly Bush Inn or The Three Horseshoes, Breedon on the Hill. Should one close, protection will apply to the remaining pub; and
- D. The Bulls Head, Wilson.

## Improving Services and Facilities

- 5.17 Our 2021 Questionnaire Survey invited residents to identify any additional services and facilities they would like to see. In Breedon on the Hill, most respondents wanted to see a café and better bus services. In Tonge there was a demand for better internet connectivity.

### Village Hall

- 5.18 In 2019 planning permission was granted to Cameron Homes for the development of 43 homes at the former Breedon Priory Garden Centre. The planning permission includes the provision of a village hall which is now built.

### Allotments

- 5.19 The Parish Council has been discussing a potential site for village allotments.

### Internet

- 5.20 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.



Figure 11: Breedon Village Hall nearing completion

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- 5.21 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.
- 5.22 Ofcom's broadband checker shows that Superfast broadband is available to most homes, however the superfast broadband network is Fibre to the Cabinet (FTTC) which is a connectivity technology that is based on a combination of fibre optic cable and copper cable. The further a property is from the local street cabinet, the slower the connection is likely to be. Openreach's current build plans suggest that most of the Neighbourhood Area will benefit from Ultrafast Full Fibre by December 2026. New developments should have access to ultrafast broadband (of at least 100Mbps) and allow for Fibre to the Premise (FTTP) access for each property.

### Policy BotH9: Ultrafast Connectivity

New development should incorporate open access ducting to industry standards, to enable all new premises and homes to be directly served by fibre optic broadband technology (Fibre to the Premise). Exceptions will only be considered where it can be demonstrated that making such provision would render the development unviable.

## Infrastructure

- 5.23 New development will have some impact on the existing, and the need for new, infrastructure, services and amenities. Sometimes these impacts can be detrimental and so developers must expect to contribute towards the cost of providing additional infrastructure.
- 5.24 To enable new housing development to take place, there will need to be improvements to local services and facilities. However, the Neighbourhood Plan must be deliverable. Therefore, the developments identified in the Plan should not be subject to such a scale of obligations and burdens that their viable implementation is threatened.
- 5.25 There are also circumstances where contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small-scale and self-build development.

### Policy BotH10: Infrastructure

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

- A. The improvement, remodelling or enhancement of St Hardulph's Church of England Primary School;
- B. Countryside access improvements in accordance with Policy BotH4;
- C. Community infrastructure improvements including the provision of parish notice boards, seats, children's play area equipment, bus shelters, litter bins.

Contributions are governed by the provisions of the Community Infrastructure Regulations 2010. To ensure the viability of housing development, the costs of the Plan's requirements may be applied flexibly where it is demonstrated that they are likely to make the development undeliverable.



## 6 Heritage and Design

### Historic Development

#### Breedon on the Hill

- 6.1 Breedon Hill was the site of a hill-fort during the Iron Age period. The Bulwarks suggest that a large settlement was enclosed in the third/fourth century BC and continued in occupation into the Roman period. Between 675 and 691 AD, a monastic church was founded on the Hill from Medeshamstede (Peterborough) and it is believed that it was destroyed by the Danes at the close of the ninth century. The monastery may have received a new lease of life a century before the Norman Conquest as part of Aethelwold's monastic reforms and in the early part of twelfth century a new foundation took place of an Augustinian Priory at the site.
- 6.2 At the dissolution of the monastic house in 1535, the Church was sold by the Crown to the Shirley Family of Staunton Harold Hall; later the Earls Ferrers. Much of the Priory was demolished and all that remains is the choir and the north and south aisles of the church and its once central tower. The Shirleys used the north aisle as a private chapel and gave over the remaining parts of the building to be used as the church for the Parish of Breedon. The north aisle was handed over to the Church Authorities by the Earls Ferrers in 1959.
- 6.3 The village, which may have been originally established to serve the monastic site, developed with a predominantly agricultural-based economy until the second half of the twentieth century. The lands of the



Figure 12: Lock-up and pound, Main Street, Breedon on the Hill

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Parish were enclosed in 1759 and 1802. Prior to these enclosures the lands around the village were divided into four large fields; Wood Field to the north of the village, Nether Field to the east, Dam Field to the south and Great Field to the west.

- 6.4 The limestone outcrop at Breedon was exploited for mineral resources as early as the thirteenth century and by the turn of the nineteenth century, Breedon Quarry had been established under the ownership of the Earl of Stamford to the north-east of the village. In the twentieth century the rapid expansion of the quarry northwards removed much of the eastern side of the earthworks forming The Bulwarks.
- 6.5 In the middle of the nineteenth century, the Earl of Stamford and Warrington as Lord of the Manor held much of the land in the Parish and in 1834 had paid for the construction of the Free School (now 'The Old School House') off Hollow Road. The Curzon family of Breedon Hall were also important landowners in the Parish.
- 6.6 In the twentieth century, particularly following the Second World War, agricultural uses declined as the settlement increasingly acquired a dormitory role. On Cross Street, infill housing development was undertaken on former farm sites - at Stud Farm Close and Hillside Court - leading to an increasingly compact development form. Also within the historic core a number of buildings have been converted from their original uses into residential use. The settlement was expanded southwards in the post war period with the development of The Crescent, Hastings Close, The Dovecote and Saxon Close.

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### Wilson

- 6.7 Wilson - as Wifel's Torp - had been established by 972 and developed with an essentially agricultural-based economy until the second half of the twentieth century. The principal farms in the hamlet were Wilson Hall (Farm), Hill Top Farm, Wilson House Farm, Grange Farm and Brook Farm.
- 6.8 As the twentieth century progressed agriculture declined – no working farms now remain - and redundant farm outbuildings were converted to dwellings at Hill Top Farm, Grange Farm and Wilson Hall (Farm). Infill housing was also undertaken, particularly along Main Street.



Figure 13: Brook House, Wilson



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### Tonge

- 6.9 Tonge had been established by the time of the Domesday Survey of 1086/87 and developed with an essentially agricultural-based economy into the second half of the twentieth century. The principal farms in the settlement were Tonge Farm, Tonge Hall Farm, White House Farm, Brook Farm and Brookside Farm.
- 6.10 To support the agricultural economy a blacksmiths operated from the attached outbuilding to White House Farmhouse and (the now demolished) watermill alongside Ramsley Brook to the south-east of Brookside Farm provided milling facilities.
- 6.11 In 1874, a substantial change to the character of the hamlet occurred with the completion of the Midland Railway's Derby to Ashby de la Zouch line. The railway extended the Derby to Melbourne line of 1868 to link with the former tramway of 1802 from Cloud Hill to Ashby de la Zouch. The railway station serving Tonge was built alongside the Nottingham to Tamworth road. Passenger services on the branch line ceased in 1930, although limestone continued to be carried from Cloud Hill Quarry to Derby until 1982.
- 6.12 As the twentieth century progressed agricultural uses declined and in the latter part of the twentieth century, the landscape around the hamlet was again the subject of change with the creation of new communication links. To the east of the village the bypass (A453; previously the A447) was constructed and to the south the A42 was opened in the 1990s.



Figure 14: Tonge Hall Cottage

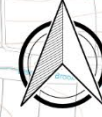
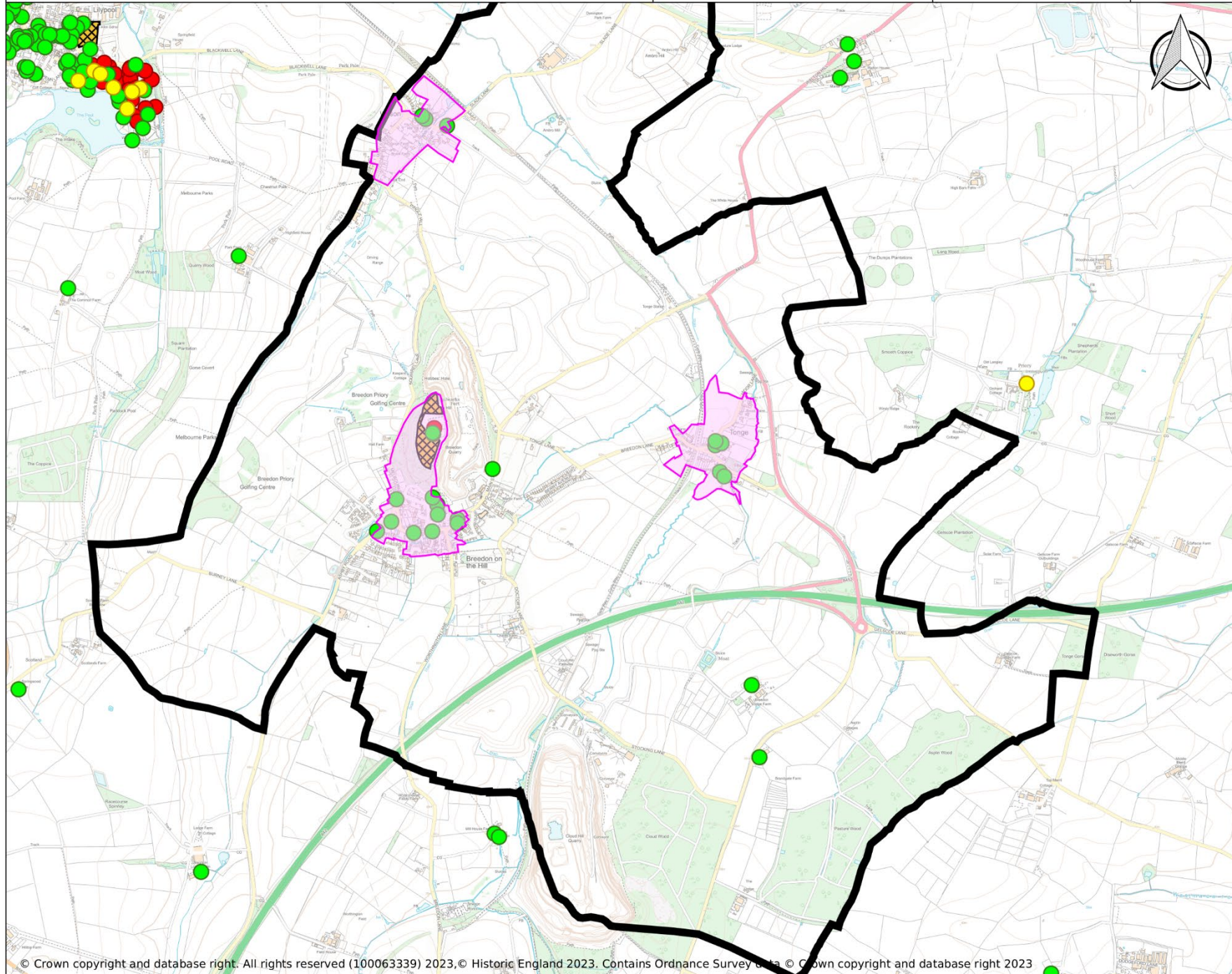


## Designated Heritage Assets

- 6.13 A Scheduled Monument, 24 Listed Buildings and three Conservation Areas have already been designated under relevant legislation within the Neighbourhood Area.
- 6.14 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.
- 6.15 Substantial harm to or loss of a Grade II listed building 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.
- 6.16 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.

## The Bulwarks Scheduled Monument

- 6.17 Scheduling is shorthand for the process through which nationally important sites and monuments are given legal protection. The Bulwarks- the remaining earthworks comprising a single bank and ditch around the Breedon Hill site, is a Scheduled Monument.



Scheduled Monuments



Listed Buildings



Neighbourhood Area



Conservation Area





## Breedon on the Hill Neighbourhood Plan Pre-Submission Draft (2021-2040)

### Listed Buildings

- 6.18 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.
- 6.19 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.
- 6.20 When making a decision on all listed building consent applications or any decision on a planning application for development that affects a listed building or its setting, a local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. This obligation, found in sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, applies to all decisions concerning listed buildings.
- 6.21 There are 24 Listed buildings in the Neighbourhood Area (all Grade II except Church of St Mary and St Hardulph which is Grade I):
- Breedon Lodge Farmhouse and Cottage, Breedon Brand
  - Tomb chest to Dawson family, approximately 20 metres south of porch of Church of St Mary and St Hardulph



Figure 15: Brookside Farmhouse, Tonge

## Breedon on the Hill Neighbourhood Plan Pre-Submission Draft (2021-2040)

- Lock Up and Pound, Main Street
- Holly Bush Inn, Melbourne Lane
- Brook House, Short Hill
- Tonge Hall Farmhouse
- Brookside Farmhouse
- Milepost At OS SK 403228, Ashby Road
- The Three Horseshoes Public House, Main Street
- Wilson House, Short Hill, Wilson
- Thatched Cottage, Slade Lane
- Breedon Hall
- Walls around north sides of grounds at Breedon Hall
- Headstone to Francis Doleman, approximately 12 metres south of Church of St Mary and St Hardulph
- Dovecote at Tonge Hall Farm
- Outbuilding approximately 20 metres to southeast of Brookside Farmhouse
- Brandgate Farmhouse and Attached Outbuilding, Breedon Brand
- Church of St Mary and St Hardulph, Breedon Hill
- Coach house and stable range to south west of Breedon Hall
- Lime Farmhouse and Attached Barn, Main Street
- K6 Telephone Kiosk (Adjacent to The Old Barn, Tonge Hall), Moor Lane
- K6 Telephone Kiosk (Adjacent to No 8), Main Street
- The Old School, Main Street
- War Memorial, Main Street



## Breedon on the Hill Neighbourhood Plan Pre-Submission Draft (2021-2040)

### Breedon on the Hill Conservation Area

- 6.22 Conservation Areas are 'areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance'. Local planning authorities have a general duty to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas, consequently there are more stringent planning controls and obligations in respect of new development, demolitions, alterations, highway works and advertisements.
- 6.23 The [Breedon on The Hill Conservation Area](#) was originally designated by North West Leicestershire District Council in September 1992 but was updated in April 2001. The Conservation Area includes the centre of the village and Breedon Hill. Later developments on the edges of the village are excluded.



Figure 16: Breedon on the Hill, Conservation Area

### Wilson Conservation Area

6.24 Wilson Conservation Area was designated by North West Leicestershire District Council in September 2003. The Area relates mainly to the physical extent of the hamlet at the Second World War and reflects its development with a predominantly agricultural-based economy. The special character of the Area is largely derived from the informal grouping of (former) farmhouses, outbuildings and farmworker's dwellings together with the relatively open form of settlement pattern that remains as a result of the survival of paddock areas and closes within the hamlet. Wilson has buildings displaying vernacular traditions of the immediate postmedieval period as well as later buildings in the architecture style of the Georgian and Victorian periods.



