Woodhouse Parish Neighbourhood Plan 2020- 2036

Referendum version

August 2021

Page kept free

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Foreword from Chair of Advisory Committee

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

2. Woodhouse Parish Council, covering the settlements of Woodhouse and Woodhouse Eaves, made the decision to embrace these new powers and to draw up the 'Neighbourhood Plan', which will help to direct development across the whole parish over the lifetime of the Development Plan (up to 2036 to align with the draft Local Plan). Provision is made for the Neighbourhood Plan to be kept 'live'. It will be regularly monitored and formally reviewed every 5 years or whenever there is a significant change in the Development Plan.

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

4. Neighbourhood Plans are required to be in general conformity with the strategic policies of the Local Planning Authority and the Government's National Planning Policy Framework (NPPF) 2019.

5. There is a passionate local community who embraced this process and has worked tirelessly to contribute to the neighbourhood plan as a critical opportunity to protect and support this precious and unique parish for future generations to come. The preparation of our Neighbourhood Plan has seen some local consultations and surveys. The Advisory Group has met regularly and has directed the work of separately established Theme Groups whose role it has been to develop the policies that are appropriate and meaningful to the people who live and work in our community.

6. The Neighbourhood Plan contains a number of policies, including some areas where the Parish Council will support development activity, and other areas such as "Local Green Spaces' that the community wish to protect. These policies have been drafted following engagement with the residents, service providers and business community of Woodhouse Parish.

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

Neil Davidson
Chair, Neighbourhood Plan Advisory Group, February 2021

1 About this Neighbourhood Plan

Background

8. Neighbourhood Plans give local communities a much greater opportunity to influence future development in their areas. The NPPF is the Government's 'bible' on planning issues. It states that 'Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan.' The Government published a revised NPPF in July 2021 and it should be noted that any referencing to the NPPF within this neighbourhood plan refers to the 2019 version.

9. The Woodhouse Parish Neighbourhood Plan will sit alongside, and be aligned with, the Charnwood Borough Local Plan 2011-2028. It is also being prepared with an eye to the draft Local Plan which will set the strategic development framework through until 2036. It cannot undermine its strategic policies contained within the Local Plan or the Leicestershire Minerals and Waste Local Plan, adopted in September 2019. Other than that, the Woodhouse Parish Neighbourhood Plan is able to shape and direct sustainable development in the Parish. Once approved, the policies it contains will take precedence over non-strategic policies in the Local Plan.

10. In May 2018, Charnwood Borough Council approved the application for designation as a Neighbourhood Plan area. The area to be covered by the Plan is the Parish boundary (see Figure 1).

11. Please note that all base maps used in this Neighbourhood Plan are Ordnance Survey maps which the Neighbourhood Plan cannot modify. Any inaccuracies need to be raised with the Ordnance Survey itself, however we would reiterate that the representation of any path contained on the OS map is no evidence of the existence of a Right of Way.

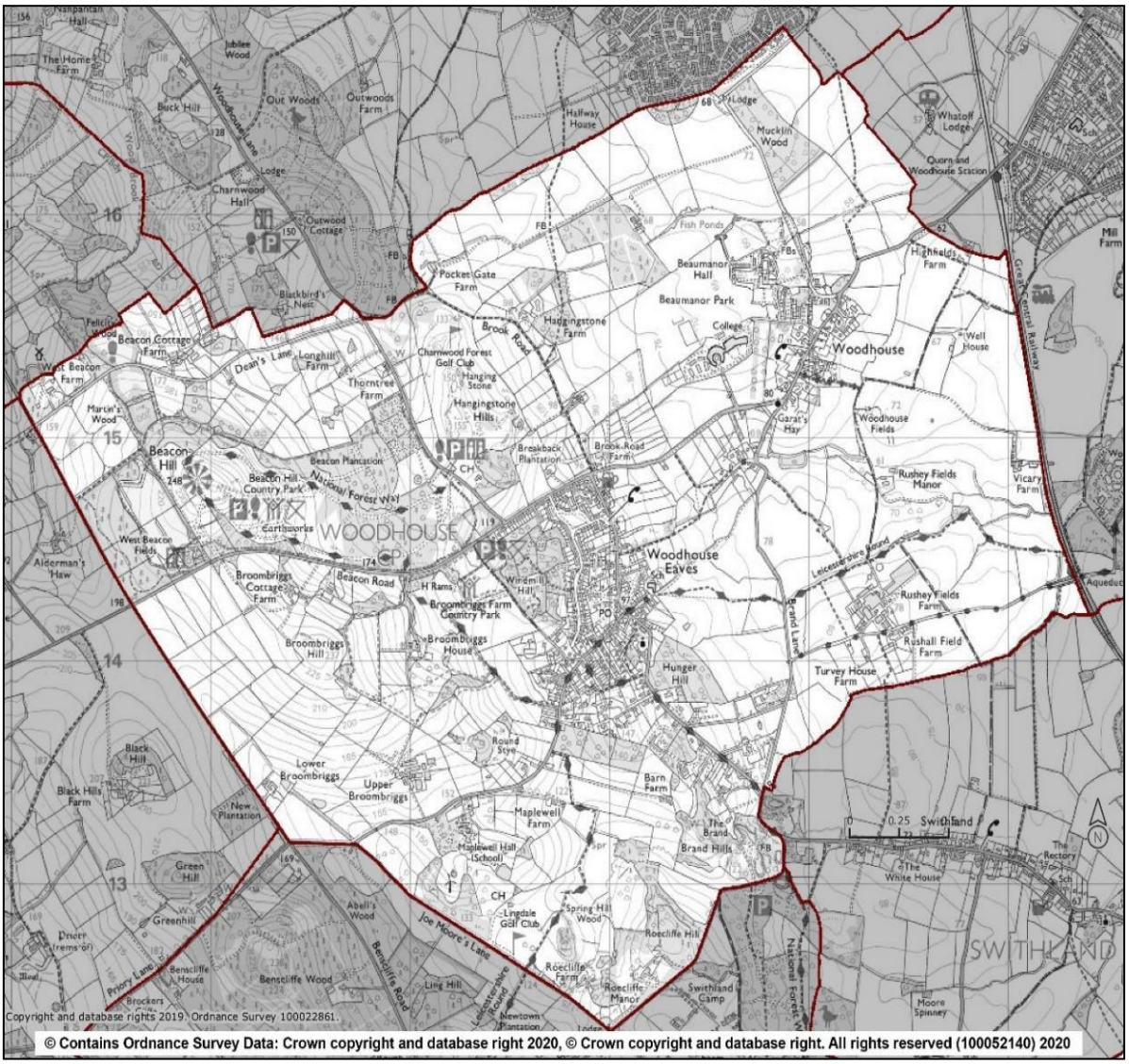
Neighbourhood Plan Advisory Group

12. The Neighbourhood Plan Advisory Group was established by the Parish Council and held its inaugural meeting on 13 June 2018. This group comprises both Parish Councillors and other volunteers from the community. The Group members were approved by the Parish Council and given the authority and responsibility to deliver the Plan with the ultimate approval resting with the Parish Council. The Group worked hard to drive the process forward, assisted by YourLocale Neighbourhood Plan consultancy.

13. Three Theme Groups of local volunteers were formed through the process of delivering the Neighbourhood Plan to draw up policies that have helped to inform and guide future development within the Plan. They focussed on the themes of housing and the built environment; the natural and historic environment and community sustainability

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

Figure 1 – Neighbourhood Plan Area. Designated on 3 May 2018



Woodhouse Parish

15. Woodhouse Parish was formed in 1844. However, maps and land surveys indicate much earlier habitation, with evidence of an iron-age hill fort on Beacon Hill, remnants of Roman roads and artefacts, a 13th century chapel and a mediaeval settlement with its barn still visible and since restored. The parish comprises two settlements which are surrounded by open space, largely still farmed and/or managed for recreation. The population rose significantly from the late 19th century and the area developed traditional village trades such as blacksmiths, wheelwrights and shop keepers, followed by framework knitters, slaters, and staff for the big houses, notably Beaumanor.

16. The parish borders Mountsorrel granite quarry and the now closed slate quarries around Swithland. Quarried slate and granite graces many of the early houses in both villages and although slate quarries closed long ago, local supplies continue to repair roofs of listed and historic buildings. The warm purple and greys of slate roofs contrast with the stone walls to create a variety of texture and colours. These materials, and the design of 'estate' houses, give the villages their visual character.

17. Convalescent 'recovery' homes were built in the early 1900s in the healthy local environment of Woodhouse Eaves, away from hospitals in the local industrial areas. Houses were adapted for patients and lodgers. The area became popular with visitors, gave rise to tea rooms and guest houses, and remains so today, with pubs, cafes and a number of Airbnb houses. Some visitors used to arrive from Quorn & Woodhouse railway station, which now supports a successful heritage line which started in 1976 that runs along one side of the parish. Visitors then and now enjoyed the countryside, natural assets of significance, some rare, in an area that has been much studied and valued over the centuries.

18. As a countryside area close to Loughborough and Leicester, popular activities bring visitors to share activities with residents such as walking, running, cycling, horse-riding and golf. Part of the 100-mile long Leicestershire Round footpath walk passes through, part of the parish is within the National Forest, and all of it is within the proposed Charnwood Forest Regional Park. The Local Planning Authority designates Charnwood Forest as a Landscape Character Area in its Local Plan, with its numerous 'special' characteristics e.g. SSSIs, listed buildings, geological and natural assets.

19. Both Charnwood Borough Council and the County Council target the Charnwood Forest area in their tourism strategies, as does the Regional Park strategy. The parish provides access to Beacon Hill, Broombriggs and The Outwoods Country Parks, and from the adjacent Swithland Woods, to Bradgate Park. The Woodland Trust have two woodlands here, there is an ancient woodland, and there are several private woodlands. The National Forest's aim is to increase tree cover and some has been planted recently in 'their' part of the parish.

Census 2011 information

20. At the time of the 2011 Census, Woodhouse Parish was home to around 2,319 residents living in 885 households. Analysis of the Census suggests that between 2001 and 2011 the local area population appears to have increased by around 15% (306 people). However, closer examination reveals that between 2001 and 2011 the permanent population was in decline. The notional increase was as a result of 321 students being educated at Welbeck College and included 102 residents of a communal nursing home. At best therefore, the population could be described as stable during this period.

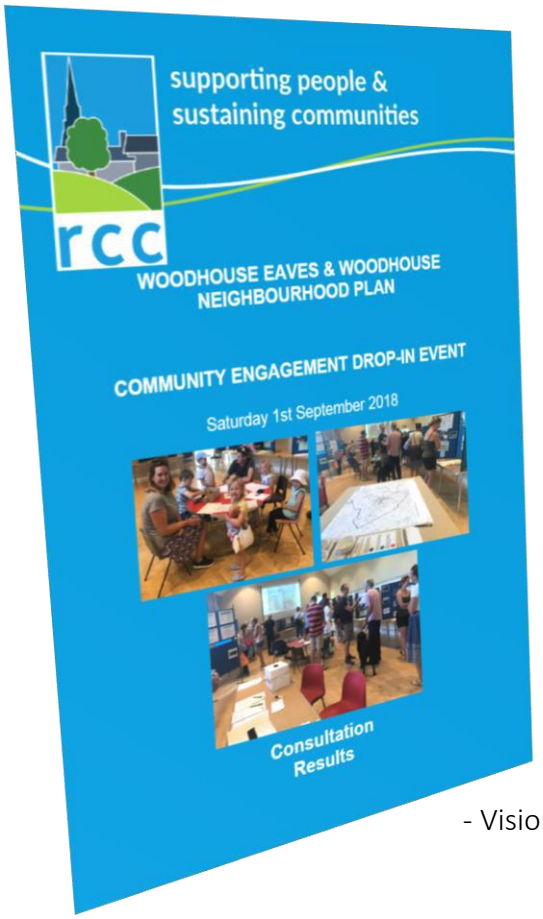
21. There is a slightly higher than average representation of older people living in the local area and in line with national trends the local population is likely to get older as average life expectancy continues to rise. More recent official population figures for the parish are not available, but small area population estimates suggest the number of people living in the local area has continued to grow, increasing by around 4%. The estimates suggest that between 2011 and 2017 there has been

an 11% decline in the number of residents aged between 18 and 24 but a 16% increase in those aged 65+. Home ownership levels are high with around 31% of households owning their homes outright. At 11% the share of households living in social rented accommodation is low compared with regional and national rates.

22. There is evidence of under occupancy where, for example, single occupants are living in dwellings with more than one bedroom. This suggests a need for smaller homes of one to two bedrooms which would be suitable for residents needing to downsize, small families and those entering the housing market. Providing suitable accommodation for elderly residents will enable them to remain in the local community and release under-occupied larger properties onto the market which would be suitable for growing families. There is a predominance of large detached housing and an under representation of housing for single people with just 6% of dwellings having one bedroom. Land Registry data indicates there has been some new build housing market activity over recent years. Deprivation is not a significant issue in the local area.

2 The Consultation Process

23. The Neighbourhood Plan Advisory Group's mandate was to drive the process, consult with the local community, gather evidence to support emerging policies and prepare the Plan for consideration and ultimately approval by Woodhouse Parish Council. A detailed chronology of the approach to consultation and the outcomes is contained within the Consultation Statement..



A community engagement drop-in event from 1 September 18 was attended by 102 people and received a wide range of comments on issues such as:

- Open Green Spaces
- Environment
- Footpaths & Bridleways
- History & Heritage
- Flooding
- Renewable Energy
- Facilities & Services
- Traffic & Transport
- Housing
- Employment & Business/Economy
- Communications
- Vision

24. 39 delegates attended a stakeholder consultation event on 23 October 2018 and engaged in small group discussions about a range of issues concerning the emerging Neighbourhood Plan.

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

26. The Neighbourhood Plan Group had a stand at the annual Woodhouse Community Fair in March 2019. This shared information with the local community about progress to date and what was still to be done.

27. The final display boards encouraged attendees to put themselves forward for the next stage of the process which was the establishment of three Focus Groups on Housing and the Built Environment, the Natural and Historic Environment and a third on Transport, Community Facilities/amenities and Employment.

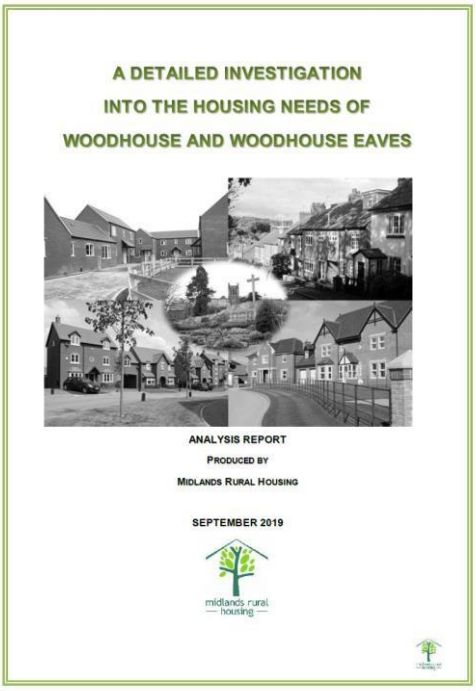
28. The Focus Groups, involving Parish Councillors and members of the local community, were launched at an event which took place on 2 April 2019. The groups met over the following 12 months and gathered the evidence needed to progress ideas and to formulate policies.

29. A Housing Needs survey was undertaken in summer 2019. 912 surveys were distributed and 242 completed surveys returned.

30. The survey asked specific questions about housing need in the Parish, but the opportunity was also taken to ask broader questions about life in the Parish more generally.

31. Throughout the Plan's development the Advisory Group has liaised with officers from Charnwood Borough Council to ensure that emerging policies are in general conformity with the emerging Local Plan and Adopted Core Strategy.

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



3. A Plan for Woodhouse Parish

33. The policies of the Woodhouse Parish Neighbourhood Plan are set within the context of the plan- making framework for England. The scope and content of the Neighbourhood Plan has been shaped by the priorities and aspirations of the local community, led by the Parish Council's Neighbourhood Plan Advisory Group. This Plan covers the period up to 2036.

    In drawing up this Plan, the following vision and objectives have been prepared:

A Vision for 2036

The parish of Woodhouse is set in the heart of the beautiful Charnwood Forest and includes two distinct villages, Woodhouse and Woodhouse Eaves, surrounded on all sides by open countryside, all of which is officially designated as distinctive and/or significant. The landscape is characterised by ancient rocks, and wooded hills, rare heathland, to the west, and farmland.

There is a strong sense of a community that wishes to thrive, be inclusive and welcoming.

The natural and historic heritage of the area is valued by residents and visitors alike and will be protected and enhanced.

Housing developments will be primarily to meet local need, be small scale and within the Limits to Development for Woodhouse Eaves, and the built-up area of Woodhouse.

Design will be sympathetic to the character of the area.

Construction will have minimal environmental impact.

Our vision will be achieved through:

- Supporting development that is sustainable, eco-friendly, in keeping with national and local design guidelines, be proportionate to the needs of the community and protect the character of the Charnwood area.
- Maintaining, restoring, recreating and reconnecting habitats to create a resilient and healthy natural environment, highly valued and accessible for people; full of wildlife, and rich in opportunities for learning, health and well-being.
- Supporting developments and policies that are sustainable, mitigate for climate change and work towards a carbon neutral future.
- Protecting and enhancing the conservation areas and open spaces.
- Enhancing and supporting our rural economy by encouraging suitable small-scale expansion of local businesses and services, diversification and tourism.
- Managing traffic and parking issues to ensure the safety of pedestrians, cyclists, horse riders, walkers and drivers.

Planning Context

34. The procedure for the making of a Neighbourhood Plan is prescribed within the Neighbourhood Planning (General) Regulations 2012. The Regulations have informed the preparation of policies for the Woodhouse Neighbourhood Plan, in particular ensuring that the Neighbourhood Plan contributes totheachievement of sustainable development and is in general conformity with the strategic policies of the Charnwood Core Strategy and Leicestershire Minerals and Waste Local Plan and has regard for the policies contained within the NPPF, as well as meeting a range of EU obligations.

Sustainable Development in Woodhouse Parish

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

An economic role

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

37. The community of Woodhouse Parish is primarily residential, but there is a strong desire to protect its employment locations, including the farming community. We therefore wish to retain the current level of employment and develop it further where possible and appropriate.

A social role

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

39. The Woodhouse Parish Neighbourhood Plan does not anticipate more than limited residential development over the lifetime of the Neighbourhood Plan. It seeks to ensure that any new housing delivers a mix of housing types to meet the needs of present and future generations and supports the community's health as well as its social and cultural wellbeing. The provision of bungalows for older people as well as some smaller and more affordable homes would be welcome. We are also seeking to support and enhance existing community facilities.

An environmental role

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

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

4 Housing and the Built Environment

Introduction

41. Charnwood Borough Council (CBC) previously consulted on its Draft Local Plan in November/December 2019. The Council is due to consult on its Pre-Submission Local Plan in mid-2021 following which the plan will be submitted for independent examination. Its strategic aim for housing is to deliver "urban concentration and intensification" to ensure sustainability. A central element of the Plan's development has been the completion of a settlement hierarchy review that targets residential growth at the urban centres of Loughborough, the sustainable urban extensions adjoining Leicester City and in the four designated urban settlements at Shepshed, Birstall, Syston and Thurmaston. The next category of settlement in the hierarchy are service centres, with Quorn being the nearest to the Woodhouse parish.

42. The consultation draft has confirmed the Local Plan hierarchy that in terms of the Woodhouse parish, Woodhouse Eaves is classified as one of 14 "other settlements" where opportunities for development will be responded to positively within defined limits to development whilst the village of Woodhouse is classified as a "small village or hamlet" where services and facilities are to be safeguarded.

Meeting housing need

43. The Leicester and Leicestershire Local Authorities (including CBC) and the Local Enterprise Partnership (LEP) commissioned a Housing and Economic Development Needs Assessment (HEDNA) analysis from G L Hearn (part of the Capita group) to assess future housing needs, the scale of future economic growth and the quantity of land and floor-space required between 2011 and 2031 and/or 2036. The report provided the evidence base for the preparation of the CBC consultation draft of the local development plan. The HEDNA study was published in January 2017 and revealed an increase in housing need from earlier projections and this has since increased further by local issues including the Leicester Housing Market Assessment (2017) which identified Leicester City as being unable to accommodate its own housing need requirement based upon the HEDNA Figures. The LEP have also signed a "memorandum of understanding" committing all the relevant local planning authorities to collectively delivering this housing need to 2036.

44. The consultation draft of the CBC local plan sets a target for an additional 160 residential units to be delivered through NDP's in nine of the fourteen "other settlements" between 2019 and 2036. In discussion with Officers from CBC, it has been agreed that a target of around 20 new residential units need to be delivered in Woodhouse Eaves before 2036. Woodhouse has no specific housing target in the adopted Local Plan Core Strategy.

45. It is acknowledged that a Borough wide review of housing need is ongoing as part of the local plan review, and hence additional land for housing may need to be identified within the NP area, over and above the land identified under Policy H1.

46. In advance of this, the Housing Theme group discussed the evidence of specific need in the parish and agreed that a single site would be allocated through the Neighbourhood Plan, but this would be the subject of review at an appropriate time during the life of the Neighbourhood Plan.

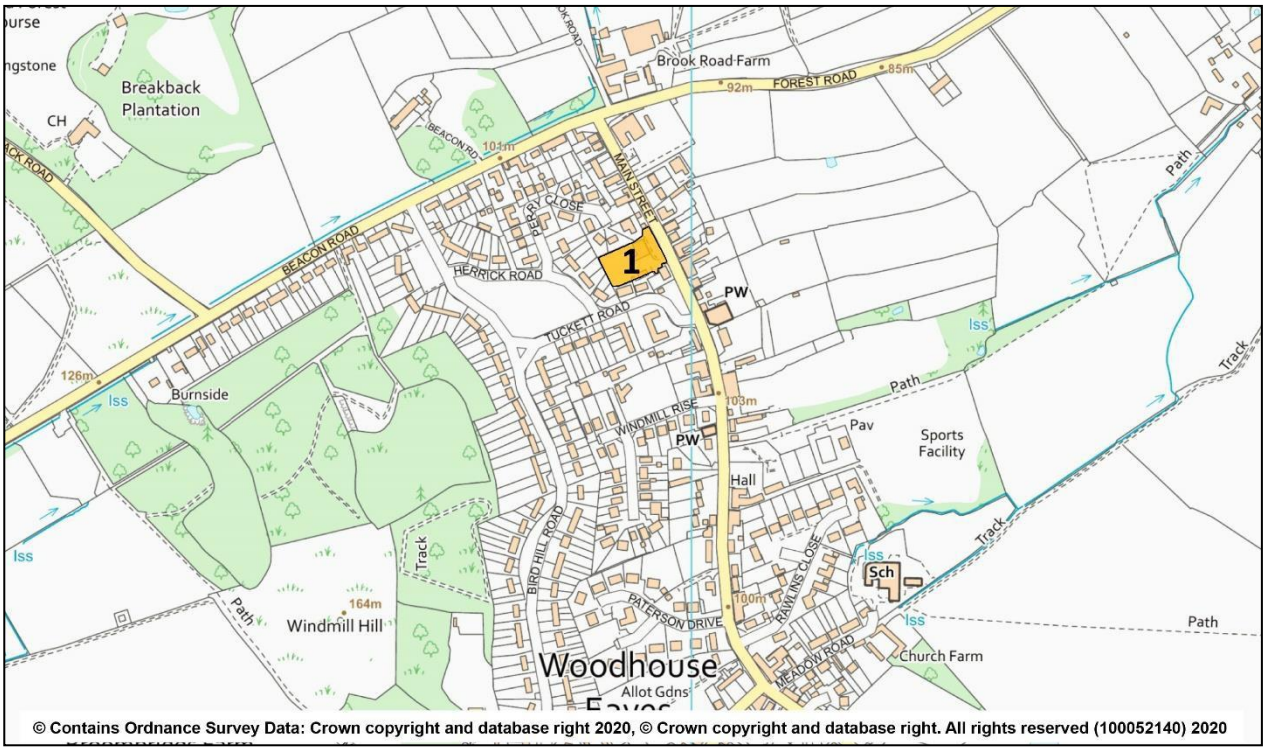
Defining residential allocations

47. To help establish the availability of adequate and appropriate land for residential development to provide for around 20 residential units by 2036, the Parish Council issued a "call for sites". A letter and questionnaire were sent to over 30 landowners and a large positive response was received. The owners or developers who had previously identified sites with CBC through the strategic housing land availability assessment were also included.

48. In total, landowners offered 12 sites that would yield approximately 355 units, using a density of 30 dwellings per hectare (HA). One large site of 20HA adjacent to Woodhouse was rejected because of its size and location in the countryside. The remaining eleven sites were then subjected to a professional Sustainable Site Assessment (SSA) exercise conducted by YourLocale against criteria agreed with the housing theme group members. The detailed SSA process including how the owners and the local community were involved in the outcomes and how it was undertaken is described in Appendix 3.

49. Through the Neighbourhood Plan, the opportunity has been taken to plan positively for additional housing that meets a local need by allocating a site which, in conjunction with anticipated windfall development will meet and exceed the residential development target set by CBC

Figure 2 – Residential Site Allocation



POLICY H1: RESIDENTIAL SITE ALLOCATION - Land is allocated for housing development on land at Selby garage in Woodhouse Eaves for around 16 dwellings subject to at least 5 of the units being affordable, comprising social or affordable rented or Affordable Housing for Sale (as defined in the NPPF Annex 2). Development must be sensitive to the setting of the adjacent Conservation Area.

(Note: Policy H2 and supporting text was omitted as part of the examination)

Limits to development

50. Limits to development are a commonly used tool in planning documents such as neighbourhood plans and district Local Plans. They are used to define the extent of a built-up part of a settlement accommodating sustainable growth locations. They distinguish between areas where in planning terms development would be acceptable "in principle" such as in the main settlement and where it would not be "sustainable" such as in the open countryside.

51. As the consultation draft of the Local Plan has updated the Limits to Development contained within the Adopted Local Plan it has been agreed that the Neighbourhood Plan will follow this same boundary for Woodhouse Eaves. Woodhouse does not warrant a Limits to Development as it is covered by policies relating to the countryside in the Local Plan. The development boundary could be the subject of review as and when housing needs for the area have been more robustly clarified through the Local Plan process.

52. The green infrastructure in the Charnwood Forest area that surrounds the buildings that make up Woodhouse Eaves and Woodhouse is recognised in planning policy as important and is rightly protected in the CBC local plan consultation draft.

53. Policy CS12 confirms: "We will protect and enhance our green infrastructure assets for their community, economic and environmental value".

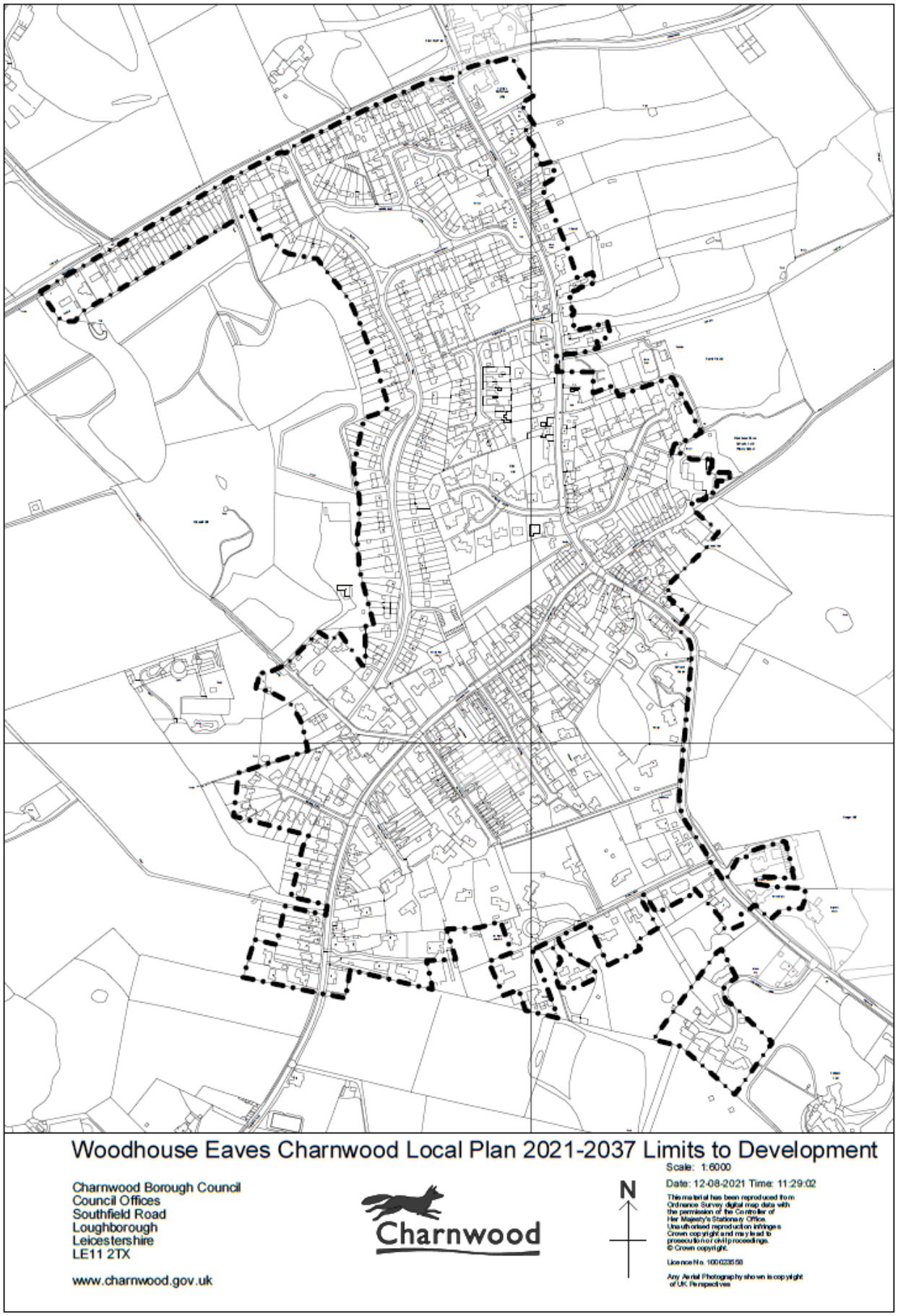
54. Woodhouse & Woodhouse Eaves are widely recognised as free-standing key Charnwood Forest villages.

55. The residential allocation identified in H1 is a brownfield site which is contained within the existing Limits to Development boundary.

POLICY H3: LIMITS TO DEVELOPMENT - Development proposals will be supported on the sites within the Limits to Development as shown in Figure 4 (below) where the proposal complies with the policies in this Neighbourhood Plan.

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

Figure 4 – Limits to Development



Windfall development

56. A windfall site is defined in the NPPF as one which has not been specifically identified as available through the local or neighbourhood plan process. Such sites normally comprise previously developed land that has unexpectedly become available. To help protect the character of the Woodhouse parish, development beyond the housing allocation and reserve sites described above will be restricted to windfall sites within the Limits to Development boundary, other than in exceptional circumstances. Around 100 additional dwellings have been developed across the Neighbourhood Area over the past 10 years and is likely to continue at a similar rate.

57. Developments of two units or more should, wherever possible, contain a majority of dwellings of one, two or three bedrooms.

58. According to the most recently available 2011 Census (see Appendix 1) Woodhouse Parish had a population of 2,319 residents living in 885 households. At this date around 16% of residents were aged under 16 which was slightly lower than the district average of 17%. Around 67.3% of residents were aged between 16 and 64 which is very close to the district rate of 66.6% and the national rate of 64.8%. Older people (aged 65+) represented 17.9% of total residents which is higher than the district rate of 16.4% and also higher than the national rate of 16.3%. Anecdotal local evidence suggests that the proportion of people ageing and not moving has increased and less "young" people are able to afford to live in the parish.

59. Properties are generally larger than the district average in Woodhouse Parish, the number of 4 bedroomed and larger dwellings is 31.3% compared to the district Figure of 23.2%. The number of 1 bedroomed units is only 6.1% in Woodhouse Parish compared to the district level of 8.4% and a National Figure of 11.8%.

60. Data from the 2011 Census also showed that a very high 40.7% of residential dwellings were detached which was significantly higher than the district Figure of 30.4% and national proportion of 22.3%. Only 9.4% of properties were a flat, maisonette or apartment in Woodhouse Parish, compared with 12% for the district and 22.1% nationally.

61. The balance of the housing stock in Woodhouse Parish, coupled with a high level of under occupancy (as reported in the Housing Needs Survey, Appendix 2), suggests a need for smaller homes of two or three bedrooms suitable for residents wishing to downsize, as well as providing homes for small families and those entering the housing market. Providing suitable accommodation for older residents will enable them to remain in the local community and release under-occupied larger properties onto the market suitable for growing families.

POLICY H4: WINDFALL SITES - Proposals for infill and redevelopment sites will be supported where:

a) The location is within the Limits to Development boundary;
b) They retain, wherever possible, existing important natural boundaries and features such as gardens, trees, hedges, footpaths and streams;
c) There is a safe vehicular and pedestrian access to the site;

d) They comprise a small infill gap in the continuity of existing frontage buildings or where the site is closely surrounded by existing buildings;
e) They do not reduce garden space to an extent where there is an adverse impact on the character of the area;
f) They do not result in an unacceptable loss of amenity for neighbouring occupiers by reason of loss of privacy, loss of daylight, visual intrusion or noise; and
g) Where the proposal is for housing, they provide a mixture of housing types specifically to meet identified local needs in Woodhouse Parish. Support will be given to dwellings of 1, 2 and 3 bedrooms and to homes suitable for older people and those with restricted mobility. Four-plus bedroom units may be included in the mix of dwellings but will be expected to comprise a minority on any single development.

Affordable Housing

62. The provision of affordable housing is recognised as an essential requirement nationwide.

63. 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). A full definition of affordable housing is provided in Annex 2 of the NPPF.

64. With average house prices too high for those on average incomes, housing affordability remains a key housing issue for the Parish and there is a clear case to meet local targets for affordable housing provision. The Charnwood Local Plan contains a requirement to provide 30% affordable units on- site for all developments with 10 or more dwellings.

65. The mix of affordable housing proposed within the Neighbourhood Plan is based predominantly on the available statistical data, the Leicestershire Housing and Economic Development Housing Needs Assessment (HEDNA), the Census 2011 data, a YourLocale produced Housing Needs report (see Appendix 2). In addition, the views and aspirations of residents obtained through various consultation exercises including open events and a community questionnaire have refined the policy proposals. These are available on the Parish Council website.

66. The Charnwood Rural Housing Guide and Housing Allocations Policy (2019) set out Charnwood Borough Council's approach in relation to affordable housing on rural exception sites and criteria for establishing a local connection. Some market housing may be acceptable on exception sites if it is essential to facilitate the provision of affordable housing to meet identified local need.

POLICY H5: AFFORDABLE HOUSING PROVISION - Development proposals for new housing where there is a net gain of ten or more dwellings should mirror the requirements in the Charnwood Local Plan and provide at least 30% Affordable Housing.

The Affordable Housing stock should be spread throughout any such development and be of an

equivalent design such that they are visually indistinguishable from the market housing. Affordable housing for people with a local connection will be supported.

If it is not possible to provide Affordable Housing on site, in exceptional circumstances it will be acceptable to provide funding in lieu of Affordable Housing on-site if this leads to the provision of additional Affordable Housing in the Parish.

The tenure mix should meet an identified local need. Where viable one third of units will be for social or affordable rent, one third of units will be for shared ownership provision and one third of units will be for low-cost starter homes for sale.

Design to protect and enhance the Parish

67. Woodhouse Parish has a rich and attractive built environment from its historical development over centuries, resulting in a wide range of heritage assets, attractive landscapes and a very distinctive character, as reflected by the quality of the Conservation Areas. The Neighbourhood Plan seeks to protect this character and heritage by ensuring that the high-quality built environment is retained throughout the Parish and that development is in keeping with the existing high quality.

68. The NPPF (2019) states that development activities should be; *"visually attractive as a result of good architecture, layout and appropriate and effective landscaping; be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change".*

69. Residents in the Plan Area want their communities to play their part in the sustainable development of the District. As noted in the National Planning Policy Framework, Planning Authorities should, through their policies, contribute as fully as possible to the aims of *Biodiversity 2020* DEFRA, 2011. New development in Woodhouse Parish should be designed to incorporate the current (at time of Application) best practice standards and methods for biodiversity protection and enhancement, particularly for bats (see d) and e) of Policy H6).

70. The Village Design Statements for Woodhouse Eaves and Woodhouse are a central element of this Neighbourhood Plan. (See Appendix 5). Their aim is to safeguard the distinctive character and rich heritage of the Woodhouse parish and to guide any new development in a way that ensures it is sympathetic to the existing villages and enhances their special identity and character. The design policy reinforces the Village Design Statements.

POLICY H6: DESIGN STANDARDS - All commercial and residential development, including one or more houses, replacement dwellings and extensions, should have regard for the Village Design Statements (Appendix 5) and ensure the following design principles are incorporated as appropriate and relevant to the development concerned:

a) New development will be required to enhance and reinforce the local distinctiveness and character of the area in which it is situated, particularly within the Conservation Areas. Proposals should clearly show how the general character, scale, mass, density and layout of the site, of the

building or extension, fits in with the aspect of the surrounding area.

b) Care should be taken to ensure that the development does not disrupt the visual amenities of the street scene and impact negatively on any significant wider landscape views;

c) New buildings and extensions will follow a consistent design approach in the use of materials, fenestration and the roofline to the building. Materials should be chosen to complement the design of the development and add to the quality or character of the surrounding within the Parish. However, contemporary and innovative materials and design will be supported where positive improvement can be robustly demonstrated without detracting from the historic context;

d) Proposals should minimise the impact on general amenity and give careful consideration to noise, odour and light. Light pollution should be minimised wherever possible and should follow current best-practice, e.g. by applying the guidelines in Guidance note 08/18 Bats and artificial lighting in the UK: Bat Conservation Trust / Institution of Lighting Professionals, 2018;

e) Development should be enhanced by biodiversity, seeking to achieve a net gain, and relate well to the topography of the area, with existing trees and hedges preserved whenever possible. Provision should be made for wildlife including roof design, bat and bird boxes, hedgehog friendly fencing and the use of hedges;

f) Where possible, enclosure of plots should be of native hedging or stone/brick wall. Any enclosures that are necessarily removed through the development process should be reinstated in keeping with the original;

g) Development should incorporate sustainable drainage systems with maintenance regimes to minimise vulnerability to flooding and climate change. All residential development should ensure appropriate provision for the storage of waste and recyclable materials.

h) all new development proposals to be built to the Future Homes Standard, or equivalent standard as endorsed through national policy or regulation, unless it can be demonstrated that this would not be viable.

5 The Environment

Introduction

Environmental protection as part of sustainable development

71. This chapter of the Neighbourhood Plan deals mainly with the *environmental* component of *sustainable development* together with open spaces of community value in the *social* component, as described in the National Planning Policy Framework (2019), page 5. The chapter aims to balance the requirement for appropriate development in the Plan Area against the value of environmental and other features that are both *special* – appreciated in their own right and as community assets, by local people - and *significant* for their wildlife and history. It also deals with broader environmental issues of concern to the community, including protecting and enhancing of local biodiversity, protecting views, and ensuring resilience against flooding in a time of climate change.

72. The Woodhouse Plan Area is geologically and geographically unique in the county and 37% by area of all the open and currently undeveloped land is protected at some level from potential environmentally damaging development.

1. Total area of Neighbourhood Plan area	c.1262 ha
2. Open or undeveloped land	c.1220 ha
3. Statutorily protected land, country parks etc.	c.216 ha
4. Additional area recognised or designated in this Plan for environmental protection	c.136 ha

73. The natural landscape of the Plan Area as a whole is highly valued, nevertheless, care has been taken during preparation of the plan to ensure that the policies (and the sites and areas of environmental significance covered by them) are not unduly restrictive on sustainable development

Distinctive environmental significance of Woodhouse parish

74. The Plan Area straddles a significant structural landscape boundary between the broad valley occupied by the River Soar and the rocky upland of Charnwood Forest. This was summarised in a landscape character assessment of Charnwood Forest for the Charnwood Forest Landscape Partnership (2019) as a "distinctive area with internationally important geological features, a varied topography, a wealth of heritage assets, arts and crafts architecture and a strong matrix of habitats including woodlands, grasslands and heathland."

75. In the Charnwood Borough Council Local Plan (2011-2028, adopted 2015) the importance of this distinctive landscape mix, with its locally characteristic (but unusual for the English midlands) environmental components, is acknowledged although the area as a whole is not protected by any formal status. The environmental significance of the area is also recognised

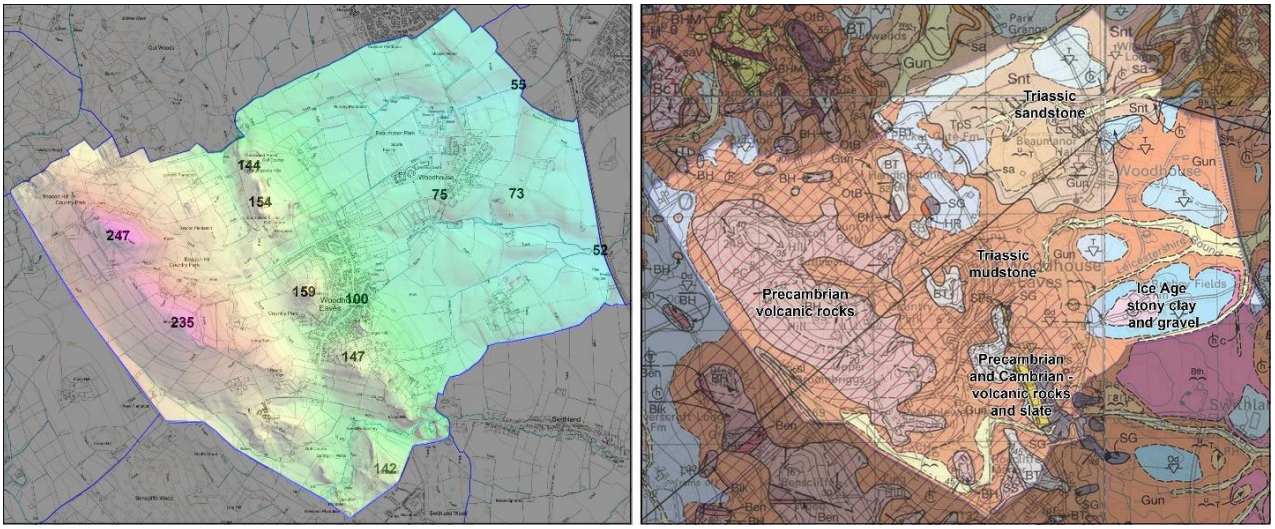
by the Award of a Heritage Lottery Fund grant (2020) for delivery of a Charnwood Forest Landscape Partnership scheme (to promote and develop the special character of the area). Formal protection in the planning system is, however, currently limited to that provided by four Sites of Special Scientific Interest (SSSIs; for geology and biodiversity) and over sixty historic environment statutory designations.

76. This Neighbourhood Plan aims to address this lack of special protection (which is of concern to local residents) by including local, often site-specific, detail and policies for environmental protection in order to ensure that new development is designed and located to be sensitive to the Area's character and significance.

Landscape, geology and setting

77. As noted above, the Plan Area's landscape is in two distinctive parts, with a strong northwest-to- southeast 'grain' to the topography. The eastern half comprises the pastoral fields immediately outside Woodhouse Eaves and extends through gently undulating arable farmland past Woodhouse village to the Great Central Railway and the boundary with Quorn. The western half, including most of Woodhouse Eaves village, is a range of rocky, wooded hills forming the eastern part of the upland of Charnwood Forest.

Figure 5: Topography (left) and geology of the Plan Area.Geological map adapted from British Geological Survey online mapping. Both © Crown copyright and database rights. All rights reserved (100052140) 2020.



The Charnwood Forest is underlain by rocks of Precambrian age (the oldest in England). Their age and composition makes them resistant to erosion, while their disposition in a series of steeply-dipping, overlapping layers makes them stand up as sharp, craggy ridges with troughs between them. The Forest is also internationally known for the discovery of fossils of the earliest complex lifeforms on Earth, with the key 'type locality' for this ancient fauna being within the Plan Area. The presence of two adjacent rock layers under Woodhouse Eaves village is also of geological importance. These layers are from the top of the Precambrian period, containing the oldest fossils in the world, and the bottom of the Cambrian period, when life on Earth first began to proliferate

78. The eastern Plan Area, however, has softer Triassic rocks under the soil – their reddish colour tints the ploughed fields – whose easy erosion has produced a generally flatter landscape with small streams flowing eastwards into the River Soar.

79. The difference in elevation between to Soar valley (52m height) and the tops of the Charnwood Forest hills (247m in the Plan Area) combined with the steepness of the eastern edge of the Forest gives the Area a very attractive appearance, numerous vistas and more intimate views.

Historic environment

80. See 'Woodhouse Parish', p.6, for a general history of the Plan Area. This section summarises its visible historical heritage to give context for the Neighbourhood Plan's environmental policies.

81. The first part of the name of Charnwood is an ancient British ('Celtic') word, the same root as '*cairn*', and this ties in with the oldest evidence of settlement at the important Bronze Age hillfort and stock enclosure at Beacon Hill and the Iron Age fields at Broombriggs. These are the main surviving visible evidence for the Coritani tribe who were in the east Midlands area when the Romans arrived. No Roman habitation sites are known, although hints come from finds of Romano- British date around Woodhouse village.

82. There is no surviving evidence of habitation between the end of Roman occupation and the Norman conquest. The second part of the Charnwood name, and part of the two village names, is Old English *wudu*, suggesting some continuity of occupation in the vicinity at least, but the climate and landscape of the west half of the Plan Area could mean that Charnwood was largely unoccupied for perhaps 500 years after the Romans left; certainly farming using the Anglo-Saxon open arable field system would not have been possible in this rocky landscape. Most of the Plan Area is therefore a landscape of later medieval origin: it was divided between a number of Norman hunting forests and deer parks, evidence for several of which still exists, while both villages are first recorded as named settlements in the 12th and 13th centuries. Medieval forests were private estates, not necessarily wooded, although Woodhouse 'houses in the wood' and Eaves Old English *efes*, 'the edge of the wood' evidently were in or close to woodland. The surviving ridge and furrow earthworks of medieval ploughland indicate that some parts of the eastern half of the Plan area were pasture or arable.

83. The manor house site at Beaumanor, with its moat, dam, fishponds and earthworks was the centre of one of these medieval estates, while the site of a Tudor manor house at Maplewell Hall shows that parts of Charnwood were also occupied in later years.

84. Both villages have existed for at least a millennium, therefore, with their churches surrounded by street layouts that are essentially medieval, even though the houses themselves are of 17th century and later date (in Woodhouse mainly 19th and 20th century). Windmill Hill in Woodhouse Eaves still has the stump of one of that village's mills. Quarrying has been an important part of its economy since medieval times, with stone quarries in the village (one is now a village landmark) and elsewhere and slate pits at the Brand (from medieval to 1887). More recent history is preserved at Beaumanor and Garats Hay, where remains of WW2 facilities can still be seen.

Natural environment

85. The concentration of SSSIs in the Plan area is matched by the richness of its wildlife which is of local but not national significance. This is to be expected: by comparison with most Leicestershire parishes there is a diversity of rock, soil, elevation, aspect and ecological niches in WoodhouseParish, together with discontinuous occupation and less intensive land use through history, that naturally produces a wider range of habitats and greater biodiversity. Of particular note is the extent of woodland. Whereas most Leicestershire parishes have less than 5% cover by area, Woodhouse Parish has at least 20% woodland cover, which provides a rich biodiversity as well as a resource for carbon sequestration. This is supplemented by many kilometres of mature species-rich hedgerows (linear woods) to help with habitat connectivity. Amongst this are many veteran and notable trees, particularly oak which is iconic of the area, but also birch beech, sweet chestnut, yew, ash, sycamore and other ornamental trees. This leafy characteristic is evident both in the wider countryside but also contributes to the character of both settlements.

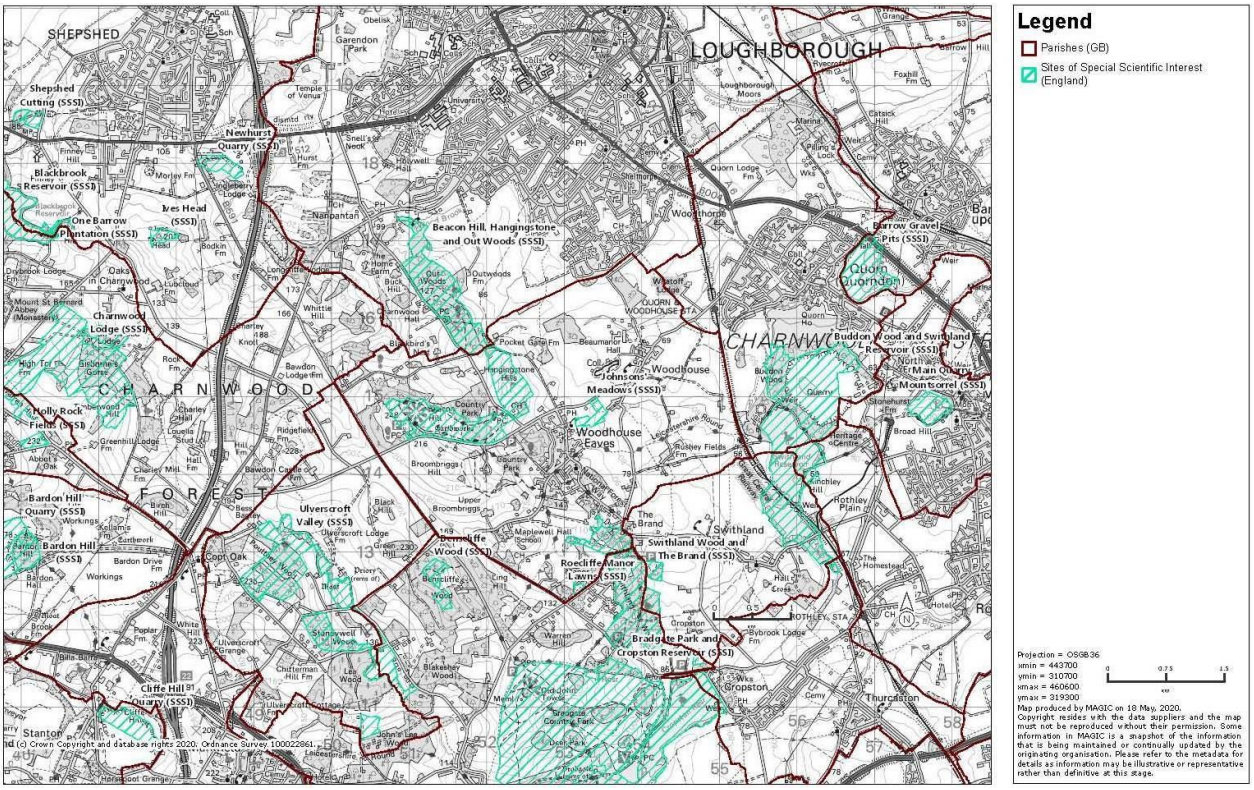
Figure 6: Woodland cover (dark green) and hedgerows in the Plan Area. Google Earth imagery

86. Also present in the Plan Area are semi-natural habitats of high biodiversity value, including traditionally managed pasture and other semi-improved good quality grassland, disused quarries and rock outcrops, field margins, ponds and minor watercourses, open heathland and golf courses, churchyards and mature gardens. Many of these are mapped or designated as important by Natural England and Leicestershire County Council, and they, and others identified as locally significant in the research for this Plan, are covered under site-specific policies below.

Existing environmental and heritage designations

87. The parish has multiple existing designations, reinforcing its environmental importance, these are listed below. The parish is located in National Character Area (Natural England landscape areas, defined for Planning purposes) 73 *Charnwood*, and the Charnwood Borough Council Landscape Character Assessment Area *Charnwood Forest*. It is also within the area covered by the HLF-funded *Charnwood Forest Landscape Partnership* Scheme. There are 66 *Listed Buildings* and one composite *Scheduled Monument*, 24 further sites and features of history significance (Leicestershire *Historic Environment Record*), four *SSSIs**, five *sites of regional geological importance* (RIGS), some 50 areas of *Priority Habitat* (as defined by Natural England), and 13 current and 16 historic *Local Wildlife Sites* (LWS). The Outwoods Country Park (Charnwood BC) is partly within the Plan area.

Figure 7: The Plan Area is within the 5-km Impact Risk Zones of thirteen SSSIs*. Source: DEFRA (Magic mapping)



Environmental inventory

88. A comprehensive and wide-ranging environmental inventory (Appendix 6) of Woodhouse Parish was carried out between May 2019 and March 2020. The work comprised two elements:

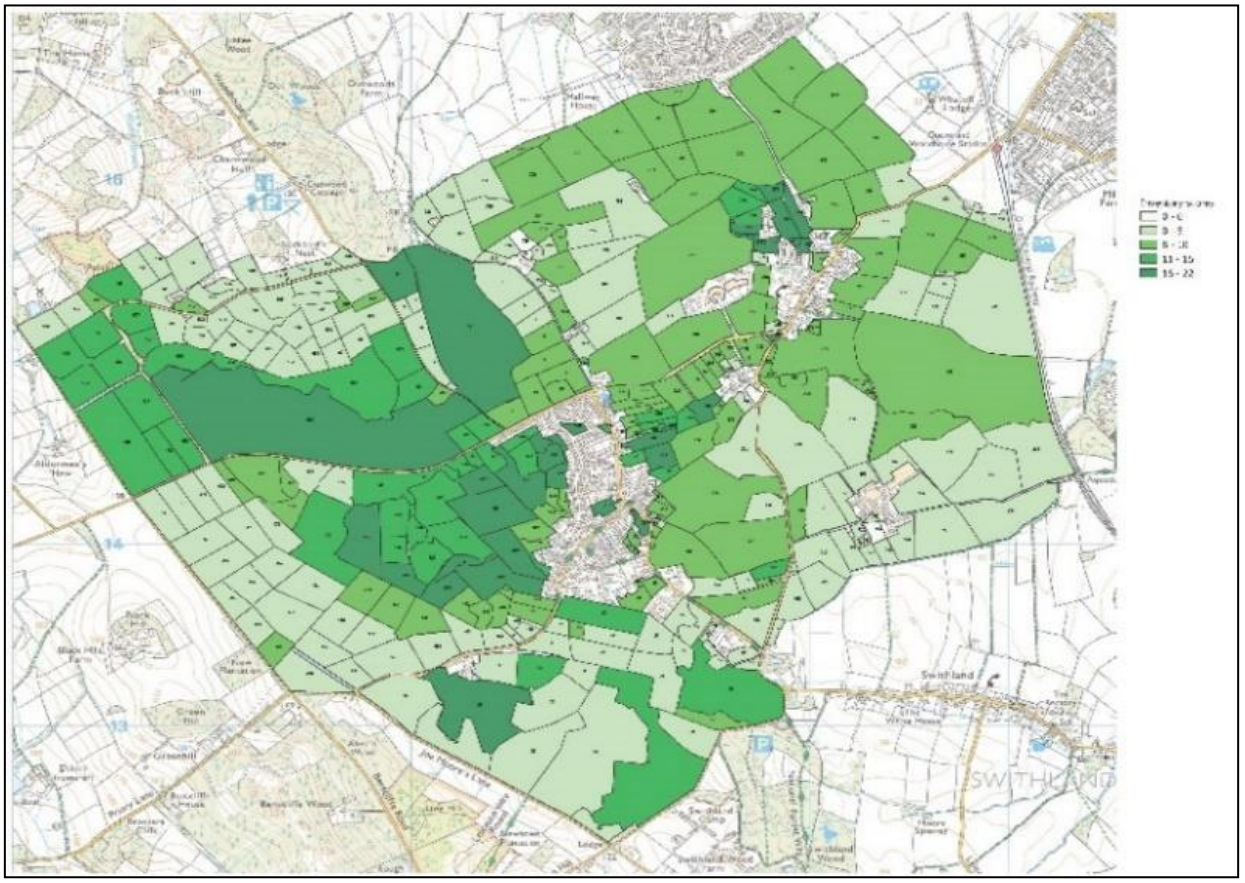
- Review of all existing designations and available information, and
- Fieldwork to identify sites and features of natural and historical environment significance in the context of the Plan Area.

The review compiled information from many sources, including DEFRA, Natural England, Historic England, Leicestershire Historic Environment Records, Leicestershire Environmental Record Centre records (biodiversity and geology), Environment Agency, British Geological Survey, old maps (Ordnance Survey, archives), local history and archaeology publications, and local knowledge.

Fieldwork reviewed all open and currently undeveloped land in the Plan Area, and significant species, habitats, landscape characteristics, views and viewpoints, historical earthworks and other environmental features were checked

The data, along with all relevant site-specific information from the existing information review, were mapped and tabulated, and each site was scored (Appendix 6) and evaluated using the seven criteria for Local Green Space eligibility listed in the *National Planning Policy Framework* 2019.

Figure 8: Open land parcels scored (0-5) for their environmental significance© Crown copyright and database rights. All rights reserved (100052140) 2020.



Local Green Spaces

89. The 407 inventoried parcels of open land in the parish were scored, using the seven criteria for Local Green Space designation noted in the *National Planning Policy Framework 2019* (see Appendix 6 for the criteria and scoring system used for this Plan). Of these, some 140 were identified as having notable environmental (natural, historical, community value and/or cultural) features.

90. Six sites score 18/25 or more of the maximum possible and meet the essential requirements for designation as Local Green Space as outlined in the National Planning Policy Framework (NPPF 2019, paragraph 100). Their statutory protection will ensure that these most important places in Woodhouse Parish's natural and human environment are protected.

Figure 9: Local Green Spaces in Woodhouse Eaves

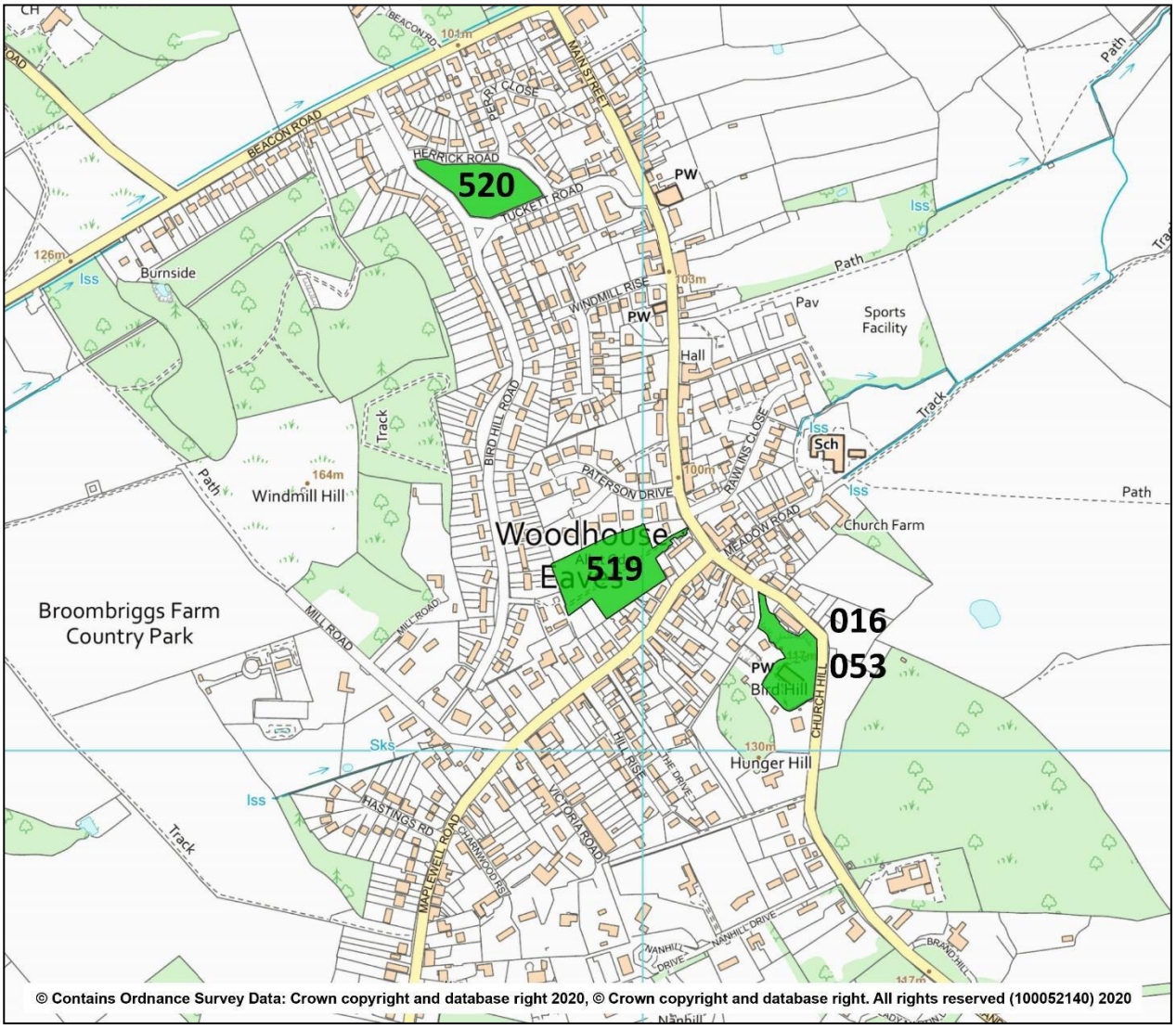
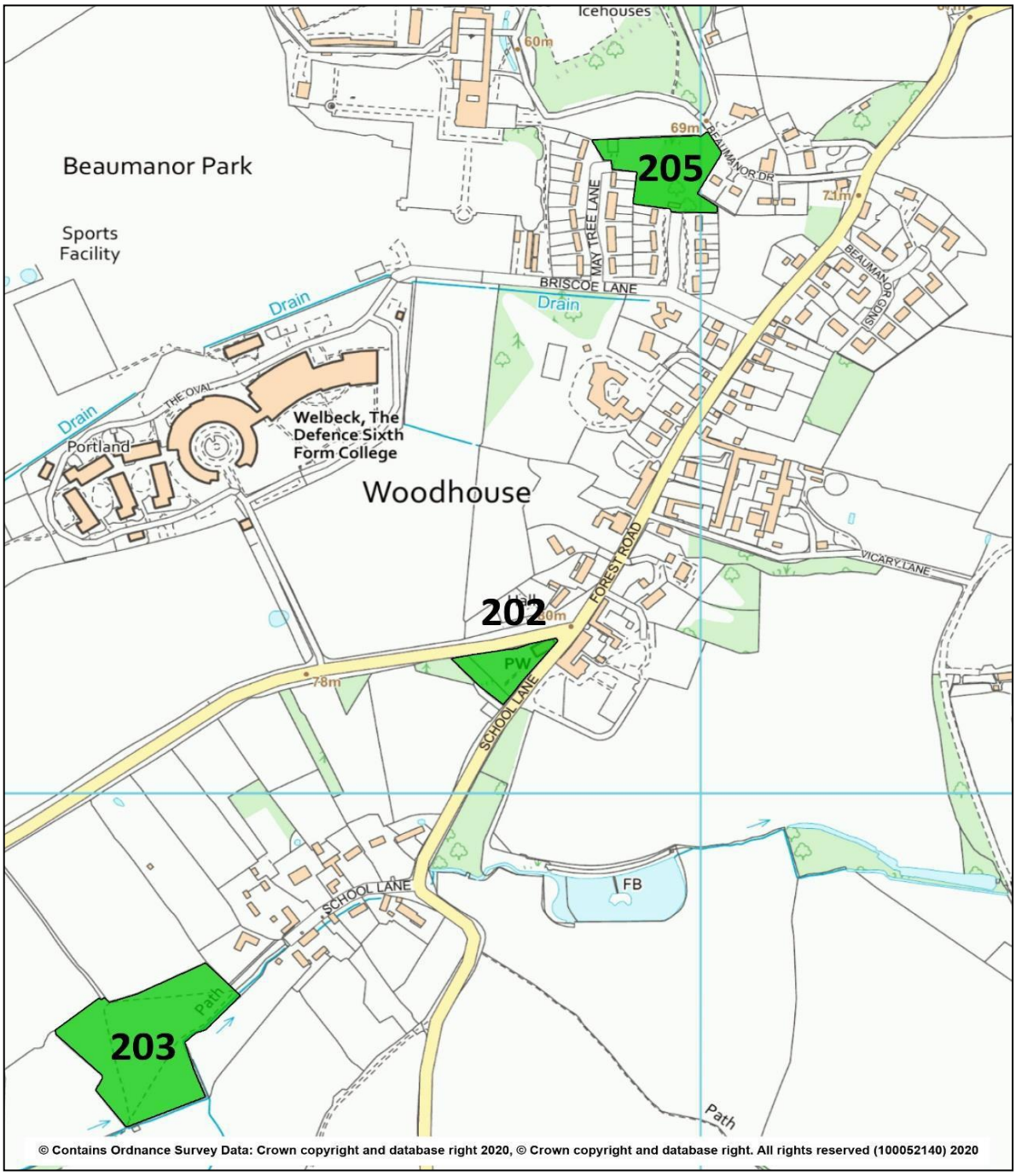


Figure 10: Local Green Spaces in Woodhouse



POLICY ENV 1: PROTECTION OF LOCAL GREEN SPACE – Development proposals that would result in the loss of, or have an adverse effect on, the following Local Green Spaces (details Appendix 7; mapped Figures 9 and 10) will not be permitted other than in very special circumstances.

Church Hill, comprising St Paul's churchyard and Stone Hole ('Forest Rock'), Woodhouse Eaves (053)

Parish allotments Woodhouse Eaves (519)

Herrick Green, Woodhouse Eaves (520)

Johnson's Meadows, Woodhouse (203)

St Mary in the Elms churchyard, Woodhouse (202)

May Tree Lane green and spinney, Woodhouse (205)

Important Open Spaces

Figure 11: Important Open Spaces in Woodhouse Eaves

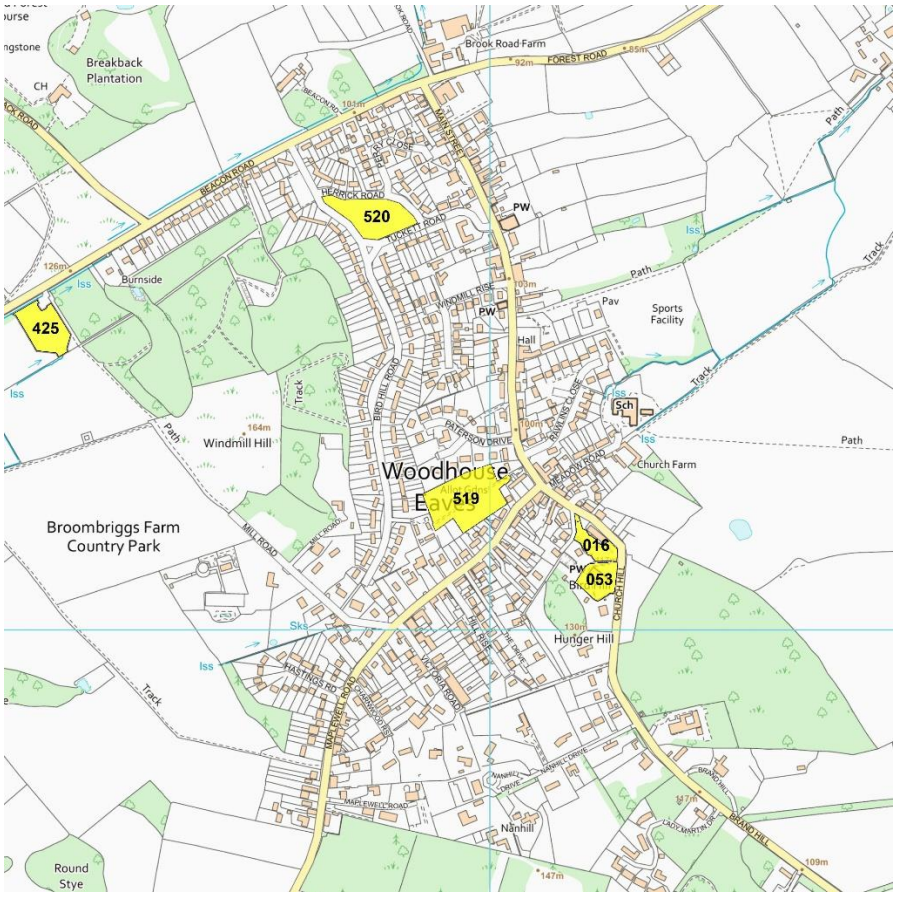


Figure 12: Important Open Spaces in Woodhouse

POLICY ENV 2: IMPORTANT OPEN SPACES - The following open spaces in Woodhouse Eaves and Woodhouse (Figures 11 and 12) are of high value for recreation, beauty, amenity, tranquillity or as green spaces within or close to the settlements. Development proposals that result in their loss, or have a significant adverse effect on them, will not be supported unless the open space is replaced by equivalent or better provision in an equally suitable location, or unless it can be demonstrated that the open space is no longer required by the community.

Charnwood Borough Council OSSR sites

520 (inventory reference), Herrick Green, Woodhouse Eaves (CBC open space as Herrick Road open space*, amenity green space*); *open space of special character*

519 Main Street allotments, Woodhouse Eaves (CBC *allotments*); Woodhouse Parish Council asset

205 May Tree Lane green and spinney, Woodhouse (part of CBC open space*, (as* Beaumanor Drive open space) *amenity green space*

Other important open spaces, this Plan

016 Forest Rock open space, Woodhouse Eaves (*Important open space*, this Plan; *amenity green space* (also site of geological importance, RIGS))

425 (part) Woodhouse Eaves Community Orchard (*Natural and semi- natural green space*) this Plan

053 St Paul's churchyard, Woodhouse Eaves (*Important open space*, this Plan, *churchyards and other burial places*)

202 St Mary in the Elms churchyard, Woodhouse (*Important open space*, this Plan, *churchyards and other burial place*

Protecting the natural environment

Sites of natural environment significance

91. A group of inventory sites scores highly for *wildlife* (scoring at least 3/5 under this criterion). The features for which the identified sites have been selected and designated/notified are listed in the environmental inventory (Appendix 6). The map (Figure 13) shows their locations. Other sites may come forward over the Plan period.

Figure 13: Sites of natural environment significance

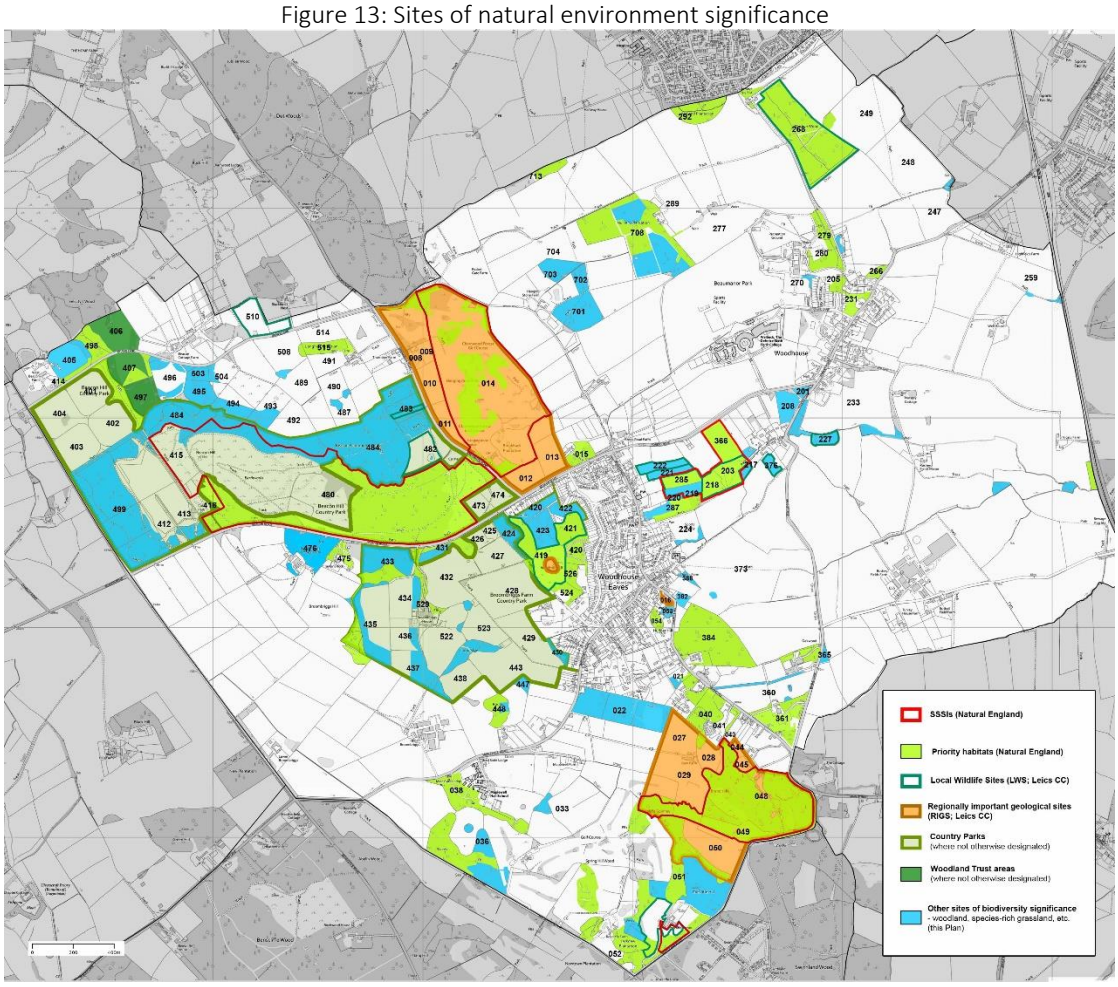


Figure 13.1: Sites of natural environment significance (identified in this Neighbourhood Plan)

92. These natural environment sites comprise a) SSSIs; b) those where *priority habitats* have been recorded (Natural England) or where *biodiversity action plan (BAP) species* have been recorded as breeding or as regular visitors; c) sites identified as ecologically significant by Leicestershire County Council, including Local Wildlife Sites, d) sites of significance for their geological interest (RIGS); and e) sites identified during the inventory process as being of high biodiversity significance in the context of the Plan area.