Figure 17: Wilson Conservation Area



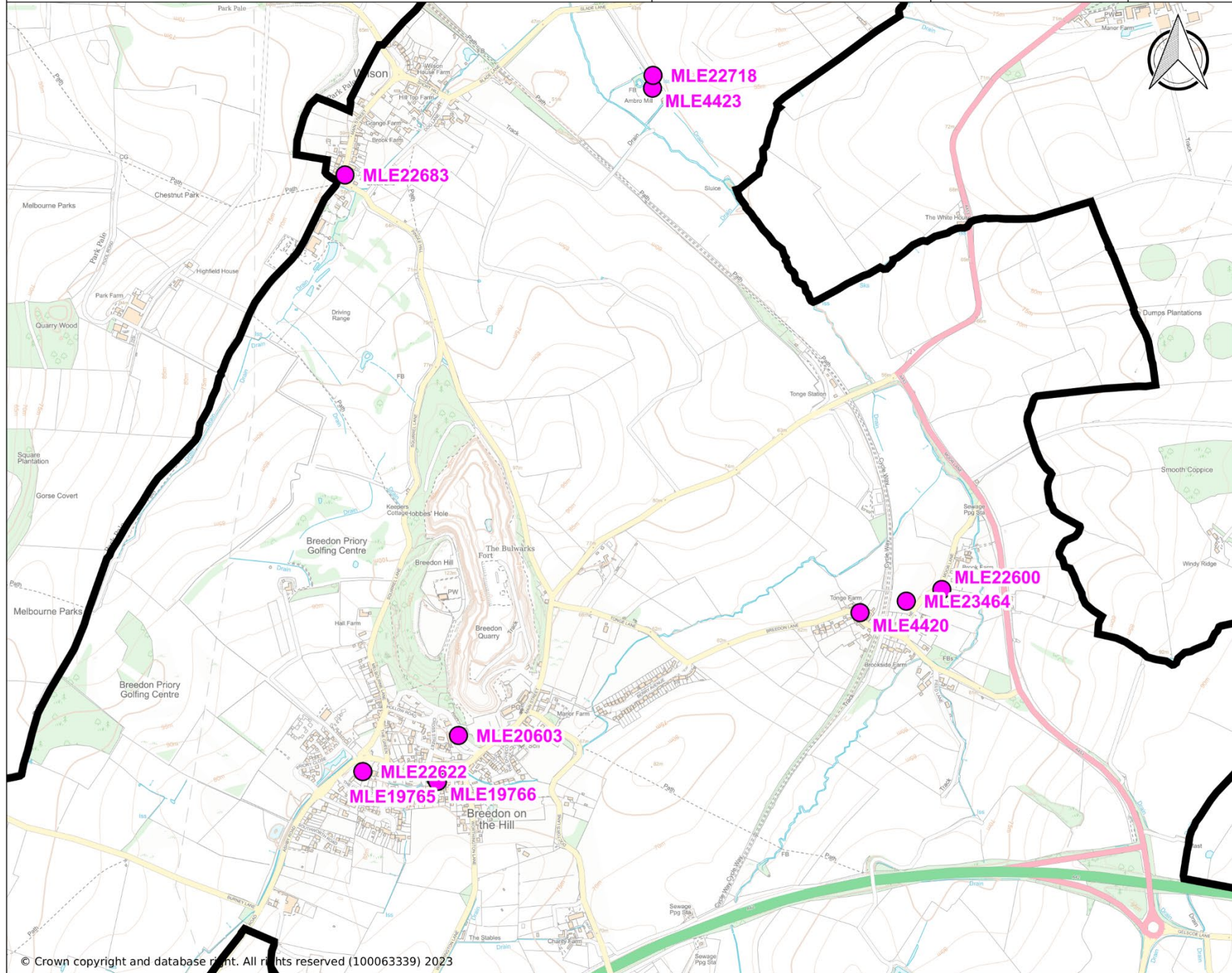
### Tonge Conservation Area

6.25 Tonge Conservation Area was designated by North West Leicestershire District Council in October 2002. The Conservation Area relates to the physical extent of Tonge at the Second World War and thus reflects its predominantly agricultural-based development. The special character of the Area is largely derived from the informal grouping of (former) farmhouses, outbuildings and farmworker's dwellings along the principal roads. Open paddock areas are also a significant feature of the Area.



Figure 18: Tonge Conservation Area





Neighbourhood Area



Features of Local Heritage Interest





## Non-Designated Heritage Assets

6.26 The above places (Scheduled Monument, Listed Buildings and Conservation Areas) 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 assets may not be nationally designated, they may be offered a level of protection through our Neighbourhood Plan.

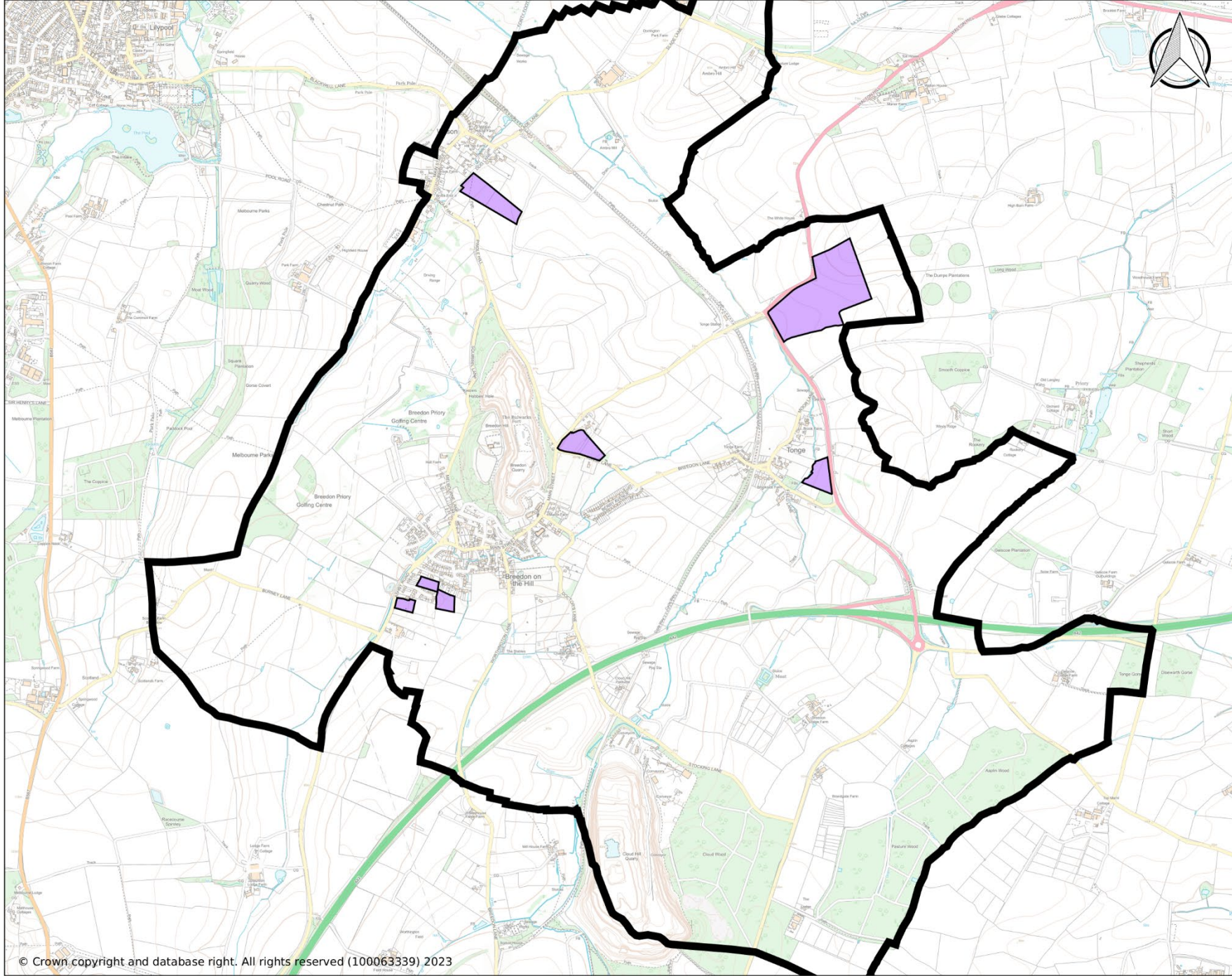
### Features of Local Heritage Interest

6.27 A list of Features of Local Heritage Interest (Map 10) has been compiled for the Parish Council to identify those heritage assets which are of local architectural or historic value. This list has been compiled from the following sources:



Figure 19: Bullshead Row, Wilson





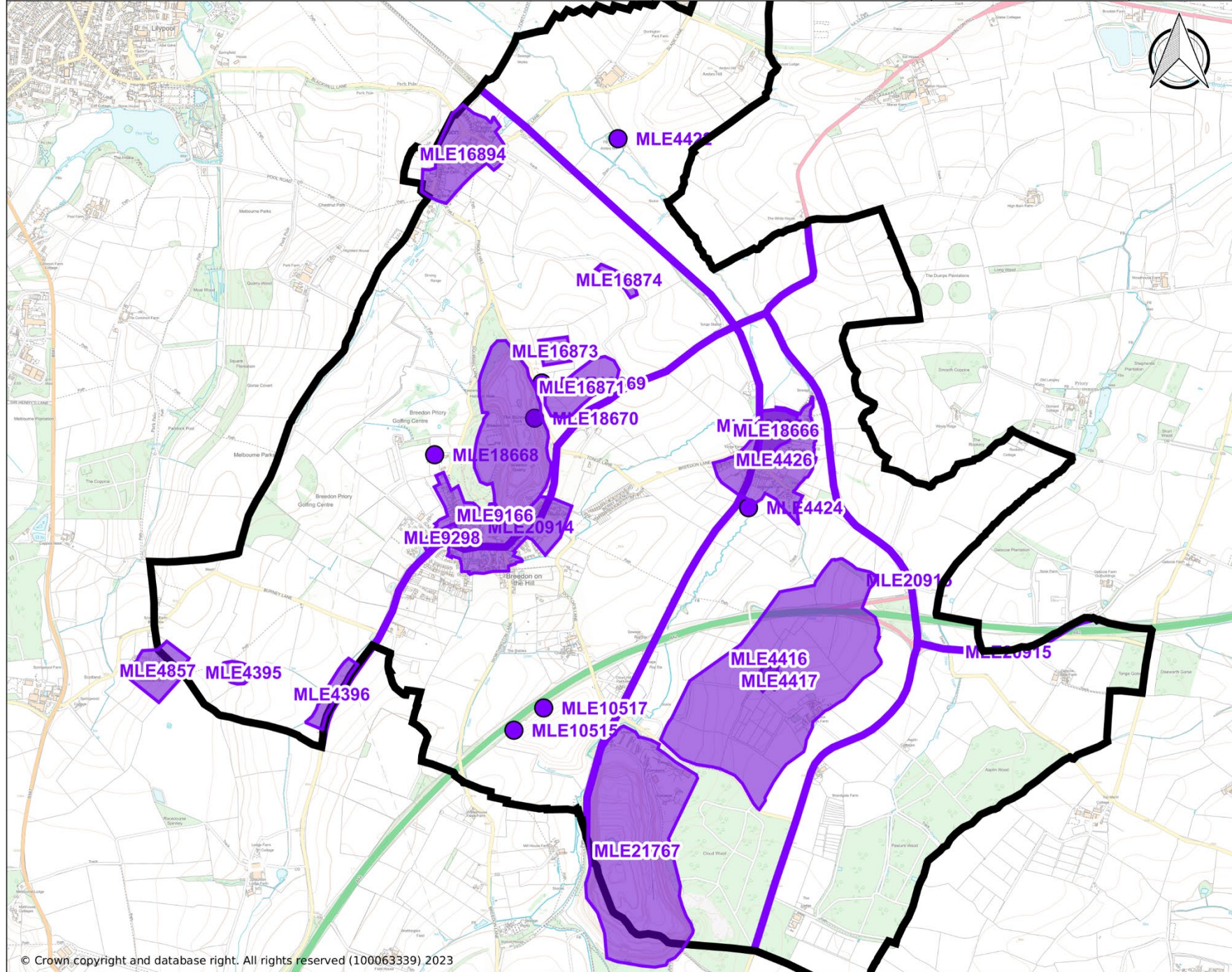
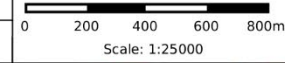
Neighbourhood Area



Ridge and Furrow







Known Archaeological Remains



Known Archaeological Remains



Neighbourhood Area



Known Archaeological Remains



## Breedon on the Hill Neighbourhood Plan Pre-Submission Draft (2021-2040)

### Hand-me-down-Hearsays

- 6.28 Hand-me-down-Hearsays is an album of photographs stories and anecdotes from parents and grandparents, friends and neighbours in the Parish of Breedon cum Worthington during the summer of 2002. The book provides a reference work for local people to learn or remember what life was like in the area during the 20<sup>th</sup> Century.

### Leicestershire & Rutland Historic Environment Record

- 6.29 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 10 historic buildings in the Neighbourhood Area which are not already listed and 37 archaeological remains.

### Breedon on the Hill, Tonge and Wilson Conservation Area Appraisals

- 6.30 The Appraisals prepared for each of the three Conservation Areas identify unlisted buildings which are considered to make a positive contribution to the streetscape.

### 2021 Questionnaire Survey

- 6.31 In our 2021 Questionnaire Survey we invited local people to nominate places that should be protected for their local heritage interest.

### Ridge and Furrow

- 6.32 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. During the 1990s the Monuments Protection Programme investigated survival and loss of medieval and post-medieval agricultural earthworks in the English Midlands. The region was identified as preserving the best surviving examples in Europe. The work was published as 'Turning the Plough' (Hall 2001), and identified 40 parishes where the most significant earthworks were located. In 2011 it was decided to update records of what survives in the 40 parishes. English Heritage took new oblique photographs, allowing the condition of ridge and furrow to be mapped and recorded in detail.
- 6.33 Large areas of ridge and furrow remain in and around the Neighbourhood Area. Ridge and furrow sites are non-designated heritage sites of archaeological interest.



## Breedon on the Hill Neighbourhood Plan Pre-Submission Draft (2021-2040)

### Policy BotH11: Locally Valued Heritage Assets

Development proposals that will affect the following locally valued heritage assets or their setting will be assessed having regard to the scale of any harm or loss and the significance of the heritage asset:

#### Features of Local Heritage Interest (Map 10):

MLE4420	Tonge Farm
MLE4423	Ambro Mill
MLE19765	Cart shed south of 22, Main Street, Breedon on the Hill
MLE19766	Post-medieval farm buildings south of 22, Main Street, Breedon on the Hill
MLE20603	Stable range and staff accommodation, Breedon Hall
MLE22600	Church View, Tonge
MLE22622	Post war prefab housing, 1-7, The Crescent, Breedon on the Hill
MLE22683	1-3 Bullshead Row, Wilson
MLE22718	C18th cart shed at Ambro Mill
MLE23464	Post-medieval dovecote, Moor Lane, Tonge

#### Known Archaeological Remains (Map 11):

MLE4395	Possible Roman villa east of Scotland Farm
MLE4396	Medieval fishponds east of Scotland Farm
MLE4397	Augustinian Priory, Breedon Hill
MLE4398	Mesolithic/Neolithic/Bronze Age finds from Breedon Hill
MLE4399	Iron Age hillfort, Breedon Hill (The Bulwarks)
MLE4402	Anglo-Saxon cemetery, Breedon Hill
MLE4403	Saxon minster, Breedon Hill
MLE4405	Medieval market, Breedon Hill
MLE4408	Iron Age burials, Breedon Hill (The Bulwarks)

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MLE4409	Iron Age houses, Breedon Hill (The Bulwarks)
MLE4416	Medieval moated lodge north-west of Breedon Lodge
MLE4417	Breedon Park
MLE4422	Possible site of medieval mill, Ambro Mill
MLE4424	Possible site of Tonge Mill
MLE4426	Historic settlement core of Tonge
MLE4857	Andreskirk deserted medieval village
MLE7090	Post-medieval burials, Breedon Hill
MLE9166	Historic settlement core of Breedon
MLE9298	Medieval fishponds, Breedon village green
MLE10515	Post-medieval finds and features from Cloud Hill Quarry
MLE10517	Post-medieval field boundary at Cloud Hill Quarry
MLE16085	Midland Railway, Ashby to Derby line
MLE16871	Medieval and post-medieval pottery from north of Breedon on the Hill
MLE16873	Neolithic site north-east of Hobbes' Hole
MLE16874	Undated features and various finds north-east of Hobbes' Hole
MLE16894	Historic settlement core of Wilson
MLE18666	Medieval village earthworks at Tonge
MLE18668	Site of lime kilns, west of Hall Farm
MLE18669	Possible site of dovecote, north-east of Breedon Hill
MLE18670	Post-medieval lime kiln, east of Breedon Hill
MLE20914	Turnpike Road, Tamworth to Sawley Ferry
MLE20915	Turnpike Road, Hinckley to Tonge, Ibstock to Measham
MLE21766	Breedon Quarry, Main Street
MLE21767	Cloud Hill Quarry, Cloud Wood
MLE23230	Probable Saxon/Medieval banked enclosure around the church

## Breedon on the Hill Neighbourhood Plan Pre-Submission Draft (2021-2040)

MLE23231 Iron Age round houses south of the church

MLE24298 Homestead Moat, Breedon on the Hill

Ridge and Furrow areas (Map 12)

### Design

- 6.34 We expect all development to contribute positively to the creation of well-designed buildings and spaces. Through good design we want to maintain and enhance the individual character of our parish and create places that work well for both occupants and users and are built to last.
- 6.35 Policy D1 of the North West Leicestershire Local Plan helps to address the design objectives set out in the National Planning Policy Framework, but since then the Government has published the National Design Guide and National Model Design Code.