93. Policy ENV 3 delivers site-level compliance in the Plan Area with the relevant Charnwood Borough Council Local Plan policies, the Wildlife & Countryside Act 1981 (as amended) and the European Habitats and Species Directives / Transitional legislation in the Withdrawal Act 2018/ Draft Environment Bill 2019.

POLICY ENV 3: PROTECTION OF SITES OF NATURAL ENVIRONMENT SIGNIFICANCE – The sites mapped here (Figure 13 and 13.1) have been identified as being of local significance or higher for their natural environment features. They are ecologically important in their own right, make a contribution to carbon sequestration, and are locally valued.

Development proposals affecting these sites will only be supported where the need for, and benefits of, the development in that location clearly outweigh the impact on the site and the identified features. If development cannot be avoided or adequately mitigated then planning permission should be refused.

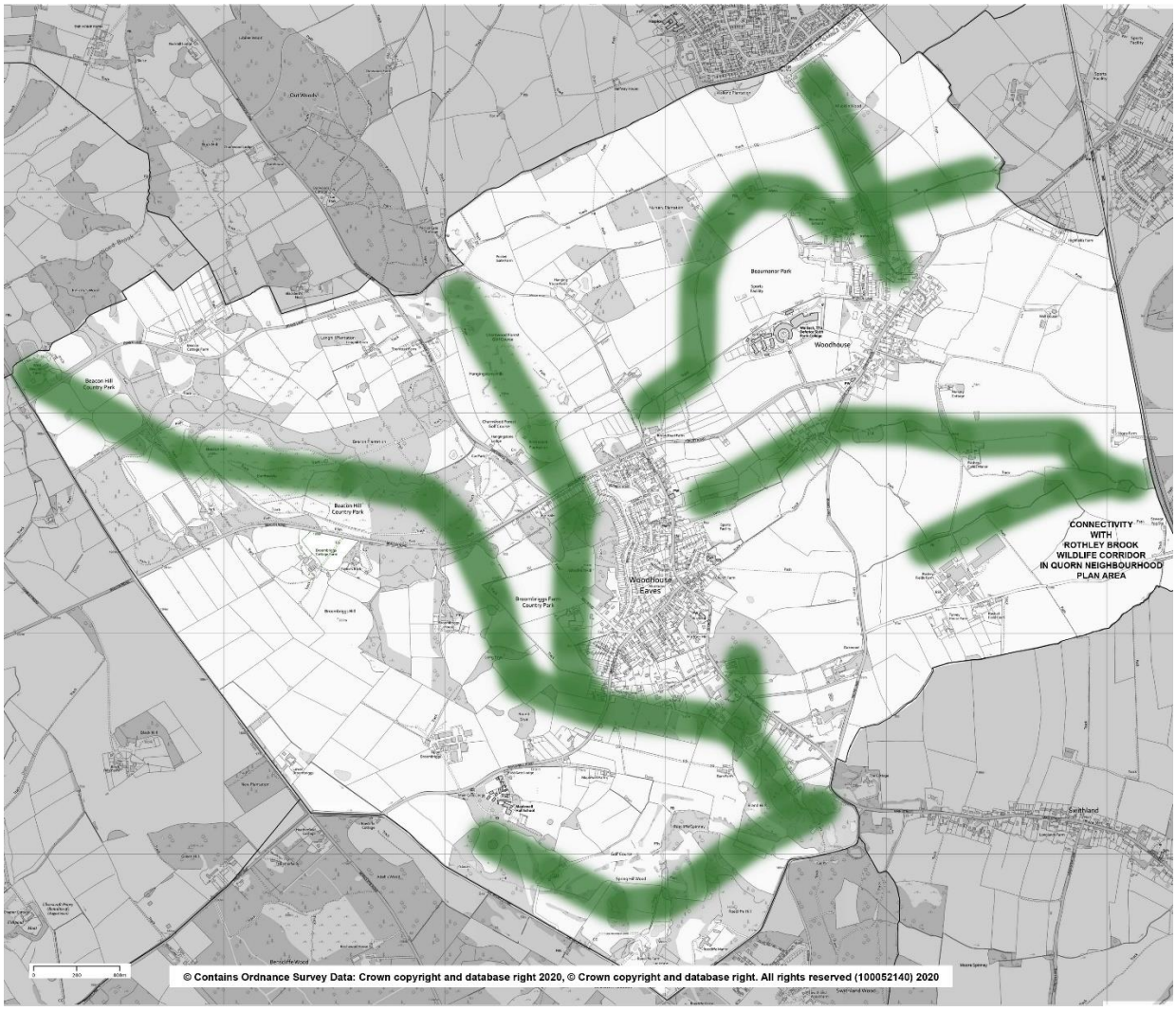
Biodiversity, woodland, trees and hedgerows, and habitat connectivity

94. Woodhouse parish's location in and close to Charnwood Forest gives it an ecological richness higher than that of most other parts of Leicestershire. The Plan Area has four SSSIs and a considerable number of individual sites already designated, nationally and locally, for their biodiversity value. It might be argued, particularly in terms of new development pressure, that protection of wildlife in the Plan Area is therefore already assured, and that outside the already designated areas there is less need for vigilance when Planning decisions are being made. This would be a misunderstanding of the concept of biodiversity. England's biodiversity is entirely and only the sum of the wildlife across all of its individual parishes. Woodhouse parish is more important in this regard than most, but its species and habitat diversity outside the protected areas even now is being reduced by new development and intensive agriculture. The ecosystems (soils, plants and animals) affected by such changes are effectively exterminated. Residents want the Plan Area to play its essential part in protecting what remains of England's threatened and diminishing biodiversity.

95. Woodland, and its linear equivalent habitat of hedgerows, is a case in point: its relative ubiquity in the Plan area gives it greater significance as a resource for biodiversity protection in both national and Charnwood Borough contexts, meaning policies protecting it against damaging development should be more strictly applied, not relaxed.
96. Connectivity is an essential component of biodiversity. Isolated populations of animals and plants are at risk of destruction or of simply 'dying out'. Wildlife Corridors aim to re-connect populations and habitats within parishes and more widely. A network of wildlife corridors has been identified during the preparation of this Plan (Figure 14, policy ENV 4). A significant woodland corridor connects the main groups of habitat sites in Woodhouse Parish with the Outwoods SSSI to the north and Swithland woods SSSI to the south. On the west /east axis a wildlife corridor connects and passes through the two villages and into the Quorn Neighbourhood Plan Area to join the regional CBC Green Infrastructure corridor in the Soar Valley,

97. This policy therefore supports strong parish-level compliance with the relevant Charnwood Borough Council policies, the Wildlife & Countryside Act 1981 (as amended), the Hedgerows Regulations 1997 (as amended), and the European Habitats and Species Directives [or their transitioned English equivalents] – and about how Woodhouse Parish can make a vital contribution to maintain biodiversity by taking it into account, at a parish level of detail, in the Planning system. It is also in conformity with National Planning Policy Framework 2019 paragraphs 170 (a) and (d); 174; 175 (a); 175 (c); and 177.

Figure 14: Wildlife corridors



POLICY ENV 4: BIODIVERSITY, WOODLAND, TREES AND HEDGEROWS, AND HABITAT CONNECTIVITY- Proposals for new development impacting the areas identified on Figure 13 and 13.1 should incorporate measures for the protection and enhancement of local biodiversity, as detailed in this policy:

If significant harm to biodiversity cannot be avoided (through locating to an alternative site with less harmful impacts), adequately mitigated or compensated for, planning permission should be refused. Development must have appropriate regard for the network of local ecological features and habitats. New development will be expected to maintain and enhance existing ecological and landscape features (such as watercourses, hedgerows and treelines) for biodiversity.

Trees of arboricultural, historical, ecological and/or landscape value, including those in development proposal sites, should be protected from felling, uprooting or damage unless they have been independently judged by a qualified arboriculturalist to present an unmanageable public safety risk. Development proposals that would damage or result in the loss of woodland will not be supported unless the environmental and ecological harm is demonstrably outweighed by the benefits of the development. Development proposals affecting trees or woodland need to be accompanied by a survey proportionate to the tree's importance that establishes the health and longevity of all trees within the site.

If destruction of trees and woodland by new development is unavoidable, developers will be

required to plant replacement indigenous trees or woodland on the site or to make provision for an equivalent or greater compensatory area of planting elsewhere in the Parish.

Development proposals should not adversely affect the habitat connectivity provided by the wildlife corridors identified in Figure 14.

Protecting the historical environment

Sites of historical environmental significance

98. A group of inventory sites scores highly for history (scoring at least 3/5 under this criterion). The features for which the identified sites have been selected and notified are listed in the environmental inventory (Appendix 6). The map (Figure 15) shows their locations.

99. The historical environment sites comprise a) statutorily protected sites, b) sites with extant and visible archaeological or historical features or proven buried archaeology, as recorded in the Historic England and Leicestershire Historic Environment Records databases, and c) other sites of historical and social significance identified in local records and during the inventory process.

Figure 15: Sites of historical environment significance

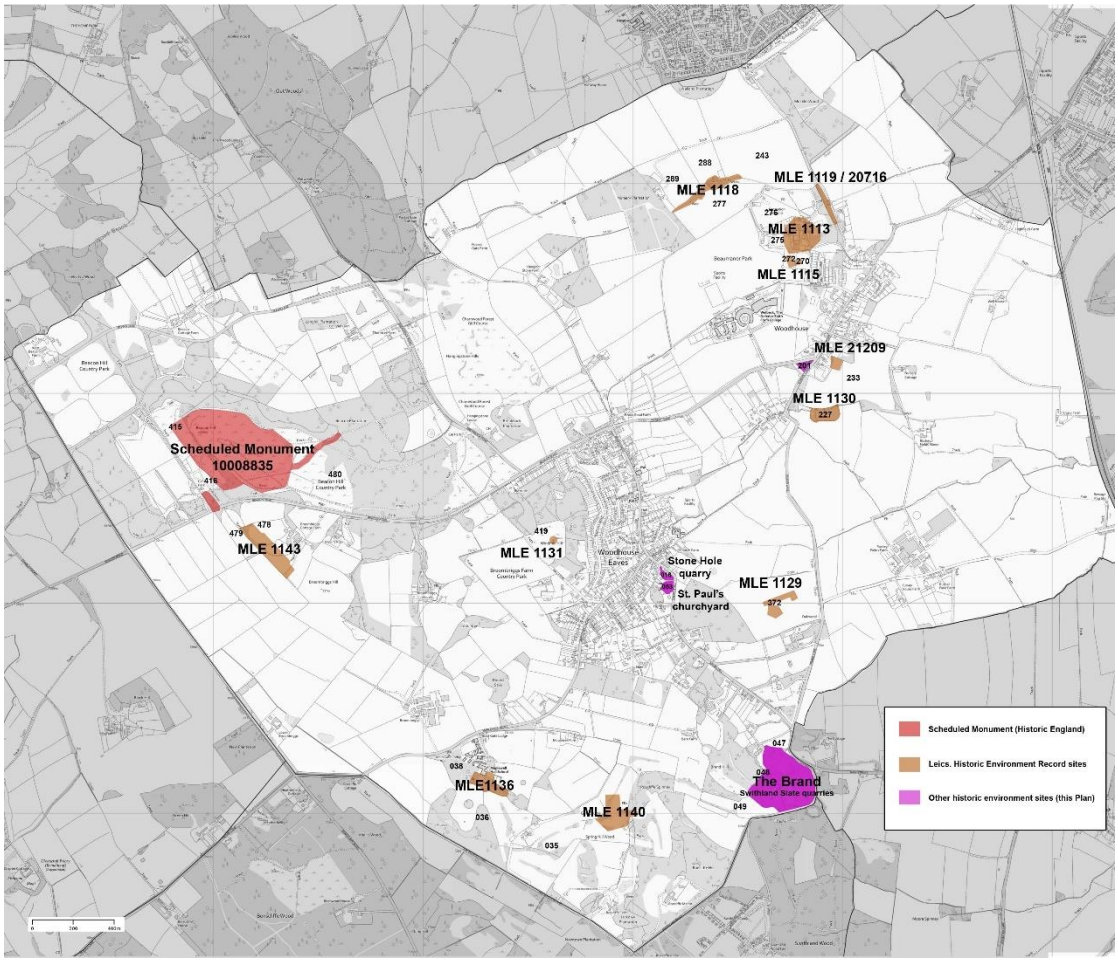
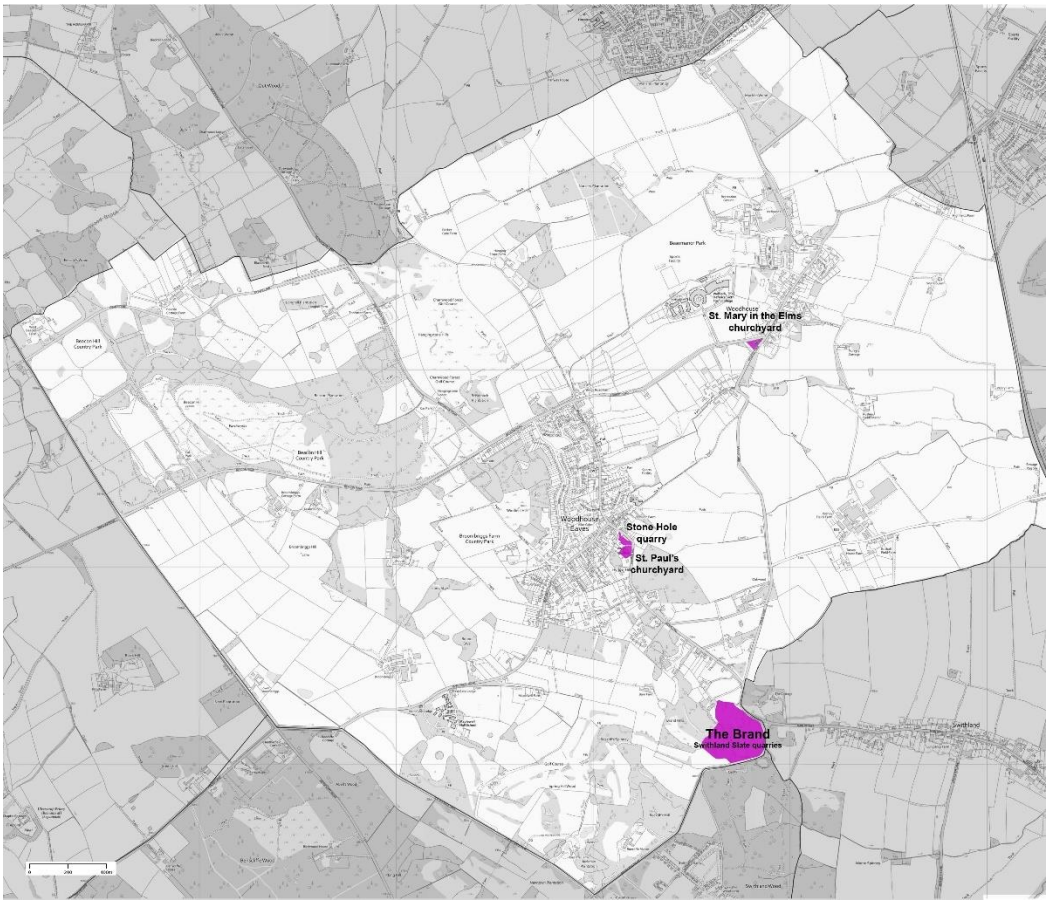


Figure 15.1: Sites of historical environment significance (identified in this Neighbourhood Plan)



POLICY ENV 5 PROTECTION OF SITES OF HISTORICAL ENVIRONMENT SIGNIFICANCE – The sites mapped here (Figure 15 and 15.1) have been identified as being of local significance for their historical features. The features are extant and have visible expression or there is proven buried archaeology on the site, and they are locally valued.

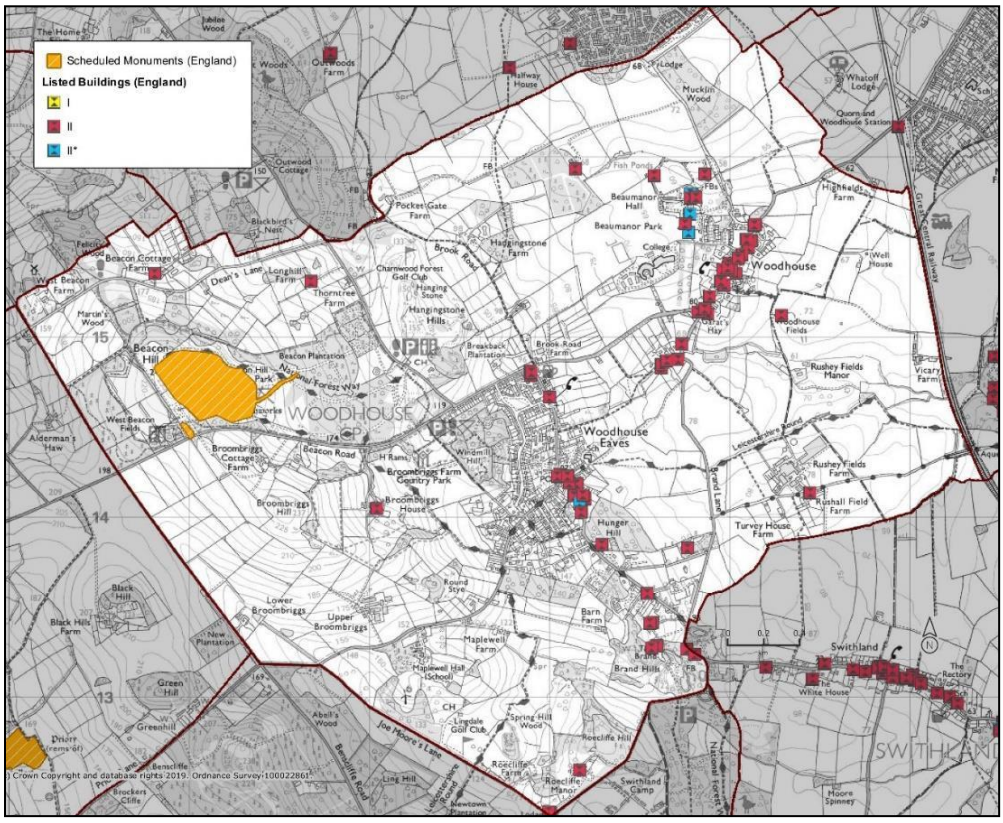
Development proposals that would have a detrimental impact on a site of historic environment significance will not be supported unless the need for and benefits arising from development in that location clearly outweigh the loss.

Buildings, structures and features of local significance

Statutorily protected heritage assets

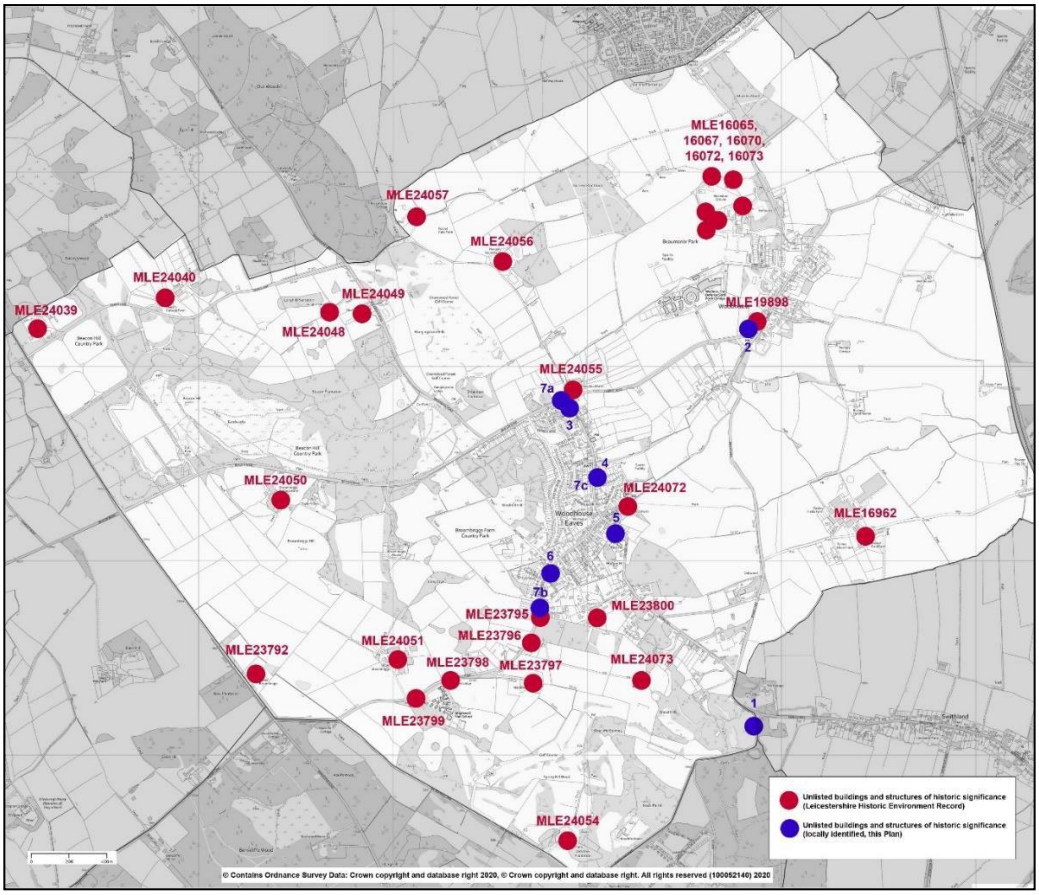
100. 78 buildings and structures in the Plan Area have statutory protection as Scheduled Monuments or through Listing at Grade II* or II (Figure 16). The Neighbourhood Plan lists them for reference, and to note that new development will be required to take into account their *settings* as defined, on a case by case basis, by Historic England. Their location within, or close to, sites designated or noted for protection in the Plan's Policies and Community Actions has been noted in the inventory as part of these sites' evidence of significance. For full descriptions of local heritage assets see Appendix 8.

Figure 16: Scheduled Monument and Listed Buildings: protection of their settings Historic England mapping via DEFRA *Magic*, image enhanced for this Plan



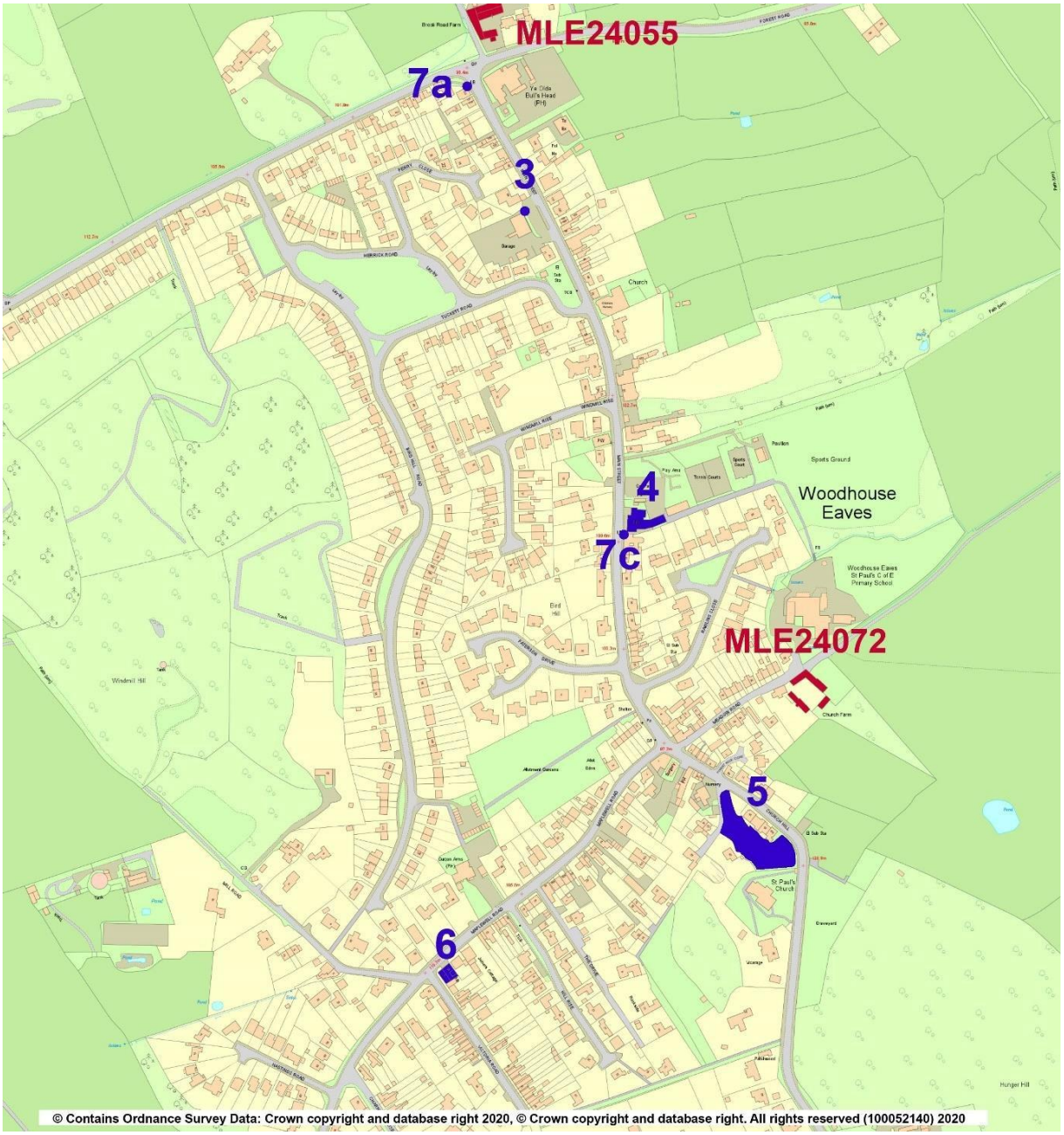
Local heritage assets

Figure 17.1: Local Heritage Assets: buildings and structures of local significance in the Plan Area



101. In addition to the *unlisted buildings* recognised by Leicestershire County Council in the Historic Environment Record (HER), the Neighbourhood Plan identifies a number of other buildings and structures in the built environment of Woodhouse parish that are considered to be of local significance for architectural, historical or social reasons (details in Appendix 8). Their inclusion here records them in the Planning system as *non-designated heritage assets*, in order that they can be afforded protection at the appropriate level as described in footnote (63) to NPPF 2019 paragraph 194.

Figure 17.2: Local Heritage Assets: buildings and structures of local significance in Woodhouse Eaves (detail)



POLICY ENV 6: LOCAL HERITAGE ASSETS – The structures and buildings listed here (and Figures 17.1, 17.2; detailed evidence Appendix 8) are non-designated local heritage assets. They are important for their contribution to the layout and characteristic mix of architectural styles in the village, and their features and settings will be protected wherever possible.

Unlisted buildings and structures (Leicestershire Historic Environment Record)
MLE16065 – 16073 WW2 Operational Huts A, C, D, E, F, G, I, J, L, M, Beaumanor Hall grounds
MLE198989 Wash house rear of 208-215 Forest Road, Woodhouse
MLE23792 Lower Broombriggs Farm, Benscliffe Road
MLE23793 Hangingstone Lodge, Breakback Road
MLE23795 No.155 Maplewell Road, Woodhouse Eaves
MLE23796 Nos. 201 and 203 Maplewell Road, Woodhouse Eaves
MLE23797 Maplewell Farm, Maplewell Road, Woodhouse Eaves
MLE23798 East Gate Lodge, Maplewell School
MLE23799 Main Gate Lodge, Maplewell School
MLE23800 Nanhill, Nanhill Drive, Woodhouse Eaves
MLE24039 West Beacon Farm, Deans Lane
MLE24049 Thorntree Farm, Breakback Road
MLE14050 Broombriggs Cottage Farm, Beacon Road
MLE24051 Upper Broombriggs Farm, Maplewell Road
MLE24054 Roecliffe Farm, Joe Moore's Lane
MLE24055 Brook Road Farm, Forest Road
MLE24056 Hanging Stone Farm, Brook Road
MLE24057 Pocket Gate Farm, Brook Road MLE 24072 Church Farm, Meadow Road MLE24073 Barn Farm, Maplewell Road

Ridge and furrow

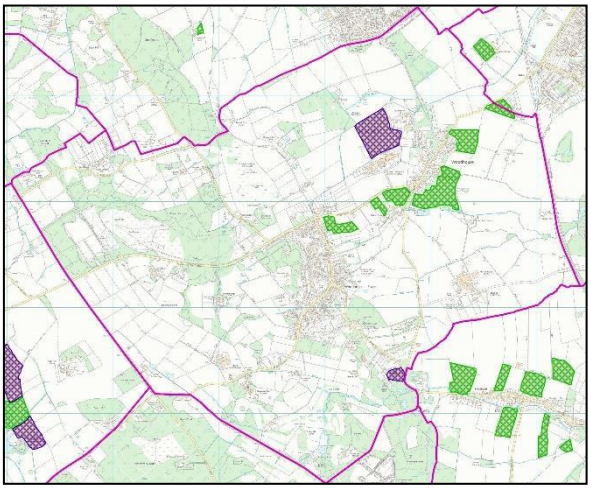
102. The system of agriculture used across most of midland England in the medieval period was based on a three-stage rotation of arable crops on large open fields. The fields were cultivated each year using plough pulled by teams of small oxen. The ploughshare was not reversible, unlike modern ploughs, so as the team worked up and down the narrow strips of ploughland the soil was always turned rightwards, over the years forming high ridges with deep furrows between them. When the open field system was superseded by pastoral agriculture in the 18th century the ridge and furrow features were preserved under permanent grass, thus creating a tangible record of a thousand years of the labour of English peasants, and a celebrated rural landscape ('champion country' as it was known) of lush ridged fields and hedgerows with trees.

103. The Charnwood Forest (western) half of the Plan Area is high, steep and rocky; for most of history it has been unsuitable for agriculture, being classed either as 'the waste' of the manors among which it was distributed, or managed as *forest* or *park* for hunting. Unlike most parts of midland England, therefore, it was not farmed using the medieval open field system. The eastern half, meanwhile, was more suitable for agriculture but even here there were deer parks and large manorial estates like Beaumanor and Quorndon. The result of this diverse history of land use in Woodhouse parish is its landscape diversity today.

104. However, this attractive diversity has been reduced since the mid-20th century. Aerial photographs from 1947 (Figure 18) show that almost all the ridge and furrow landscape that had been preserved in the 18th century was still intact, along with the hedgerows, but since then modern intensive agricultural practice has encouraged many farmers to convert from grazing back to arable. Modern ploughs obliterate ridge and furrow.

Figure 18: Ridge and furrow, c.1947 Reconstructed by R F Hartley from aerial photographs and old maps, 1985. LCC Historic Environment Record. Image enhanced for this Plan

Figure 19: Ridge and furrow in the Plan Area, 2009 Data from *Turning the Plough* survey, English Heritage; mapping via LCC (HER). Green = confirmed, purple = possible



105. Across most of the Midlands there has been a loss of (typically) up to 90% since the 1940s. In the Plan Area, the *Turning the Plough* (2009) survey organised by Historic England (Figure 19) was used as a baseline for a new survey, undertaken as part of the inventory for this Plan in 2019. The summary results show the decline since 2009 and compare it with that since 1947; the situation is now arguably critical:

Open land in the Plan Area outside Charnwood Forest = 570 ha

1947 = c.64 fields; c.180 ha (c.32% of the open land outside the Forest)

2009 = 24 fields; c.27 ha

2019 = 20 fields; 17 ha = *91% loss by area since 1947*

106. In English legislation ridge and furrow fields (except for the few, not in this Plan Area, that are Scheduled Monuments) are not statutorily protected, despite recognition that *"as the open field system was once commonplace in NW Europe, these [surviving] sites take on an international importance"* (English Heritage, 2001). While the individual fields of surviving ridge and furrow in the Plan Area are not claimed to be of international importance, their rarity in the Plan Area and across the Midlands means that any further, avoidable, loss would be irreversibly detrimental. Historic England strongly recommends treating all surviving ridge and furrow as (non-designated) *heritage assets*, and this, supported by NPPF 2019 paragraph 135, is the approach taken in this Plan.

Figure 20: Surviving ridge and furrow in the Plan Area, 2019

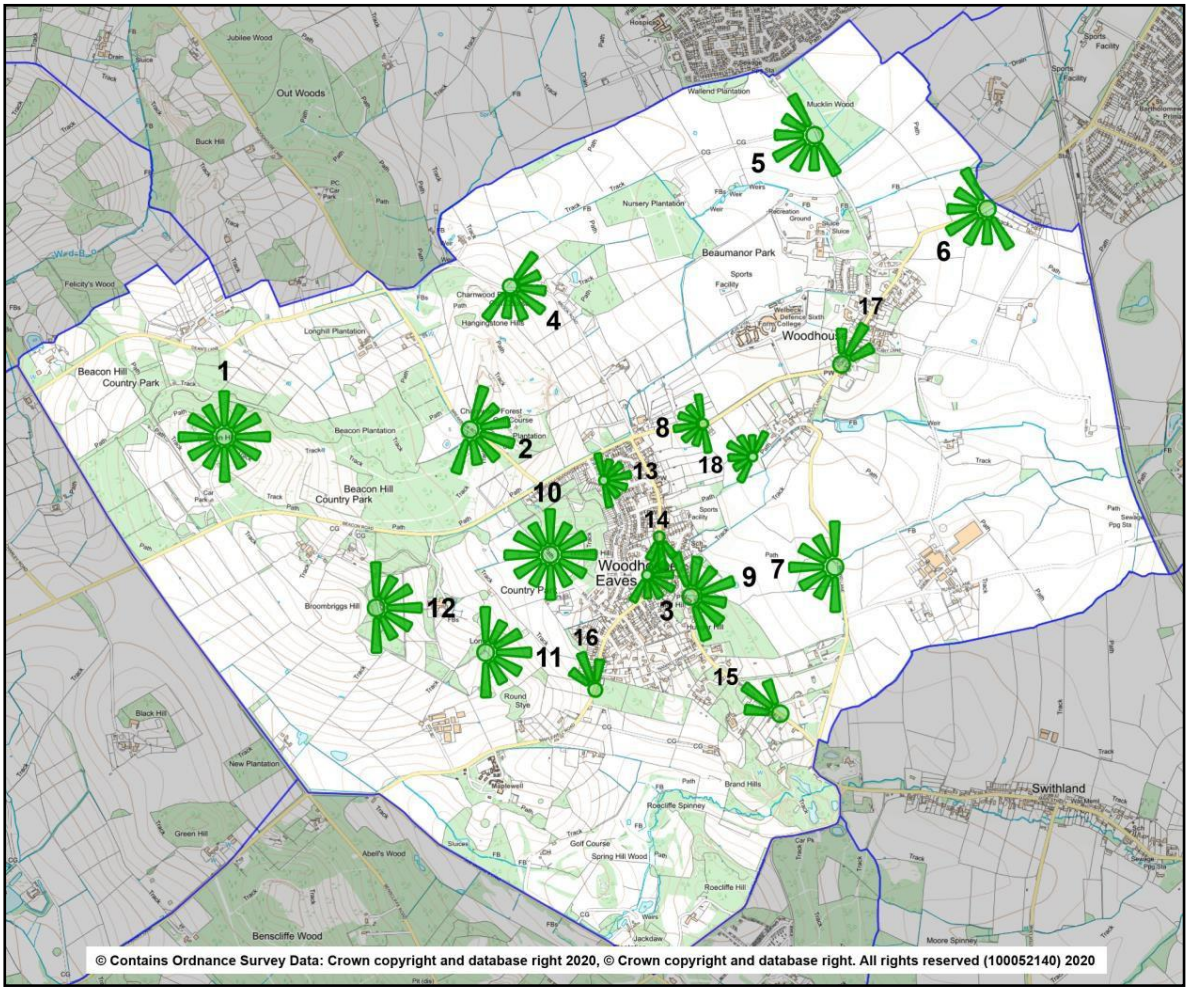
POLICY ENV 7: RIDGE AND FURROW - The areas of ridge and furrow earthworks mapped in Figure 20 are non-designated local heritage assets. Any loss or damage arising from a development proposal (or a change of land use requiring planning permission) is to be avoided unless essential to achieve sustainable development

Important views

107. Consultation during the Neighbourhood Plan's preparation identified a widely held wish to protect Woodhouse Parish's rural setting, and its relationship with the surrounding landscape, including the attractive contrast between the upland of Charnwood Forest and the Soar Valley lowlands.

108. One of the main ways in which residents expressed this wish was by describing a number of highly valued views within the villages and, in particular, out into and back from the surrounding countryside. These consultation findings were supported by the environmental inventory, which although principally aimed at identifying sites of environmental significance also confirmed the exceptional quality and sightlines of the suggested views and mapped them (Figure 21).

Figure 21: Important Views. See text for explanation



POLICY ENV 8: PROTECTION OF IMPORTANT VIEWS – The following views (Figure 21) are important to the setting and character of the villages and appreciation of the landscapes of the Plan area. New development should be designed to respect these locally important and valued views and where possible enhance them.. Development proposals within the Neighbourhood Plan area, that have the potential to have a significant visual impact that unduly detracts from the views as indicated at Figure 21, without appropriate mitigation, will not be supported. Visual impact should be the subject of professionally prepared Landscape Visual Impact Assessments.

1.360° panorama from the summit of Beacon Hill. This is one of the signature views in Leicestershire.
2.South and east from the top of the hill on Breakback Road over the Beacon Road area of Woodhouse Eaves to Windmill Hill
3.View looking south west from the allotments across to St Paul's Church and the Soar Valley.
4.From Brook Road on the northern flank of Hangingstone Hills close to Pocket Gate quarry southeast over falling ground toward Woodhouse and the Beaumanor estate
5.From the western edge of Mucklin Wood on the track extending Beaumanor Drive northwards,

southwest over Beaumanor Park, the weirs and open countryside with the hills of Charnwood as backdrop.
6.From the point where Woodhouse Road enters the parish, southwest across rolling gently rising farmland to Woodhouse village
7.From Brand Lane and public footpath K7 west to see Woodhouse Eaves village spreading along the eastern edge of the Charnwood hills and the wooded slopes and crags beyond
8.From Beacon Road at its entrance to Woodhouse Eaves, 180° vista from north through west to south, taking in Hangingstone Hills, the north part of Woodhouse Eaves village and the attractive pasture fields (with ridge and furrow, Local Wildlife Site) on the edge of the village
9.From the rocky outcrop of St Paul's churchyard, Woodhouse Eaves, an elevated view east and north over the whole of the eastern half of the Plan Area
10.From Windmill Hill, Woodhouse Eaves, an elevated panoramic view including Broombriggs Country Park, Broombriggs Hill, the Soar Valley and over the village
11.From the eastern flank of Broombriggs Hill close to the plantation known as Long Stye, 180° vista east over the southern half of Woodhouse Eaves village with Hunger Hill marking the edge of the Charnwood hills
12.180° vista from the summit of Broombriggs Hill over the whole of this part of Charnwood Forest and out to the Soar valley and ultimately into east Leicestershire
13.Village view over Herrick Green open space, Woodhouse Eaves
14.Village view south along Main Street, Woodhouse Eaves
15.Up the attractively wooded Brand Hill toward Hunger Hill, Woodhouse Eaves
16.Down Maplewell Road at its entrance into the village
17.Village view northeast from St Mary's church, Woodhouse, along Forest Road
18.Tranquil views looking north east from the footpath through Johnson's meadows between Woodhouse and Woodhouse Eaves

Flood risk

109. Even if international cooperation and national strategies and policies eventually succeed in halting the human and industrial contributions towards climate change, the effects of recent and current warming on weather events will likely persist for decades. It is therefore desirable to plan for at least a medium-term future, in which weather events will continue to become more extreme, by putting in place measures that mitigate the challenge of climate change for the lifetime of this Plan and beyond. This objective is explicitly supported by the Environment Agency (EA) draft *National Flood and Coastal Erosion Risk Management Strategy for England* (2019), in which the strategic emphasis for the EA shifts from mitigation to resilience; in other words from requiring new development to reduce its adverse effects on flood risk and to avoiding creating or adding to flood risk at all.

110. Environment Agency Flood Zone mapping suggests the Plan Area to be largely in Flood Zone 1 (low flood risk zone). However, the flood zones are derived from fluvial river models, predominantly for those reaches which are defined as 'Main River'. As the Parish does not contain any section of Main Rivers, then the Flood Zone Maps do not reflect the true level of flood risk for the area. Instead the published Surface Water Flood Maps, illustrated in Figure 22, are generated by large scale models which apply rainfall data directly to the wider topography. For the steeply sloping characteristics of the area, this

mapping better represents the observed flooding mechanisms in the Parish of high intensity rainfall shedding significant volumes of overland flow from the high areas in the west towards the east and feeding the tributaries of the River Lin, Buddon Brook and Swithland Brook which in turn drain to the River Soar at Quorn.

111. Figure 22 highlights the main flood routes during these high intensity rainfall events, with dark blue areas representing flooding in a 1 in 30-year return period storm (High Risk), mid-shade blue for the 1 in 100 year storm (Medium Risk) and the lighter blue for the 1 in 1000 year storm (Low Risk). By way of context, although the 1 in 1000-year event does appear statistically unlikely, analysis of recent rainfall data from a nearby rain gauge at Sutton Bonington identified on 5th November 2019 an event which recorded 118mm of rainfall over a 5-hour duration, which would not be dissimilar to a 1 in 1000 year return period. In addition, we know for this area of the country that the June-Oct 2019 period has been the wettest on record (since 1910), and therefore with the predicted effects of climate change a current day rainfall estimation which is statistically rare, is likely to be less rare in the future. For this reason, it would be prudent to consider the Low and Medium Risk areas as areas to avoid for new development and the High- Risk areas as requiring special consideration for flood mitigation.

112. The critical flood risk locations within the Parish, which are shown on Figure 22 and confirmed by anecdotal observations, can be summarised as follows: (numbers in parentheses are inventory field references, see Appendix 6):

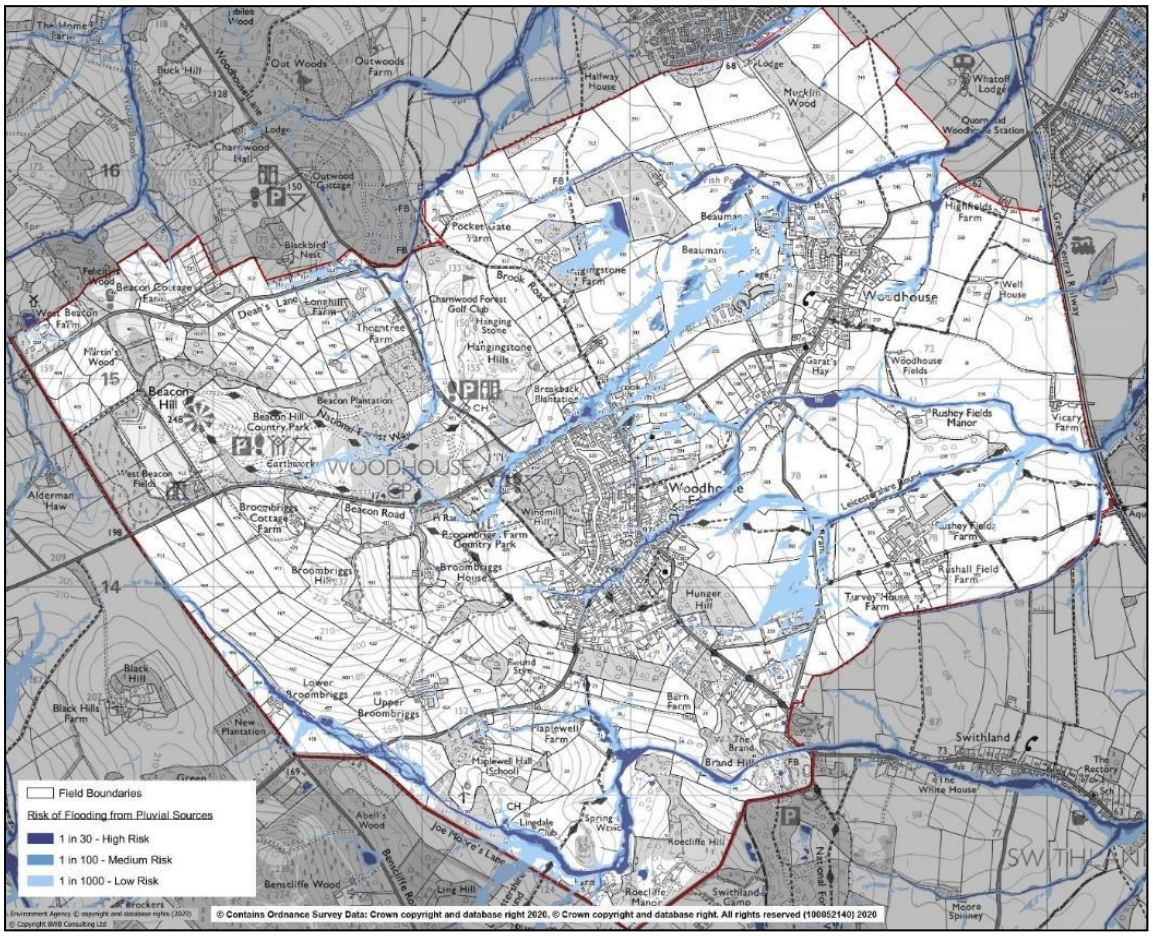
- Shallow flood route along Beacon Road collating runoff from the Beacon Hill Park (480) and part of Broombriggs Farm (427), and directing sheet flows across the fields to the rear of Welbeck and Beaumanor Hall (393, 273, 276, 277), prior to discharging to a tributary of the River Lin to the north of Woodhouse.
- Shallow flood Route emanating from Broombriggs Farm, down Maplewell Road, Meadow Road and across the fields (389, 374, 203,213) feeding the Buddon Brook at School Lane in Woodhouse.
- Sheet runoff from farm fields to the east of Woodhouse Eaves (372,391) and to the east past Rushey Fields Farm into Buddon Brook.
- Upper reach of Swithland Brook near Maplewell Hall School (37) with localised shallow flooding at Lingdale Golf club (35,34,31) and Maplewell Farm (26,30,31).

113. In light of this assessment, it is particularly important that the location and technical standards of all new development proposals in the Plan Area should in future be judged on their likely contribution to flooding in a climate change world. To complement this more rigorous approach to development site allocation, the community will support proposals to improve the infrastructure for managing flooding from watercourses and from pluvial (surface water run-off) events, providing this is not unduly detrimental to the historic built environment, biodiversity sites, or open and green spaces.

114. This policy supports and is in conformity with NPPF paragraphs 155, 156 and 157 and is supported by the 2019 draft National Flood and Coastal Erosion Risk Management Strategy for England, particularly the strategy's recognition of the need to build flood resilience into future strategic development planning. It is also in general conformity with Charnwood Borough Council Local Plan policy CS18 and the Council's *Climate Change*

Strategy 2018.

Figure 22: Areas susceptible to flooding from pluvial sources (surface water flooding) As modelled by the Environment Agency. Correct as of 22 October 2020



POLICY ENV 9: FLOOD RISK RESILIENCE – Development proposals within the areas shaded blue in Figure 22 will be required, where appropriate, to demonstrate that the benefit of development outweighs the harm in relation to its adverse impact on flooding (and in turn climate change targets), and on the likelihood of it conflicting with locally applicable flood mitigation strategies and infrastructure.

Proposals to construct new (or modify existing) floodwater management infrastructure (ditches, roadside gullies, retention pools, tree planting where appropriate, etc.), including within the built-up area, will be strongly supported. Development proposals within the areas shaded blue on Figure 22, and of one or more dwellings and/or for employment development should demonstrate that:

a. if in a location susceptible to flooding from watercourses or surface water, an alternative site to meet the local residential development need is not available in line with the sequential/exception tests set out in paragraphs 157-160 of the NPPF;
b. its location and design respect the geology, flood risk and natural drainage characteristics of the immediate area and is accompanied by a site specific flood risk assessment whose findings must be complied with in respect of design, groundworks and construction;
c. it includes a Surface Water Drainage Strategy which demonstrates that the proposed drainage scheme, and site layout and design, will prevent properties from flooding from surface water,

including allowing for climate change effects, and that flood risk elsewhere will not be exacerbated by increased levels of surface water runoff and will not threaten natural habitats and water systems;

d. its design includes, as appropriate, sustainable drainage systems (SuDS) with ongoing maintenance provision, other surface water management measures, and permeable surfaces;

e. it does not increase the risk of flooding to third parties;

f. proposed SuDS infrastructure includes, where practicable, habitat creation comprising e.g. landscaping, access and egress for aquatic and terrestrial animals, and native species planting; and

g. it takes the effects of climate change into account.

Renewable energy generation infrastructure

115. National Planning Policy Framework 2019 paragraphs 152-154 make it clear that all communities are responsible for reducing emissions as part of the necessary approach to mitigating and adapting to climate change. Residents of Woodhouse parish wish to play their part, but only at the scale appropriate to the highly sensitive landscape of the Plan Area and commensurate with its sustainable development potential from the economic benefits of tourism, based on this outstanding landscape, and its geology, history, architecture and biodiversity (as promoted by the *Charnwood Forest Landscape Partnership* scheme).

116. The impact of solar power generation infrastructure in Charnwood Forest has been assessed by Charnwood Borough Council. The whole Plan Area is unsuitable for any solar power development size except 'very small'; even this scale will only be environmentally and economically appropriate within strict locational and environmental limits.

Sensitivity in the Charnwood Forest Landscape Character Area to solar energy generation infrastructure (CBC)

Development scenario	Sensitivity				
Very small solar installation (<1 hectare)			M		
Small solar installation (>1-5 hectares)				M-H	
Medium solar installation (>5-10 hectares)				M-H	
Large solar installation (>10-15 hectares)					H
Very large solar installation (>15-20 hectares)					H
Notes on any variations in landscape sensitivity					
Areas which are well screened by existing woodland and not overlooked from higher ground will have reduced levels of sensitivity to solar PV development.					

117. The impact of wind generation projects on communities has been recognised by the government: a Ministerial statement made on the 18th June 2015, notes that while suitable areas for wind energy development must be identified in local plans (as has been done in CBC *Wind and Solar PV Energy Landscape Sensitivity Assessment* 2019), any such developments must have the support of affected local communities. The whole Woodhouse Plan Area is shown by the CBC assessment to be unsuitable for any wind power development except 'small-scale', for which the sensitivity is still judged to be medium-high. Because of the high value of the local landscape to residents and for tourism, the policy within the Plan area will be to restrict all turbine development by height and impose strict conditions regarding general environmental impact.

Sensitivity in the *Charnwood Forest Landscape Character Area* to wind energy generation infrastructure (CBC)

Development scenario	**Sensitivity**				
Small-scale turbines (<40 metres)				M-H	
Medium-scale turbines (40-80 metres)					H
Large-scale turbines (80-120 metres)					H
Very-large scale turbines (120-160 metres)					H
Notes on any variations in landscape sensitivity					
Areas which are visually prominent from the promoted viewpoints within Charnwood Forest will be highly sensitive to all scales of wind energy development.					

118. This policy is in conformity with NPPF 2019 paragraphs 152 – 154, CBC Local Plan policy CS16, and is supported by CBC *Renewable and Low Carbon Study* 2018, the *Climate Change Strategy and Action Plan* 2018 and *Wind and Solar PV Energy Landscape Sensitivity Assessment* 2019.

119. The Woodhouse Parish Neighbourhood Plan reflects key aspects of Charnwood Borough Council's Climate Change Action plan. In particular, measures that address climate change whilst protecting and improving the local environment will be supported. Such measures should also enhance where possible the lives and livelihoods of our community's residents and businesses. Measures could include an increase in renewable energy generation and the use of alternative fuel sources, together with the encouragement of community-focussed schemes that are owned or otherwise benefit local residents and businesses.

120. In terms of the planning context, development proposals that are consistent with the aims of a low carbon economy and contribute to mitigating and adapting to climate change will be viewed positively. This includes renewable energy, sustainable design, water efficiency, drainage and habitat enhancement. Such sustainable forms of development should be complemented by a low carbon transport infrastructure that encourages walking, cycling and public transport, along with measures that conserve or enhance

habitat, biodiversity and carbon sequestration.

121. Of particular relevance to our community are the significant number of farms that lend themselves to renewable energy generation. These include agricultural buildings with large roof areas that have the potential for development as PV schemes. These would be of low impact to the surroundings and environment and could supply at least 1MW of electrical power (a significant proportion of local electricity consumption) and will be supported.

POLICY ENV 10: RENEWABLE ENERGY GENERATION INFRASTRUCTURE – Proposals for small-scale building-focussed renewable energy generation (and energy storage of less than 100kW maximum output) which are of an appropriate scale for their location will be supported, where there is no adverse impact without appropriate mitigation on habitats and species (such as bats, owls and invertebrates), air quality, heritage assets, landscape character, noise and residential amenity.

Large scale wind turbines (greater than 40m hub height) and solar farms (> 1Ha array area) are not appropriate given the visual amenity considerations of Woodhouse Parish and are not supported.

Farm-based anaerobic digestion schemes will be supported where they do not increase noise levels, fumes, odour or other nuisance to an extent that they would unacceptably disturb occupants of nearby residential property and where the development does not generate unacceptable levels of traffic movement.

6 Community Sustainability

1.1 Community Facilities

122. The parish has a strong community ethos and the retention and enhancement of community assets is important for the future sustainability and wellbeing of residents. The fact that the area is a popular destination allows a greater range of facilities to exist than settlement size would normally allow. Meeting rooms, sports and games, eating and drinking establishments, GP surgery and retail shops all benefit from the influx of visitors.

123. The full range of community facilities are listed and described in the supporting information.

Play and recreation

124. The playing field in Woodhouse Eaves was designated as a King George's Field, the national charity overseen by Fields in Trust, formerly the National Playing Fields Association. The land is owned by the Parish Council and is protected for recreation in perpetuity. On it sit football and cricket pitches, sports pavilion, tennis courts, children's play area, teenage games court, a youth shelter and three halls.

125. Some years ago, the hall's car park was revamped and opened to public use, and a path laid from it to the primary school rear entrance as a park-and-stride path, following the school's travel plan which had identified traffic congestion as an issue. There are several other open spaces within housing areas where people can play. Both villages have churches, not only for worship but also for community meetings and activities – three in Woodhouse Eaves, one in Woodhouse, where residents built a community hall in 2008. All of these facilities are available to residents and visitors, and much used.

Allotments and orchard

126. There is a 2-acre allotment gardens site in the centre of Woodhouse Eaves, with 36 plots, all occupied, parish council owned; and a community orchard at the edge of the village, planted on County Council land. The Parish has a strong community ethos and the retention and enhancement of community assets is important for the future sustainability and wellbeing of residents.

POLICY CF1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES - Development leading to the loss of existing community facilities, including: halls, children's play area, teenage games area, youth shelter, tennis courts, playing field, sports pavilion, car park, and allotments will not be supported unless it can be demonstrated that:

a) **There is no longer any need or demand for the existing community facility; or**

b) **The existing community facility is, demonstrably, no longer economically viable or able to be supported by the community – such viability and support includes fundraising and volunteering by parishioners and others; or**

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

New and Improved Community Facilities

127. There remains a need to consider further improvements to the range and quality of parish facilities as identified by stakeholder/residents' feedback at the consultation events. For example, youth facilities and children's play areas.

POLICY CF2: NEW AND IMPROVED COMMUNITY FACILITIES - Proposals that improve the quality and/or range of community facilities, will be supported provided that the development:

a) Meets the design criteria stated in Policy H6;

b) Will not result in significant traffic movements or other harmful impacts to residential, community or business properties that cannot be mitigated;

c) Will not generate a need for parking that cannot be adequately catered for;

d) Is of a scale appropriate to the needs of the locality and conveniently accessible for residents of the parish wishing to walk or cycle;

e) Is of a size and scale not adversely affecting the character, infrastructure and environment of the Parish, including the countryside; and

f) Takes into account the needs of people with disabilities, as far as is practicable given the age and character of some of the buildings.

Education

128. The Parish has a number of sites that provide either formal education or education-related services, all of which rely on registrations from outside of the parish for their viability. Taken together, they occupy a considerable volume of land, and what happens if they were to close would have an impact on the local community, not only as land spaces to be filled, but also as sources of employment:

- St Paul's Primary School, highly rated and popular, with a wide catchment;
- Maplewell Hall School, for students aged 11 to 16, specialising in autism and with a much wider, almost regional catchment;
- Welbeck: the Defence Sixth Form College, a combined services and technical officer college, opened in 2005 and due to close in 2021 after the defence review altered military recruitment policy, which has national and international catchment;
- Beaumanor Hall, the County conference and outdoor learning centre. This prestige location hosts a wide variety of meetings and events, drawing visitors from far afield, and weekly parties of schoolchildren who stay in the surrounding huts that were erected on

the site in WWII to frustrate enemy reconnaissance, and subsequently acquired by the County Council;

- Forest Rock Day Nursery, a private pre-school nursery, wide catchment;
- Little Owl Pre-School, a private pre-school, wide catchment.

POLICY CF3: WELBECK SIXTH FORM COLLEGE AND BEAUMANOR HALL - Proposals for new development and/or change of use for the existing campus will be supported where this:

a) **Does not result in any additional adverse impacts on the distinctive rural character of the Parish;**

b) **Continues to provide benefits to the Parish through, for instance, provision of local employment opportunities and assists improvements and retention of local service provision; and**

c) **Ensures that any developments of or alterations to the campus:**

I. **maintains the existing separation from Forest Road;**

II. **will not generate unacceptable levels of traffic movement, that cannot be mitigated, including HGVs;**

III. **includes improvements to the road and path between the two settlements to provide a safe route for pedestrians, cyclists and horse riders.**

2.2 Employment and Retail Use

Introduction

129. The Parish has a range of retail businesses, services and employment opportunities. These are an essential part of a vibrant and healthy community. Although these are available in Loughborough, just four miles away, it is important for many residents that they are also available locally especially for non-drivers. Being able to access shops and services on foot has additional benefits, people are out and about, interacting socially and adding to a sense of community.

Commercial Businesses

130. Woodhouse Eaves has a range of commercial businesses situated mostly along Main Street and Maplewell Road. These businesses have evolved over time reflecting change in demand for services or changes in occupiers. A full list of commercial businesses can be found in the supporting document 'Community Facilities and Amenities in Woodhouse Parish'. The consultations indicated strong support for these businesses and also suggested a range of others such as a farm shop, and/or good quality greengrocer, bakery and cycle shop. The same consultation valued the integration of businesses into the existing built fabric and supported

resistance to intrusive, illuminated signage. The small settlement of Woodhouse has no commercial premises.

POLICY BE1: SUPPORT FOR EMPLOYMENT AND RETAIL USE - Development proposals that result in the loss of an employment use will not be supported unless the use is ancillary to a residential use or it can be demonstrated that the current use is not viable and that all reasonable steps have been taken to let or sell the site or building for employment purposes for a period of at least 24 months.

Support for new businesses and employment

131. New employment initiatives can help to boost and diversify the local economy, thus providing more local employment opportunities. For example, the planners for the Charnwood Forest Regional Park have indicated that a base for guided horse riding would be welcomed as part of their 'offer' to visitors. Given that the parishes west of Woodhouse have no or few bridleways, but there is a reasonably rich network in Woodhouse, Swithland, Newtown Linford, Quorn, Mountsorrel, Rothley and across and along the Soar valley, the parish would make an ideal location for a yard that could supply reliable horses and a variety of ride lengths, and could spawn related businesses e.g. farrier, riding school.

132. Any new employment initiatives should be of a style not adversely affecting the character, infrastructure and environment of the parish including the countryside. Employment proposals should only be approved if they avoid harmful impacts on other matters agreed to be locally important such as increased traffic flows, parking, residential amenity, the preservation of historic/heritage assets and the local environment.

POLICY BE2: SUPPORT FOR NEW BUSINESSES AND EMPLOYMENT - In supporting additional employment opportunities, new development will be required to fall within the boundary of planned limits of development for the Parish, unless it relates to small scale leisure or tourism activities, or other forms of commercial/employment related development appropriate to a countryside location, and where such development:

a) **is of a size and scale not adversely affecting the character, road infrastructure and environment of the Plan area, including the countryside;**

b) **will not create a need for parking that cannot be adequately catered for within the curtilage of the new site; and**

c) **ensures that no significant or adverse impact arises to nearby residence or other sensitive land uses from noise, fumes, light pollution or other nuisance associated with the work activity.**

Shop Frontages and Signage in Woodhouse Eaves

133. The visual appearance of shops and businesses in the village centre is important in maintaining and enhancing its character. It is particularly important to retain historic/traditional shop fronts ,because they make an important contribution to the historic interest of the retail area. Where existing shop fronts are of indifferent or poor design, replacement with shop fronts of high- quality design and materials which complement the design and proportions of the host building will be encouraged. Run

down or broken shop fronts should be repaired rather than replaced where they make an important contribution to the local distinctiveness of the building or area.

134. Signage is also an important feature of the village centre. All signage must be designed to fit sympathetically with the local character. Internally illuminated box signs that are fixed externally to a building are not in keeping and will not normally be permitted.

POLICY BE3: SHOP FRONTS & SIGNAGE - Development proposals to alter or replace existing shop frontage, create new shop frontage or to alter the frontages will be supported where they:

a) Conserve and enhance the special qualities and traditional shopfront features and/ or the frontages of the building and area and relate well to their context in terms of design, quality, scale, material and colour

b) Have signage that is minimal and in keeping with its setting; and

c) Have regard to the guidelines set out in Woodhouse Village Design Statement Section 26 (See Appendix 5)

Home Working

135. The 2011 census notes that 6.8% of the Parish population worked mainly at or from home. This is approximately double the national (3.5%) and regional (3.3%) averages. The parish, therefore, considers that it is important to be supportive of home workers' needs. There is also a significant range in the types of home working, examples including service businesses such as cleaning services and dog walking, trades, as well as business professionals. Covid 19 is likely to increase the need for home working in the future.

POLICY BE4: HOME WORKING Proposals for the use of part of a dwelling for office and/or light industrial uses, and for small scale freestanding buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported where:

a) The commercial development of the property is for the primary use of the property residents only and where the proposed commercial use remains ancillary to the main use of the building as a residential dwelling;

b) Any extension or free-standing building does not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction;

c) Such development will not result in significantly increased traffic movements or significant and adverse impact to nearby residents or other sensitive land uses from noise, fumes, light pollution, or other nuisance associated with the work activity.

Farming and Rural Land Use

136. The parish comprises two broadly different areas in terms of topography and land use. The eastern part from Woodhouse Eaves, Main Street to the boundary with Quorn forms part of the Soar Valley and land use is largely mixed agriculture. To the west of this lies a much hillier area, part of the Charnwood Forest. The land is much less suited to cropping and there are considerable areas that are used purely for grazing and pockets of woodland are common throughout. It is here that there are also two country parks and two golf courses.

Woodland

137. Aerial views show that the parish has a number of woods and a network of hedgerows. The western part of the parish is in the National Forest (the boundary comprises Brand Hill, Main Street and Breakback Road). The parish has benefitted from National Forest planting schemes over the last 30 years. The trees, now mostly broad-leaved native species, contribute to CO_2 reduction and bio-diversity. They also benefit residents and visitors by enhancing the landscape and another benefit to residents and visitors is their enhancement of the landscape. Most of the woods are too small to have much commercial value. The number of trees in traditional hedgerows has declined, due to old age or disease and farming practice, and the parish would like to encourage re-planting where feasible and also tree planting generally.

Farming

138. The lower land in the north and east of the parish is more suited to arable than the rockier land to the south and west where grazing is more common. It is notable that many hedges have been lost in the arable area since OS surveys around the 1960s, but the grazing land has generally retained its hedgerows. The number of working farms has significantly declined, with many farmhouses being sold and, in some instances, adjoining farm buildings converted into private dwellings. These small acreages are often used for keeping horses or as extended gardens or maintained as parkland (grass with scattered trees).

Currently the working farms based in the parish are:

- Rushey Fields Farm based in the south east of the parish. This is a mixed use arable and dairy farm.
- Upper Broombriggs Farm in the west comprises mainly sheep grazing with some arable.
- Brook Road Farm is now mainly a livery yard but arable and grazing on some outlying fields
- The Brand comprises mostly grazing and woodland
- Thorntree Farm and Longhill Farm both situated near the Breakback Road/Dean's Lane corner, mainly grazing.

- There are also several other farms based in adjoining parishes that have land that extends into this parish (including Whatoff Lodge Farm and Bowler's Farm)
- Broombriggs Farm Country Park, immediately west of Woodhouse Eaves, is run by a tenant of the County Council as grazing for a herd of cattle but with arable fields on the flatter land near the village. This is set out as a visitor attraction with maintained paths around fields with signage providing information on farming practice so visitors can experience a mixed farm.
- Conservation grazing by Longhorn cattle, sheep, alpacas and sometimes pigs, is practiced on Beacon Hill Country Park.
- The Brand comprises mostly grazing and woodland

139. The UK is coming out of the Common Agricultural Policy and the signs are that the subsidy scheme which will replace it, will focus on environmental actions taken rather than acreage held. The parish welcomes this in principle but realises that this could alter the current farming pattern.

Land Use - foreseeable changes.

1. Tree planting is likely to expand with government encouragement to combat climate change. Generally speaking, this is likely to be acceptable to the parish although there may be site-specific issues about accommodating leisure use alongside planting, e.g. where the landholding could contribute to getting Vulnerable Road Users off the parish's narrow and busy roads.
2. Agriculture will probably continue as the major land use. The changes are likely to be the further decline of small farms and the conversion of their buildings to other uses, possibly alongside further building at the one or two larger farms remaining.
3. There is the possibility that there is a proposal to construct renewable energy generating facilities for example a 'Solar Farm', wind turbine or biomass fuelled generator. This is discussed further in the section on renewable energy.
4. The most extensive area for potential change of use is Welbeck DSFC in Woodhouse, due for closure in 2021. As it is MoD land, the parish may only be able to give advice if and when a planning application is made, using relevant policies in this Neighbourhood Plan.

POLICY BE5: FARM DIVERSIFICATION - In order to support farm diversification and the sustainable growth and expansion of businesses, where planning permission is required, the conversion of existing agricultural buildings and/or change of use of agricultural land e.g. for tree planting and, equestrian businesses will be supported where:

a) **The use proposed is appropriate to the rural location;**

b) **Conversion/adaptation works does not have a detrimental effect on the distinctive rural character of the Parish;**

c) Any development will not have an adverse impact on any archaeological, architectural, historic or environmental features;

d) The local road system is capable of accommodating the traffic generated by the proposed new use and does not adversely affect the Parish infrastructure, particularly local road networks, water supply and sewerage, and provides adequate parking facilities; and

e) There is no significant adverse impact on neighbours through noise, light or other pollution, increased traffic levels or increased flood risk.

Tourism

140. The Parish attracts many visitors drawn by several key sites which collectively contribute to a regular flow of visitors. The majority arrive by car with the largest numbers destined for Beacon Hill which has its own substantial fee-charging car parks. A recently constructed cafe adds to the park's attractions. Part of the attraction of the Park are two circular tracks, one of which is multi- use for walkers, cyclists and horse riders.

141. Some visitors use the free village car park in order to walk or run around the adjoining countryside. A small number park on the streets particularly the upper parts of Maplewell Road in order to access Broombriggs Farm and Windmill Hill. Broombriggs is owned by Leicestershire County Council and operated as a working farm by long term tenants. It has a system of rights of way and signing to encourage visitors to engage with the farming activities. Windmill Hill was once the location of a working mill of which just the base now remains. This was renovated about fifteen years ago and is a popular attraction.

142. Walkers regularly come through the centre of the village as they follow the Leicestershire Round, National Forest Way, and other attractive rights of way in the area.

143. Cyclists pass through the village enjoying the attractive scenery and the challenges of the hilly topography.

144. Located in the centre of the village is a rocky outcrop with a cave which attracts a small number of visitors, especially rock climbers for whom this represents an interesting challenge.

145. There are two golf courses within the parish boundary. Charnwood Golf Course lies to the north of Beacon Road and east of Breakback Road. It is directly opposite the lower part of Beacon Hill. It is a small nine-hole private club complete with clubhouse and car park.

146. Lingdale Golf Course adjoins the south west parish boundary on Joe Moore's Lane. Originally a nine-hole course, it later acquired further land and is now an eighteen-hole course. It has a substantial clubhouse which is also used for hosting other functions.

147. The consultation events did not reveal any particular views either supporting or opposed to visitors to the parish. There are times when the car parking facilities in the centre of Woodhouse Eaves are stretched and attracting more visitors may exacerbate this issue. In general, we would seek to neither encourage nor discourage tourism to the centre of Woodhouse Eaves, but an element of control is required to ensure that in the

future tourism does not impact negatively on the Parish.

BE6: TOURISM - Proposals for tourism developments will be supported where such activity:

a) **Is of an appropriate scale so as not to have an adverse effect on the character or vistas of the immediate location, and**

b) **Will not result in significantly increased traffic movements that cannot be mitigated;**

c) **Incurs no significant and adverse impact to nearby residents or other sensitive land uses from noise, fumes, light pollution, or other nuisance associated with the activity**

Communications

Broadband

148. Societies across the globe have developed to be reliant on high quality communications, networks and infrastructure. At the heart of this is high speed internet connectivity together with mobile phone technologies. This is a major driver for business opportunities, access to essential public services, education and personal leisure. In the wake of Covid 19 and the Government's social isolation policies, working from home has become the modus operandi; and will likely continue as restrictions are relaxed.

149. All dwellings and businesses in the parish should be capable of accessing high speed internet. Though terms such as “super-fast broadband” are often used, the term “broadband” actually refers to a particular technology for delivering Internet connectivity. What will matter to future residents is not the technology but the ability for each of e.g. four members of a household to separately and simultaneously access facilities such as video conferencing, watching 4K TV and high-speed gaming.

150. Currently the fastest Internet connections in the parish at reasonable cost use “fibre to the cabinet” (FTTC - not currently available in the parish, nor are plans for it imminent). Fibre optic cables provide ultra fast Internet connections to seven street cabinets from which connections to houses and businesses are over copper telephone cables. The maximum Internet throughput depends on the length of this copper cable, the routing of which for historic reasons is not always obvious. In recent years a download speed of 24 or 30 mega-bits per second (mbps) – often dubbed “super fast broadband” - has been considered acceptable and probably 90% of current premises premises are able to receive this. However, to allow for ever-increasing requirements it is suggested that new premises should be capable of receiving say 50mbps at reasonable cost.

151. Forthcoming “5G” connections from wireless masts may be adequate but this Parish must use whatever means possible to press for improvements to the supply of high-speed internet. Given the importance of connectivity to enabling a sustainable local economy, it will be important to ensure that the Parish does not lag behind high-speed internet development nationally.

Telephony

152. Woodhouse has a Grade II Listed telephone kiosk, decommissioned by BT a few years ago. Woodhouse Eaves has a live telephone kiosk.

153. Mobile phone signals can be poor, depending on the provider, and there are some absolute black spots for both phone and broadband. As granite and forestry are prevalent within the parish, universal access to good signals is possibly a difficult problem to resolve.

154. There are several mobile phone masts, one is part of the recently uprated emergency network. None is particularly visible enough to spoil a view. Nationally, there are moves to force providers to share masts. A recent application for another mast appears to have been put on hold. One of the outlying dwellings moved to a satellite link as broadband providers were unable to improve the situation. Other outliers struggle with slow or intermittent signals. Meanwhile, the local educational establishments benefit from sharing the Joint Academic Network, which is not available to the general public.

155. The parish had volunteers who set up their own broadband network and some have continued to support local people during and beyond the more recent expansion of broadband to the parish that was/is coordinated by the county council.