### National Design Guide

- 6.36 The [National Design Guide](#) sets out the characteristics of well-designed places and demonstrates what good design means in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.
- 6.37 The National Design Guide identifies ten characteristics of well-designed places that together help create its physical character, sense of community and address issues affecting climate.
- 6.38 An understanding of the context, history and the cultural characteristics of a site and its neighbourhood influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable. Development that has a character that suits its context and history makes places that are locally distinctive.

## Breedon on the Hill Neighbourhood Plan Pre-Submission Draft (2021-2040)

### National Model Design Code

6.39 The [National Model Design Code](#) provides detailed guidance on the production of design codes, guides and policies to promote successful design.

### Good Design for North West Leicestershire Supplementary Planning Document

6.40 Supplementary planning documents (SPDs) should build upon and provide more detailed advice or guidance on policies in an adopted local plan. As they do not form part of the development plan, they cannot introduce new planning policies into the development plan. They are however a material consideration in decision-making.

6.41 The [Good Design SPD](#) was adopted by North West Leicestershire District Council on 25 April 2017. The Good Design SPD details the District Council's approach to good design based on a series of place making principles.

### Breedon on the Hill Design Code

6.42 Through the Department for Levelling Up, Housing & Communities (DLUHC) Neighbourhood Planning Programme led by Locality, AECOM was commissioned in 2021 to provide design support to Breedon on the Hill Parish Council. The resulting Breedon on the Hill Design Code has been modified and adapted and is included in the Neighbourhood Plan as Appendix 2.



Figure 20: Locally distinctive materials



## Breedon on the Hill Neighbourhood Plan Pre-Submission Draft (2021-2040)

- 6.43 The main objective of the Breedon on the Hill Design Code is to develop design guidelines that any potential development in Breedon on the Hill, Tonge and Wilson including infill development, should follow in order to retain and protect the rural, tranquil character and historic beauty of the area.

### Policy BotH12: Design

To support the creation of high quality, beautiful and sustainable buildings and places, development should reflect the Breedon on the Hill Design Code (Appendix 2). Development that is not well designed will not be supported, especially where it fails to reflect the Breedon on the Hill Design Code and government and local guidance on design.

## 7 Local Green Space

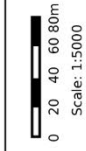
- 7.1 National policy makes provision for local communities to identify green areas of importance to those communities, where development will not be permitted except in very special circumstances.
- 7.2 In our 2021 Questionnaire Survey we invited local people to identify Local Green Spaces for protection. These are shown on Maps 13 to 15 and a summary of reasons for their designation is set out at Appendix 3.

### Policy BotH13: Local Green Spaces

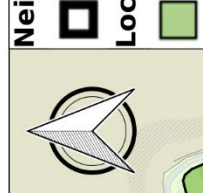
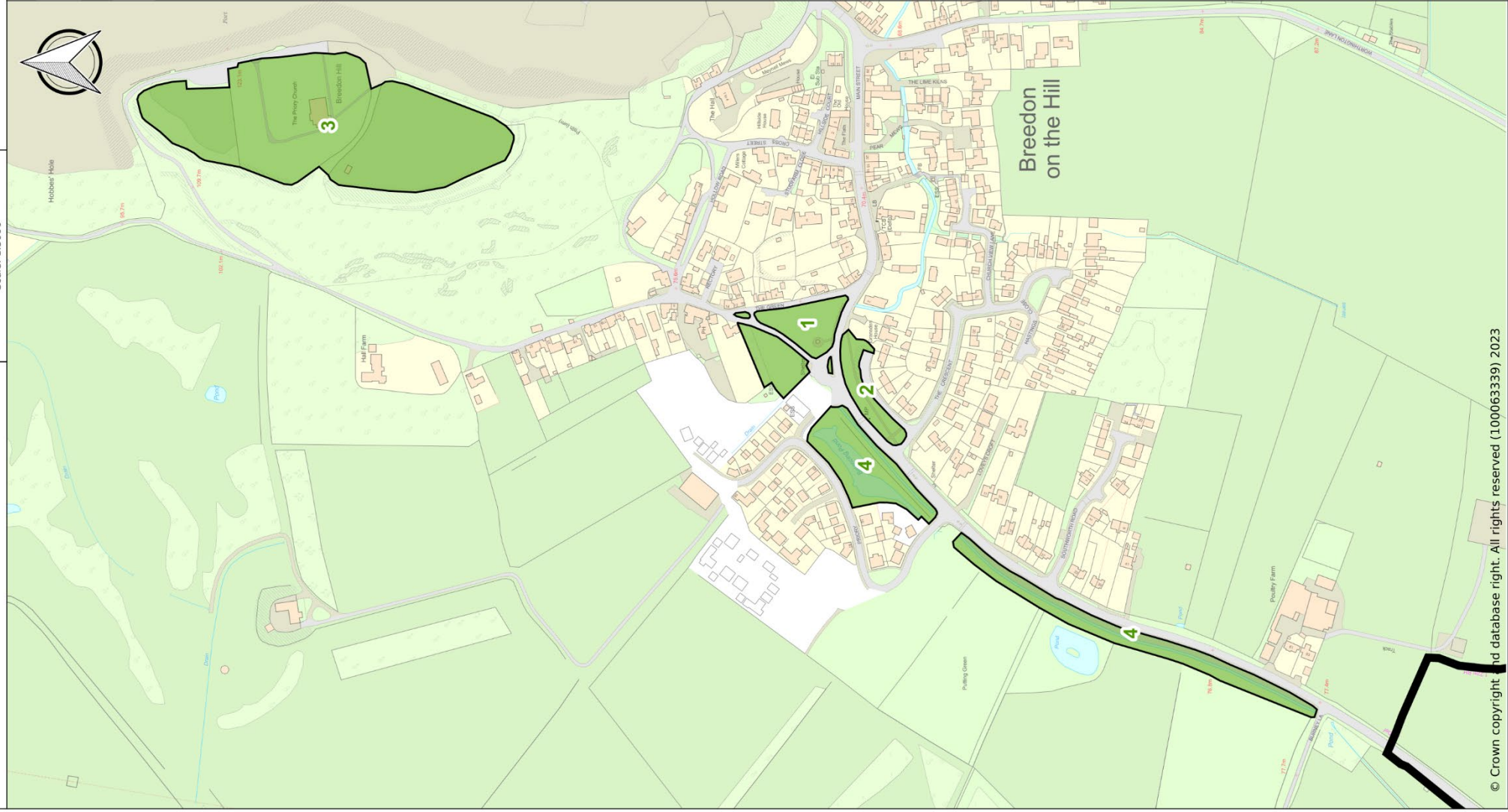
The following areas identified on Maps 13-15 are designated as Local Green Space:

1. The Green, Breedon on the Hill
2. The Crescent, Breedon on the Hill
3. Breedon Hill
4. Brook and balancing pond, Ashby Road, Breedon on the Hill
5. The Green, Tonge
6. Peters Close verge, Tonge
7. The Green, Wilson
8. Wilson Rise, Wilson
9. Field between Park View and Lyndale, Wilson
10. Wilson Hall
11. Adjacent to The Long House, Wilson

Development proposals within the designated local green spaces will only be supported in very special circumstances.



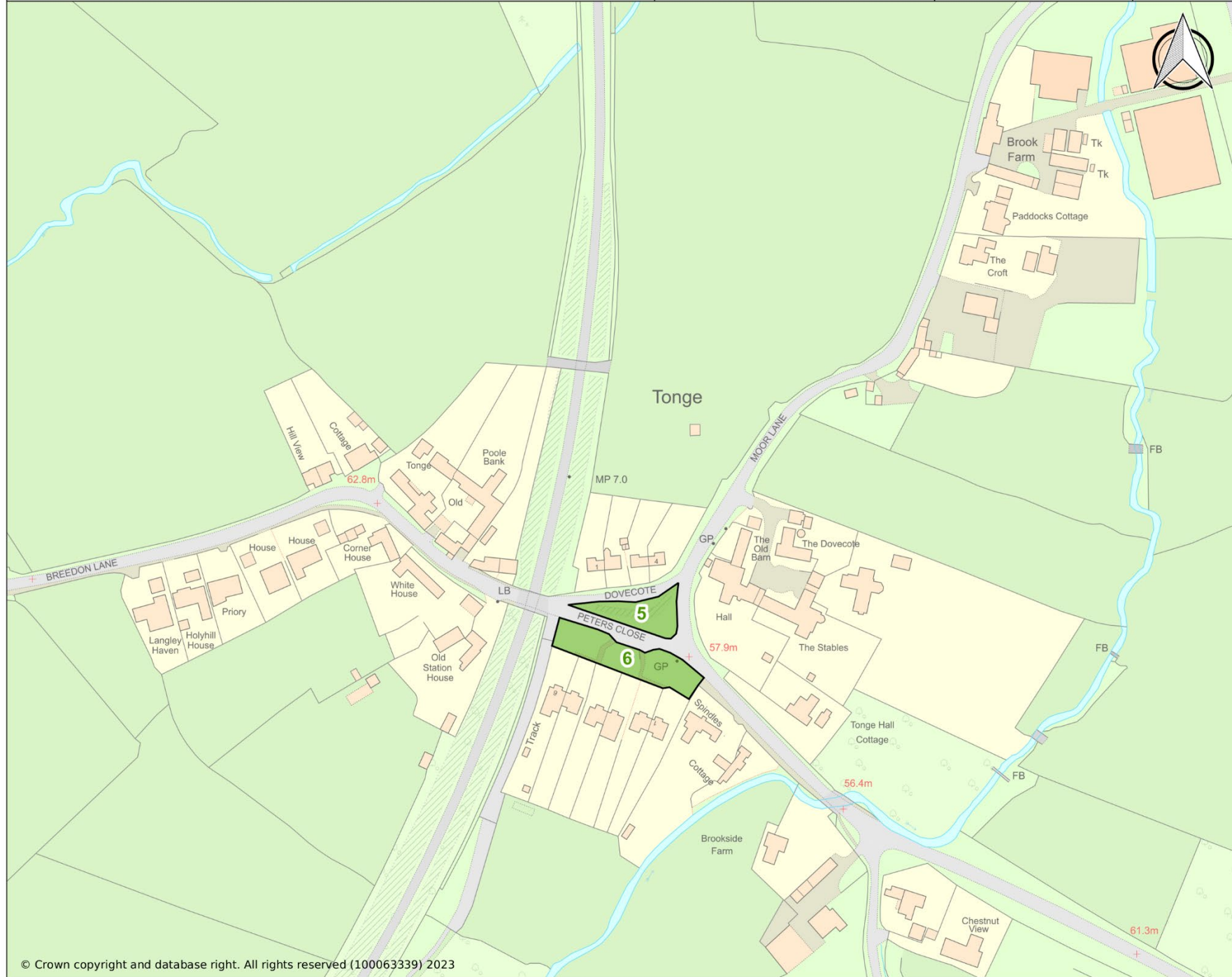
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**Date:** 31/05/2023



**Neighbourhood Area**







Neighbourhood Area

-  Local Green Space
- 

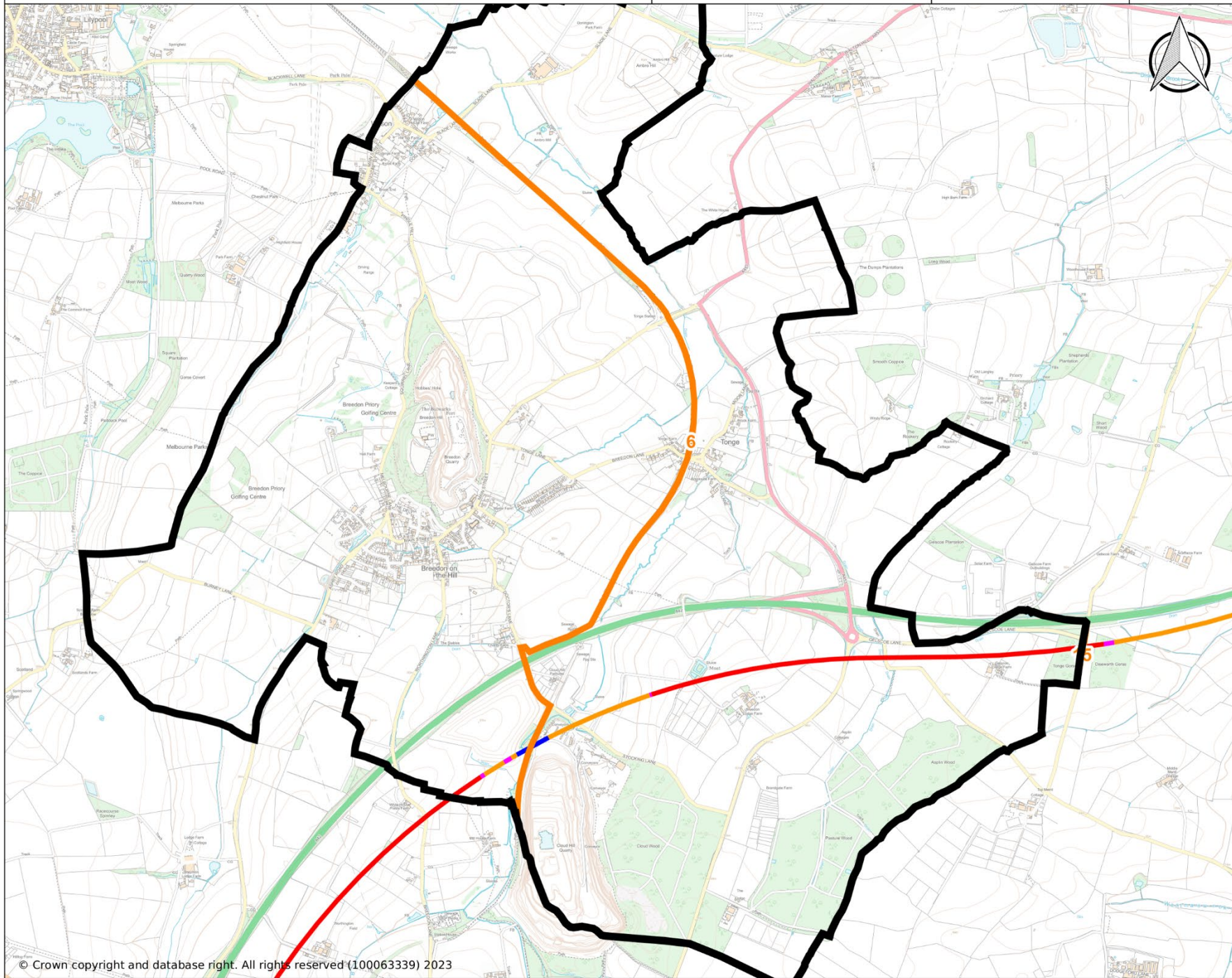
## 8 Transport

- 8.1 One of the key issues for the Parish is transport, but there is sometimes confusion over what kinds of transport issues a neighbourhood plan can address. In particular, East Midlands Airport lies outside our Neighbourhood Area and HS2 is a national project overseen by Parliament. 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.
- 8.2 However, our Neighbourhood Plan does highlight localised transport issues that need to be addressed when considering development proposals.

### East Midland Airport

- 8.3 East Midlands Airport is one of the UK's most import gateways for goods. Located to the northeast of the Neighbourhood Area it is a regional and national port of entry and exit which enables businesses to quickly get goods to customers or suppliers.
- 8.4 Despite the devastating impact the pandemic has had on its passenger operation, the cargo operation has grown. The airport supported the rapid movement of PPE to frontline healthcare providers in the early days of the pandemic and there has been a rise in demand for dedicated air cargo flights due to a lack of bellyhold capacity on long-haul passenger routes. December 2020 saw an increase in volume of goods rise by 43% compared with December 2019. In 2020 an additional 50,000 tonnes of goods passed through the airport, an increase of 13% from 2019. Annual tonnage now stands at 421,000.





**HS2 Phase 2b - Route Alignment - Leeds**

-  At Grade
-  Cutting
-  Embankment
-  Viaduct

**National Cycle Network Route**



**Neighbourhood Area**



## Breedon on the Hill Neighbourhood Plan Pre-Submission Draft (2021-2040)

- 8.5 Aircraft and airport operations at East Midlands Airport result in high levels of noise disturbance, particularly at night when background noise is generally lower. As a result of the recent implementation of a permission to extend the runway there are now some restrictions in respect of night time noise associated with planes using the airport. Notwithstanding these restrictions there remain some concerns about night time noise issues.
- 8.6 All three of the Parish's communities lie close to East Midlands Airport and while our Neighbourhood Plan cannot control airport activities, the Neighbourhood Plan provides an opportunity to register local concerns. From our 2021 Questionnaire Survey, we know that 61% of respondents are concerned about noise disturbance relating to East Midland Airport. Overall, on a scale of 0-10 (where 0 is not a problem), respondents registered concern with aircraft noise at six. A score of six was also registered in relation to concerns about air quality issues associated with aircraft emissions.
- 8.7 In Wilson, the concerns are greater. 93% of respondents were concerned about noise and disturbance from East Midland Airport. The concerns relating to aircraft noise registered eight out of ten and aircraft emissions seven out of ten. East Midlands Airport monitors noise levels using a noise monitor in Wilson with the results recorded on its [website](#).
- 8.8 East Midland Airport has a system of financial penalties applied to operators of aircraft that break strict noise guidelines. Some of these penalties are directed to the [East Midland Airport Community Fund](#) which was established in April 2002. The Community Fund has since helped fund a diverse range of projects from equipment for village halls to the development of wildlife areas. Grant applications for suitable projects are encouraged.

## HS2

- 8.9 High Speed 2 (HS2) is a high-speed railway network with its first phase between London and Birmingham currently under construction. In November 2021, the Government published its Integrated Rail Plan for the North and Midlands which includes plans for three new high-speed lines. The original plans for the eastern leg connecting the West Midlands with Leeds have been replaced by plans to build HS2 from the West Midlands to East Midlands Parkway. From East Midlands Parkway, HS2 trains will continue directly to Nottingham, Derby, Chesterfield, and Sheffield on the upgraded and electrified Midland Main Line.



## Breedon on the Hill Neighbourhood Plan Pre-Submission Draft (2021-2040)

- 8.10 The original plans for the eastern leg passed through the Neighbourhood Area alongside and to the south of the A42. It is unclear whether the revised plans to link with East Midlands Parkway will affect the alignment of HS2 through the area.
- 8.11 Tonge & Breedon HS2 Action Group have been campaigning against HS2 along with Breedon on the Hill Parish Council. From our 2021 Questionnaire Survey, we know that 92% of respondents do not support HS2. There is a long list of concerns that have been expressed in [response to consultation](#) and are summarised here:
- Ecology and Biodiversity: impact on Breedon Cloud Wood and Quarry SSSI and other woodland;
  - Historic Environment: impact on Breedon Hill, Breedon Lodge Farm and nearby moat;
  - Landscape and Visual: including the future of the area of isolated land between HS2 and A42;
  - Sound, Noise and Vibration
  - Traffic and transport: existing concerns about Heavy Goods Vehicles passing through villages will be exacerbated, especially during the construction phase;
  - Water resources and flood risk.

## Road Network

### A42

- 8.12 The parish is bisected by the A42 which is a major trunk road linking junction 23A of the M1 to junction 11 of the M42 motorway. The A42 is in effect a continuation of the M42, and its junctions are numbered accordingly.

### A453

- 8.13 The A453 joins the A42 at junction 14 where there is limited access, and passes northwards through the parish to the east of Tonge, providing a local route to Castle Donington and East Midland Airport. It re-joins the A42/M1 as it passes south of the airport. Tonge was formerly situated on this route but was bypassed in the post War period.

## Breedon on the Hill Neighbourhood Plan Pre-Submission Draft (2021-2040)

8.14 The A453 is the main accident hotspot in the parish with three slight and one serious accident in the five-year period to 2017 to 2021.

### Breedon on the Hill

8.15 The main route through Breedon on the Hill is Nottingham Road which becomes Ashby Road and Main Street as it passes northwards through the village. Typical weekday traffic flows are modest but increase at weekends. The built-up part of the village is subject to a 30mph speed limit and there a pedestrian footways on most roads.

8.16 There have been no recorded accidents in the village itself, but one slight and one fatal accident has been recorded at the junction of Nottingham Road and Burney Lane in the period to 2017 to 2021.

8.17 Although there are already traffic calming measures in place, the responses to our 2021 Questionnaire Survey show that on a scale of 0-10 (where 0 is not a problem), the issue of speeding traffic through Breedon on the Hill scores an average of 7. The only additional speed reduction measure supported by more than half of respondents is vehicle activated signage.

### Tonge

8.18 Moor Lane passes through Tonge linking the settlement to the A453 at both ends. In the centre of Tonge, at The Green, there is a junction with Breedon Lane leading to Breedon on the Hill. Most of Tonge is subject to a 30mph speed limit but there are few footways.

8.19 One slight accident was recorded in December 2018 involving two vehicles on Moor Lane, just north of the settlement.

8.20 The responses to our 2021 Questionnaire Survey show that on a scale of 0-10 (where 0 is not a problem), the issue of speeding traffic through Tonge scores an average of 9. The only speed reduction measures supported by more than half of respondents are vehicle activated signage and greater enforcement of the speed limit.

8.21 57% of respondents to the Questionnaire Survey said that inconsiderate parking was a problem in Tonge.

## Breedon on the Hill Neighbourhood Plan Pre-Submission Draft (2021-2040)

### Wilson

- 8.22 From Breedon on the Hill, Main Street passes northwards through Wilson and onto Blackwell Lane to Melbourne. There is a junction at The Green onto Short Hill which heads towards East Midlands Airport via Slade Lane. There is a 30mph speed limit through Wilson and footways throughout most of the settlement.
- 8.23 There have been no recorded accidents in Wilson over the period to 2017 to 2021.
- 8.24 The responses to our 2021 Questionnaire Survey show that on a scale of 0-10 (where 0 is not a problem), the issue of speeding traffic through Wilson scores an average of 7. A range of speed reduction measure would be supported by most- vehicle activated signage, speed indicator devices and more signs and road markings.
- 8.25 Breedon on the Hill Parish Council would support participation in a Community Speed Watch programme.

### Heavy Goods Vehicles (HGVs)

- 8.26 There have been ongoing concerns about Heavy Goods Vehicles (HGVs) passing through Breedon on the Hill, Tonge and Wilson causing excessive noise and vibration, getting stuck on narrow roads and causing traffic congestion.
- 8.27 Weight limits are used to prevent lorries with a gross weight of more than 7.5 tonnes from using roads that are unsuitable. The aim being to improve the environment for residents and encourage walking and cycling. Although there are weight limits to prevent HGVs passing through our settlements, HGVs must use some unsuitable roads as access is required for some businesses e.g. Breedon Quarry and local deliveries. Another problem could be due to the vehicle having out of date SatNav information and the driver being unfamiliar with the local area.
- 8.28 Breedon on the Hill Parish Council provides a [reporting service](#) for local people to record a breach of the 7.5T weight restriction in Breedon, Tonge or Wilson. The Parish Council would support a Community HGV Watch programme.

### Public Transport

- 8.29 Breedon on the Hill and Tonge are served by Midland Classic [bus service 125](#), which runs from Leicester via Coalville to Castle Donington. The service is infrequent operating weekdays and Saturday.

## Cycling

8.30 Cycling around Breedon on the Hill Parish is one of the most enjoyable ways to explore the local countryside. Cycling is also a great way to keep fit and healthy. It is low cost and environmentally friendly. However, there is limited formal cycle infrastructure on the highway network and therefore cyclists are required to use the existing local highway network.

8.31 National Cycle Route (NCR) 6 is a long-distance route running from London to the Lake District, with a mixture of on-road and off-road cycle provision. The parish benefits from the traffic-free section through central Leicester and the 13-mile Cloud Trail (Former Derby to Ashby-De-La-Zouch railway line) between Worthington and Derby. The Parish Council is supporting a plan to extend the Cloud Trail as far as Ashby de la Zouch to provide a traffic free cycle route all the way from Ashby de la Zouch to Derby.

8.32 The Frog and Cuckoo circular cycle route from Hermitage Leisure Centre, Thringstone, Belton, Worthington, Newbold, Rough Park, Coleorton, Limby Hall and Swannington passes through the parish near Cloud Wood.



Figure 21: Cloud Trail



## 9 Housing

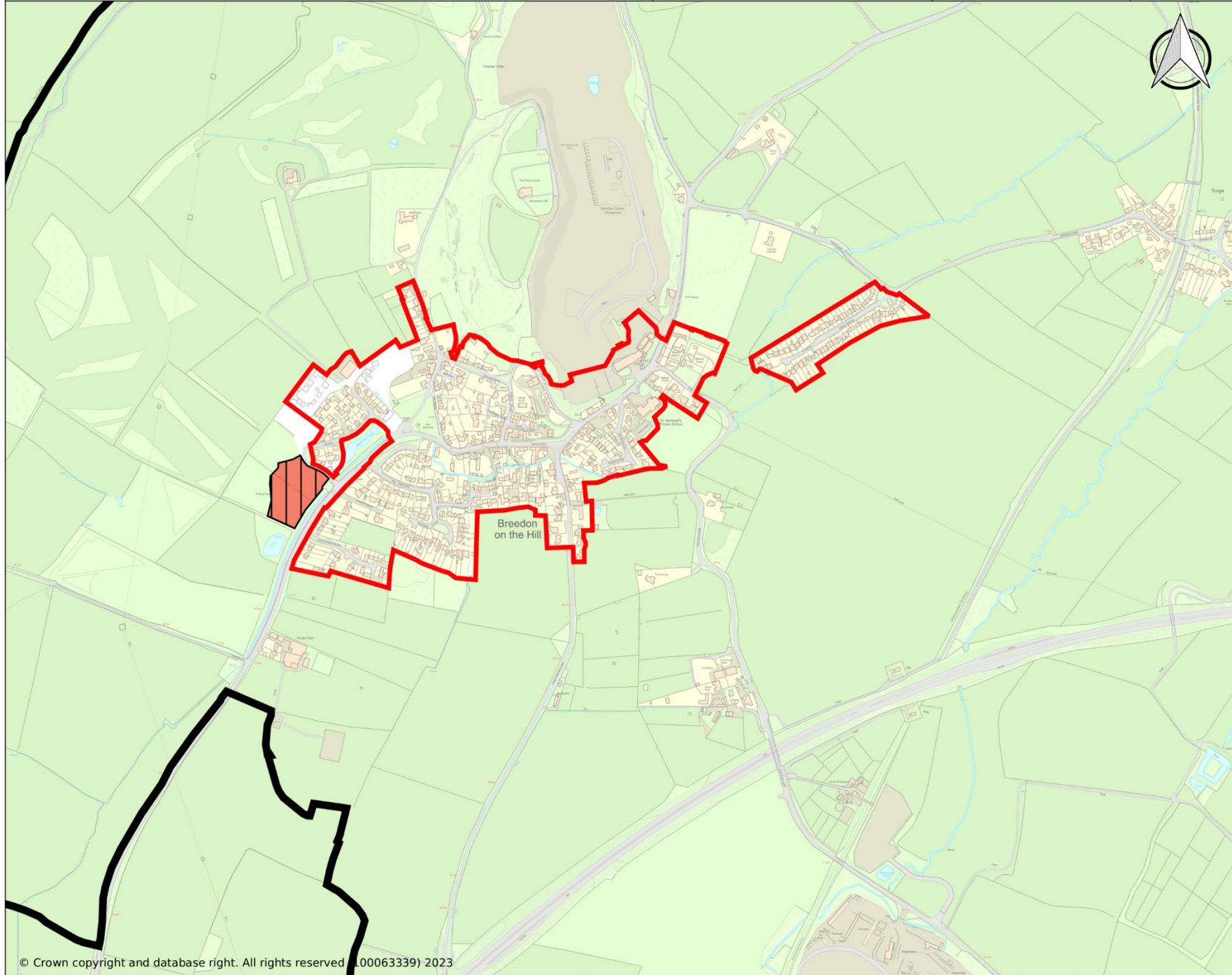
### North West Leicestershire Local Plan

#### Adopted Local Plan

- 9.1 The Breedon on the Hill Neighbourhood Plan must be in general conformity with the strategic policies of the North West Leicestershire Local Plan and it should not promote less development than set out in the Local Plan or undermine its strategic policies. The current North West Leicestershire Local Plan 2011 to 2031 was adopted by North West Leicestershire District Council on 16 March 2021 following a partial review.
- 9.2 Over the period 2011 to 2031, the Local Plan makes provision for 9,620 dwellings. This growth is distributed in accordance with a settlement hierarchy with the principal being that those settlements higher up the hierarchy will take more growth.
- 9.3 Breedon on the Hill village is identified as a Sustainable Village which has a limited range of services and facilities where a limited amount of growth will take place within the defined Limits to Development or on brownfield land.
- 9.4 Tonge and Wilson are classified as Small Villages with very limited services, where development will be restricted to conversions of existing buildings or the redevelopment of brownfield land or affordable housing.