POLICY BE7: BROADBAND AND MOBILE PHONE INFRASTRUCTURE - Proposals to provide access to superfast broadband (high speed internet) for the Parish will be supported.

Every individual dwelling in new housing developments should have a connection installed capable of supplying broadband operation at download speeds of at least 30 megabit (or equivalent extant minimum standard) and upload speeds of at least 10 megabit (or equivalent extant minimum standard) or better to reflect higher minimum speeds that may be recommended through the lifetime of the Plan. Connections for new developments of more than three properties, should aim to not impact unduly on existing users.

Improvements to the mobile telecommunication network that will serve the Parish will be supported. Where new masts are installed, these should be shared where possible by more than one provider.

Any infrastructure improvements, possibly requiring above ground network installations, must be sympathetically located and designed to integrate into the landscape, i.e. not be in or near to open landscapes.

3.3 Transport and traffic

156. It should be noted that Leicestershire County Council is responsible for highway matters. Between the two settlements there are three direct routes and one circuitous road route. The 3 direct routes run parallel to each other and are, from North to South:

1 Beacon Road/Forest Road is the most direct all-weather route. It provides a through route for Soar valley village residents to Junction 22 of the M1 and very well used. The steep hill from the Beacon and the bends in the lower part make for potentially hazardous combinations, particularly for Vulnerable Road Users (walkers, horse riders, cyclists and

the disabled). Nevertheless, many continue to use it for lack of alternatives.

The footway provision is normally only on one side of the road but changes sides, so pedestrians have to cross and re-cross the road, often near bends where there are poor sightlines. The footway between Woodhouse and Quorn is particularly narrow and inconveniently changes sides at the parish boundary and reverts back at the railway bridge.

The speed limits also change several times, with 3 stretches of National Speed Limit interspersed with 40 and 30mph stretches in the villages.

2 Footpath K6 runs from Main Street, Woodhouse Eaves to School Lane, Woodhouse. It is a rural footpath with kissing gates to contain stock. It can be muddy in wet weather and the kissing-gates can be awkward for parents/ guardians with pushchairs as well as a barrier to the disabled. Footpath K16 is a branch off this footpath which comes out on Forest Road roughly half-way between the villages.

3 Meadow Road beside the Primary School leads on to a hedge-side track (known locally as a 'green lane') that continues to Brand Lane/School Lane. The exit at Brand Lane is separated from School Lane by a sharp left bend with no footway.

It has a gate at each end. A section near Woodhouse can be particularly wet due to either ruts created by heavy farm vehicles or the vestigial remains of ridge and furrow.

4 The circuitous road route is Main Street and Brand Hill (both 30mph) and then left along Brand Lane to School Lane, Woodhouse. Brand Lane has several bends. It does have a usable verge on most of its West side, provided this is kept free of overhanging branches (by the landowners) and mown regularly (by the council). It carries farm traffic as well as vehicles using it as a route to Swithland and the other pair of country parks (Swithland Woods and Bradgate Park).

157. Whilst tree planting in general is to be encouraged, including in hedgerows, when considering any tree planting on verges, trees should provide 3m headroom for the safety of walkers, horse riders and *in extremis* cyclists. Rural verges provide a refuge for vulnerable road users, increasingly important owing to the rise in electric (silent) vehicles, as separation from traffic along country roads may not always be possible.

158. The whole length of the main B road through the settlements has seen many collisions, in the past four decades, over 60 collisions in the parish were fatal. The parish Traffic Watch Group and Parish Council have successfully campaigned to reduce speeding in collaboration with police, highways, Borough and other agencies. A trial of average speed cameras began in 2019.

POLICY T1: TRAFFIC FLOW & VOLUME MANAGEMENT - With particular regard to the rural highway network within the Woodhouse Neighbourhood Plan area and the need to mitigate increases in vehicular traffic, all new residential and commercial development should aim to;

a) Be designed to minimize additional traffic generation and mitigate congestion through the villages. Development that could significantly increase traffic flows should be accompanied by appropriate traffic impact assessments and should include appropriate mitigation measures to

address the potential for congestion.

b) Not reduce existing off-road parking provisions without providing appropriate alternative provisions which should accord with the Highway Authority's extant standards.

c) Have regard to the Highway Authority's role in maintaining and improving all elements of the highway network and liaise with that body to ensure that existing footpaths, cycle ways and statutory rights of way are maintained and improved where necessary.

Parking

159. Both consultation events raised parking as one of the most important issues for the community and noted problems at several pinch points in the village. There are large car parks at the lower and upper Beacon Country Park, a small one on Beacon Road for access to Broombriggs and Windmill Hill which is extended for events, one at The Outwoods with extra parking along part of the roadside, at St Paul's Church, at St Mary's Church, at the Parish hall, at Maplewell Hall School and St Paul's School, at Welbeck DSFC and Beaumanor Hall, at the little nursery on Church Hill, and all four pubs have large car parks. Neither the Baptist nor Methodist halls have any car parking. Many older houses do not have provision for off street parking and residents therefore park on the street. The junction of Maplewell Road and Main Street is a particular problem. This is largely due to vehicles being parked whilst using the corner shop and/or the chemist. Delivery vehicles to both premises exacerbate this problem. There is no signage directing visitors to the full range of places to park, and walking groups can simply turn up and take over a proportion of the parish hall parking, often before schoolchildren or community activity groups arrive for events in the Parish Council halls.

POLICY T2: PUBLIC CAR PARKING - Development proposals that would result in the loss of off-street car parking would only be acceptable where:

a) It can be clearly demonstrated that there is no longer any potential for the continued use of the land for car parking and that the loss of parking will not aggravate an existing shortfall of spaces in the vicinity; or

b) Adequate and convenient replacement car parking spaces will be provided elsewhere in the vicinity.

Proposals for a new/extended public car park in the village at a suitable location will be supported..

Electric Vehicles

160. Given recent government targets to combat rising levels of air pollution and climate change, we expect to see an increasing number of electric vehicles and this is welcomed in the parish. With ever increasing demands on battery performance charging electric vehicles is a major obstacle to be overcome, although there are early indications of developments in wireless charging. Encouraging high power chargers to reduce charging time is vital, however at present this solution is only properly available to dwellings and

businesses with private off-street parking. The parish has a large number of older properties which do not benefit from off-road parking. In order to enable those without off road parking to benefit from electric vehicles it is important for the Parish to support strategies which allow vehicles to be charged in public areas (on street and public car parks) on a 'Pay as you go' basis.

161. New developments need to consider supplying high power electric charging points for garages and drives as well as a some 'pay as you go' on street charging points for residents of older properties who switch to electric vehicles, or visitors who need to charge. As the demand for electric vehicles increases, it is necessary to review the provision to the parish and the substations available to manage peak time demand. There is no public provision in the parish for residents or visitors with electric vehicles.

162. The Parish Council will seek to encourage the provision of communal electric vehicle charging points.

POLICY T3: ELECTRIC VEHICLES - Residential development of one dwelling or more and commercial development should provide a minimum of 7kW cabling, or the addition of appropriate infrastructure as advised under current HMGov guidance, to the most practical point to facilitate subsequent installation of an electric vehicle charging point.

The provision of communal vehicular charging points within the Parish will be supported so long as there is universal access and they do not impact negatively on the availability of existing parking within the Parish.

Footpaths, bridleways and cycling routes

163. The landscapes and land use history of the Plan Area gives its network of public rights of way a distinctly one-sided appearance. In the lower part of the parish that was more easily cultivable and where other settlements were nearer, ‘ways’ between villages were established, and there is reasonably complete coverage for leisure and recreation, including circular walks, although the provision for horse riders and off-road cyclists is more fragmented – they can only use bridleways or byways.

164. On the other hand, where sheep-keeping would have been the main medieval use, and other settlements more distant, there were fewer demands for paths so there are now few footpaths and bridleways are rare. This pushes many vulnerable road users onto the roads. The internal routes in the two country parks (Beacon and Broombriggs) are a welcome addition and are accessible from Woodhouse Eaves.

165. The flawed inheritance makes it difficult to spread usage westward beyond the country parks. The Charnwood Forest Landscape Partnership scheme (2020 – 2025) is to improve access to the Forest, and proposals for this and associated development in the Plan Area will be supported.

166. Three claims for bridleways to be added to the Definitive Map, none of which improve the situation to the west, are already lodged with the County Council. They are

already used by walkers, riders and cyclists but cold be better known and more useful:

- Brook Road, opposite the Bull's Head pub, links Woodhouse Eaves to the bridleway at Pocket Gate, which leads to Loughborough's Beacon Road and out to Breakback Road opposite Dean's Lane;
- Meadow Road past St Paul's primary school, Woodhouse Eaves to Brand Lane, Woodhouse;
- The Woodhouse to Woodthorpe minor road past Beaumanor Hall and Mucklin Wood.

Pedestrians

167. Walkers can use all classes of right of way, the permissive routes in the country parks, and the two promoted walking routes which cross the Plan Area:

168. The *Leicestershire Round* enters the Plan Area from Bradgate Park, via the Longdale Golf Club, down Maplewell Road, into Meadow Road, then turns onto footpath K7 to the Great Central Railway, Swithland Reservoir dam, and Mountsorrel;

169. The *National Forest Way* enters the Plan Area from Swithland Wood, goes along Brand Hill, across Nan Hill and then Broombriggs and into the Beacon Country Park.

170. Footpaths K57 and K15 link to Loughborough and footpath K9 links to Buddon Road, Quorn

Horse Riding

171. Horse riding and horse keeping are also pathways to physical and mental health, and a considerable source of income for the countryside. There are well over 100 horses kept in the parish, 70 at one yard alone, with similar numbers in neighbouring parishes such as Swithland. Horses are an important element of life in the Plan Area and daily numbers are increased by visitors riding or 'boxing' in to enjoy the local network, particularly the several off-road miles provided by the two country parks. An off-road link with the two other local parks (Bradgate and Swithland Woods) would increase the attraction of the area.

Cycling

172. Responses to community consultations for the Neighbourhood Plan included a number of comments on problems faced by cyclists in the parish. Recreational cycling is increasingly popular throughout the parish and many local clubs and individuals ride through; some go to Beacon Hill's multi-use circular track. The problems within Woodhouse Eaves correlate with the traffic and parking problems already discussed. No survey data exists to quantify the nature of cycling

173. e.g. what the proportions are for recreational versus work-commuting, or the balance between parish-based versus visitors from elsewhere.

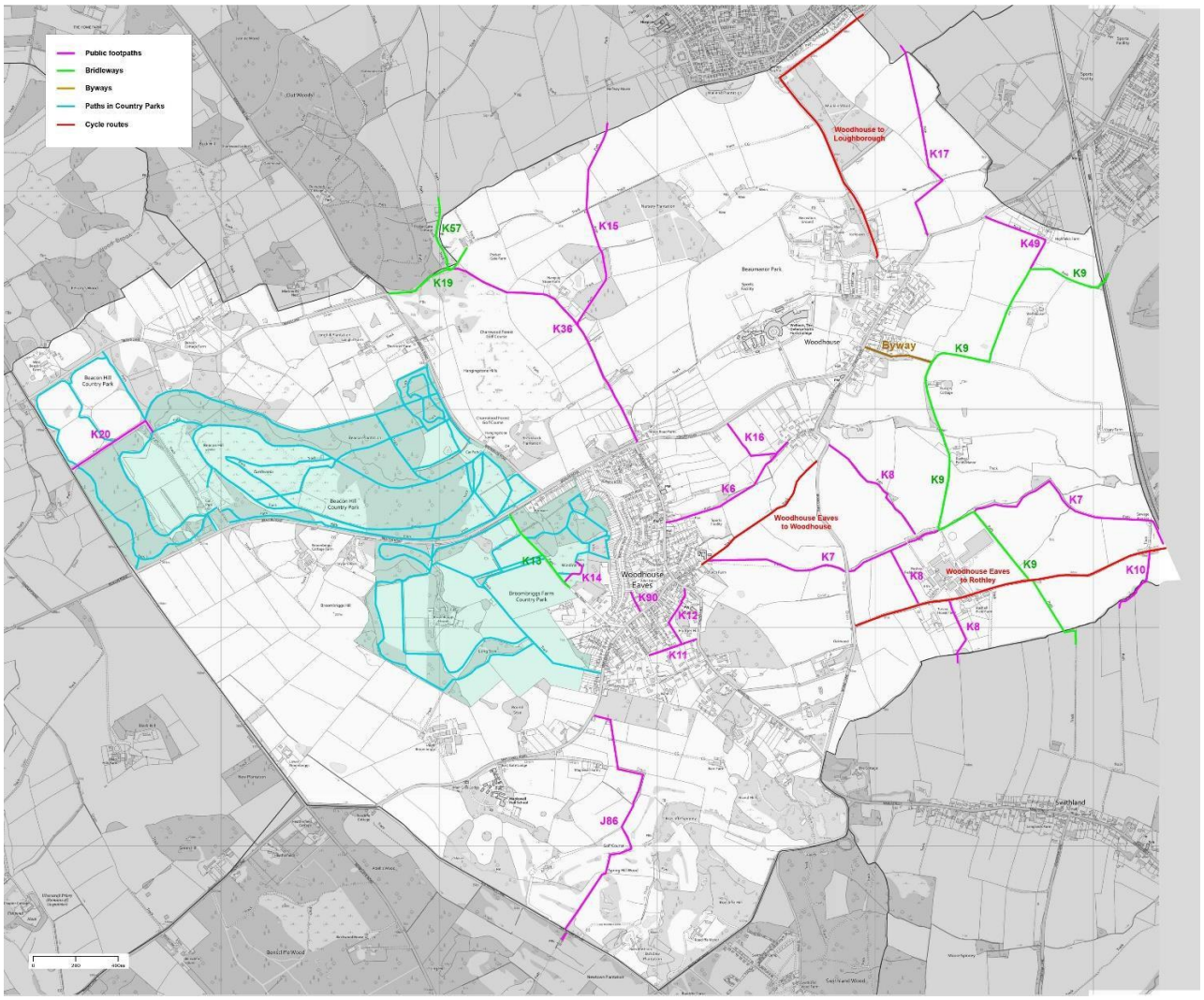
174. There are presently two off-road cycle routes to Loughborough. The first is along

Brook Road then a bridleway (K57) on a rough track across fields and along a lane that meets up with Valley Road. The surface is poor and only suitable for off road bikes. The second route is along an old road in the process of being claimed as a bridleway that starts by the entrance to Beaumanor Hall. This is a well-used track and suitable for all bikes, but can be hazardous in bad weather. Cycling to Quorn is mainly only by road, which involves sections that are narrow with bends. The worst section is at the eastern end of Woodhouse. It is possible to use the byway from Vicary Lane and path K9 to Buddon Lane, Quorn but it goes under the railway and can be extremely muddy. Another route runs along Rushey Lane to Kinchley Lane, Mountsorrel. If cycling is to be encouraged, whether for commuting to work, to secondary school in Quorn or for leisure, then improvements to the routes within and from the parish are needed.

POLICY T4: FOOTPATHS, BRIDLEWAYS AND CYCLE ROUTES - Development proposals that result in the loss of, or have a significant adverse effect on, the existing network of footpaths and bridleways (Figure 23) will not be supported without appropriate mitigation.

The development and improvement of new and existing bridleways, cycle routes and footpaths is supported, especially connecting the two villages of Woodhouse and Woodhouse Eaves.

Figure 23: Footpaths, bridleways and cycle routes in the Plan Area



7 Community Actions:

175. During the development of the Plan, a number of Community Actions were identified that would help to improve our community and help satisfy wider community aspirations. They reflect future work activities that it is proposed be undertaken within the Parish which will involve a wide range of third parties alongside the Parish Council to help improve the Parish in line with the outcome of community consultation. Community Actions are not planning policies and are not subject to Examination. They will form a separate Action Plan for the future to be agreed with the Parish Council.

The Community Actions that have emerged through the process of preparing the Neighbourhood Plan are as follows:

Parish Council Community Consultation

The Parish Council will consult the Parish community to determine parish wide views and priorities in respect to community actions and general Parish Council operations.

Cycling Routes, Bridleways and Footpaths

The Parish Council will support the creation of a working group to investigate improvements to pedestrian and cycling routes including bridleways within and around the Parish. The remit will include the investigation of new rights of way within the parish, improving existing rights of way, dealing with existing road safety issues and safer road crossings.

Biodiversity

The Parish Council will support Parish based education around biodiversity and seek local opinion about investing Parish resources in improving biodiversity around the parish.

Speed limits, Parking and Traffic Volumes

The Parish Council will support the creation of a working group to assess existing speed limits, traffic volumes and parking arrangements around the Parish and to propose/implement an improvement programme.

Sustainable Parish

The Parish Council will support the nomination of a liaison officer (PC member) to improve the link and communication between a number of local environmentally focused groups and the Parish Council. The PC will also seek local opinion about investing Parish resources in new parish sustainability projects.

Regular updates

The Parish council will seek regular updates from the various working groups and liaisons and will include a standing agenda item at monthly meetings where appropriate.

8 Monitoring and Review

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

177. The Neighbourhood Plan will be regularly monitored. This will be led by Woodhouse Parish Council on at least an annual basis. The policies and measures contained in the Neighbourhood Plan will form the core of the monitoring activity, but other data collected and reported at the Parish level relevant to the delivery of the Neighbourhood Plan will also be included.

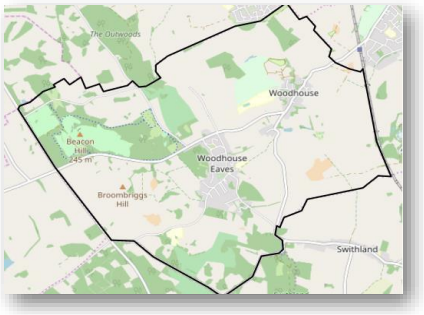
178. The Parish Council proposes to formally review the Neighbourhood Plan to coincide with significant changes to the planning system in 2025 or to coincide with the review of the Charnwood Local Plan if this cycle is different.

Appendix 1a

Woodhouse Parish
Census 2011 Profile

This Parish Profile presents data from the 2011 Census which took place on 27th March 2011.

It provides comparisons against the borough, region and England averages.



	Woodhouse		Charnwood	East Midlands	England
	No	%	%	%	%
USUAL RESIDENTS BY AGE BAND					
Aged 0-4	126	5.4	5.5	6.0	6.3
Aged 5-15	219	9.4	11.5	12.5	12.6
Aged 16-64	1,560	67.3	66.6	64.5	64.8
Aged 65+	414	17.9	16.4	17.1	16.3
All Usual Residents	2,319	100.0	100.0	100.0	100.0
ETHNIC GROUP					
White	2,232	96.2	87.4	89.3	85.4
Mixed/Multiple Ethnic groups	37	1.6	1.6	1.9	2.3
Asian	34	1.5	9.7	6.5	7.8
Black	6	0.3	0.8	1.8	3.5
Other Ethnic Groups	10	0.4	0.6	0.6	1.0
All Usual Residents	2,319	100.0	100.0	100.0	100.0
RELIGION					
Christian	1,451	62.6	55.5	58.8	59.4
Buddhist	9	0.4	0.3	0.3	0.5
Hindu	2	0.1	5.0	2.0	1.5
Jewish	5	0.2	0.1	0.1	0.5
Muslim	21	0.9	2.4	3.1	5.0
Sikh	9	0.4	0.7	1.0	0.8
Other Religion	12	0.5	0.4	0.4	0.4
No Religion	635	27.4	29.2	27.5	24.7
Religion Not Stated	175	7.5	6.3	6.8	7.2
All Usual Residents	2,319	100.0	100.0	100.0	100.0
HIGHEST LEVEL OF QUALIFICIATION					
No Qualifications	242	12.3	19.6	24.7	22.5
Level 1 Qualifications	185	9.4	13.3	13.9	13.3
Level 2 Qualifications	391	19.8	16.0	15.6	15.2
Apprenticeship	58	2.9	5.3	4.0	3.6
Level 3 Qualifications	283	14.3	11.7	12.9	12.4
Level 4 Qualifications and Above	761	38.6	28.2	23.6	27.4
Other Qualifications	54	2.7	6.0	5.3	5.7
All Usual Residents Aged 16 and Over	1,974	100.0	100.0	100.0	100.0
ECONOMIC ACTIVITY & INACTIVITY					
All Usual Residents Aged 16 to 74	1,786	100.0	100.0	100.0	100.0
Economically Active Total	***1,071***	***60.0***	***73.5***	***69.3***	***69.9***
Employee, Part-time	193	10.8	13.9	14.4	13.7
Employee, Full-time	571	32.0	44.6	38.8	38.6
Self Employed	220	12.3	8.9	8.7	9.8
Unemployed	35	2.0	3.6	4.2	4.4
Full-time Student (economically active)	52	2.9	2.5	3.3	3.4
Economically inactive Total	***715***	***40.0***	***26.5***	***30.7***	***30.1***
Retired	251	14.1	14.7	15.0	13.7
Student (including Full-Time Students)	358	20.0	3.9	5.8	5.8
Looking After Home or Family	61	3.4	3.5	4.0	4.4
Long-Term Sick or Disabled	32	1.8	2.8	4.1	4.0
Other	13	0.7	1.5	1.9	2.2

	Woodhouse		Charnwood	East Midlands	England
	No	%	%	%	%
METHOD OF TRAVEL TO WORK					
Work Mainly at or From Home	122	6.8	3.2	3.3	3.5
Underground, Metro, Light Rail, Tram	1	0.1	0.1	0.2	2.6
Train	14	0.8	1.0	0.9	3.5
Bus, Minibus or Coach	24	1.3	3.2	4.0	4.9
Taxi	1	0.1	0.1	0.3	0.3
Motorcycle, Scooter or Moped	12	0.7	0.5	0.5	0.5
Driving a Car or Van	710	39.8	42.9	42.2	36.9
Passenger in a Car or Van	35	2.0	3.2	3.9	3.3
Bicycle	22	1.2	2.4	1.8	1.9
On Foot	83	4.6	6.9	7.1	6.9
Other Method of Travel to Work	4	0.2	0.3	0.3	0.4
Not in Employment	758	42.4	36.3	35.7	35.3
All Usual Residents Aged 16 to 74	1,786	100.0	100.0	100.0	100.0
HEALTH					
Very Good Health	1,348	58.1	48.1	45.3	47.2
Good Health	703	30.3	35.3	35.1	34.2
Fair Health	209	9.0	12.4	14.0	13.1
Bad Health	46	2.0	3.3	4.3	4.2
Very Bad Health	13	0.6	0.9	1.2	1.2
All Usual Residents	2,319	100.0	100.0	100.0	100.0
Long-Term Health Problem or Disability					
Day-to-Day Activities Limited a Lot	114	4.9	6.7	8.7	8.3
Day-to-Day Activities Limited a Little	180	7.8	8.9	9.9	9.3
Day-to-Day Activities Not Limited	2,025	87.3	84.4	81.4	82.4
All Usual Residents	2,319	100.0	100.0	100.0	100.0
Provision of Unpaid Care					
Provides No Unpaid Care	2,060	88.8	89.7	89.2	89.8
Provides 1 to 19 Hours Unpaid Care a Week	195	8.4	7.2	6.9	6.5
Provides 20 to 49 Hours Unpaid Care a Week	25	1.1	1.1	1.4	1.4
Provides 50 or More Hours Unpaid Care a Week	39	1.7	2.0	2.5	2.4
All Usual Residents	2,319	100.0	100.0	100.0	100.0
HOUSEHOLDS AND HOUSEHOLD SPACES					
All Household Spaces	937	100.0	100.0	100.0	100.0
Household Spaces With At Least One Usual Resident	885	94.5	96.0	96.0	95.7
Household Spaces With No Usual Residents (empty homes)	52	5.5	4.0	4.0	4.3
COMMUNAL ESTABLISHMENTS					
Number of communal establishments	1				
All usual residents in communal establishments	321				
TENURE					
All occupied Households	885	100.0	100.0	100.0	100.0
Owned; Owned Outright	366	41.4	35.7	32.8	30.6
Owned; Owned with a Mortgage or Loan	237	26.8	36.4	34.5	32.8
Shared Ownership (Part Owned and Part Rented)	4	0.5	0.8	0.7	0.8
Social Rented; Rented from Council (Local Authority)	87	9.8	8.0	10.1	9.4
Social Rented; Other	7	0.8	3.8	5.7	8.3
Private Rented; Private Landlord or Letting Agency	127	14.4	12.9	13.6	15.4
Private Rented; Other	29	3.3	1.2	1.3	1.4
Living Rent Free	28	3.2	1.2	1.3	1.3
ACCOMMODATION TYPE					
All household spaces (occupied + vacant)	937	100.0	100.0	100.0	100.0
Detached	381	40.7	30.4	32.2	22.3
Semi-Detached	308	32.9	38.5	35.1	30.7
Terraced	160	17.1	18.8	20.6	24.5
Flat, Maisonette or Apartment	88	9.4	12.0	11.7	22.1
Caravan or Other Mobile or Temporary Structure	-	0.0	0.5	0.4	0.4
NUMBER OF BEDROOMS					
All Household Spaces With At Least One Usual Resident	885	100.0	100.0	100.0	100.0
No Bedrooms	-	0.0	0.2	0.2	0.2
1 Bedroom	54	6.1	8.4	8.1	11.8
2 Bedrooms	213	24.1	24.0	26.5	27.9
3 Bedrooms	341	38.5	44.2	45.4	41.2
4 Bedrooms	179	20.2	17.5	15.4	14.4
5 or More Bedrooms	98	11.1	5.7	4.4	4.6

	Woodhouse		Charnwood	East Midlands	England
	No	%	%	%	%
DEPRIVATION					
All occupied Households	885	100.0	100.0	100.0	100.0
Household is Not Deprived in Any Dimension	510	57.6	48.9	42.8	42.5
Household is Deprived in 1 Dimension	261	29.5	31.3	32.4	32.7
Household is Deprived in 2 Dimensions	98	11.1	16.2	19.6	19.1
Household is Deprived in 3 Dimensions	14	1.6	3.3	4.8	5.1
Household is Deprived in 4 Dimensions	2	0.2	0.3	0.4	0.5
HOUSEHOLD SIZE					
All Household Spaces With At Least One Usual Resident	885	100.0	100.0	100.0	100.0
1 Person in Household	267	30.2	28.1	29.0	30.2
2 People in Household	320	36.2	35.5	36.2	34.2
3 People in Household	148	16.7	15.8	15.6	15.6
4 People in Household	114	12.9	14.0	12.9	13.0
5 People in Household	29	3.3	4.6	4.3	4.7
6 People in Household	5	0.6	1.5	1.4	1.7
7 People in Household	1	0.1	0.3	0.3	0.4
8 or More People in Household	1	0.1	0.2	0.2	0.3
CAR OR VAN AVAILABILITY					
All occupied Households	885	100.0	100.0	100.0	100.0
No Cars or Vans in Household	98	11.1	18.1	22.1	25.8
1 Car or Van in Household	336	38.0	42.6	42.5	42.2
2 Cars or Vans in Household	329	37.2	30.2	27.4	24.7
3 Cars or Vans in Household	80	9.0	6.8	6.0	5.5
4 or More Cars or Vans in Household	42	4.7	2.3	2.0	1.9
All Cars or Vans in Area	1,425				

Source: Office for National Statistics licensed under the Open Government Licence v.3.0.

The data in this profile is derived from the following tables c/o NOMIS website and is subject to Crown Copyright.

Economic Activity, 2011 (QS601EW); Tenure, 2011 (KS402EW); Religion, 2011 (KS209EW); Accommodation Type - Households, 2011 (QS402EW); Number of Bedrooms, 2011 (QS411EW); Provision of Unpaid Care, 2011 (QS301EW); Households by Deprivation Dimensions, 2011 (QS119EW); Age Structure, 2011 (KS102EW); Tenure - Households, 2011 (QS405EW); Household Size, 2011 (QS406EW); Ethnic Group, 2011 (QS201EW); Long-Term Health Problem or Disability, 2011 (QS303EW); Car or Van Availability, 2011 (QS416EW); Method of Travel to Work, 2011 (QS701EW); Household Spaces, 2011 (QS417EW); Dwellings, Household Spaces and Accommodation Type, 2011 (KS401EW); General Health, 2011 (QS302EW); Highest Level of Qualification, 2011 (QS501EW)

Appendix 1b - Residential Sales by Type -Street Address Woodhouse - 1995 to 2018					
Row Labels	**D**	**F**	**S**	**T**	**Grand Total**
BEACON ROAD	6		17	9	32
BEAUMANOR DRIVE	4				4
BEAUMANOR GARDENS	7				7
BIRDHILL ROAD	3	5	53	11	72
BRAND HILL	13	57	12	5	87
BRAND LANE	3				3
BREAKBACK ROAD	1				1
BRISCOE LANE	4		2		6
BROOK ROAD	7				7
CHARNWOOD RISE	7		3		10
CHURCH HILL	7		3	8	18
DEANS LANE	1		1		2
FOREST ROAD	21		9	3	33
FOREST ROCK CLOSE	3				3
HASTINGS ROAD	10		1		11
HERRICK ROAD			14		14
HILL RISE	27		1	10	38
HOMEFARM CLOSE	1				1
LADY MARTIN DRIVE	8				8
MAIN STREET	32	1	18	38	89
MAPLEWELL ROAD	45	2	47	59	153
MAYTREE LANE			20		20
MEADOW ROAD	1		4	1	6
MILL ROAD	4		2	4	10
NANHILL DRIVE	9				9
PATERSON DRIVE	10				10
PERRY CLOSE	9		4		13
RAWLINS CLOSE	24				24
RUSHEY LANE	4		1		5
SCHOOL LANE	8		1		9
THE DRIVE	7				7
TUCKETT ROAD	1		5	2	8
VICARY LANE	1			1	2
VICTORIA ROAD	9		13	31	53
WINDMILL RISE	29		14		43
(blank)	1				1
Grand Total	**327**	**65**	**245**	**182**	**819**

Woodhouse Local Area Neighbourhood Plan

Housing Needs Report

February 2019

Appendix 2

Prepared by *Your*Locale

WOODHOUSE LOCAL AREA NEIGHBOURHOOD PLAN HOUSING NEEDS

Introduction

This report provides an analysis of housing issues in the Woodhouse local area to support its Neighbourhood Plan policies. The report draws on the latest available data from the Census, Land Registry, Valuation Office Agency, Office for National Statistics, small area model-based income estimates and local consultation exercises. The results outlined in this Housing Needs Survey Report and any future Housing Needs Survey will influence the policies of the Woodhouse local area Neighbourhood Plan.

Population Age Profile

According to the 2011 Census, the Woodhouse Parish had an estimated population of 2,319 residents living in 937 households dispersed across 1,312 hectares, equating to a population density of 1.8 persons per hectare. This compares with 6.0 for Charnwood, 2.9 for East Midlands and 4.1 for England as a whole. There were 52 vacant dwellings representing a 6% vacancy rate. There was 1 communal establishment in the parish providing accommodation for around 320 residents. The number of people living in the parish increased between 2001 and 2011 rising by 15% (306 people). There was a decrease in the number of communal establishments from 3 to 1, however, the number of residents living in this type of accommodation increased from 89 to 320. During the same period the number of dwellings (occupied and vacant) increased by 65 (7.5%) to 937. Although more recent official population figures for the parish are not available, small area population estimates[1] suggest the number of people living in the local area has continued to grow, increasing by around 4%. The estimates suggest that between 2011 and 2017 there has been an 11% decline in the number of residents aged between 18 and 24 but a 16% increase in those aged 65+.

At the time of the 2011 Census, around 15% of residents were aged under 16 which was below the borough (17%), regional (18%) and national (19%) rates. Around 67% of residents were aged between 16 and 64 which was in line with the borough and above the region (64%) and England (65%) rates.

There is a slightly higher than average representation of older people (aged 65+) accounting for 18% of total residents which was above the borough (16%), regional (17%) and national (16%) rates. The median age of people living in the parish was 39 which is in line with the borough and England rate but slightly lower than that of the region (40).

[1] LSOA Population estimates - small area based by single year of age, 2011-2017, ONS

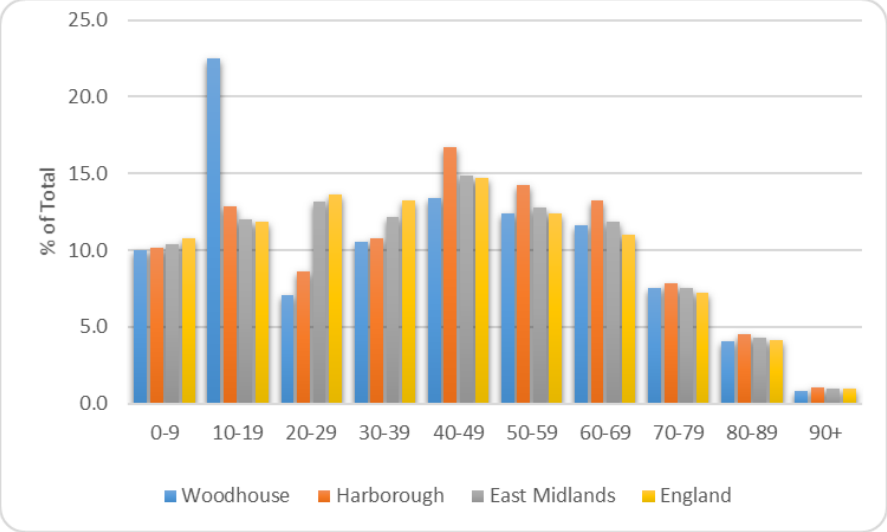
Table 1: Usual Residents by Age Band, 2011

	Woodhouse		Charnwood	East Midlands	England
	No	%	%	%	%
Aged 0-4	126	5.4	5.5	6.0	6.3
Aged 5-15	219	9.4	11.5	12.5	12.6
Aged 16-64	1,560	67.3	66.6	64.5	64.8
Aged 65+	414	17.9	16.4	17.1	16.3
All Usual Residents	2,319	100.0	100.0	100.0	100.0
Median age	39		39	40	39

Source: Census 2011, KS102

A more detailed breakdown of age bands reveals that at the time of the 2011 Census, Woodhouse had a high representation of residents aged between 10 to 19 when compared with the borough, region and England shares. This may be due to a higher than average share of students living in the parish. It also had a lower share of people aged been 20 and 39 which may reflect lack of affordable and suitable accommodation for young people entering the housing market.

Figure 1 Population by 10-year age bands, 2011



Source: Census 2011, QS103

Research shows the number of older people will grow significantly in the future and relative growth will be highest in older cohorts. Latest available population projections[2] suggest that Charnwood's 65 plus age group is forecast to grow by around 48% between 2016 and 2036.

Deprivation

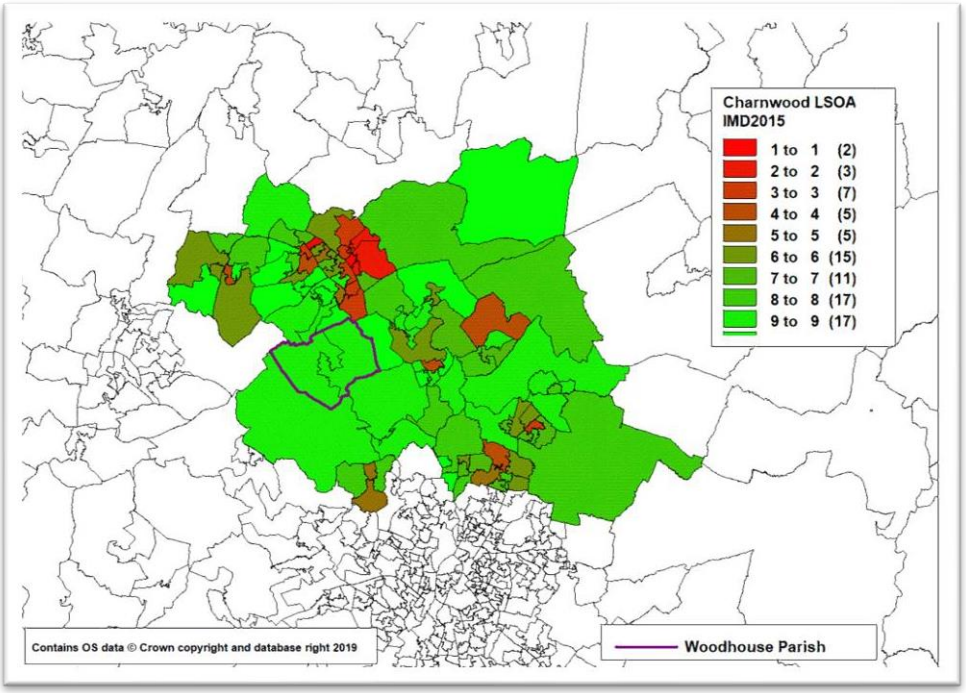
The English Indices of Deprivation measure relative levels of deprivation in 32,844 small areas or neighbourhoods, called Lower-layer Super Output Areas (LSOAs) in England. The Woodhouse Parish is situated

[2] Subnational Population Projections for Local Authorities in England: 2016 based

within two LSOAs (E01025688 and E01025687). The latter LSOA also takes in neighbouring Newton Linford.