#### Local Plan Review

- 9.5 North West Leicestershire District Council is undertaking a Local Plan Review. The review will update the adopted Local Plan and will cover the period to 2040. Consultation on development strategy and other policy options has been taking place, but the review is unlikely to be completed before the middle of 2024.
- 9.6 In June 2022 the Leicester and Leicestershire planning authorities, including North West Leicestershire District Council, agreed a [Statement of Common Ground](#) relating to Housing and Employment Land Needs. The agreed housing requirement for North West Leicestershire is 686 dwellings per year, or 13,034 dwellings over the period 2021 to 2040.



**Housing Allocation**



**Neighbourhood Area**



**Limits to Development**



## Breedon on the Hill Neighbourhood Plan Pre-Submission Draft (2021-2040)

- 9.7 The starting point for developing potential distribution options is the settlement hierarchy established by the existing Local Plan, together with the possibility of development of a new settlement.

### New Settlement

- 9.8 A new settlement of around 4,740 houses is likely to form part of North West Leicestershire District Council's new development strategy. However, a new settlement is likely to take longer than 30 years to build, so not all of it will contribute to development needs to 2040.
- 9.9 All the new settlement location options relate to the Leicestershire International Gateway, in and around Castle Donington, Kegworth and East Midlands Airport. They include a new settlement at Isley Walton, southwest of East Midlands Airport which would extend into Breedon on the Hill parish. Another option involves land south of the A42/A453 Junction which is mostly within the parish.
- 9.10 Our 2021 Questionnaire Survey showed that 68% of respondents did not support the development of new settlements as a way of meeting the need for housing growth. Over 90% were concerned about the impact on traffic growth and the local landscape. Infrastructure capacity- education, healthcare, public transport, utilities- as well as flood risk, heritage and biodiversity impact were also raised as issues.

### Housing Requirement

- 9.11 Within the overall housing figure for the district, the Local Plan should set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. However, this has not been completed so, in accordance with national planning policy, the Parish Council has asked North West Leicestershire District Council to provide a requirement figure for Breedon on the Hill Neighbourhood Area for the period 2021-2040.
- 9.12 Based on an annual requirement of 686 dwellings, existing committed development and the emerging development strategy, North West Leicestershire District Council has indicated that the housing requirement for Breedon on the Hill is 13 dwellings (to 2040) together with windfall development (sites not specifically identified in the development plan). Development in Wilson will be restricted to conversions of existing buildings, the redevelopment of brownfield land or affordable housing. In Tonge, new housing development is limited to that suitable for countryside locations although

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the Neighbourhood Plan does allocate a housing site to provide for the redevelopment of the derelict Brook Farm site on Moor Lane.

### Policy BotH14: Housing Requirement

The housing requirement for Breedon on the Hill Neighbourhood Area for the period 2021 to 2040 will be met by:

- A. Existing committed developments, including the former Breedon Priory Garden Centre (18/02198/FULM and 20/01920/FUL);
- B. The allocation of Land south of Priory Close, Breedon the Hill for the development of approximately 15 dwellings in accordance with Policy BotH16;
- C. Windfall development in accordance with Policies BotH15, BotH17 and BotH21; and
- D. The allocation of a site at Brook Farm, Moor Lane, Tonge for the development of approximately 10 dwellings in accordance with Policy Bot18.

## Housing Development: Breedon on the Hill

### Housing Supply

- 9.13 At April 2021, in Breedon on the Hill Neighbourhood Area, four dwellings were under construction and 43 had the benefit of planning permission. Most of these being the Cameron Homes' Highwoods Green development of 43 dwellings at the former Breedon Priory Garden Centre. Since then, an extension to the Highwoods Green development to provide for a further nine homes has been permitted (20/01920/FUL).



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### Windfall

- 9.14 The Local Plan (Policy S2) allows for limited growth within the defined Limits to Development for Breedon on the Hill. It also allows for the redevelopment of previously developed (brownfield) land for housing within or well-related to the village.
- 9.15 79% of respondents to our 2021 Questionnaire Survey agree that Limits to Development have been a good way of controlling development in Breedon on the Hill. Although 72% agree with the current Limits to Development for Breedon on the Hill defined by the Local Plan, they are out of date. For example, they do not take account of the Highwoods Green development at the former Breedon Priory Garden Centre which is now nearing completion and which, as a brownfield site, was permitted in December 2019 (and extended in December 2021) in accordance with the policies of the Local Plan. To clarify where development would be acceptable, the Neighbourhood Plan defines new Limits to Development for Breedon on the Hill (Map 17) to replace those in the Local Plan.
- 9.16 It should be noted that with the development of the former Breedon Priory Garden Centre there is no further previously developed land suitable for housing development that is well related to the village. Land that has been developed for minerals extraction, where provision for restoration has been made through development management procedures, is excluded from the definition of previously developed land.



Figure 22: Cameron Homes' Highwoods Green development

### Policy BotH15: Breedon on the Hill- Windfall Housing Development

Housing development proposals will be supported within the Limits to Development identified on Map 17.

### Housing Site Allocation

- 9.17 Local Planning Authorities are required to prepare a Strategic Housing and Economic Land Availability Assessment (SHELAA) that provides evidence on the potential supply of housing and economic land. The [North West Leicestershire Strategic Housing and Economic Land Availability Assessment](#) (SHELAA) represents the position on land availability within the district as at 2021. Seven housing sites were put forward by landowners and developers in Breedon on the Hill. In Autumn 2022, Breedon on the Hill Parish Council invited landowners and developers to put forward any other sites for consideration and a further site was put forward.
- 9.18 Basic information was gathered for each site and each option was appraised for its suitability, availability and achievability using clearly defined sustainability criteria. Factors such as access to services and facilities, heritage, nature conservation and landscape have been considered.
- 9.19 The preferred housing site lies south of Cameron Homes' Highwoods Green development which formed part of the recently closed Breedon Priory Golf Centre. The proposed site forms an extension to the existing development with access off Priory Close. The site contains several important trees and so the precise site boundary and layout will need to be confirmed following a tree survey. An easement protecting access to an underground aqueduct will also need protecting.

#### Policy BotH16: Land south of Priory Close, Breedon the Hill

Approximately one hectare of land south of Priory Close, Breedon the Hill, as shown on Map 17, is allocated for housing development. The precise site boundary will be agreed following a Tree Survey. Development will be supported subject to the following criteria:

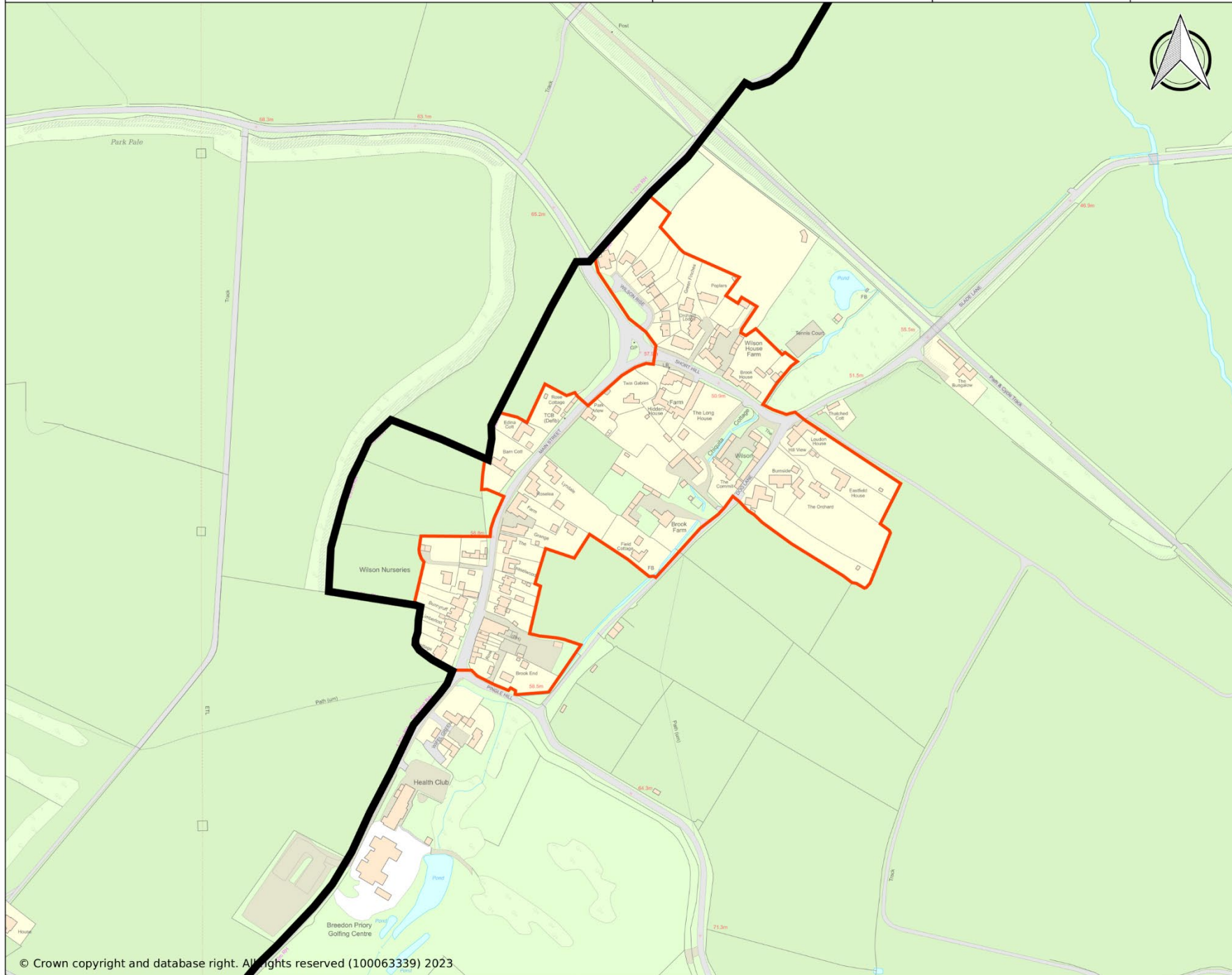
- A. The development shall provide approximately 15 dwellings;
- B. Access should be off Priory Close;
- C. A footpath link to the path alongside the brook shall be created;
- D. An easement relating to the underground aqueduct crossing the site shall be protected;
- E. A Tree Survey shall be undertaken. Trees of high quality and value shall be retained and trees of moderate quality and value should also be retained if practicable; and
- F. Boundary hedgerows shall be retained or replaced, and reinforced.



Settlement Boundary



Neighbourhood Area



## Housing Development: Wilson

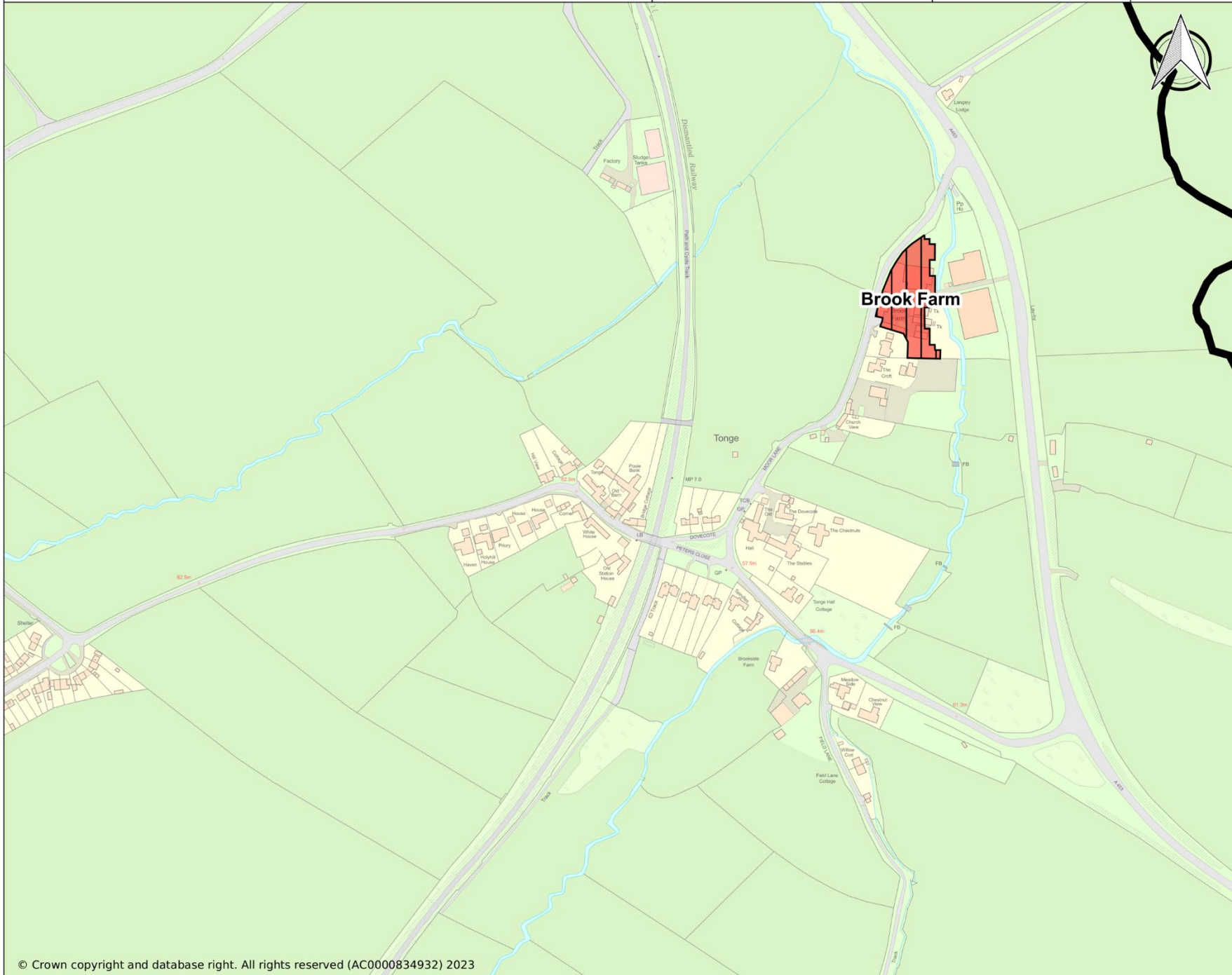
- 9.20 Wilson is classified as a Small Village with very limited services, where development will be restricted to conversions of existing buildings or the redevelopment of brownfield land or affordable housing. Through the Local Plan Review, it is proposed to rename Small Villages as Local Housing Needs Villages.
- 9.21 There has sometimes been uncertainty concerning the operation of Local Plan policies in Small Villages. To clarify matters, we have defined a Settlement boundary for Wilson within which new housing development can take place in conformity with the Local Plan.

### Policy BotH17: Wilson- Windfall Housing Development

Within the Wilson Settlement Boundary identified on Map 18, the following housing development will be supported:

- A. The subdivision of an existing residential dwelling;
- B. The re-use and/or adaptation of rural buildings in accordance with Policy BotH22;
- C. Rural worker accommodation in accordance with Policy BotH23;
- D. Replacement dwellings in accordance with Policy BotH24; and
- E. The redevelopment of previously developed land if the site is not of high environmental value and development would enhance its immediate setting.





Housing Allocation



Neighbourhood Area



## Housing Development: Tonge

9.22 Tonge is currently classified as a Small Village with very limited services, where development will be restricted to conversions of existing buildings or the redevelopment of brownfield land or affordable housing. Through the Local Plan Review, it is proposed to rename Small Villages as Local Housing Needs Villages and Hamlets as Other Villages/ Settlements. Tonge is set to move to the Other Village/ Settlement category where new development is limited to that suitable for countryside locations in accordance with Policy BotH21.

### Brook Farm, Moor Lane, Tonge

9.23 Brook Farm on Moor Lane is a vacant site that was previously used as a plant nursery. There is a dwelling on site which has not been occupied for years and is in disrepair. There are many derelict glasshouses with broken glass across the site and dense areas of overgrown vegetation.

9.24 Although, housing development in Tonge is restricted, the local community supports the redevelopment of the derelict Brook Farm site to bring it back into active use, to secure environmental improvements and to support the provision of housing to meet local needs.



Figure 23: Brook Farm, Tonge

### Policy BotH18: Brook Farm, Moor Lane, Tonge

Approximately 0.4 hectares of land at Brook Farm, Moor Lane, Tonge, as identified on Map 19, is allocated for housing development. Development will be supported subject to the following criteria:

- A. The development shall provide approximately 10 dwellings;
- B. The site shall be treated as previously development land for the purpose of affordable housing provision in accordance with Policy BotH20;

- C. Access should be off Moor Lane;
- D. Brook Farmhouse shall be retained and restored;
- E. Development proposals should be supported by a Heritage Statement including an appraisal of the likely impact of the design, materials, layout, scale, height and mass of the proposal on the Tonge Conservation Area and its setting. The development should seek to enhance the significance of heritage assets and their setting;
- F. As a site potentially containing heritage assets of archaeological interest, developers should submit an appropriate desk-based assessment;
- G. As there is a reasonable likelihood of a protected species being present, developers should submit an appropriate Ecological Assessment (including protected species) Survey;
- H. Boundary hedgerows shall be retained or replaced, and reinforced;
- I. The residential amenities of Paddocks Cottage are protected;
- J. The site and adjoining land shall be cleared, and any contamination (including glass) present safely remediated prior to the commencement of any development;
- K. The development boundary shall exclude any land within the Flood Zones 2 or 3.

## Housing Mix

- 9.25 In planning for new homes, there should be a mix of housing to meet the needs of people living locally. In 2022, the local planning authorities across Leicester and Leicestershire, and the Leicester and Leicestershire Enterprise Partnership, commissioned a [Housing and Economic Needs Assessment](#) (HENA) to inform the preparation of local plans across the sub-region.
- 9.26 Having regard to demographic changes and how households of different ages occupy homes, together with adjustments to address overcrowding, the HENA identifies the mix of homes needed in different tenures. The analysis linked to long-term demographic change concludes that the following represents an appropriate mix of affordable and market homes in the District:

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	<b>1 bedroom</b>	<b>2 bedrooms</b>	<b>3 bedrooms</b>	<b>4+ bedrooms</b>
<b>Market Housing</b>	5%	35%	45%	15%
<b>Affordable Home ownership</b>	15%	40%	35%	10%
<b>Affordable housing (rented)</b>	35%	40%	20%	5%

9.27 Within this context, new housing also needs to reflect local characteristics. In 2021, Breedon Parish Council commissioned AECOM to undertake a [Housing Needs Assessment](#) as part of a Locality led, Government-funded neighbourhood planning support programme. Taking into consideration the housing profile of Breedon on the Hill new housing development also needs to take account of:

- Breedon on the Hill had, at the time of the 2021 census, a very high proportion of home ownership (76%) compared to that at national levels (62.3%).
- Breedon on the Hill at the time of the 2021 census had a high proportion of private rented housing (19%) compared to that of the district level (13.6%).
- The proportion of social rented housing is significantly lower in Breedon on the Hill (5.1%) compared to the District (13.5%) and national (17.1%) rates.
- Breedon on the Hill has a high proportion of larger properties (4+rooms). The total proportion of large dwellings (4+rooms) in Breedon on the hill was 32.9% compared with 21.1% nationally and 27.2% in North West Leicestershire.
- Breedon on the Hill has a significantly higher proportion of detached properties with a lower proportion of terraced houses. Further Breedon on the Hill has only a low proportion of flats, maisonettes or apartments.



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- House prices are higher than nearby. The average sold price for a property in Breedon on the Hill in the last 12 months is £328,796. The average sold price for Castle Donington in the last 12 months is £284,601<sup>5</sup>.
- Our 2021 Questionnaire Survey shows that the greatest need is for two and three bed roomed properties (80%). Only 7% want properties of four-bedrooms or more.
- The market housing mix on the existing Cameron Homes Highwoods Green development is heavily weighted towards larger units and therefore smaller houses are required to compensate.

9.28 The results of a life-stage modelling exercise suggest that new housing in Breedon on the Hill should focus on dwellings with two to three bedrooms, suggesting fewer very small or large dwellings are needed. New developments may involve the following share of dwelling sizes: 9.4% of 1 bedroom, 23.4% of 2 bedrooms, 51.5% of 3 bedrooms, 15.7% of 4 bedrooms and 0% of 5 or more bedrooms.

### Housing needs of older people

9.29 The 2021 Census shows that 22.9% of the Parish's population were aged 65 and over. The older person population of Leicestershire is projected to see a notable increase, with the total number of people aged 65 and over projected to increase by 42% over the period 2020 to 2041.

9.30 Given that the number of older people is expected to increase in the future and that the number of single person households is expected to increase this would suggest (if occupancy patterns remain the same) that there will be a notable demand for affordable housing from the ageing population. However, the proportion of older person households who are outright owners (with significant equity) may mean that market solutions will also be required to meet their needs.

9.31 It is likely that the age profile will impact upon the numbers of people with a Long-Term Health Problem or Disability, as older people tend to be more likely to have health problems. Those people in the oldest age bands are more likely to have health problems.

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<sup>5</sup> Zoopla March 2022

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- 9.32 With no Care Homes, Residential Homes or Nursing Homes in the parish, it is important that new developments help increase the availability of lifetime homes. This will enable more people having homes that can meet their needs as they get older and experience changes to their health and social circumstances, so delaying the need for them to move to alternative accommodation.
- 9.33 The focus should be on smaller dwellings, including bungalows, this would permit older households in larger dwellings to downsize and allow newly forming households to access housing through smaller and more affordable dwellings.

### Policy BotH19: Housing Mix

Unless informed by more up to date evidence of housing need, on developments of five or more dwellings, market housing should broadly reflect the following mix:

1-bedroom	9%
2-bedroom	23%
3-bedroom	52%
4-bedroom	16%
5+bedroom	0%

Within this mix, provision should be made for bungalows and other provision designed to meet the housing needs of older households.

## Affordable Housing

- 9.34 Affordable housing is housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers). Affordable housing can include affordable housing for rent, starter homes, discounted market sales housing and other affordable routes to home ownership. New affordable housing will be allocated initially to people with a local connection, including those living, working or with close family ties in the Breedon on the Hill Neighbourhood Area.

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- 9.35 The average household income in the Parish area is £46,400. The lower quartile income (per person is £13,764 (and for two lower quartile earners is £27,492)<sup>6</sup>. The income required to buy an average market home for sale (£69,557) is higher than that available to those on an average household income. Those on an average household income could afford an entry-level house (income required £45,000). Those on lower quartile household incomes (even with two earners) have low prospects for homeownership. It appears those who are a single earner on lower quartile income cannot afford any type of tenure unless they have access to additional subsidy. Those incomes with two lower quartile earners are only able to afford affordable rented housing.
- 9.36 The National Planning Policy Framework expects major housing development<sup>7</sup> to provide at least 10% of the total number of homes to be available for affordable home ownership. The North West Leicestershire Local Plan requires 30% of new dwellings on large (11 or more dwellings or 1,000sqm (gross) floor space) greenfield sites to be affordable. On previously developed sites the requirement is less- 5% and the threshold is 30 or more dwellings (or sites of 1ha or more). North West Leicestershire District Council has sought to clarify affordable housing requirements in an Affordable Housing Supplementary Planning Document. Neighbourhood Plan Policy BotH20 sets out the affordable housing requirement for major housing development having regard to both national and local planning policies.
- 9.37 The Cameron Homes Highwoods Green development will provide five affordable homes. The Neighbourhood Plan's proposed extension to that site should deliver a further five affordable homes.

### Local Lettings Policy

- 9.38 North West Leicestershire District Council does not operate Local Lettings Policies. This means that local people are not prioritised for affordable housing with larger housing developments expected to meet affordable housing needs identified in the district. Through our Neighbourhood Plan we can ensure that all new affordable housing will be allocated initially to people with a local connection, including those living, working or with close family ties in the Breedon on the Hill Neighbourhood Area.

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<sup>6</sup> Household income estimates published by ONS 2018 at the level of the Middle-layer Super Output Area (MSOA). The relevant MSOA is larger than the Neighbourhood Plan Area and includes Castle Donington.

<sup>7</sup> Development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more.

### Rural Exception Sites

- 9.39 Rural exception sites are small sites used for affordable housing in perpetuity in places which would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.
- 9.40 Ten affordable houses off Southworth Road in Breedon on the Hill was developed as a Rural Exception Scheme in 2014. It is managed by Midlands Rural Housing on behalf of Leicestershire Rural Housing Association and contains a mix of 1-, 2- and 3-bed houses and apartments. Five dwellings were also permitted as a rural exception site at Breedon Priory Golf Centre off Green Lane, Wilson (16/00948/FUL). The site comprises three affordable properties and two market dwellings.
- 9.41 There are currently no plans to develop further rural exception sites in the Neighbourhood Area. However, should a need be identified, North West Leicestershire Local Plan Policy H5 will guide such developments.

### First Homes

- 9.42 Our Neighbourhood Plan is expected to take account of the new First Homes requirements. 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.



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- 9.43 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. In the case of Breedon on the Hill, this minimum is found to be appropriate.

### Tenure Mix

- 9.44 The North West Leicestershire Local Plan does not specify a tenure mix for affordable housing. The Breedon on the Hill Housing Needs Assessment suggests an indicative affordable housing mix of 75% routes to home ownership and 25% rent. The minimum 25% First Homes requirement is met within the 75% routes to home ownership requirement.

### Policy BotH20: Affordable Housing

On greenfield sites, developments of 10 or more homes, or where the site has an area of 0.5 hectares or more, at least 30% of the total number of homes should be available as affordable homes. Unless informed by more up to date evidence of local affordable housing need, 25% of this affordable housing shall be rented, with the remainder providing affordable home ownership (which shall include at least 25% First Homes).

On previously developed land, developments of 10 or more homes, or where the site has an area of 0.5 hectares or more, at least 10% of the total number of homes should be available for affordable home ownership unless it:

- A. Would exceed the level of affordable housing required in the area;
- B. Significantly prejudice the ability to meet the identified affordable housing needs of specific groups;
- C. Provides solely for Build to Rent homes;
- D. Provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly);
- E. Is proposed to be developed by people who wish to build or commission their own homes; or
- F. Is exclusively for affordable housing, an entry-level exception site or a rural exception site.

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

## Rural Housing

- 9.45 Planning policies should avoid the development of isolated homes in the countryside, but as a rural parish, we feel that in special circumstances homes in the countryside can be acceptable in accordance with national and local policies.

### Policy BotH21: Rural Housing

Outside the Breedon on the Hill Limits to Development and the Wilson Settlement Boundary, support for housing development will be limited to:

- A. The subdivision of an existing residential dwelling;
- B. The re-use and/or adaptation of rural buildings in accordance with Policy BotH22;
- C. Rural worker accommodation in accordance with Policy BotH23;
- D. Replacement dwellings in accordance with Policy BotH24; and
- E. Rural Exception Sites adjoining the Breedon on the Hill Limits to Development in accordance with Local Plan Policy H5.

## Residential Conversion of Rural Buildings

- 9.46 On 6 April 2014, new permitted development rights (Class Q) were introduced which allow for the conversion of agricultural buildings to dwellings without the need for planning permission. However, various conditions and restrictions apply and before starting development, there is a requirement to apply to the local planning authority for prior approval. The rules mean that not all rural buildings benefit from these permitted development rights so, with local support, our Plan provides further flexibility for the conversion of rural buildings to residential use.
- 9.47 Many rural buildings are attractive, frequently constructed from local materials and often reflect the local vernacular, which in turn contribute significantly towards the character and diversity of the Parish. The conversion of these rural

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buildings to provide new homes can make the best possible use of existing buildings and reduce the demand for new buildings in the countryside.

- 9.48 Not all buildings are suitable for conversion or adaptation to housing as they may be of modern materials, poorly designed or constructed. Redundant buildings proposed for re-use should be structurally sound to ensure they are able and appropriate for conversion. This should be demonstrated through an up-to-date structural survey submitted with any planning application. Extensive works should not be required to make the building habitable. Demolition should be avoided to retain the character of traditional buildings.
- 9.49 Any extensions or alterations should respect the form and character of the existing building and not extend beyond the existing curtilage. Modern additions which detract from the scale and form of the existing building will not be supported.

### Policy BotH22: Residential Conversion of Rural Buildings

The re-use and adaptation of redundant or disused buildings for residential use will be supported where:

- A. The building is of architectural and historical interest;
- B. The building is structurally sound and capable of conversion without significant rebuild or alteration;
- C. The development will maintain the character of the building, including the retention of important features;
- D. The use of the building by protected species is surveyed and mitigation measures are approved where necessary; and
- E. Any proposed extension(s) or alterations are proportionate to the size, scale, mass and footprint of the original building and situated within the original curtilage.

### Rural Worker Accommodation

- 9.50 Breedon on the Hill is a rural parish with agriculture accounting for most of its land area. We want to support rural enterprises to develop and maintain successful businesses whilst protecting and enhancing the intrinsic value, beauty and open character of the countryside for the enjoyment of all.

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- 9.51 Policy BotH23 sets out the requirements to be met for new rural worker accommodation. This policy relates to workers of existing rural enterprise and not just land-based agricultural businesses, so it can also apply to forestry and rural education.
- 9.52 Any application will need to be examined to determine if the requirement for a new dwelling is essential for the proper functioning of the business. Such a requirement can arise if workers are needed to be on hand day and night, for example for animal welfare reasons.
- 9.53 To minimise isolated homes in the countryside and ensure the most sustainable use of resources, applicants must also demonstrate that there are no suitable alternatives. For example, an existing dwelling, alternative sites within Breedon on the Hill, Tonge or Wilson, or buildings suitable for conversion could fulfil the functional need.
- 9.54 All applications for the provision of new rural worker accommodation will be required to be supported by a rural enterprise appraisal prepared by a suitably qualified professional. This should demonstrate the special circumstances which justify the proposal in terms of the essential need for it, and the economic sustainability of the associated enterprise.
- 9.55 Applications for dwellings which are unusually large in relation to the needs of the agricultural unit will not be supported and dwellings of more than three bedrooms will require special justification. Occupancy conditions will be used to ensure the use of the dwelling remains related to the rural enterprise and kept available for the proper functioning of the enterprise.