The overall Index of Multiple Deprivation Decile (where 1 is most deprived 10% of LSOAs) (IMD) shows that on the whole the local area displays relatively low levels of deprivation ranking in the 9th decile on the overall 2015 Index. The following map illustrates overall Index of Multiple Deprivation deciles within the Charnwood borough. The Woodhouse Parish is denoted by a black boundary to the west of the borough.

Figure 2 Index of Multiple Deprivation Deciles, 2015, Charnwood

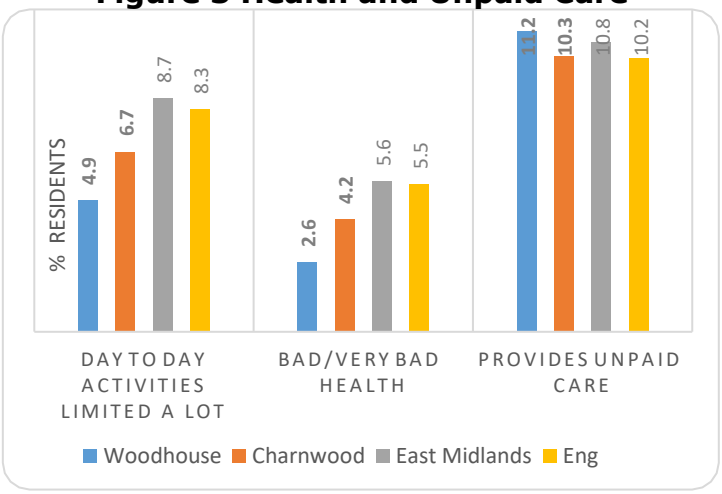


Health

The Census highlights ill health and disability is an issue for some residents.

Figure **3** shows that at 2.6% the proportion of residents reporting to be in bad or very bad health was below the borough (4.2%), region (5.6%) and England (5.5%) rates. Woodhouse residents are less likely to have their day to day activities limited due to ill health, however, they are more likely to be providing unpaid care – 11.2% against 10.3% for the borough, 10.8% region and 10.2% England average.

Figure 3 Health and Unpaid Care



Source: Census 2011

Economic Activity

The following table illustrates the working status of residents aged 16 to 74. In the Woodhouse Parish this accounts for 77% of the population. At 60% Woodhouse's economic activity rate is lower than the borough (73%), but above the regional (69%) and national (70%) rates. It has a higher than average share of self employed residents and at the time of the 2011 Census the unemployment rate was low.

The parish has a significantly high proportion of students living in the parish, the majority of which are economically inactive which has a negative impact on the overall economic activity rate.

Table 2: Economic Activity and Inactivity, 2011

	Woodhouse		Charnwood	East Midlands	England
	No	%	%	%	%
All Usual Residents Aged 16 to 74	1,786	100.0	100.0	100.0	100.0
Economically Active Total	***1,071***	***60.0***	***73.5***	***69.3***	***69.9***
Employee, Part-time	193	10.8	13.9	14.4	13.7
Employee, Full-time	571	32.0	44.6	38.8	38.6
Self Employed	220	12.3	8.9	8.7	9.8
Unemployed	35	2.0	3.6	4.2	4.4
Full-time Student (econ active)	52	2.9	2.5	3.3	3.4
Economically inactive Total	***715***	***40.0***	***26.5***	***30.7***	***30.1***
Retired	251	14.1	14.7	15.0	13.7
Student (including Full-Time Students)	358	20.0	3.9	5.8	5.8
Looking After Home or Family	61	3.4	3.5	4.0	4.4
Long-Term Sick or Disabled	32	1.8	2.8	4.1	4.0
Other	13	0.7	1.5	1.9	2.2

Source: Census 2011, QS601E

Household Size

At the time of the 2011 Census, the average household size in the Woodhouse Parish was 2.3 people which was in line with the region and below the borough and England (2.4) rates. The average number of

rooms per household stood at 6.5 which was above the borough (5.7), region (5.6) and England (5.4) rates.

The average number of bedrooms per household stood at 3.1 which was higher than the borough (2.9), region (2.8) and England (2.7) rates.

Housing Characteristics

Tenure

Around 68% of households own their homes outright or with a mortgage or loan. This compares with 72% for the borough, 67% regional and 63% national rates. There is a higher propensity of homeowners owing their homes outright. Around 14% of households live in private rented accommodation which is in line with the region, slightly above the borough (13%) but below the England (17%) average. Just 11% of households live in social rented accommodation which was lower than the borough (12%), regional (16%) and national (18%) rates.

Table 3: Tenure, 2011

	Woodhouse		Charnwood	Eat Midlands	England
	No	%	%	%	%
All occupied Households	885	100.0	100.0	100.0	100.0
Owned; Owned Outright	366	41.4	35.7	32.8	30.6
Owned; Owned with a Mortgage or Loan	237	26.8	36.4	34.5	32.8
Shared Ownership (Part Owned/Part Rented)	4	0.5	0.8	0.7	0.8
Social Rented; Rented from Council (Local Authority)	87	9.8	8.0	10.1	9.4
Social Rented; Other	7	0.8	3.8	5.7	8.3
Private Rented; Private Landlord or Letting Agency	127	14.4	12.9	13.6	15.4
Private Rented; Other	29	3.3	1.2	1.3	1.4
Living Rent Free	28	3.2	1.2	1.3	1.3

Source: Census 2011, KS402EW

Accommodation Type

Data from the 2011 Census shows the majority (41%) of residential dwellings were detached which is somewhat higher than the borough (30%), regional (32%) and national (22%) shares. Semi-detached housing accounted for 33% of the housing stock against 39% for the borough, 35% for the region and 31% nationally. Terraced housing, flats and apartments provide 26% of accommodation spaces which is lower than the borough (31%), region (32%) and national (47%) shares.

Table 4: Accommodation Type, 2011

	Woodhouse		Charnwood	East Midlands	England
	No	%	%	%	%
All household spaces (occupied + vacant)	937	100.0	100.0	100.0	100.0
Detached	381	40.7	30.4	32.2	22.3
Semi-Detached	308	32.9	38.5	35.1	30.7
Terraced	160	17.1	18.8	20.6	24.5
Flat, Maisonette or Apartment	88	9.4	12.0	11.7	22.1
Caravan or Other Mobile or Temporary Structure	-	0.0	0.5	0.4	0.4

Source: Census 2011, KS405EW

Number of Bedrooms and Occupancy Rates

Just under a third (31%) of households live in homes with four or more bedrooms which is somewhat higher than the borough (23%), regional (20%) and national (19%) averages. There is an under representation of housing for single people with just 6% of dwellings having one bedroom against 8% for the borough and region and 12% for England as a whole.

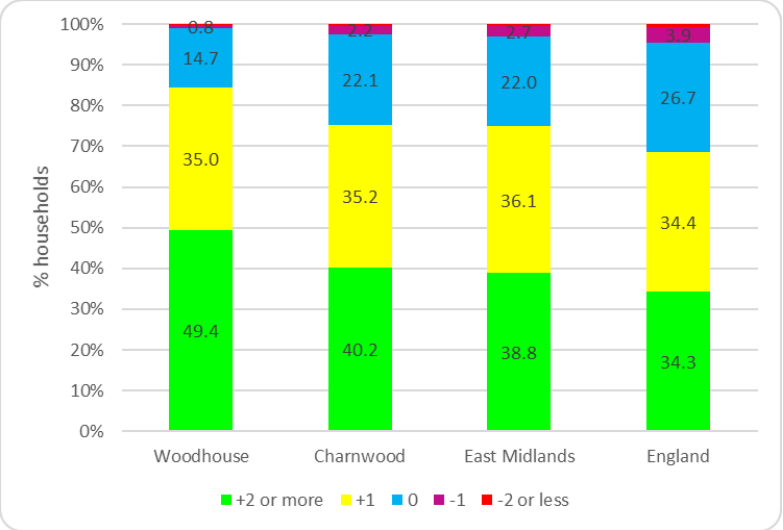
Table 5 Households by number of bedrooms, 2011

Bedrooms	Woodhouse		Charnwood	East Midlands	England
All occupied Household Spaces	885	100.0	100.0	100.0	100.0
No Bedrooms	-	0.0	0.2	0.2	0.2
1 Bedroom	54	6.1	8.4	8.1	11.8
2 Bedrooms	213	24.1	24.0	26.5	27.9
3 Bedrooms	341	38.5	44.2	45.4	41.2
4 Bedrooms	179	20.2	17.5	15.4	14.4
5 or More Bedrooms	98	11.1	5.7	4.4	4.6

Source: Census 2011, LC4405EW

There is evidence of under occupancy in the local area (having more bedrooms than the notional number recommended by the bedroom standard). Analysis of the 2011 Census shows that around 49% of all occupied households in Woodhouse have two or more spare bedrooms and around 35% have one spare bedroom. Under occupancy is higher than borough, regional and national averages.

Figure 4: Bedroom Occupancy Rates, All Households, 2011



Source: Census 2011, QS412EW

Under occupancy in the local area is particularly evident in larger properties with around 48% of households with 4 or more bedrooms occupied by just one or two people. This is above the borough (40%), regional (43%) and England (41%) rates.

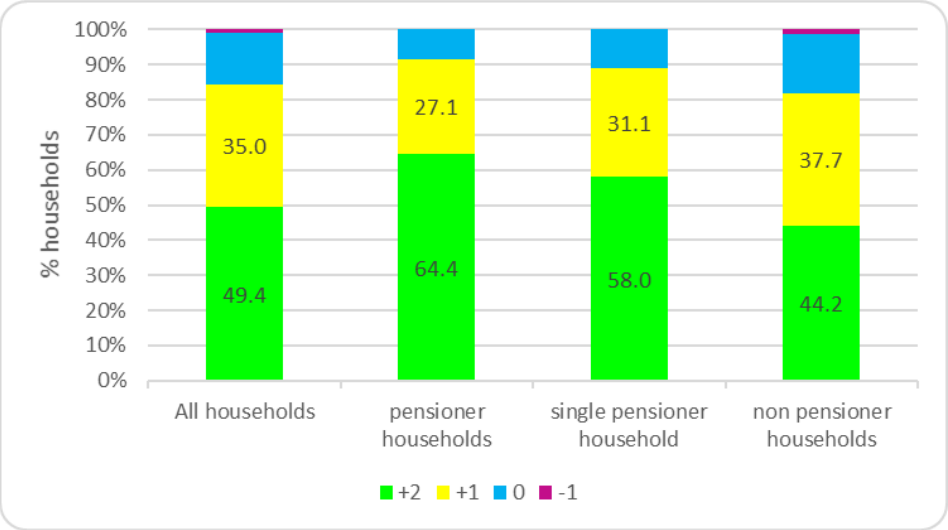
Table 6 Households with 4 or more bedrooms by household size, 2011

	Woodhouse		Charnwood	East Midlands	England
HHs with 4 or more bedrooms	277	100.0	100.0	100.0	100.0
1 person in household	38	13.7	9.7	10.4	10.6
2 people in household	96	34.7	30.7	32.3	30.3
3 people in household	53	19.1	18.9	18.8	18.3
4 or more people in household	90	32.5	40.7	38.5	40.8

Source: Census 2011, LC4405EW

Census data also suggests that older person households are more likely to under-occupy their dwellings. Data from the 2011 Census allows us to investigate this using the bedroom standard. In total, around 64% of pensioner households have an occupancy rating of +2 or more (meaning there are at least two more bedrooms that are technically required by the household) and is somewhat higher than the 44% non-pensioner household rate.

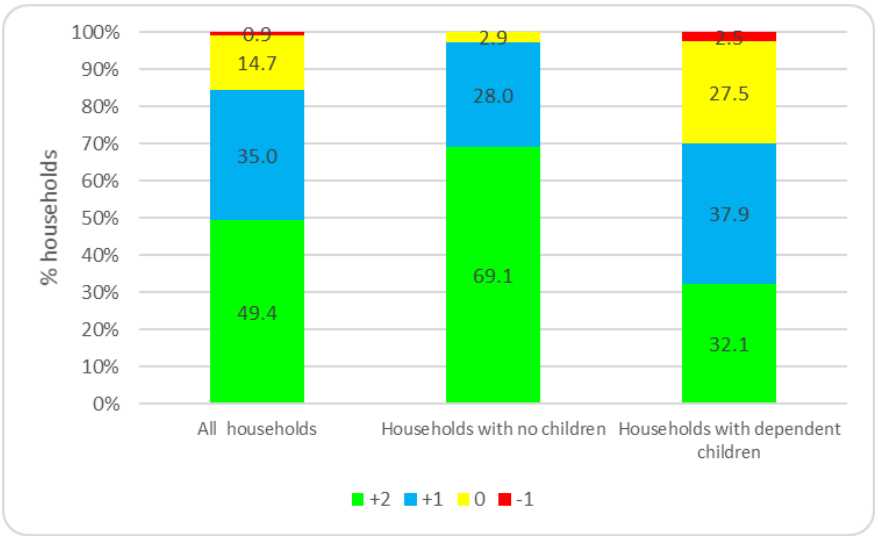
Figure 5: Bedroom Occupancy rating of Older Person Households, Woodhouse Parish, 2011



Source: Census 2011, LC4105EW

Overcrowding is not a significant issue in the local area, however, research shows that households with dependent children are more likely to be overcrowded. The Census implies there is some evidence of a small number of families with dependent children living in overcrowded households in Woodhouse.

Figure 6: Bedroom Occupancy rating of Family Households Woodhouse Parish, 2011



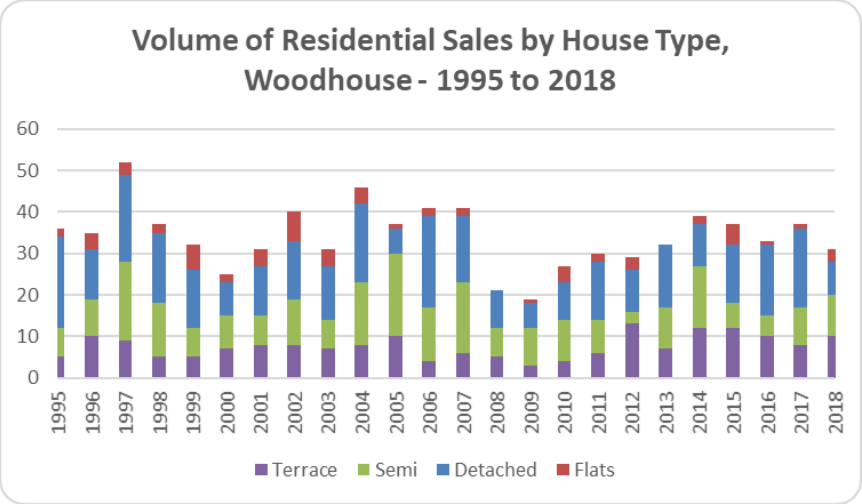
Source: Census 2011, LC4105EW

Housing Market

Residential Sales

Land Registry price paid data shows around 819 residential property sales were recorded in the Woodhouse Parish between 1995 and 2018. Please note the data was extracted on 15.2.19 and some transactions which occurred in 2018 may still be pending. At 40% detached housing accounted for the majority of sales, 30% were semi-detached, 22% terraced and 8% flats or apartments. It should be noted that some sales are not captured by the Land Registry, for example properties that were not full market value, right to buy and compulsory purchase orders will be excluded.

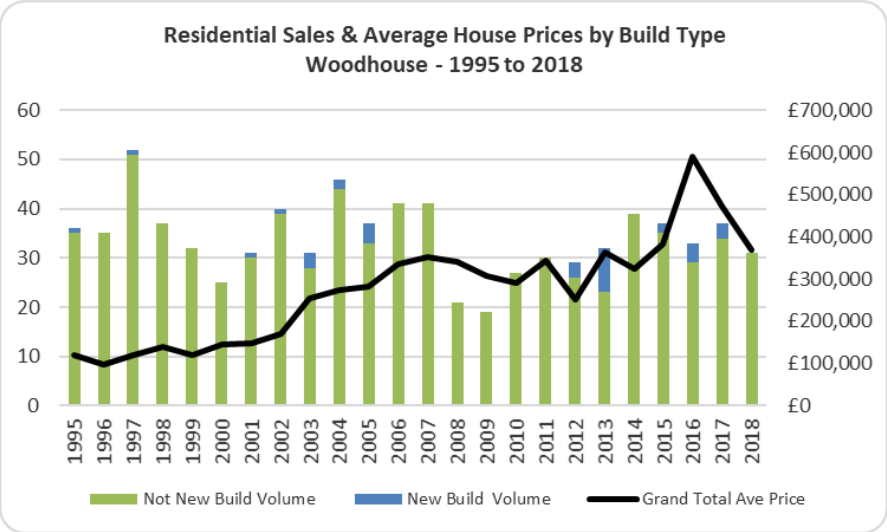
Figure 7



Data produced by Land Registry © Crown copyright 2019 (data available at 15.2.19)

There is evidence of a small supply of new build housing with 34 new build residential sales recorded between 1995 and 2018, representing 4% of total sales recorded by the Land Registry in the local area. Figure 8 below shows the volume of sales together with the overall annual average house price.

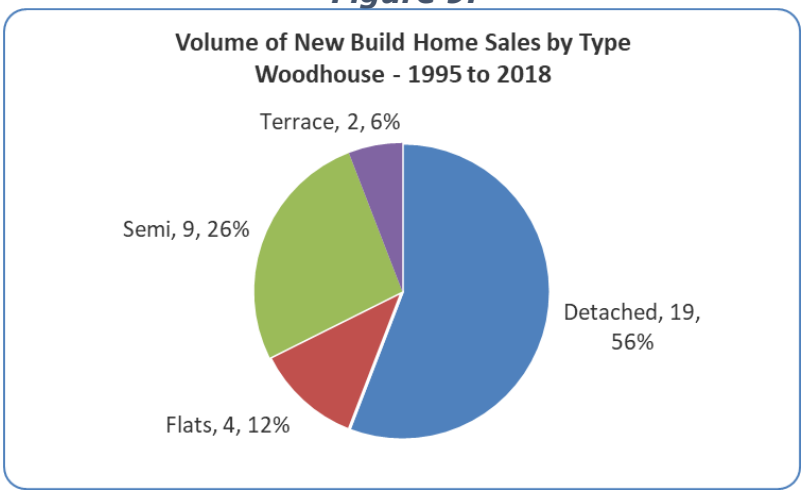
Figure 8:



Data produced by Land Registry © Crown copyright 2019 (data available at 15.2.19)

During this period, the majority (56%) of new build residential sales were detached (Figure 10). It should be noted that not all new builds will be captured in Land Registry price paid data, eg some conversions and social housing units will be excluded.

Figure 9:



Data produced by Land Registry © Crown copyright 2019 (data available at 15.2.19)

Summary of Future Housing Need

At the time of the 2011 Census, Woodhouse was home to around 2,319 residents living in 885 households. Analysis of the Census suggests that between 2001 and 2011 the local area population increased by around 15% (306 people).

There is a slightly higher than average representation of older people living in the local area and in line with national trends the local population is likely to get older as average life expectancy continues to rise.

Although more recent official population figures for the parish are not available, small area population estimates[3] suggest the number of people

[3] LSOA Population estimates - small area based by single year of age, 2011-2017, ONS

living in the local area has continued to grow, increasing by around 4%. The estimates suggest that between 2011 and 2017 there has been an 11% decline in the number of residents aged between 18 and 24 but a 16% increase in those aged 65+.

Home ownership levels are high with around 31% of households owning their homes outright and at 11% the share of households living in social rented accommodation is low when compared with regional and national rates.

There is evidence of under occupancy suggesting a need for smaller homes of one to two bedrooms which would be suitable for residents needing to downsize, small families and those entering the housing market. Providing suitable accommodation for elderly residents will enable them to remain in the local community and release under-occupied larger properties onto the market which would be suitable for growing families.

There is a predominance of large detached housing. There is an under representation of housing for single people with just 6% of dwellings having one bedroom.

Land Registry data indicates there has been some new build housing market activity over recent years.

Deprivation is not a significant issue in the local area.

Woodhouse Parish

November 2020

1. Overview

The Neighbourhood Plan (NP) for Woodhouse Parish Council has been prepared by the Woodhouse Parish Neighbourhood Plan Advisory Committee (NPAC) on behalf of the Parish Council. An important objective of the NP is to meet the housing need of the parish by allocating land for residential development in the most sustainable locations and to protect the parish from future unsustainable development proposals. Undertaking a sustainable site assessment (SSA) is a proven technique to compare the different potential locations for new residential development.

This process is an update and a detailed analysis of the findings of the Strategic Housing Land Availability Assessment (SHLAA) sites report published by Charnwood Borough Council (CBC) in 2019, a local call for sites by the Parish Council has also generated additional potential residential sites.

There is a housing target set for Woodhouse and Woodhouse Eaves in the CBC adopted local plan, based upon the population and economic development increase in numbers and activity. The Parish Council has agreed a target of a minimum of 20 additional residential units to be provided in Woodhouse Eaves before 2036. There is no residential target for the village of Woodhouse due to its low position in the CBC settlement hierarchy.

This SSA report sets out how the Woodhouse NPAC, identified sustainable sites for the allocation of land for housing development. The recommendations made by the advisory committee were informed by evidence collected and assessed by Derek Doran BSc (Hons) MCIH MBA, an independent consultant from YourLocale, a neighbourhood planning consultancy specialising in supporting NP's.

The NP supports the provision of sustainable housing in the Parish to meet local need and has embraced the desire to meet and exceed the District-wide housing provision target by identifying potential housing sites within the Parish to meet these requirements within locations that are sustainable, deliverable, developable and most importantly are acceptable to the local community.

2. Consultation on site suggestions

CBC produced a SHLAA report in 2019 which identified the potentially available sites put forward by landowners for residential development. This exercise was substantially updated from a similar exercise in 2017 and identified potential residential development sites within Woodhouse Parish. An SSA scoring matrix based upon the methodology supported by

the National Planning Policy Framework (NPPF) was agreed by housing theme group (HTG) members to reflect the unique characteristics of the parish.

A total of twelve sites were submitted in response to the Parish Council's "call for sites" that was sent to in excess of thirty local landowners. A large site of over twenty hectares close to Woodhouse village was discounted on policy grounds at it is not in compliance with the adopted local plan. The eleven remaining sites were analysed for suitability through a robust SSA process and the owners were given a draft copy of the SSA report and were consulted upon it.

The SSA's were considered at a number of meetings of the HTG with active support from environment theme group (ETG) members to ensure that adequate local knowledge was central to the process. This led to a reassessment of some sites by the YourLocale Consultant with amendments subsequently agreed with the HTG members to ensure an objective and transparent approach.

The assessments were amended to reflect this input and they were circulated as drafts to the relevant site sponsors, usually the landowner or a professional agent working on their behalf. All parties have been given the opportunity to respond to the drafts. Final SSA reports were then produced.

One deliverable site has been negotiated with the site owner for a potential residential allocation in the NP. The site in this report recommended for development is now subject to a residential allocation through the NDP.

3. Site Selection Criteria

The initial SSA reports were undertaken by the Lead Associate from YourLocale to ensure a professional approach based upon past experience of similar assessments and to ensure a high level of objectivity and consistency in scoring. The assessment included a comprehensive desk top study and online research followed by a visit to each of the sites. This led to some amendments being agreed by all members of the HTG and it was then possible to rank each site in order of overall sustainability. The policy position of CBC in terms of their assessment of the developability of these SHLAA sites was a material consideration in the discussions of scoring and their informal planning opinion on acceptability for residential use was sought.

4. The SSA Criteria and the RAG Scoring System

The SHLAA methodology jointly agreed between the Local Planning Authorities of Leicestershire was used, including CBC, coupled with the experience of the consultant in recommending past "made" NDP residential site allocations that have been supported in independent planning examinations.

The HTG agreed twenty-six scoring criteria in a SSA scoring matrix that are relevant to the selection and allocation of sites for new dwellings using amended criteria from the

NPPF's (the core planning principles).

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

The following site assessment scoring matrix was used to compare each site in terms of developability.

Table 1 – Sustainable Site Assessment (SSA) framework for Woodhouse Parish

Issue	Green	Amber	Red
1. Site capacity (3 bed market houses)	Small capacity up to 5 dwellings	Medium capacity of between 6-9 dwellings	Large capacity of more than 10 dwellings
2. Current Use	Vacant	Existing uses need to be relocated	Loss of important local asset
3. Adjoining Uses	Site wholly within residential area or village envelope	Site adjoining village envelope or residential location	Extending village envelope outside boundary
4. Topography/heritage	Flat or gently sloping site	Undulating site or greater slope that can be mitigated	Severe slope that cannot be mitigated
5. Greenfield or Previously Developed Land	Previously developed land (brownfield)	Mixture of brownfield & greenfield land	Greenfield land
6. Good Quality Agricultural Land (Natural England classification)	Land classified 4 or 5 (poor and very poor)	Land classified 3 (good to moderate)	Land classified 1 or 2 (Excellent and very good)
7. Site availability - Single ownership or multiple ownership	Single ownership	Multiple ownership	Multiple ownership with one or more unwilling partners
8. Landscape Character Assessment and Visual Impact Assessment (LVIA)	No harm to quality	Less than substantial harm to quality	Substantial harm to quality
9. Important Trees, Woodlands & Hedgerows	None affected	Mitigation measures	Site would harm or

		required	require removal of Ancient tree or hedge (or TPO)
10. Relationship with existing pattern of built development	Land visible from a small number of properties	Land visible from a range of sources mitigated through landscaping or planting	Prominent visibility Difficult to improve
11. Local Biodiversity considerations	A score of 1	A score of 2 or 3	A score of 4 or 5
12. Listed Building or important built assets and their setting	No harm to existing building	Less than substantial harm	Substantial harm
13. Impact on the Conservation Area or its setting	No harm	Less than substantial harm	Substantial harm
14. Safe pedestrian access to and from the site	Existing footpath	No footpath but can be created	No potential for footpath
15. Impact on existing vehicular traffic	Impact in the parish minimal	Medium scale impact on the parish	Major impact in the parish
16. Safe vehicular access to and from the site.	Appropriate access can be easily provided	Appropriate access can only be provided with significant improvement	Appropriate access cannot be provided
17. Distance to designated village centre, village halls for Woodhouse and Woodhouse Eaves.	Walking distance of 200m or less	Walking distance of 201-400m	Walking distance of greater than 401m
18. Distance to primary school.	Walking distance of 200m or less	Walking distance of 201-400m	Walking distance of greater than 401m
19. Current existing informal/formal recreational opportunities on site, cultural value	No recreational uses on site and/or low cultural value	Informal recreational uses on site and/or medium cultural value	Formal recreational uses on site and/or high cultural value
20. Ancient monuments or archaeological remains	No harm to an ancient monument or remains site	Less than substantial harm to an ancient monument or remains site	Substantial harm to an ancient monument or remains
21. Any existing public rights of ways/bridle paths	No impact on public right of way	Detriment to a public right of way	Re-routing required or would cause significant harm
22. Gas and/or oil pipelines & electricity transmission network (Not water/sewage)	Site unaffected	Re-siting may be necessary	Re-siting may not be possible

23. Any nuisance issues (Noise, light, odour?)	No nuisance issues	Mitigation may be necessary	Nuisance issues will be an ongoing concern
24. Any contamination issues	No contamination issues	Minor mitigation required	Major mitigation required
25. Any known flooding issues	Site in flood zone 1 or 2 or no flooding for more than 25 years	Site in flood zone 3a or flooded once in last 25 years	Site in flood zone 3b (functional flood plain) or flooded more than once in last 25 years
26. Any drainage issues.	No drainage issues identified.	Need for mitigation.	Need for substantial mitigation.

5. The SSA process and outcome

The SSA's were considered at a number of meetings of the HTG with active support from ETG members to ensure that adequate local knowledge was central to the process.

The outcome of the SSA process is recorded in the following table. The RAG Rating is obtained by simply deducting the "Red" scores from the "Green" scores, amber remains a neutral score. This process is straightforward to understand and allows local people to comprehend and affect the process.

Table 2 – SSA outcomes

Location	Number of units	RAG score
Site 1 Vicary Lane Woodhouse	Large site within 100m of Quorn boundary outside of policy.	N/A
Site 2 Rear of Garat's Hay	5	Green 11
Site 3 Rear of community Hall, Woodhouse	21	Red 1
Site 4 Expansion North of Woodhouse Eaves	137	Red 9
Site 5 Extension Forrest Road	45	Green 6
Site 6 Selby's garage Main Street	**16**	**Green 16**
Site 7 Sub section of site 4	To be protected in the NDP.	N/A
Site 8 Extension Maplewell Road	33	Red 3
Site 9 The Grange Brand Hill Lane junction	49	Red 8
Site 10 Brand Hill	41	Red 3
Site 11 Garage site Herrick Road	**3**	**Green 18**
Site 12 Garage site off Bird Hill Road	**5**	**Green 18**

Following negotiations with the relevant owners it is noted that CBC, the owners of the two garage sites, are intending to undertake a strategic asset management review and do not wish to commit to residential development until the outcome of this review is agreed.

For this reason the two garage sites at Herrick Road and off Bird Hill Road have been given a reserve allocation site status in the NDP.

Following consultation with the community the next highest scoring site has been allocated for residential development, the Selby's garage site on Main Street.

The parish council having considered all of the evidence have allocated the most viable green scoring site;

Land is allocated at Selby's garage site for approximately 16 units of residential accommodation, five of which will be affordable housing.

APPENDIX 4

Woodhouse Parish

Affordable Housing for Sale Assessment

March 2020

Purpose

This report provides an assessment of the need for affordable housing for sale in the Parish of Woodhouse within the Charnwood Borough of Leicestershire. The Parish comprises the villages of Woodhouse and Woodhouse Eaves.

Affordable housing is not merely cheaper housing, but planning terminology meaning those forms of housing tenure that fall within the definition of Affordable Housing set out in the current National Planning Policy Framework (NPPF), namely: social rent, affordable rent, affordable private rent and forms of affordable housing designed to offer affordable routes to home ownership.

This will help to inform the emerging Neighbourhood Plan in relation to the opportunities to both identify the need for affordable housing for sale and to see how the Neighbourhood Plan can address the issue.

Context

According to the latest annual Halifax Rural Housing Review (Halifax, 2017), homes in rural areas across Great Britain are 20% more expensive on average than in urban areas. In financial terms, this percentage equates to £44,454.

However, regionally, these figures increase or decrease dramatically depending on the locality. For example, the West Midlands is the region that commands the highest rural premium across Great Britain. Here, the average house price in rural areas is 47%, or £89,272 higher than the region's urban areas, and in contrast, the East of England has the lowest rural housing premium of 9% or £27,765.

Data from the review shows that first time buyers have more or less found themselves priced out of rural areas. They account for 41% of all mortgaged products in rural areas, compared with 53% in urban areas. Affordability is the main reason for this.

In a local context, figures for the East Midlands show a 38% increase in rural average house prices in the period 2012 - 2017. This equates to a rural housing premium of £55,426, compared to urban locations.

Areas which are predominantly rural typically have higher house prices than urban locations, thus making them less affordable. In 2016, the average lower quartile house price was 8.3 times the average lower quartile earnings in rural areas, in comparison with 7 times in urban areas.

In 2018, the National Housing Federation stated that 'the housing crisis in rural England is acute, with the most affordable rural homes costing 8.3 times wages in rural areas (National Housing Federation, 2018).

Woodhouse

Early maps and land surveys suggest that Woodhouse is probably the older of the two settlements and that Woodhouse Eaves ("houses on the edge of woods") began as a cluster of cottages near the Bull's Head corner, even extending down Brook Lane; none of which have survived. The earliest maps showing settlement details are estate maps which clearly show that a large proportion of the residential properties were under the control of the medieval manor of Beaumanor later known as the Beaumanor estate. The parish of Woodhouse (which included Maplewell-Longdale) and Woodhouse Eaves, was formed around 1844. It was formerly "extra-parochial" to the parishes of Barrow upon Soar and Newtown Linford. The population of the villages at this time was approximately: Maplewell-Longdale 30, Woodhouse 400 and Woodhouse Eaves 650.

Apart from the traditional village trades such as blacksmiths, wheelwrights and shop keepers, the industry particularly associated with the area was framework knitting. This was mainly a domestic industry, with its associated trades. Several cottages were built for the staff and servants of the larger houses: Maplewell cottages (opposite 155 Maplewell Road) were built for Maplewell Hall, Inglewood and Maplehurst houses were served by a trio of bay windowed cottages lower down Maplewell Road (nicknamed "custard cottages" because they were originally painted a pale yellow). Other similar cottages exist on Main Street and on Brand Lane (near the Wheatsheaf Inn), which housed workers at The Brand and Swithland Court. The proximity of the Swithland slate pits necessitated the provision of some cottages for labourers including "Slaters Row" on Maplewell Road. The growth from a tiny mediaeval hamlet under the eaves of the forest to a thriving

According to the 2011 Census, the Woodhouse Parish had an estimated population of 2,319 residents living in 937 households dispersed across 1,312 hectares, equating to a population density of 1.8 persons per hectare. This compares with 6.0 for Charnwood, 2.9 for East Midlands and 4.1 for England as a whole. There were 52 vacant dwellings representing a 6% vacancy rate. There was 1 communal establishment in the parish providing accommodation for around 320 residents. The number of people living in the parish increased between 2001 and 2011 rising by 15% (306 people). There was a decrease in the number of communal establishments from 3 to 1, however, the number of residents living in this type of accommodation increased from 89 to 320. During the same period the number of dwellings (occupied and vacant) increased by 65 (7.5%) to 937. Although more recent official population figures for the parish are not available, small area population estimates[1] suggest the number of people living in the local area has continued to grow, increasing by around 4%. The estimates suggest that between 2011 and 2017 there has been an 11% decline in the number of residents aged between 18 and 24 but a 16% increase in those aged 65+.

[1] LSOA Population estimates - small area based by single year of age, 2011-2017, ONS

At the time of the 2011 Census, around 15% of residents were aged under 16 which was below the borough (17%), regional (18%) and national (19%) rates. Around 67% of residents were aged between 16 and 64 which was in line with the borough and above the region (64%) and England (65%) rates.

There is a slightly higher than average representation of older people (aged 65+) accounting for 18% of total residents which was above the borough (16%), regional (17%) and national (16%) rates. The median age of people living in the parish was 39 which is in line with the borough and England rate but slightly lower than that of the region (40).

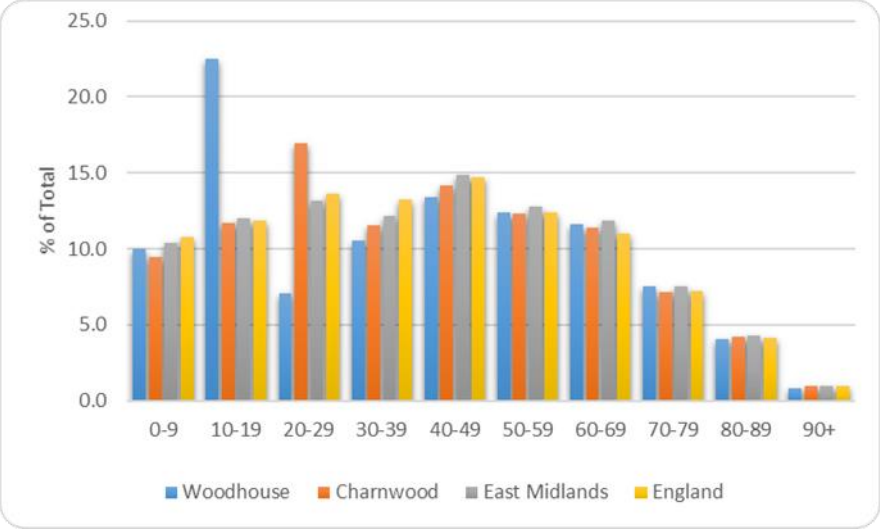
Table 1: Usual Residents by Age Band, 2011

	Woodhouse		Charnwood	East Midlands	England
	No	%	%	%	%
Aged 0-4	126	5.4	5.5	6.0	6.3
Aged 5-15	219	9.4	11.5	12.5	12.6
Aged 16-64	1,560	67.3	66.6	64.5	64.8
Aged 65+	414	17.9	16.4	17.1	16.3
All Usual Residents	2,319	100.0	100.0	100.0	100.0
Median age	39		39	40	39

Source: Census 2011, KS102

A more detailed breakdown of age bands reveals that at the time of the 2011 Census, Woodhouse had a high representation of residents aged between 10 to 19 when compared with the borough, region and England shares. This may be due to a higher than average share of students living in the parish. It also had a lower share of people aged been 20 and 39 which may reflect lack of affordable and suitable accommodation for young people entering the housing market.