### **Policy BotH23: Rural Worker Accommodation**

The provision of rural worker accommodation will be supported subject to the following criteria:

- A. It is essential for one or more workers to be readily available at most times for the proper functioning of an existing rural enterprise and the worker(s) are in full-time, permanent employment which directly relates to the rural enterprise;
- B. The rural enterprise has been economically sustainable for a period of at least three years and has a clear prospect of remaining so;
- C. In the case of sites in isolated locations, the siting of the dwelling should closely relate to existing buildings on the enterprise and it must be demonstrated that there are no suitable alternatives such as:



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- i. an existing, nearby dwelling;
  - ii. buildings suitable for conversion to residential use; or
  - iii. sites within or adjoining the settlements of Breedon on the Hill, Tonge and Wilson;
- D. The proposed dwelling is of a size and scale no greater than is necessary to support the proper functioning and needs of the rural enterprise.

Dwellings permitted under this policy will be subject to an occupancy condition restricting its occupation to a person who is directly employed by the rural enterprise on a permanent full-time basis.

### Replacement Dwellings

- 9.56 The replacement of a rural dwelling can often result in significant benefits to the local area. It can lead to improved design, energy efficiency and accommodation better suited for modern life.
- 9.57 Where dwellings are replaced, the new dwelling should be sympathetic to the size and appearance of the original. Modest increases in size from the original dwelling will normally be acceptable but it should not lead to a reduction in the stock of small two and three-bedroom housing. It is also important that the replacement dwelling is compatible with its surroundings in terms of size, scale, mass and footprint and sited within the pre-existing residential curtilage. To manage the future impact on the landscape and rural character of the area, it may be necessary to impose a condition to the planning permission to remove permitted development rights to prevent replacement dwellings from being extended disproportionately in the future.
- 9.58 Any proposals to replace a dwelling should not lead to an increase in the number of residential units on the site. Conditions may be attached to any planning permission for replacement dwellings to ensure that demolition of the existing dwelling is carried out.

### Policy BotH24: Replacement Dwellings

A proposal for the demolition and rebuild of an existing dwelling will be supported where:

- A. It leads to an enhancement of the immediate setting and general character of the area;

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- B. The design of the development conserves and enhances existing heritage assets where they exist;
- C. The new dwelling is proportionate to the size, scale, mass and footprint of the original dwelling and situated within the original curtilage; and
- D. It will not result in the loss of two or three-bedroomed accommodation.

# 10 Employment and Business

## Employment

- 10.1 At the time of the 2021 Census, 63.2% of people aged 16 years and over were economically active. Of those in employment, 71.5% were full-time (31+ hours) and 28.5 part-time.
- 10.2 A high proportion of residents were employed as managers, directors and senior officials (18.4%) compared with the district (14.1%) and national (12.9%) averages. There was also a high proportion working in professional occupations (24.8%).

## Business

- 10.3 Breedon on the Hill Neighbourhood Area is home to a small number of business properties including:
- Breedon and Cloud Hill quarries
  - Farm-based businesses
  - Various premises in Breedon on the Hill village
- 10.4 However, the largest local employers lie just to the north of the Neighbourhood Area- East Midlands Airport, which forms part of the [East Midlands Airport and Gateway Industrial Cluster](#).

## East Midlands Airport and Gateway Industrial Cluster

- 10.5 East Midlands Airport sits at the heart of the East Midlands Airport and Gateway Industrial Cluster (EMAGIC). EMAGIC is a unique central location for air passenger, cargo, rail and road transport and a range of supporting economic activities. EMAGIC's strong economic growth has been driven by investment of household names. Along with the Airport, DHL, Marks and Spencer and Donington Park have all invested in EMAGIC.

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10.6 SEGRO Logistics Park East Midlands Gateway (SLPEMG) is also part of EMAGIC and is currently nearing completion in the area immediately to the north of the Airport. SLPEMG is a 700 acre development which has delivered over 3m sq ft of logistics accommodation to date, with a further 700,000 sq ft available. Occupiers include Amazon, DHL, Very, GXO, Arvato and Games Workshop. The development incorporates a 50 acre Strategic Rail Freight Interchange (SRFI) which will include a rail freight terminal, capable of handling up to sixteen 775m freight trains per day, container storage and HGV parking.

### East Midlands Freeport

10.7 The East Midlands Freeport (EMF) was announced as a successful Freeport bid by the UK Government in March 2021. Freeports are designed to attract major domestic and international investment, these hubs of enterprise will allow places to carry out business inside a country's land border but where different customs rules apply. At a Freeport, imports can enter with simplified customs documentation and without paying tariffs. Businesses operating inside designated areas in and around the port can manufacture goods using the imports and add value before exporting again without ever facing the full tariffs or procedures. If the goods move out of the Freeport into another part of the country, however, they have to go through the full import process, including paying any tariffs.

10.8 Freeports are similar to free zones, or 'enterprise zones', which are designated areas subject to a broad array of special regulatory requirements, tax breaks and government support. The difference is that a Freeport is designed to specifically encourage businesses that import, process and then re-export goods.

10.9 Straddling three East Midlands counties, East Midlands Freeport features three main sites: the East Midlands Airport and Gateway Industrial Cluster, the Ratcliffe-on-Soar Power Station site in Rushcliffe in Nottinghamshire and the East Midlands Intermodal Park (EMIP) in South Derbyshire. As the UK's only inland Freeport, it will drive economic regeneration across the East Midlands creating thousands of jobs and boosting skills.

### Minerals

10.10 Quarries are an important feature of the local landscape and source of local employment. Leicestershire's only two carboniferous limestone quarries are in the Neighbourhood Area at Breedon on the Hill and Cloud Hill. Both are operated by Breedon Group, whose headquarters are at Breedon on the Hill. Planning permission at the two quarries



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currently expire at the end of 2042 and 2025 respectively. Restoration concept plans have been approved for both quarries involving the creation of water bodies.

- 10.11 Locally, the active quarries have been a source of concern in terms of noise, dust and vibration from blasting and HGV movements. Mineral development lies outside the scope of this Neighbourhood Plan, but background information is provided here for information.

### Breedon Quarry

- 10.12 Breedon Quarry extends to some 70.8ha and contains the existing quarry, eastern margin to the existing quarry and agricultural land to the east of the Breedon to Wilson road (Main Street). The Quarry has been worked into the eastern side of Breedon Hill over many years.

- 10.13 Quarrying and related activities at Breedon Quarry was carried out for a considerable number of years prior to the introduction of planning legislation. In 1947, planning permission was granted for the continuation of quarrying under the Town and Country Planning (General Interim Development) Order 1946. In accordance with the Planning and Compensation Act 1991, an application for registration of this Interim



Figure 24: Breedon Group HQ

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Development Order (IDO) permission was granted in 1992. Further quarrying permissions were granted at Breedon Quarry in 1969, 1973 and 1997.

- 10.14 In January 2006 planning permission (Ref: 2003/0701/07) was granted for an eastern extension that included a revised restoration scheme for the original quarry, the construction of a new road and provision of a new quarry entrance. This planning permission has been implemented although remains largely undeveloped. The consented development involves the extraction of limestone in a phased manner yielding around 20 million tonnes of saleable mineral. An application (2020/VO1/0002/LCC) to extend the deadline for the completion of mineral operations from to 2042 to 2078 has been approved by Leicestershire County Council subject to the completion of a legal agreement
- 10.15 An application (2020/ROMP/0001/LCC) for a Review of Old Mineral Permission (ROMP) and submission of modern planning conditions relating to planning permission (2003/0701/07) has also been approved subject to the completion of a legal agreement. [Virtual public exhibition](#) material remains available online.
- 10.16 A comprehensive restoration scheme for the quarry has been prepared. The aim is to create an environment suitable for heritage conservation and recreation with nature conservation benefits.

### Cloud Hill Quarry

- 10.17 The wider Cloud Hill quarry site currently produces between 1.2 and 1.4 million tonnes of limestone per annum, depending on market forces.
- 10.18 A planning application (2021/VOCM/0177/LCC) seeking a variation of conditions to planning permission 2012/0157/07 allowing for an increase in asphalt production on site and allow for 24/7 working, apart from bank holidays, was approved by Leicestershire County Council in March 2022.

### Breedon Priory

- 10.19 [Breedon Priory Healthclub](#) is located near Wilson and has a gym, swimming pool, indoor cycling and studio. [The Spa at Breedon Priory](#) has steam rooms, saunas, outdoor pools, sun terrace and garden.
- 10.20 Breedon Priory Golf Centre at Breedon on the Hill closed on 1 January 2023.

### Business Conversion of Rural Buildings

- 10.21 A significant number of businesses are already located on the area's farms, including agrosience services and holiday accommodation. There is community support for small business units and farm diversification enterprises in redundant farm buildings. 67% of respondents to our 2021 Questionnaire Survey supported farm diversification and 75% supported the re-use of rural buildings for business use.
- 10.22 The General Permitted Development (England) Order 2015 already allows for change of use from an agricultural building (and land within its curtilage) to 'flexible commercial use' under certain circumstances. The rules mean that not all rural buildings benefit from these permitted development rights so Policy BotH25 allows further 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 BotH25: Business Conversion of Rural Buildings

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

- A. Any enlargement is proportionate to the size, scale, mass and footprint of the original building;
- B. The development would not have a detrimental effect on the fabric, character and setting of historic buildings;
- C. The development respects local building styles and materials;
- D. The building is surveyed for protected species and mitigation measures are approved where necessary;
- E. 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
- F. The proposed development would not materially harm the character of the surrounding rural area.

### Working from Home

- 10.23 Many of the area's businesses are home-based. Our 2021 Questionnaire Survey shows that 61% of employees did some work from home and 32% did so because of the coronavirus pandemic. The crisis is likely to cause a permanent shift to homeworking. The 2021 Census shows that 40.6% of residents in employment worked mainly at or from home compared with 31.5% nationally.

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10.24 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, our Plan responds positively to enable homeworking to grow. Our survey showed that 89% of respondents supported home working.

### Policy BotH26: Working from Home

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

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



# Appendix 1: Local Wildlife Sites

## Notified Sites

70239 Pasture Wood Grassland  
70470 Cloud Trail  
71017 Cloud Hill Quarry Woodland  
71023 Breedon Dismantled Railway Oak  
71025 Tonge Gorse Ash  
71182 Tonge Gorse  
71899 Breedon Brand Farm Hedge Salix  
74737 Burney Lane Hedgerow 6  
74931 Burney Lane Hedgerow 5  
74940 Burney Lane Hedgerow 1  
74953 Burney Lane Hedgerow 12  
74967 Burney Lane Hedgerow 4  
74974 Burney Lane Hedgerow 2  
75023 Burney Lane Hedgerow 11  
75029 Burney Lane Hedgerow 3  
75084 Burney Lane Hedgerow 9  
75092 Burney Lane Hedgerow 10  
75101 Breedon on the Hill Hedgerow  
75109 Breedon Priory Churchyard  
75113 Breedon on the Hill Hedgerow  
75121 Wilson Trackside Hedge (Green Lane)  
75171 Burney Lane Oak 3  
75195 Breedon Priory Golf Course Ash

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75196 Wilson Ash  
75198 Breedon Priory Golf Course Oak  
75529 Squirrel Lane Hedgerow  
75561 Breedon on the Hill Hedge  
75570 Breedon Hedge  
75734 Hedgerow near Wilson  
75748 Breedon Priory Golf Course Hedgerow  
75823 Wilson House Garden Pond  
91421 Breedon Priory Nursery Ashes and Willow  
91621 Tonge, Gelscoe Lane verge

### Historic Sites

11795 Hedgerow  
11813 Ramsley Brook  
11814 Dismantled Railway  
11815 Hedge  
11816 Tonge Lane grassland and stream  
11817 Breedon, scrub over former quarry  
11818 Breedon on the Hill, moat near Breedon Lodge Farm  
11819 Hedge on Stocking Lane  
11820 Hedgerow  
11821 Hedgerow  
11822 Pasture Wood, Green Lane and scrub woodland  
11823 Hedgerow  
11824 Hedgerow and plantation  
11825 Hedgerow  
11826 Hedgerow  
11827 Breedon on the hill, woodland at N tip of Pasture Wood

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11828 Hedge  
11829 Hedge

# Appendix 2: Breedon on the Hill Design Code

## Introduction

A series of Design Codes have been produced to provide guidance for any future developments in Breedon on the Hill Parish. This will ensure that local character is considered and local distinctiveness is enhanced and protected.

The Neighbourhood Area has been divided into two main categories: the countryside character area and settlement focus areas.

## Countryside Character Area

In much of the Neighbourhood Area the countryside is of a high visual quality- a combination of the impressive landscape, buildings of architectural and historic significance, and areas of ecological importance. The landscape retains many rural qualities including lowlands and woodlands, but there are uses that detract from this including active quarries, East Midlands Airport, and major transport infrastructure. For simplicity, for the purposes of the Design Code, the countryside is considered as a single character area.

## Settlement Focus Area

Breedon on the Hill village has been divided into two focus areas: the historic settlement based on the Conservation Area and the mainly residential areas that have been added as more modern extensions to the village since the Second World War. Tonge and Wilson each have their own, separate Focus Areas.

## Urban Structure and Built Form

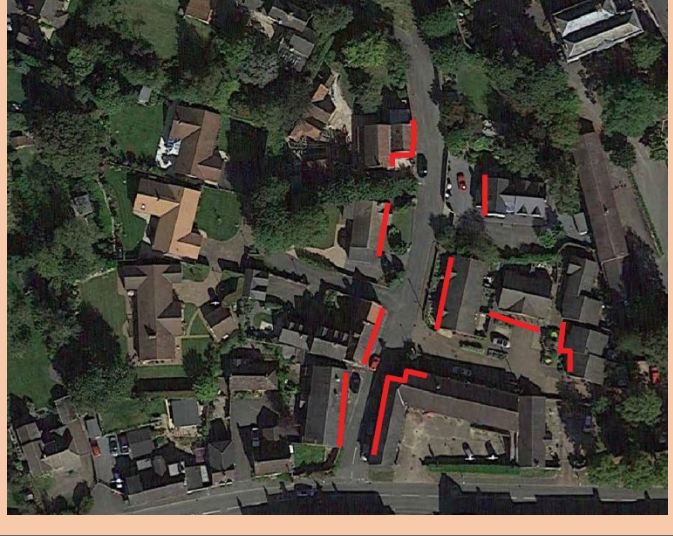

### Block Structure and Building Line

Building lines play a key role in defining the layout and the character of an area. There is a good mix of housing typologies in the Neighbourhood Area, and they are one of the important features that contribute to the variety of building lines.