Figure 1 Population by 10-year age bands, 2011



Source: Census 2011, QS103

Research shows the number of older people will grow significantly in the future and relative growth will be highest in older cohorts. Latest available population projections[2] suggest that Charnwood's 65 plus age group is forecast to grow by around 48% between 2016 and 2036.

Deprivation

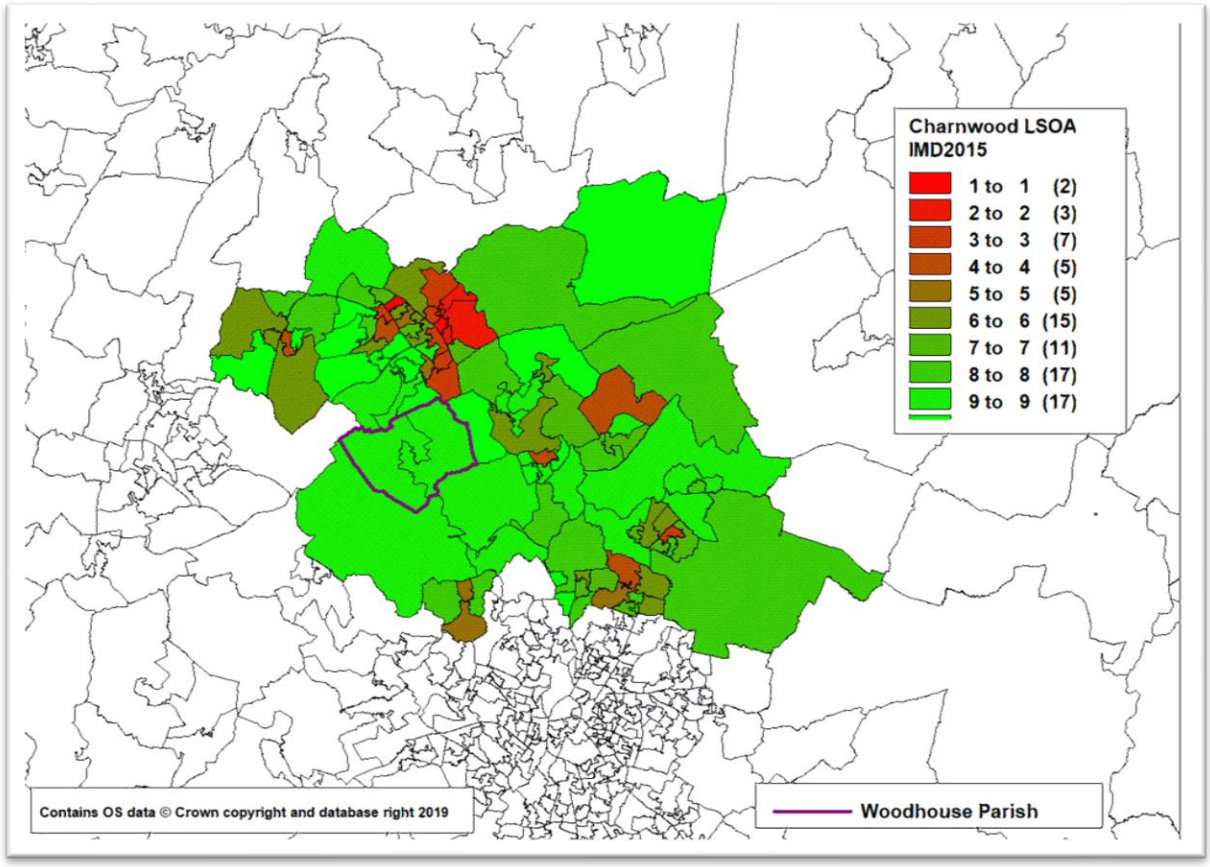
The English Indices of Deprivation measure relative levels of deprivation in 32,844 small areas or neighbourhoods, called Lower-layer Super Output Areas (LSOAs) in England. The Woodhouse Parish is situated within two LSOAs (E01025688 and E01025687). The latter LSOA also takes in neighbouring Newton Linford.

The overall Index of Multiple Deprivation Decile (where 1 is most deprived 10% of LSOAs) (IMD) shows that on the whole the local area displays relatively low levels of deprivation ranking in the 9th decile on the overall 2015 Index. The following map illustrates overall Index of Multiple Deprivation deciles within the Charnwood borough. The Woodhouse Parish is denoted by a black boundary to the west of the borough.

[2] Subnational Population Projections for Local Authorities in England: 2016 based

Figure 2 Index of Multiple Deprivation Deciles, 2015,

Charnwood

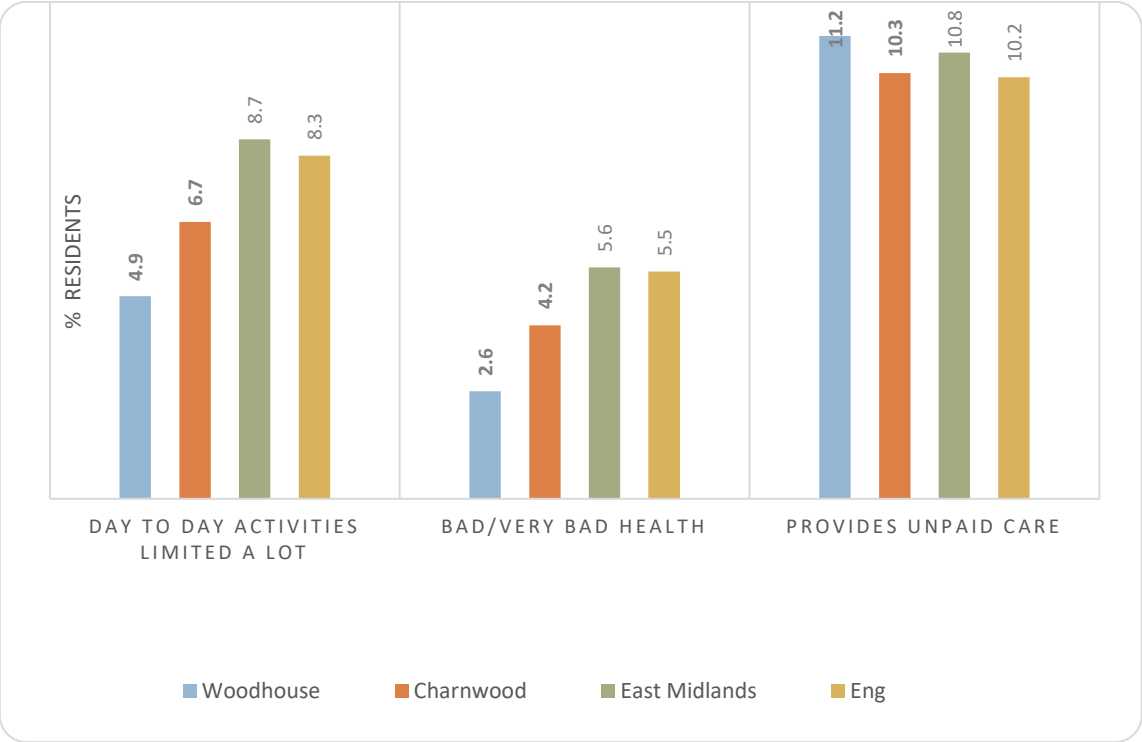


Health

The Census highlights ill health and disability is an issue for some residents.

Figure 3 shows that at 2.6% the proportion of residents reporting to be in bad or very bad health was below the borough (4.2%), region (5.6%) and England (5.5%) rates. Woodhouse residents are less likely to have their day to day activities limited due to ill health, however, they are more likely to be providing unpaid care – 11.2% against 10.3% for the borough, 10.8% region and 10.2% England average.

Figure 3 Health and Unpaid Care



Source: Census 2011

Economic Activity

The following table illustrates the working status of residents aged 16 to 74. In the Woodhouse Parish this accounts for 77% of the population. At 60% Woodhouse's economic activity rate is lower than the borough (73%), but above the regional (69%) and national (70%) rates. It has a higher than average share of self-employed residents and at the time of the 2011 Census the unemployment rate was low.

The parish has a significantly high proportion of students living in the parish, the majority of which are economically inactive which has a negative impact on the overall economic activity rate.

Table 2: Economic Activity and Inactivity, 2011

	Woodhouse		Charnwood	East Midlands	England
	No	%	%	%	%
All Usual Residents Aged 16 to 74	1,786	100.0	100.0	100.0	100.0
Economically Active Total	***1,071***	***60.0***	***73.5***	***69.3***	***69.9***
Employee, Part-time	193	10.8	13.9	14.4	13.7
Employee, Full-time	571	32.0	44.6	38.8	38.6
Self Employed	220	12.3	8.9	8.7	9.8
Unemployed	35	2.0	3.6	4.2	4.4
Full-time Student (econ active)	52	2.9	2.5	3.3	3.4
Economically inactive Total	***715***	***40.0***	***26.5***	***30.7***	***30.1***
Retired	251	14.1	14.7	15.0	13.7
Student (including Full-Time Students)	358	20.0	3.9	5.8	5.8
Looking After Home or Family	61	3.4	3.5	4.0	4.4
Long-Term Sick or Disabled	32	1.8	2.8	4.1	4.0
Other	13	0.7	1.5	1.9	2.2

Source: Census 2011, QS601E

Household Size

At the time of the 2011 Census, the average household size in the Woodhouse Parish was 2.3 people which was in line with the region and below the borough and England (2.4) rates. The average number of rooms per household stood at 6.5 which was above the borough (5.7), region (5.6) and England (5.4) rates.

The average number of bedrooms per household stood at 3.1 which was higher than the borough (2.9), region (2.8) and England (2.7) rates.

National Planning Policy Context

The National Planning Policy Framework (NPPF - updated in 2019) confirms the Government's commitment to home ownership, whilst recognising the important role of social, affordable, and private rent tenures for those not currently seeking home ownership.

The 2019 update of the NPPF broadens the definition of affordable housing from merely social and intermediate housing to include a range of low-cost housing opportunities for those wishing to own a home, including starter homes.

Annex 2 defines affordable housing in the following terms:

Affordable housing: 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); and which complies with one or more of the following definitions:

a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

c) Discounted market sales housing is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) Other affordable routes to home ownership is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision or refunded to Government or the relevant authority specified in the funding agreement.

Paragraph 62 of the NPPF says 'where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be met on-site'

unless off-site provision or a financial contribution can be robustly justified; or an alternative approach contributes to the objective of creating mixed and balanced communities.

In paragraph 64 of the NPPF, the Government introduces a recommendation that "where major housing development is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership". In line with Planning Practice Guidance, the assumption is that a 'major housing development' can be defined as a site of 10 dwellings or more, and that affordable home ownership includes starter homes, shared ownership homes, and homes available for discount market sale.

Paragraph 77 supports opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs.

The NPPF defines self-build housing as 'housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act'.

The NPPF (paragraph 61) requires local planning authorities to plan for a mix of housing needs, including for older people and people with disabilities.

Neighbourhood Plan policies are required to have regard for national planning policies.

Local Planning Policy context

The Charnwood Local Plan 2011 – 2028 was adopted on 9 November 2015. It references Affordable Housing throughout the document:

The lack of affordable housing, particularly in rural communities, is highlighted on page 12 within a table of pressures facing Charnwood. This table also acknowledges the need for specialist housing such as homes for elderly people and students.

The vision for Charnwood identifies 'In particular, there will be a good provision of affordable housing particularly in rural communities' (page 15).

One of the Strategic Objectives identified on page 17 is 'to meet needs for homes, including affordable housing in line with the requirements of the Leicester and Leicestershire Housing Market Area'.

Woodhouse Eaves is specifically mentioned on page 30 where the development strategy highlights the need to 'respond positively to affordable housing developments in accordance with Policy CS3'.

A specific section on the amount of affordable housing starts on page 36. It describes the issue of high house prices and identifies the need to increase amounts of affordable homes being delivered without compromising scheme viability.

This section goes on to identify the types of affordable housing required. It suggests that the greatest need is for 2 and 3 bed houses, and that 80% should be an affordable or social rent.

There is an expectation that affordable housing should be delivered alongside market housing to create mixed and balanced communities, and 'rural exception sites' are promoted in rural communities where a need for affordable housing can be demonstrated.

Policy CS3 requires 40% affordable housing on sites of 5 dwellings or more in Woodhouse and Woodhouse Eaves and requires development:

- seeking an appropriate mix of types, tenures and sizes of homes, having regard to identified housing needs and the character of the area;
- seeking all new housing to be built to 'Lifetime Homes', where feasible;
- securing the delivery of affordable homes on-site and integrated with market housing unless there are exceptional circumstances which contribute to the creation of mixed communities;

The draft Local Plan identifies the greatest need for rented Affordable Housing, with 77% of the total need being for social or affordable rent and a further 23% for intermediate affordable housing.

In considering alternative tenure mixes, the Council says it will balance the need to meet the objectively assessed needs of the community with the need for flexibility to avoid delays to the delivery of housing. The draft policy sets out a clear preference for Affordable Housing to be provided on-site as part of sustainable and mixed communities.

Draft Policy LP5 supports the provision of small-scale developments in rural areas for Affordable Housing outside settlement Limits to Development as an exception where:

- the housing is demonstrated to meet an identified local need for affordable housing; and
- development is well related to a rural settlement and respects the character and scale of the settlement and its landscape setting.

Planning permission for rural exception sites will be subject to conditions, or a planning obligation will be sought, to ensure that all initial and subsequent occupiers of the affordable dwellings will be local people in housing need and benefit from the status of the dwellings as affordable housing in perpetuity.

Neighbourhood Plans are required to be in general conformity with adopted strategic local policies. It is good practice that they take emerging Local Plans into account when finalising their Plans.

Approach

The approach undertaken was to consider a range of local factors in the context of the NPPF and the Charnwood Local Plan. These included assessments of local demographic data relating to existing property types and tenures (taken from the 2011 Census), house prices in Woodhouse Parish (Land Registry figures); comments made at a local engagement event; analysis of a Housing Need Survey undertaken in spring 2020 and consideration of housing need in Woodhouse Parish in conjunction with strategic affordable housing officers from Charnwood Borough Council.

The neighbourhood planning group would like to understand the needs of the community for housing of varying tenures, as well as the relative affordability of those tenures that should be provided to meet local need now and into the future.

This evidence will allow Woodhouse Parish to establish the right conditions for new development to come forward that is affordable, both in the broader sense of market housing attainable for first-time buyers, and as Affordable Housing for those who may be currently priced out of the market.

The neighbourhood planning group is seeking to determine what size and type of housing would be best suited to the local community. The aim of this is to provide the Parish Council with robust evidence on the types and sizes of dwellings needed by the local community. This will ensure future development truly reflects what residents need.

Research findings

Existing property types and tenures – Census 2011 data

What Affordable Housing (social housing, affordable rented, shared ownership, intermediate rented) and other market tenures should be planned for in the housing mix over the Neighbourhood Plan period?

Tenure refers to the legal arrangements in place that enable a household to live in their home; it determines householder rights and influences the level of payments to be made in return for these rights. Broadly speaking, tenure falls into two categories, Affordable Housing and Market Housing, depending on whether the household benefits from a subsidy of some sort to enable them to live in their home.

This section will examine the tenure of dwellings in the current stock and recent supply. Then, looking at affordability, we will make an assessment on whether continuation of these trends would meet future needs. We will also investigate whether there are misalignments between the supply of different tenures of housing and local need. Such misalignments can justify policies that guide new developments to prioritise certain tenures, to bring supply and demand into better alignment.

Around 68% of households own their homes outright or with a mortgage or loan. This compares with 72% for the borough, 67% regional and 63% national rates. There is a higher propensity of homeowners owing their homes outright. Around 14% of households live in private rented accommodation which is in line with the region, slightly above the borough (13%) but below the England (17%) average. Just 11% of households live in social rented accommodation which was lower than the borough (12%), regional (16%) and national (18%) rates.

Table 3: Tenure, 2011

	Woodhouse		Charnwood	Eat Midlands	England
	No	%	%	%	%
All occupied Households	885	100.0	100.0	100.0	100.0
Owned; Owned Outright	366	41.4	35.7	32.8	30.6
Owned; Owned with a Mortgage or Loan	237	26.8	36.4	34.5	32.8
Shared Ownership (Part Owned/Part Rented)	4	0.5	0.8	0.7	0.8
Social Rented; Rented from Council (Local Authority)	87	9.8	8.0	10.1	9.4
Social Rented; Other	7	0.8	3.8	5.7	8.3
Private Rented; Private Landlord or Letting Agency	127	14.4	12.9	13.6	15.4
Private Rented; Other	29	3.3	1.2	1.3	1.4
Living Rent Free	28	3.2	1.2	1.3	1.3

Source: Census 2011, KS402EW

Accommodation Type

Data from the 2011 Census shows the majority (41%) of residential dwellings were detached which is somewhat higher than the borough (30%), regional (32%) and national (22%) shares. Semi-detached housing accounted for 33% of the housing stock against 39% for the borough, 35% for the region and 31% nationally. Terraced housing, flats and apartments provide 26% of accommodation spaces which is lower than the borough (31%), region (32%) and national (47%) shares.

Table 4: Accommodation Type, 2011

	Woodhouse		Charnwood	East Midlands	England
	No	%	%	%	%
All household spaces (occupied + vacant)	937	100.0	100.0	100.0	100.0
Detached	381	40.7	30.4	32.2	22.3
Semi-Detached	308	32.9	38.5	35.1	30.7
Terraced	160	17.1	18.8	20.6	24.5
Flat, Maisonette or Apartment	88	9.4	12.0	11.7	22.1
Caravan or Other Mobile or Temporary Structure	-	0.0	0.5	0.4	0.4

Source: Census 2011, KS405EW

Number of Bedrooms and Occupancy Rates

Just under a third (31%) of households live in homes with four or more bedrooms which is somewhat higher than the borough (23%), regional (20%) and national (19%) averages. There is an under representation of housing for single people with just 6% of dwellings having one bedroom against 8% for the borough and region and 12% for England as a whole.

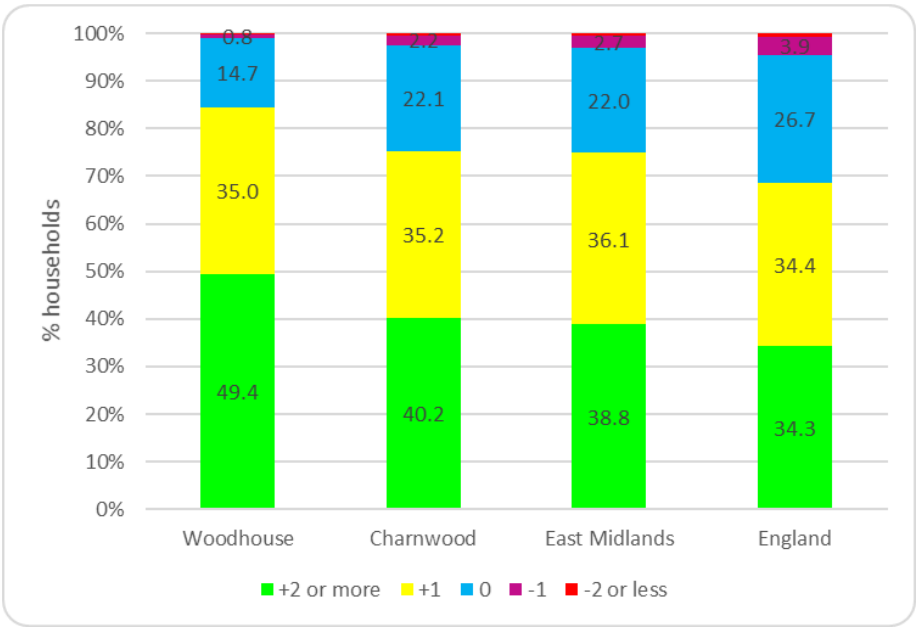
Table 5 Households by number of bedrooms, 2011

Bedrooms	Woodhouse		Charnwood	East Midlands	England
All occupied Household Spaces	885	100.0	100.0	100.0	100.0
No Bedrooms	-	0.0	0.2	0.2	0.2
1 Bedroom	54	6.1	8.4	8.1	11.8
2 Bedrooms	213	24.1	24.0	26.5	27.9
3 Bedrooms	341	38.5	44.2	45.4	41.2
4 Bedrooms	179	20.2	17.5	15.4	14.4
5 or More Bedrooms	98	11.1	5.7	4.4	4.6

Source: Census 2011, LC4405EW

There is evidence of under occupancy in the local area (having more bedrooms than the notional number recommended by the bedroom standard). Analysis of the 2011 Census shows that around 49% of all occupied households in Woodhouse have two or more spare bedrooms and around 35% have one spare bedroom. Under occupancy is higher than borough, regional and national averages.

Figure 4: Bedroom Occupancy Rates, All Households, 2011



Source: Census 2011, QS412EW

Under occupancy in the local area is particularly evident in larger properties with around 48% of households with 4 or more bedrooms occupied by just one or two people. This is above the borough (40%), regional (43%) and England (41%) rates.

Table 6 Households with 4 or more bedrooms by household size, 2011

	Woodhouse		Charnwood	East Midlands	England
HHs with 4 or more bedrooms	277	100.0	100.0	100.0	100.0
1 person in household	38	13.7	9.7	10.4	10.6
2 people in household	96	34.7	30.7	32.3	30.3
3 people in household	53	19.1	18.9	18.8	18.3
4 or more people in household	90	32.5	40.7	38.5	40.8

Source: Census 2011, LC4405EW

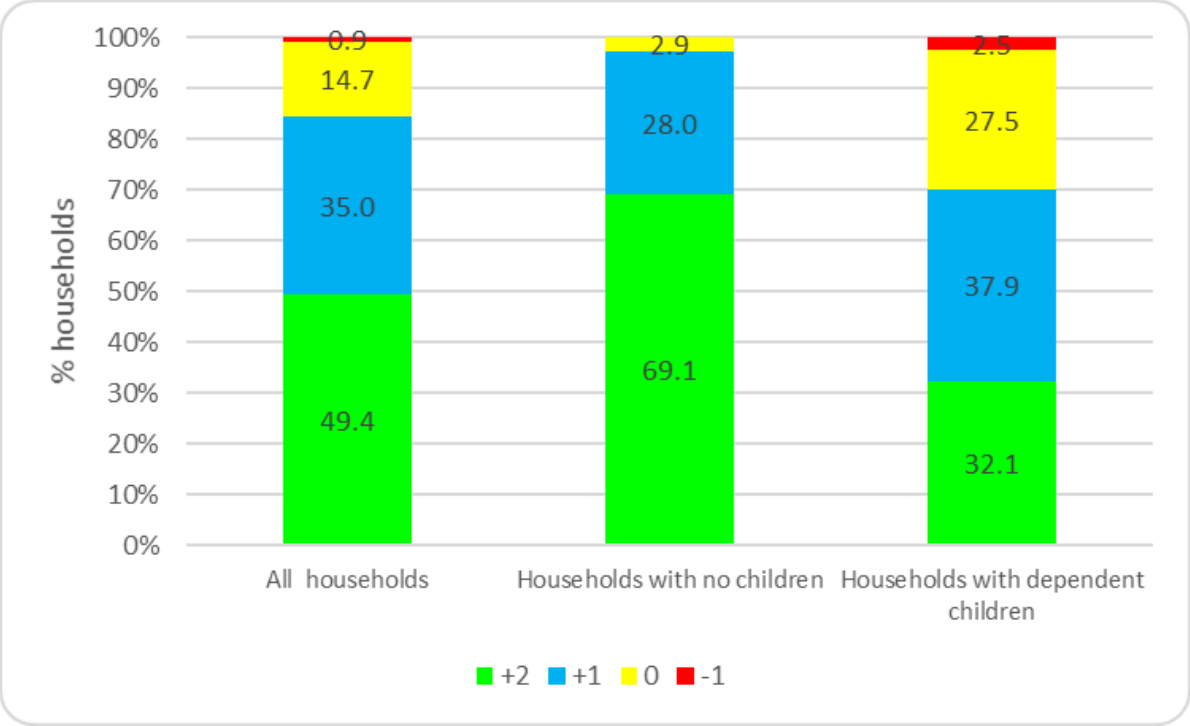
Census data also suggests that older person households are more likely to under-occupy their dwellings. Data from the 2011 Census allows us to investigate this using the bedroom standard. In total, around 64% of pensioner households have an occupancy rating of +2 or more (meaning there are at least two more bedrooms that are technically required by the household) and is somewhat higher than the 44% non-pensioner household rate.

Figure 5: Bedroom Occupancy rating of Older Person Households, Woodhouse Parish, 2011

Source: Census 2011, LC4105EW

Overcrowding is not a significant issue in the local area, however, research shows that households with dependent children are more likely to be overcrowded. The Census implies there is some evidence of a small number of families with dependent children living in overcrowded households in Woodhouse.

Figure 6: Bedroom Occupancy rating of Family Households
Woodhouse Parish, 2011



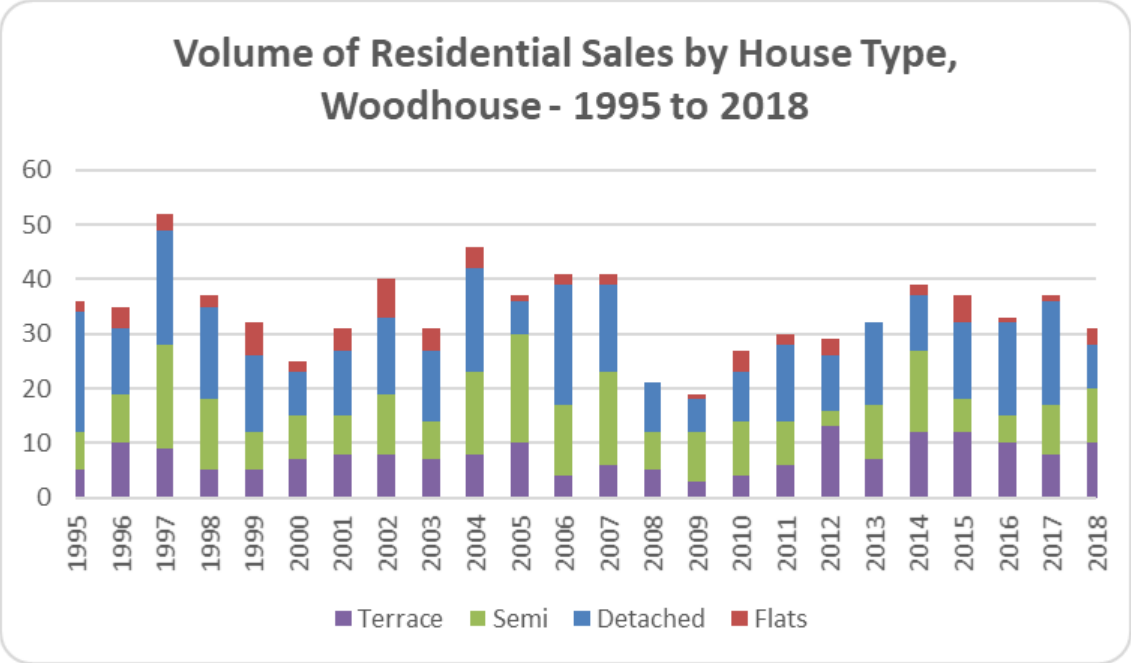
Source: Census 2011, LC4105EW

Housing Market

Residential Sales

Land Registry price paid data shows around 819 residential property sales were recorded in the Woodhouse Parish between 1995 and 2018. Please note the data was extracted on 15.2.19 and some transactions which occurred in 2018 may still be pending. At 40% detached housing accounted for the majority of sales, 30% were semi-detached, 22% terraced and 8% flats or apartments. It should be noted that some sales are not captured by the Land Registry, for example properties that were not full market value, right to buy and compulsory purchase orders will be excluded.

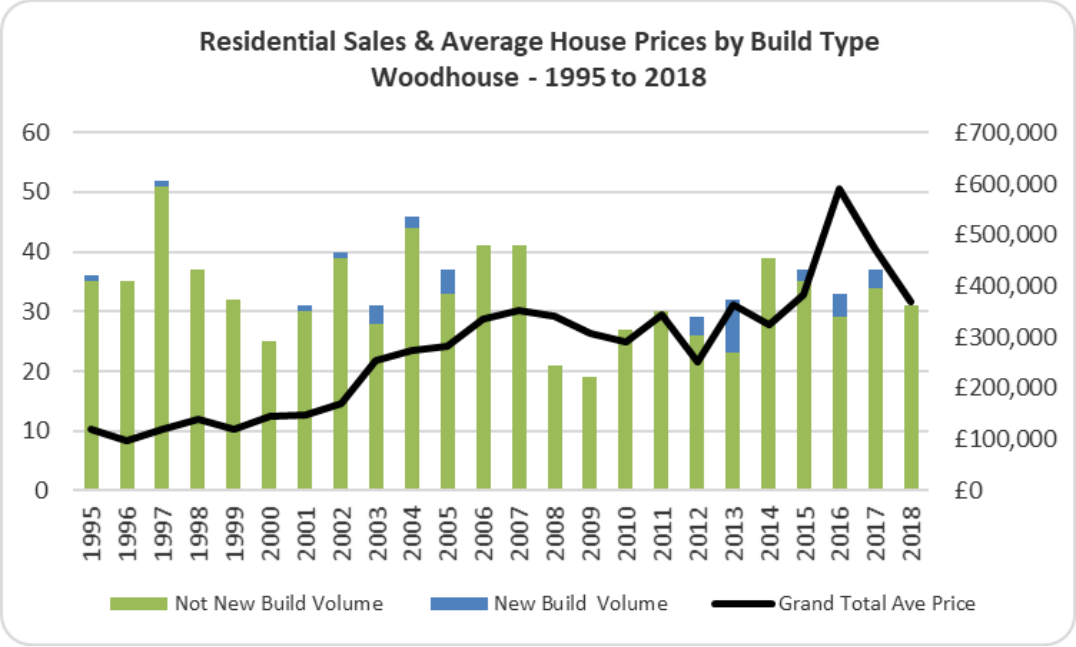
Figure 7



Data produced by Land Registry © Crown copyright 2019 (data available at 15.2.19)

There is evidence of a small supply of new build housing with 34 new build residential sales recorded between 1995 and 2018, representing 4% of total sales recorded by the Land Registry in the local area. Figure 8 below shows the volume of sales together with the overall annual average house price.

Figure 8:



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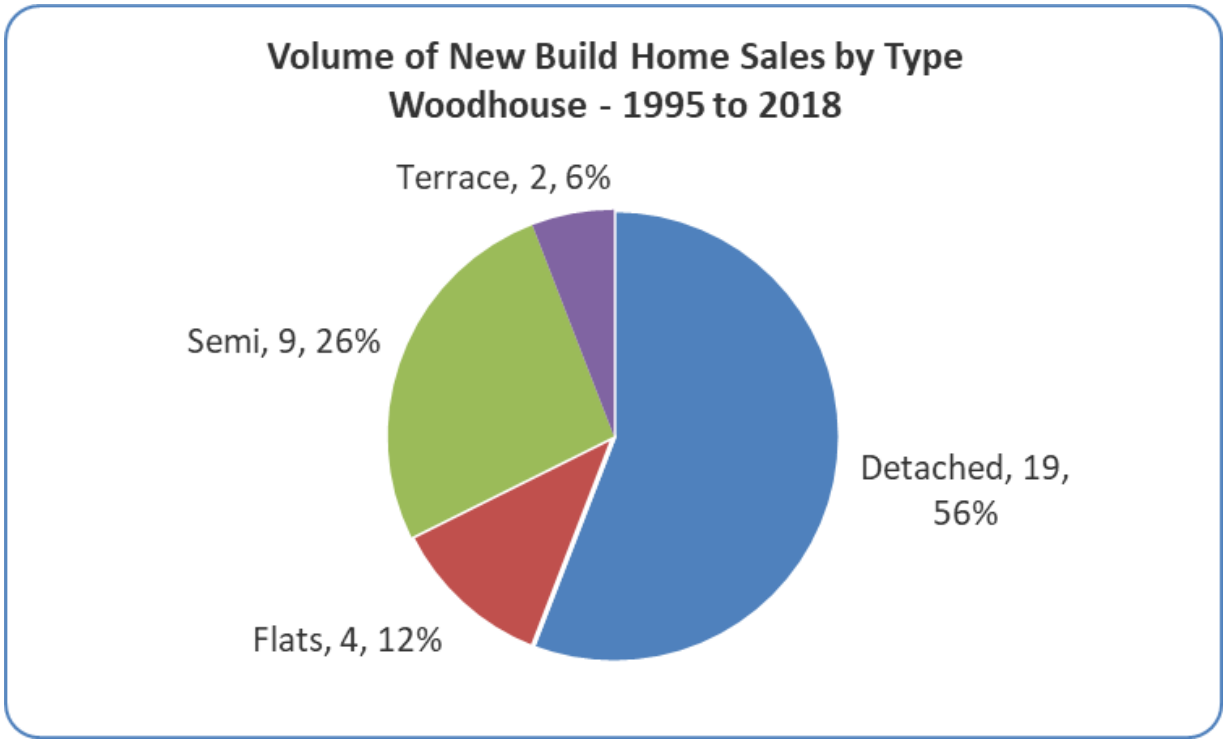
During this period, the majority (56%) of new build residential sales were detached (Figure 10). It should be noted that not all new builds will be captured in Land Registry price paid data, e.g. some conversions and social housing units will be excluded.

Figure 9:



Data produced by Land Registry © Crown copyright 2019 (data available at 15.2.19)

COMMUNITY ENGAGEMENT DROP-IN EVENT

This took place on 1 September 2018. A total of 102 people attended.

People were asked what they would like to see/improve and the comments in relation to Affordable Housing were as follows:

- Check the demographic first i.e. if want injection of younger people, affordable price cap for families not developers to reap the rewards of demand
- Young families need affordable houses to keep the village alive. Buy to let should be discouraged as this takes away feasibility and inflates prices
- Affordable houses needed – small-scale brown-field type sites – maximum £175K
- I hate the fact that this has become known as a desirable village for rich people – that is not what a village should be! Where are the affordable houses for 'ordinary people'? the prices are continually driven by outsiders prepared to pay exorbitant prices!
- 'Affordable housing' in the Woodhouses is a pipedream! Each large house built, releases a smaller house down the chain, somewhere near to the bottom of the chain is/ are the affordable home(s). Sadly, not in the Woodhouses.

Other relevant comments included the following:

- We need more housing in the village for the locals
- Sensitive development of small starter housing on a limited scale – but in cottage style with preservation of trees

STAKEHOLDER CONSULTATION EVENING

This event, targeting key stakeholders, took place in Woodhouse Parish on 23 October 2018 as part of the process of preparing a Neighbourhood Plan. 39 people attended the event. Comments in relation to affordable housing included the following under the heading 'issues and opportunities':

- Do not want mass construction
- Not appropriate to have mass housing estates going in the village
- New development should be in keeping with the character of the village
- Affordable housing required but with sensitive cottage style & green space
- Proactively suggest spaces for sustainable development – but issues of transport and loss of facilities should be addressed first
- Selby's brownfield site
- Potential development should protect landscape character and be near existing development e.g. corner of Brook Lane/ Beacon Road

Housing Needs Survey 2019

A detailed study of the housing needs of Woodhouse Parish up to 2024 was undertaken in 2019. This study has not only investigated the affordable housing need of the village, but also for market rent level housing and open market housing.

This study has not only investigated the actual affordable housing needs of the Parish, but also for shared ownership and open market housing. In addition, the survey ascertained resident's views with regard to living in the Parish and support for new housing for local people to help sustain local communities.

The survey has identified an immediate need for 7 Affordable Rented homes, 5 Shared Ownership homes and 10 Open Market homes.

Of the 41 respondents who indicated a housing need in the next 5 years:

- 10 were assessed as being in need of open market housing (for local people)
    - 1 x 2-bedroom house
    - 2 x 3-bedroom houses
    - 1 x 1-bedroom bungalow
    - 5 x 2-bedroom bungalows (one of which would be extra care)
    - 1 X 3-bedroom bungalow

- 7 were assessed as being in need of affordable rented housing
    - 2 x 1-bedroom bungalows
    - 1 x 1-bedroom bungalow or ground floor flat
    - 3 x 1- or 2-bedroom home
    - 1 x 2-bedroom house
- 5 were assessed as being in need of affordable housing on a Shared Ownership basis
    - 3 x 2-bedroom houses
    - 2 x 3-bedroom houses

The Survey included a broad question about the type of housing residents thought was needed in the Parish.