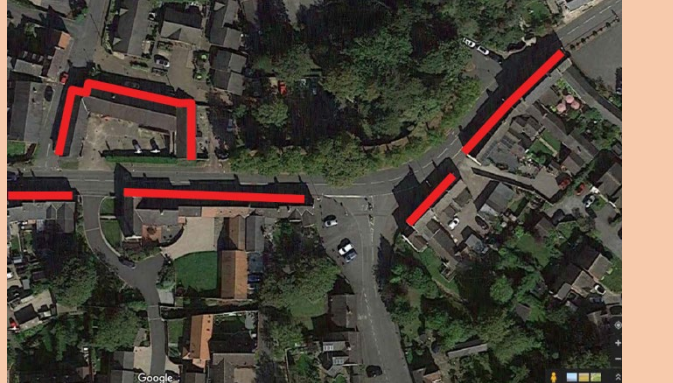


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Any development should ensure buildings are aligned along the street with their main facade and entrance facing it, where this is in keeping with local character. Building ancillary to domestic properties such as garages may be placed gable end to the road in keeping with historic outbuildings seen throughout the area. There are three types of building lines that can be found throughout the Neighbourhood Area:

<p><b>Informal Building Lines</b></p>	<ul style="list-style-type: none"> <li>■ Informal building lines can be applied within lower density developments.</li> <li>■ Developments with informal building lines are usually characterised by larger plots, generously sized gardens, or with greater provision of open space.</li> <li>■ The alignment of new building lines should respond to the context of surrounding landscape.</li> <li>■ Properties should provide gardens in the front and rear, or a small buffer as a minimum.</li> <li>■ The layout of developments shall be permeable to provide legible connections through the area and beyond.</li> <li>■ This type of building line can be suitably applied where the development faces the open countryside, open space or the edge of development.</li> </ul>	
<p><b>Formal Building Lines</b></p>	<ul style="list-style-type: none"> <li>■ Formal building lines can be applied within medium-higher density development or areas where the housing typology is generally uniform</li> <li>■ This type of building line can be applied where the development sits adjacent to/ within the residential area with urban settings.</li> <li>■ The layout of developments shall be permeable to provide legible connections through the area and beyond.</li> </ul>	


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<b>Linked Buildings</b>	<ul style="list-style-type: none"><li>■ Linked buildings can be found in Breedon on the Hill, Tonge and Wilson Conservation Areas.</li><li>■ Lines of linked building generally have a higher density and the length can reach up to 60m.</li><li>■ The layout of developments shall be permeable to provide legible connections through the area.</li></ul>	
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### Building Heights and Roofline

Variation in the size and scale of buildings, from single-storey bungalows to three-storey townhouses, can enhance local character providing variety and interest.

Houses within the Neighbourhood Area are mainly 1-2.5 storeys high, with a few townhouses. New development should be sympathetic in height and scale to its surrounding context. There are two types of building roofline to be found in the area:

<b>Uniform Roofline</b>	<ul style="list-style-type: none"><li>■ Uniform roofline can be applied in the areas where urban settings/ higher density can be encouraged.</li><li>■ Uniform roofline can be applied in areas when the development rhythmically uses several uniform housing typologies.</li><li>■ Three or four buildings with same roof height can form a uniform roofline.</li><li>■ Roofing materials, eaves, pitch, verge details, chimney stacks, or other features visible above the ridge line should be carefully considered to create uniform roofline that reflects the surrounding context of the site.</li></ul>	
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Breedon on the Hill Neighbourhood Plan  
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**Varied  
Roofline**

- Buildings with various heights can be found in the area's Conservation Areas and other areas that are heavily influenced by the slope and views to the open countryside. Such variety positively contributes to the character of the area.
- This roofline can be applied in areas where development meets the countryside's edge to retain its rural character and where the site is influenced by the presence on the slope.
- Roofing materials, eaves, pitch, verge details, chimney stacks, or other features visible above the ridge line should be carefully considered. These features may be diverse to create a varied roofline, while still respecting local character.



**Walls**



Local stone

**Boundaries**



Red brick

**Roofs**



Slate roof



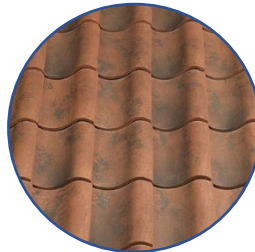
## Breedon on the Hill Neighbourhood Plan Pre-Submission Draft (2021-2040)



Red brickwork



Hedge boundary



Pantile



White or cream  
render



Stone boundary wall



Plain tile

### Materials

It is very important that new developments are of a high design and material quality and reinforce local distinctiveness. Material selections should be based on an understanding of the local built environment and on the immediate context of the site.

Here is an illustration showing the selection of materials and detailing used across the Neighbourhood Area which contribute to local character. Development should use this materials palette when detailing housing designs. This material palette should be used throughout the Neighbourhood Area and is not specific to any one Focus Area.

Whilst most of these materials are acceptable

across the whole area, Conservation Areas and listed buildings should be treated with extra consideration. The character and appearance of the Conservation Areas and the setting of listed buildings and non-designated historic buildings should be protected. Materials therefore should respect the original buildings and should make a positive contribution to their setting.

When contemporary architectural solutions are considered, these should be high-quality designs which use local materials, forms, massing and detailing to reflect the existing built fabric and character of the local area. The materials list should not be considered prescriptive. Complementary innovation and creativity in material use can successfully compliment materials used in local heritage buildings.



### Density and Housing Layout

New development should draw upon high quality precedents for inspiration as to what can be delivered in terms of materiality, layout and design. Proposed density should reflect the varied context across the Neighbourhood Area, and appropriately respond to the existing topography and landscaping.

The density of development should be sympathetic to the area to which it will extend.

The use of perimeter blocks is encouraged to avoid negative features like access from the back, inactive edges, lack of visibility and legibility.

Low density units should be located to the edges of the settlement while higher density development should occur in the core and along primary routes.

## Design Matrix

The matrix shows which code is applicable to each Focus Area.

The code will guide new development within each Focus Area and give an understanding of what the Breedon on the Hill Neighbourhood Plan expects in terms of design, layout and materials. It will help with the preparation of planning applications for development proposals.

Focus Area	Building blocks and building line			Building heights and skylines		Materials	Density and housing layout
	Informal	Formal	Linked	Uniform	Varied		
Countryside Character Area	✓				✓	✓	✓
Breedon on the Hill Conservation Area	✓		✓		✓	✓	✓
Breedon on the Hill-development beyond Conservation Area	✓	✓	✓	✓	✓	✓	✓
Tonge Conservation Area	✓		✓		✓	✓	✓
Wilson Conservation Area	✓		✓		✓	✓	✓

## Appendix 3: Local Green Spaces Summary of Reasons for Designation

No.	Local Green Space	Holds a particular local significance, for example because of its beauty	Holds a particular local significance for example because of its historic significance	Holds a particular local significance, for example because of its recreational value	Holds a particular local significance, for example because of its tranquility	Holds a particular local significance, for example because of the richness of its wildlife	Holds a particular local significance, for any other reason
1	The Green, Breedon on the Hill	✓	✓	✓			
2	The Crescent, Breedon on the Hill	✓	✓			✓	
3	Breedon Hill	✓	✓		✓	✓	
4	Brook and balancing pond, Ashby Road, Breedon on the Hill	✓				✓	✓
5	The Green, Tonge	✓	✓				

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No.	Local Green Space	Holds a particular local significance, for example because of its beauty	Holds a particular local significance for example because of its historic significance	Holds a particular local significance, for example because of its recreational value	Holds a particular local significance, for example because of its tranquility	Holds a particular local significance, for example because of the richness of its wildlife	Holds a particular local significance, for any other reason
6	Peters Close verge, Tonge	✓	✓				
7	The Green, Wilson	✓	✓				
8	Wilson Rise, Wilson	✓					
9	Field between Park View and Lyndale, Wilson	✓	✓				
10	Wilson Hall	✓	✓			✓	✓
11	Adjacent to The Long House, Wilson	✓	✓				









Important Local Views



Housing Allocation



Historic Local Wildlife Site



Wildlife Corridor



Area of Separation



Neighbourhood Area



Local Green Space



Features of Local Heritage Interest



Ridge and Furrow



Local Wildlife Site (trees)



Local Wildlife Site (hedgerows, verges)



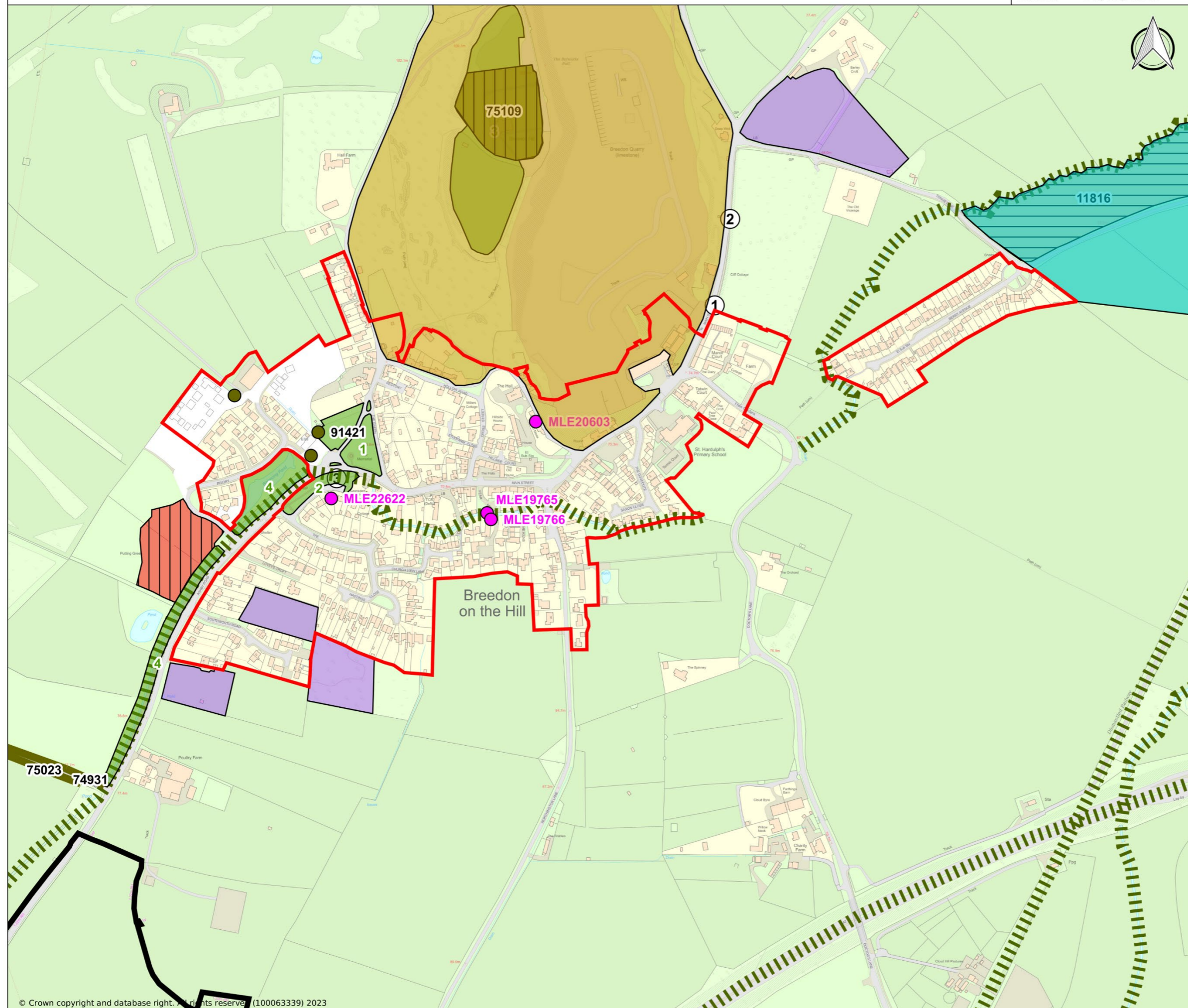
Local Wildlife Site



Geology Sites (RIGS)



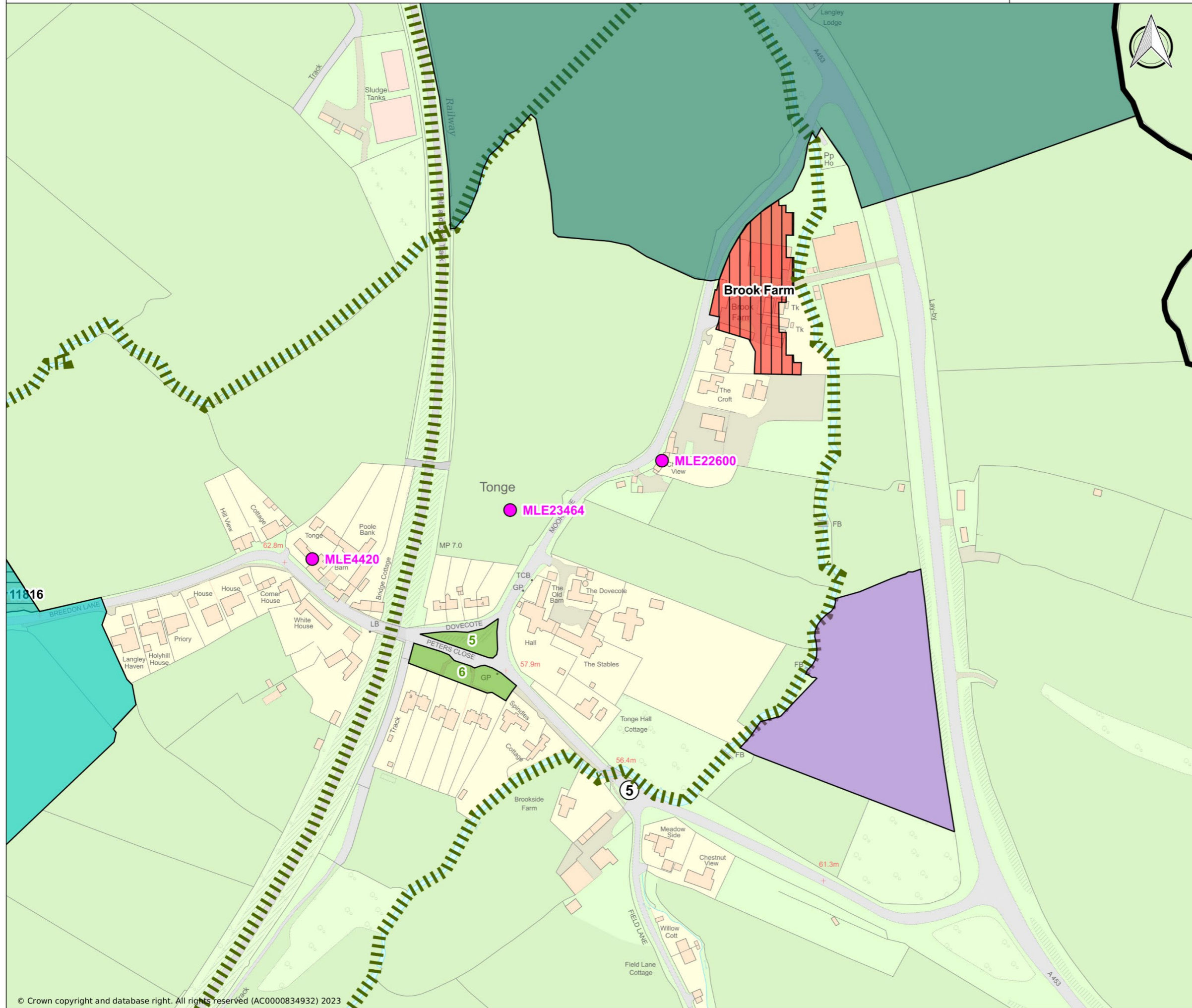
Limits to Development







- Important Local Views**
- 
- Housing Allocation**
- 
- Historic Local Wildlife Site**
- 
- Wildlife Corridor**
- ▨
- Provisional Area of Separation**
- 
- Area of Separation**
- 
- Neighbourhood Area**
- 
- Local Green Space**
- 
- Features of Local Heritage Interest**
- 
- Ridge and Furrow**
- 







Important Local Views



Settlement Boundary



Wildlife Corridor



Neighbourhood Area



Local Green Space



Features of Local Heritage Interest



Ridge and Furrow



Local Wildlife Site (hedgerows, verges)



Local Wildlife Site