Most respondents (90) favoured homes for young people followed by 2-3 bed homes for families (89) and homes for elderly people (88).

Other comments were sought about future housing and the following responses received where people indicated that some form of new housing was required:

- The village is relatively isolated. Public transport is atrocious. I would worry that young people; those with disabilities, single people would struggle. The hilly nature is also a factor for the elderly and those with disabilities. We do not need any more expensive housing, It is a wonderful village for young families
- The village is relatively isolated. Public transport is atrocious. I would worry that young people; those with disabilities, single people would struggle. The hilly nature is also a factor for the elderly and those with disabilities. We do not need any more expensive housing, It is a wonderful village for young families
- There are too many 4/5/6 bed luxury houses and too many new builds of the same type being built by greedy property developers. More social housing is needed!
- Affordable housing
- Environmentally friendly carbon neutral homes with solar panels etc.
- Homes which have adequate parking
- Affordable - long term affordable, that is won't be brought, extended and developed and then sold on at an unaffordable price
- Not aware of specific needs
- I don't know. It depends on the need
- Social housing. Many were sold in the Thatcher's era. The money was not reinvested in housing

- I would like to say that in my opinion, we don't need any new homes apart from maybe infill. It is time that there are no affordable homes for young or less wealthy because prices are driven up just because it is a village. Very few council houses are left
- No affordable housing please. The village already has a very poor crime rate often, if not always, attributed to the local authority housing nearby
- Social housing
- All types of housing
- Village at 'bursting' point. No further building en-masse - roads poor. 'Infill' wold provide further homes - but with off road parking!
- Woodhouse is a hamlet which people choose to live not need to live. It's lack of 'amenities' is part of the choice they make. Quorn & Woodhouse Eaves (close by) are amply supplied with what could be deemed to be missing from Woodhouse
- Council homes provided there is no right to buy. (This is only way to protect council housing stock)
- Veterans
- I consider Woodhouse and Woodhouse Eaves have spare land to build additional houses
- Bungalows

The extensive consultation activities that have taken place across the Parish has demonstrated broad agreement about the need for Affordable Housing for Sale.

Discussions with Charnwood Borough Council strategic housing team

It is reasonable and appropriate for neighbourhood planners to refer to existing needs assessments prepared by the Local Planning Authority as a starting point.

Charnwood's own evidence base to support their housing policies has been updated following the Housing Needs Survey referenced above.

Discussion/analysis of the main issues

At the time of the 2011 Census, Woodhouse was home to around 2,319 residents living in 885 households. Analysis of the Census suggests that between 2001 and 2011 the local area population increased by around 15% (306 people).

There is a slightly higher than average representation of older people living in the local area and in line with national trends the local population is likely to get older as average life expectancy continues to rise.

Although more recent official population figures for the parish are not available, small area population estimates[3] suggest the number of people living in the local area has continued to grow, increasing by around 4%. The estimates suggest that between 2011 and 2017 there has been an 11% decline in the number of residents aged between 18 and 24 but a 16% increase in those aged 65+.

Home ownership levels are high with around 31% of households owning their homes outright and at 11% the share of households living in social rented accommodation is low when compared with regional and national rates.

There is evidence of under occupancy suggesting a need for smaller homes of one to two bedrooms which would be suitable for residents needing to downsize, small families and those entering the housing market. Providing suitable accommodation for elderly residents will enable them to remain in the local community and release under-occupied larger properties onto the market which would be suitable for growing families.

There is a predominance of large detached housing. There is an under representation of housing for single people with just 6% of dwellings having one bedroom.

Land Registry data indicates there has been some new build housing market activity over recent years.

Deprivation is not a significant issue in the local area.

Consultation with the community has indicated broad support for Affordable Housing in the Parish. Specific levels of housing need within Woodhouse Parish were identified through a housing needs survey undertaken in 2019 which concluded that 7 Affordable Rented dwellings were required and 5 shared ownership properties over the next 5 years.

It was recognised that local needs affordable homes could be developed on a 'rural exception site', if available, and subject to local support some open market sale homes could be used to cross-subsidise the affordable homes. The alternative to this is that the local homes that are needed are developed as part of a larger development if the opportunity arises and if the needs cannot be met by existing properties.

The provision of affordable housing in settlements such as Woodhouse Parish is promoted through both the NPPF and the Charnwood Local Plan.

The results from this survey were updated through conversations with strategic housing personnel from Charnwood Borough Council.

Conclusion

The high house prices in Woodhouse Parish, coupled with low levels of affordable housing (including ownership models of affordable housing that are below Borough, region and

[3] LSOA Population estimates - small area based by single year of age, 2011-2017, ONS

national levels) alongside current evidence of need demonstrate the importance of providing affordable housing for sale amongst a range of affordable housing and market products.

The high property prices locally mean that subsidised home ownership or rental products offering a discount of around 20% on current values would probably still be unaffordable to most people.

Consideration should be given to developing shared ownership products which allow people to buy a share of the dwelling from around 25% of its value, with the ability to staircase up as circumstances change.

The availability of affordable housing for sale would enable older people as well as young families to access housing locally, potentially serving both to free up larger properties for families at one end, thus helping to sustain older people in the community for longer and reducing the levels of under-occupation in the Parish, whilst also helping sustain local facilities and services by enabling people in low paid employment to live locally and to service local employment such as the School and public house.

Next Steps

This Neighbourhood Plan affordable housing needs assessment aims to provide Woodhouse Parish Council with evidence on a range of housing trends and issues from a number of relevant sources. We recommend that the neighbourhood plan group should, as a next step, discuss the contents and conclusions with Charnwood Borough Council with a view to agreeing draft housing policies to be contained within the Neighbourhood Plan, bearing the following in mind:

- All Neighbourhood Planning Basic Conditions, but in particular the following: Condition A, namely that the Neighbourhood Plan has regard to national policies and advice contained in guidance issued by the Secretary of State; Condition D, that the making of the Neighbourhood Plan contributes to the achievement of sustainable development; and Condition E, which is the need for the Neighbourhood Plan to be in general conformity with the strategic policies of the adopted development plan;
- The views of Charnwood Borough Council – in particular to confirming the tenure balance of affordable housing that should be planned for.
- The views of local residents;
- The numerous supply-side considerations, including local environmental constraints, the location and characteristics of suitable land, and any assessment work carried out through the Call for Sites that is taking place in Woodhouse Parish; and
- The recommendations and findings of this study.

This assessment has been provided by YourLocale on the basis of housing data, national guidance, local consultation and other relevant and available information current at the time of writing.

Bearing this in mind, it is recommended that the Neighbourhood Plan Group should monitor carefully strategies and documents with an impact on housing policy produced by the Government, Charnwood or any other relevant party and review the Neighbourhood Plan accordingly to ensure that general conformity is maintained.

At the same time, monitoring on-going demographic or other trends over the Neighbourhood Plan period will help ensure the continued relevance and credibility of its policies.

Gary Kirk

YourLocale

APPENDIX 5a

Woodhouse Eaves

Design Statement

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What is a Village Design Statement?

A Village Design Statement is an advisory document describing the visual features and physical qualities of the village that are valued by residents. It is produced by local people, aiming to promote good design and to ensure that new developments (including extensions to existing property) are designed in harmony with the character of the village.

What does it mean for our village?

The document 'Charnwood - Leading In Design' produced by Charnwood Borough Council in July 2005 states that 'The natural environment, landscape quality and historic character of Charnwood are precious assets that should be preserved and enhanced for the benefit of current and future generations'. This Village Design Statement has been produced to make everyone aware of the precious assets of Woodhouse Eaves. Change is inevitable and necessary, and it is the responsibility of the whole community to ensure that Woodhouse Eaves develops in an appropriate way while maintaining its individuality.

How will it be used?

The Village Design Statement (VDS) will be available to everyone proposing change, from major new developments to alterations to existing properties.

Adopted by the Borough Council as Supplementary Planning Guidance, it strengthens and supports the Parish Council's role and provides a reference document with clear design guidelines. It enables future development to be planned positively and appropriately while allowing councillors and individuals to give more effective and informed responses to planning applications.

For Charnwood Borough Council, it will be a useful tool in the field of development control.

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Introduction

Woodhouse Eaves has given pleasure to countless generations of visitors. This has ranged from the exclusive presence of a mediaeval aristocracy hunting in the park at Beaumanor, to those in the nineteenth century drawn from northern and midland towns to hunt, take the air or enjoy a holiday, escaping from smoky towns to hills with rocky outcrops and ancient oaks. Current generations enjoy the public areas of the Beacon Hill Country Park, Broombriggs Farm Trail and Windmill Hill as well as walking, running, cycling and riding through the village and along its footpaths and bridleways. We cannot be certain that the inhabitants always shared these delights, but at least they lived out their lives above the low lying areas of the Soar valley in an area of upland which has been described as the most romantic district in Leicestershire.

The growth from a tiny mediaeval hamlet under the eaves of the forest to a thriving community of some seventeen hundred inhabitants has seen an underlying loyalty to local building materials. Charnwood granite was used for walls, Swithland slate for both walls and roofs, augmented with other materials, retaining a small-scale character - perhaps sometimes more by luck than judgement. The special character of the core of the village is already protected by the designation of a Conservation Area and this design statement hopes to ensure that the future character of the village is similarly maintained, now with decisions being informed more by good judgement than by luck, so that future generations of both inhabitants and visitors will continue to enjoy an environment valued by past and present generations.

Woodhouse Eaves from Church Hill

© 2006 Woodhouse Eaves Village Design Statement Group

The Historical Background

Woodhouse Eaves is not an ancient settlement. Although Long Close, the oldest house in the village, is said to incorporate elements from a mediaeval hunting lodge, Woodhouse Eaves only really developed into more than a tiny rural hamlet during the late 18th and 19th centuries, at the time of the Industrial Revolution. Several buildings on Main Street date from this period including Long Close Cottage (dated 1817) and the "corner shop" on Main Street (dated 1856).

Long Close Cottage on Main Street

As the city of Leicester and the other towns of north-west Leicestershire were industrialised during the 19th century, and their air became polluted or 'unwholesome' in the terminology of the time, people felt a need to escape to the country, even for the briefest of periods. At the same time rising prosperity meant that larger numbers of people were able to have short holidays. The advent of the railways also made it easier for ordinary working people as well as members of the more prosperous middle class to reach outlying villages such as Woodhouse Eaves. With its already varied natural attractions and rural, almost upland setting, Woodhouse Eaves thus became an early tourist destination. Numerous tea-rooms, bed-and-breakfast establishments, shops and other services came into existence during the late Victorian period. Several of the most architecturally interesting houses in the village were just such commercial premises during Woodhouse Eaves' period as a significant tourist venue.

Fountain Cottage on Beacon Road used to be the Fountain Public house and latterly the Fountain café.

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These years similarly saw the opening of a remarkable number of recovery and convalescent homes, these being established to take advantage of the relatively high altitude and fresh breezes during the late Victorian, Edwardian and post-First World War years. These large new buildings were, however, on or beyond the outskirts of the main village itself. One such establishment proclaimed that 'our country residence with beautiful grounds, an abundance of fresh air untainted by obnoxious fumes of city traffic, helps to restore health together with a high standard of nursing care'. These were the decades when the Charnwood Forest, including Woodhouse Eaves, became known as 'the playground and the sanatorium of the Leicestershire towns'.

Charnwood House

Meanwhile agriculture had become notably less important to the local economy, though there are still a number of large farms on or near the edges of the village. Some of these again include buildings which partially date from the 19th century if not earlier. Before the enclosures of the 18th and early 19th centuries, most residents of Woodhouse Eaves, like those of neighbouring villages, had been small-scale farmers whose animals grazed freely in the common 'wastes' and open fields. Now agricultural improvement and mechanisation forced large numbers of country people to find other employment. In much of England the large houses of the wealthy provided considerable domestic work. This was also seen in north-west Leicestershire. For example Beaumanor Hall, next to the village of Woodhouse, employed many of the inhabitants of both "old" Woodhouse and Woodhouse Eaves. Nevertheless, such employment did not become the main feature of life in 19th century Woodhouse Eaves. Instead our village was characterised more by the homes of artisans than by those of domestic workers from large local houses. A large number of such dwellings, often incorrectly referred to as "framework knitters'" cottages, still exist within the Woodhouse Eaves, most notably on Main Street and Maplewell Road. Some have their frontages directly on these roads while others have very small "front gardens" or paved areas between their windows and the pavement.

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Maplewell Road cottages

Another significant source of local employment was found in neighbouring slate quarries. This attracted professional people to manage such enterprises, resulting in the building of both cottages for the quarrymen's families and rather larger houses for their managers. Once again Woodhouse Eaves was fortunate because a significant variety of domestic premises was constructed within the village at around the same time which often had architectural or decorative features in common. This has given a notable coherence to some of the side-streets dating from late Victorian and Edwardian years.

Shops as well as public houses increased in number during this period, largely as a result of the demands of visitors from the local towns and cities, but also as a result of an influx of new inhabitants and a generally rising standard of living. Woodhouse Eaves is, in fact, fortunate in retaining an unusual number of retail outlets, including public houses and high quality restaurants. The latter once again reflect the fact that the village remains an attraction for visitors, as it has done for well over a century. Nevertheless others, including two butchers shops, have been converted into residential properties since the Second World war.

The Pear Tree Inn, Church Hill

The 20th century saw further, sometimes significant and even dramatic changes in the population of Woodhouse Eaves. These resulted in a number of relatively small-scale developments, including cul-de-sac roads off the village's main thoroughfares. The houses built on such new roads tended to be typical of the inter-war period but were, by and large, faithful to the existing character and building materials of the village. They also tended to be set back, so that their impact was unobtrusive. The building of Council Housing as infill along Beacon Road was more visible, but again front gardens and sympathetic design softened the

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impact of what was otherwise a dramatic alteration to the northern edge of the village. During and immediately after World War II many Civil Service employees settled here, as did military personnel. This was associated with the development of Bird Hill, Tuckett Road and Herrick Road. This time the housing along Bird Hill itself was highly visible and brought a new style of architecture to the village. Over subsequent decades, however, the Bird Hill development has become very much part of Woodhouse Eaves, strengthening the socially and economically mixed character which has always been a healthy feature of this village. One might almost say that the Bird Hill estate saved Woodhouse Eaves from degenerating into a mere dormitory village for the nearby towns.

Herrick Road seen across the green from Bird Hill road

Nevertheless, a more recent phenomenon has been the high proportion of residents who commute to work, often far from Woodhouse Eaves and the advent of mass car ownership has led to problems in many streets where the older houses lack garages. This is particularly apparent along the original village thoroughfares of Beacon Road, Main Street and Maplewell Road.

Being such a sought after location, house prices in Woodhouse Eaves have remained at a premium and in recent decades many have risen significantly, often putting them out of the reach of younger people. On the other hand, many properties are currently rented, which could be seen as a return to the past when most houses in both Woodhouse and Woodhouse Eaves were owned by the Beaumanor Estate. Further changes may occur following the opening of the Defence Sixth Form College between Woodhouse and Woodhouse Eaves. This will hopefully bring added vitality to an already vital village. During the workshop days preparatory to producing this design statement, many villagers said how greatly they value the green space provided by the already short stretch of undeveloped country road that separates our two very different settlements.

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Landscape

The landscape around Woodhouse Eaves is composed of a beautiful mixture of woodland and agricultural land with occasional granite outcrops and remnant heathland. On the approach from Old Woodhouse the land rises gently towards Woodhouse Eaves which nestles on the slopes of Windmill Hill and under Broombriggs and Beacon Hill. This backdrop of hills and woodland is an important feature in the character of the village. There are many veteran trees within the parish.

Woodhouse Eaves from Old Woodhouse

and from Brand Lane

The parish contains several important Sites of Special Scientific Interest (SSSIs), the most notable of which includes the lowland heath on the top of Beacon Hill and the native oak and birch plantation on its lower slopes. Beacon Hill is also an important historical location, being the site of an ancient bronze age hill fort and later being part of the Beaumanor Estate with some ornamental Victorian planting. It is also an important country park enjoyed by local residents and outside visitors. This country park, together with permissive access to trails around Broombriggs Farm and other important footpaths and bridle paths, make the varied and beautiful landscape easily accessible.

Broombriggs from Windmill bridlepath

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Views within the village are all equally important, varied and attractive. Many of the houses back onto the wooded slopes of Windmill Hill and Church Hill, while the mature trees and new planting within and without the village remain an important feature. Looking northeast from the village and from higher slopes, the landscape opens into the Soar valley. Other vistas open up between buildings in the village and there is always a sense of space and of the surrounding natural environment. Inside the village open areas such as the playing fields, the allotments and The Green between Bird Hill Road, Tuckett Road and Herrick Road create green corridors into the village itself.

Looking towards the Soar valley from The Green

All approaches to the village are visually pleasing, particularly that from Swithland and along Brand Hill. This approach incorporates The Wheatsheaf Inn and estate cottages and then leads through a leafy area of detached houses and former recovery homes set back within their own grounds. Here a fine newly built dry stone wall exemplifies a characteristic of the village.

The Wheatsheaf Inn

Newly built dry stone wall, Brand Hill

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Brand Hill leads into Church Hill and from here there is an open sweep down into the centre of the village and a panoramic view across the Soar valley. Low stone walls and foliage allow the surrounding countryside and nature to percolate into the village itself both here and in all other approaches.

Entering the village from Church Hill

……. and from Beacon Road

Vistas opening out from the village are equally important, particularly the broad open space between Woodhouse Eaves and Woodhouse.

Leaving the village from Maplewell Road

Forest Road, looking toward Woodhouse

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Landscape Guidelines

1 **In any new development care should be taken to retain views of the countryside that emphasise the sense of landscape, space and openness. For example, at the heart of the village the currently derelict Chinese Restaurant site if developed over a certain height would obstruct the vistas towards the Soar Valley. Please refer to section 4.4 of 'Charnwood – Leading In Design'.**

2. **Existing vistas within and without the village should be respected. For example, the Green between Bird Hill Road, Tuckett Road and Herrick Road is just one part of the village which provides a remarkable variety of views and vistas.**

3. **Materials used for walls, fences, stiles, gates, etc., should respond to the characteristics of the traditional property boundaries of the parish.**

4. **Where possible, new developments should include the planting of trees native to Charnwood Forest, and the preservation of existing mature trees. Refer to Appendix 1 for a list of locally native trees and shrubs.**

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The Settlement Pattern

The survival of older buildings suggests that Woodhouse Eaves grew along the main thoroughfare of Main Street, Church Hill and Brand Hill with other occasional cottages along what was once the edge of Beaumanor Park in Brook Road and up Maplewell Road. The growth appears to have been sporadic and piecemeal with the pleasing result that small-scale cottages have side alleys with other cottages behind, while some houses face the road and others are placed side-on. Some are on the pavement edge and others are set back. This projection and recession, with the resulting open and closed views, gives variety to these streets and is an essential aspect of the character of the central village. This area now forms the Conservation Area.

Main St - projection and recession

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The cottages and houses are widely dated, ranging from at least the 18th century to the present day, but are almost always two-storey buildings with Swithland slate or tile roofs exclusively in dull grey, purple or brown tones. Swithland slate demands a steep profile and this is a distinctive characteristic of the village. Flat roofs are almost non-existent.

Slate cottage on Maplewell Road

Walling materials again derive from locally available stone, with the addition of brick in the 19th century and/or light (normally white) rendered walls. This provided a protective or fashionable finish to rough walling or hid a lack of stone beneath. The characteristic grey/purple walls with brick dressings or ornaments and brick chimneys provide a particular building symbol of the village.

The Curzon Arms

Recently renovated stone terrace on Church Hill

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The attention to detail given by the architects and craftsmen who rebuilt the Baptist Church within the Conservation Area in 1981 has provided the village with much for which to be thankful. Its bricks, slates, and detailing follow local tradition whereas the overall form of the building is a statement of its own late 20th century period.

Although first impressions on entering the village from the Bulls Head or Church Hill are of cottage scale buildings with a predominance of granite, slate and rough render, there are other important sectors of the village, each with their own unifying character, which lead off the Conservation Area.

Further up Maplewell Road and all roads off, late Victorian / Edwardian red brick villas and terraces, featuring gables and architectural ornamentation, intermix with older stone cottages and more recent 20th century houses.

Turn of the century villa on Post Office Drive

Liberty Hall, Maplewell Road

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These roads have a similar mixture of buildings set close to the kerb or further back, though in a perhaps less picturesque manner. This is, however, still important in achieving the characteristic open and closed feeling. The contrast between built structures and their gardens is important as one moves along Maplewell Road. Where buildings are set close to the village pavements, architectural details are even more significant.

Behind Main Street and leading up to Windmill Hill, there are small estate roads, each with their own style. Bird Hill Road, Herrick Road and Tuckett Road surrounding the Green were developed as War Office and Council housing in the 1940s and 50s and at the time they won awards for their design.

Post-war development on Bird Hill Road

More recent developments in the village are small, usually consisting of single road developments which are laid out more uniformly than the older parts of the village. These more suburban settlements, such as Paterson Drive and Rawlins Close, tend to be hidden from the main access roads and are screened by trees or cottages.

Patterson Drive

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The charm of the village derives partly from the wide range of buildings of different scales, which with a few exceptions blend harmoniously together, and partly from the trees, plants, creepers, gardens and open spaces that enhance the setting of the buildings.

Maplewell Road

Some ancient trees, and more recent planting, add different shapes and colours. For example, a white cherry tree and a daphne enhance Main street whilst the last cottages on Beacon Road stand next to magnificent, well established oaks.

Beacon Road oak trees

Tall trees such as pines, which were part of the Victorian planting scheme, form part of the settlement pattern. They create a broken skyline of roofs and trees.

Tall pines at the top of Maplewell Road

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A major characteristic of all approaches to the village is the gradual increase in building density which helps blend the village into its surrounding landscape. This landscape is happily still an important working environment of farms and livery stables. Their continuing existence enhances the richness and diversity of the village's environment.

Settlement Guidelines

5. **New development should respect the diverse origins of the village, giving variety rather than uniformity but being of a scale that fits in with existing character and also being appropriate to its location within the village especially on sloping ground.**

6. **Any large development should provide a mix of housing size, type and affordability to provide for the diverse cultural, social and physical needs of people. Refer to section 2.2 in 'Charnwood – Leading In Design' July 2005.**

7. **The projection and recession of buildings (as described on page 12) should be maintained – providing 'punctuation' within the village.**

8. **The allotments, The Green and King George V playing field comprising the children's play area and various sporting facilities (indicated on the map) are valuable open spaces and should be protected from commercial or residential development. Although the allotments could currently be described as a hidden area, their high ground level means that any building on this site would entirely alter the existing character of the centre of the village.**

9. **The gradual increase in building density on all approaches to the village is one of its most characteristic features (as illustrated by the map) and should be maintained.**

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Buildings

The previous sections which describe the character and settlement patterns of Woodhouse Eaves set the context for the following guidelines. Please note that the examples cited here or elsewhere in the design statement are not intended to be comprehensive and the omission of any particular building, feature or space should not be taken to imply that it is of no importance. Please also refer to checklist 6 in 'Charnwood – Leading In Design'.

Building Guidelines – Scale, Setting and Design

10. **The roof height within the village varies. Any development with uniform roof heights or with significantly higher roof lines than the adjacent street scene would be inappropriate.**

11. **The general tenor of these guidelines is towards carefully considered and unobtrusive additions. Nevertheless, high quality and courageous contemporary design would be welcomed within the village. The Baptist Church is a fine example of this.**

12. **Breaks in the line of buildings should be preserved as they retain an open feeling and break up the continuity along major thoroughfares, e.g. Main Street and Maplewell Road.**

13. **The character of the village would suffer from insensitive infilling and extensions which destroy the sense of openness and erode space and variety. This is particularly evident where infilling occurs on the major thoroughfares.**

14. **The variety of building styles in the village allows extensions to be more easily encompassed. However, significant attention must be paid to detailing in relation to adjacent buildings so that the integral nature of the original building is not lost.**

15. **On-street parking is an issue due to the size of the village, number of cars and the increasing use of major roads as thoroughfares by commuters. Off-street parking for new developments must be made as unobtrusive as possible. Refer to section 3.7 in 'Charnwood – Leading In Design'.**

16. **New development should be customised to the character of the village. If a large site is developed, the following must be encouraged:**

16.1 **Variety within an overall character of the development whilst respecting the context of the existing surroundings.**

16.2 **Village domestic scale architecture rather than post war suburban 'executive style' housing.**

16.3 **Landscaping of the site to reflect the local topography and the use of native trees and plants. Please refer to Appendix 1 for a list of locally native trees and shrubs.**

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Building Guidelines – Materials

17. **Stone walls with brick dressings are a particular aspect of the village and should be encouraged in new developments. It should be used positively and reflect local building traditions, not be included merely as a decorative device.**

18. **Modern building methods and materials are generally less expensive than the traditional stone and slate, but nevertheless with carefully chosen materials and well considered detailing and design, they can still be used to enhance the village.**

19. **Large-sized Swithland slate is a desirable characteristic and should be retained. For new developments reclaimed slate may not be the most economical or aesthetic material. An acceptable alternative would be Welsh slate, tiles in subtle hues or suitable synthetic alternatives to maintain the existing roofscape colouring of the village.**

20. **As well as stone, slate and rough textured render, brick is one of the defining materials used in the village. The stone, slate and brick used in any alteration, extension or development must be chosen to enhance and compliment adjacent buildings.**

21. **Care must be taken when designing even the smallest extension to harmonise with the original so as not to detract from the existing building.**

Traditional stone and slate building materials

Recent sympathetic extensions

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Building Guidelines – Chimneys, roofs and gables

22.1 **The chimney skyline is a distinctive feature of Woodhouse Eaves and the inclusion of stacks in any new residential development is essential. Stacks should have character and interest in their own right.**

22.2 **The relationship between roofs, gables, dormers and chimneys should be considered as a whole in all developments and should respect existing architectural and historical features within the village.**

22.3 **Gables and dormers should be used to lower the level of the eaves and emphasise the cottage character of a building.**

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Building Guidelines – Windows

23.1 **Development in the older parts of the village should respect the existing characteristics of (i) the small casement window and (ii) the detailing of frame and glazing bars, preferably in wood.**

23.2 **Windows and surrounds in extensions should, wherever possible, maintain the same proportions and type of materials as those in the original structure**.

Building Guidelines - Planning Application

24. **All planning applications must adhere rigorously to checklist 1 in 'Charnwood – Leading In Design' and particularly:**

24.1 **Illustrate how the proposed work will appear in relation to its immediate surroundings, whether existing buildings or open land, in order to demonstrate the integration of the proposals.**

24.2 **Provide accurate elevations in respect to existing properties preferably by an axonometric diagram as detailed in Appendix 1 step 4 of 'Charnwood – Leading In Design'.**

24.3 **The submission of details of all materials including mortar joints and mixes at the time of the application is to be encouraged. Details provided at an early stage of the planning process may facilitate the decision making process.**

25. **Residents proposing small extensions which do not require planning permission should be encouraged to follow the Building Guidelines in this document.**

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Commercial Outlets & Businesses

The Parish enjoys the existence of a number of working farms, and is fortunate in having a wide variety of retail outlets and businesses which are vital to the life of the community as well as providing employment opportunities. Some businesses are operated from home; others like shops, public houses and restaurants significantly affect the appearance and character of the village and it is important to ensure their sympathetic integration into the fabric of the village.

Commercial Outlets and Businesses Guidelines

26. Shop fronts:

26.1 Signage, security measures and all other aspects of commercial operations should be in harmony with, and designed to enhance, the character of the village. Rigid bolt-on blinds or canopies, particularly those made of glossy materials, are inappropriate in a traditional setting. Internal security grills are generally less intrusive than outside shutters and should be encouraged.

26.2 Fascia panels should respect the character and proportions of commercial premises. Where they are required, individual and professionally executed hand painted signs should be encouraged, whereas 'sponsored' plastic signs should be resisted. In all cases the style and size of lettering requires careful consideration.

26.3 Internally illuminated box signs and fascias are inappropriate within a traditional village setting. Where lighting is required, a discrete external light source should be used.

27. New business premises should follow the building guidelines outlined in this document.

28. Businesses also attract litter. There should be generous provision of waste bins, particularly adjacent to shops.

NB Please also refer to the Charnwood Development Framework document 'Leading In Design: Shopfronts & Signs'

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Bridleways, footpaths and roads

The most frequent comment in praise of the village from residents of Woodhouse Eaves is the ease of access into open countryside. Footpaths and bridleways lead directly from the village to Windmill Hill, Broombriggs, Beacon Hill, Woodhouse, Rushey Fields, Swithland Woods and Bradgate Park. They are a much valued feature of the village and rate highly among the reasons quoted by many residents for choosing to live in Woodhouse Eaves.

There are several footpaths that weave through different sections of the village, providing pedestrian access between these sections. They are not only characteristic but form a safe network of pedestrian routes.

Roads, bridleways and footpaths guidelines

29. **The network of footpaths through and around the village (indicated on the map) should be maintained.**

30. **Any sizeable development should include new footpaths and cycleways as recommended in section 3.1 'Charnwood – Leading In Design' with the presumption in favour of walking, cycling and public transport.**

31. **Existing bridleways (indicated on the map) should be maintained and the provision of new bridleways should be encouraged to ease traffic problems and increase road safety.**

32. **Granite kerb stones should be retained where possible, although alternative materials such as distressed concrete offer an acceptable alternative.**

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Wildlife

There are a number of designated wildlife sites close to Woodhouse Eaves including four SSSIs (Sites of Special Scientific Interest). These SSSIs include Beacon Hill, Hangingstone and the Outwoods SSSI which provides some of the best habitat in Leicestershire for breeding birds, and supports a range of reptiles including adders and common lizards. Swithland Woods and the Brand SSSI contains some of the best remaining examples of oak-lime and alder woodland in the County and has a rich lichen flora including many species that are rare in the East Midlands. Roecliffe Manor Lawns SSSI has an unusually diverse community of fungi associated with unimproved grassland, particularly Wax Cap mushrooms (*Hygrocybe).*

There are also a number of LWS (Local Wildlife Sites) between Woodhouse Eaves and the neighbouring village of Woodhouse, which contain important assemblages of grasses and grassland flora.

Because of the close proximity of so many important wildlife sites, and the availability of suitable habitats within Woodhouse Eaves, a number of rare and unusual animal species have been found in the village. These comprise a number of bat species including Whiskered bats *(Myotis mystacinos)*, Noctule bats *(Nyctalus noctula)*, Pipistrelles *(Pipistrellus pipistrellus)*, Long-eared bats *(Plecotus auritus),* Daubenton's bats *(Myotis daubentonii)* and the rare Leisler's bat *(Nyctalus leisleri)*. Bats and their roosts are protected by law and a thorough survey should be carried out before work is undertaken on buildings, trees etc that may be being used by bats.

As well as bats and their roosts there are also badgers and their setts within the Village and these too have legal protection. Other protected species that may be found in Woodhouse Eaves include adders, slow worms and common lizards.

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There are several valuable field hedges and associated verges within the farmed landscape surrounding Woodhouse Eaves, and a number of agricultural hedgerows and verges extending into the environs of the Village itself. These hedgerows and verges, often with associated hedgerow trees, bring the open countryside and its wildlife into the heart of the village providing habitat for small mammals and nesting sites for birds. The older hedgerow trees also provide potential roosting sites for bats.

Hedgerows, verges, gardens and other green spaces can be used by wildlife not only as habitat for feeding, breeding etc but also as corridors to move in, around and across the Village. Any assessment of the wildlife value of a site should therefore include not only a survey of those species living on that site, but also how the area might be being used by wildlife living in the surrounding countryside. The gardens on Bird Hill Road that back onto Windmill Hill for example provide a corridor for bats to move to and from feeding areas.

We are fortunate to live in a Village that provides so much potential for daily contact with wildlife and with the natural world. Large private gardens, mature hedgerows and the close proximity of so many important sites for wildlife ensure that many common, and not so common, plant and animal species enrich our environment.

Wildlife Guidelines.

33. In the case of any new development, prior assessment should be made of the likely impact on protected species, wildlife habitats and corridors and a report should be submitted as part of the planning process.

34. Protected species should be protected during any development work, and important wildlife habitats and corridors should be protected or reinstated following development.

35. Where larger developments are planned, consideration should be given to the creation of new areas of habitat for wildlife such as species rich hedgerows and native shrub and tree planting areas.

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The Consultation Process

The Woodhouse Eaves Village Design Statement reflects the views of local residents whose opinions were gathered through extensive public consultation. All residents were invited to comment and responses carefully recorded.

The consultation process included:

- Extracting responses from the Parish Plan Survey, elements of which relate directly to VDS issues, for example, the section on Local Buildings and Architecture.
- Articles within local papers and the village magazine to explain the purpose of the Village Design Statement, publicise related events and invite participation.
- Leaflet drop to all households to reinforce media publicity.
- Architectural & Landscape 'walkabout' Days held on 9th and 23rd April 2005. Digital and disposable cameras were provided to allow groups of residents to photograph desirable features within the village. Many of the photographs in this document were taken on these days.
- An Exhibition Day was held at the Village Hall on May 14th to display the resulting photographs. Entries for a children's painting competition featuring illustrations of the village were displayed at the same time. Visitors were invited to record their observations on comment sheets which were collected for analysis. A local knowledge quiz was also staged.
- A VDS website has been established to provide and update information and allow feedback. This statement is available on the web site.

A team of local residents has assembled the data gathered and prepared this Statement after consultation with representatives from the Parish Council and Charnwood Borough Council. Specific guidelines are informed by the Charnwood Development Framework document – 'Leading in Design'.

The aim of this Statement is to help secure sympathetic, high quality design for all new developments within the village. The Borough Council supports the production of Village Design Statements prepared by local people and their adoption as supplementary planning guidance to be considered in the assessment of future developments

Thanks are due to:
The people of Woodhouse Eaves
Woodhouse Eaves Parish Council
Charnwood Borough Council
Leicestershire County Council
Leicestershire & Rutland Rural Community Council

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Appendix 1 - Locally native species for Woodhouse Eaves

Field maple *Acer campestre*	M	Generally characteristic of neutral soils and associated with ash woodland, not on acid soils.
Alder *Alnus glutinosa*	H	This species is distributed widely throughout the Charnwood Forest Character Area and is characteristic of riverbanks and wet or waterlogged soils. Precautions should be taken to avoid the transmission of the alder *Phytophtora* amongst riparian trees when planting alder.
Silver birch *Betula pendula*	H	Widespread and common. Can be planted throughout the Charnwood Forest Character Area, but may colonise readily.
Downy birch *Betula pubescens*	H	Generally, should not be widely planted as species has a local and restricted range in the Charnwood Forest Character Area. This species must only be planted in specific sites where it is appropriate (please seek advice from Charnwood Borough Council) and only local provenance stock sourced from the Charnwood Forest Character Area should be used.
Hazel *Corylus avellana*	S	Generally associated with less acidic or neutral soils and is often associated with pedunculate oak *Quercus robur*.
Common hawthorn *Crataegus monogyna*	S	Generally not found in mature woodland stands, but is an important component of scrub/hedgerow habitats which are characteristic of young woodlands and edges of mature woodland stands.
Broom *Cytisus scoparius*		Planting of this species is not recommended, as it will colonise by itself in appropriate areas.
Ash *Fraxinus excelsior*	H	Common but generally associated with less acidic or neutral soils.
Holly *Ilex aquifolium*	M	Widespread and common. Can be planted throughout the Charnwood Forest Character Area.
Honeysuckle *Lonicera periclymenum*		Generally not planted but is a component woodland species in dry areas.
Crab apple *Malus sylvestris*	M	Very local but widespread species. Can be included in re-stocking schemes but should only be planted at very low densities to establish no more than 1 tree/ha.
Aspen *Populus tremula*	M	Generally, should not be planted as species has a very local and restricted range. It is possibly a historic introduction to the Charnwood Forest Character Area where it occurs in wet woodland.
Wild cherry/gean *Prunus avium*	M	Local and associated with neutral clay soils.

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Blackthorn *Prunus spinosa*	S	Generally not found in mature woodland stands but is an important component of scrub/hedgerow habitats which are characteristic of young woodland and edges of mature woodland stands.
Sessile oak *Quercus petraea*	H	Generally, should not be widely planted as species has a local and restricted range in the Charnwood Forest Character Area. This species must only be planted in specific sites where it is appropriate (please seek advice from Charnwood Borough Council) and only local provenance stock sourced from the Charnwood Forest Character Area should be used.
Pedunculate oak *Quercus robur*	H	Widespread and common. Can be planted throughout the Charnwood Forest Character Area.
Field rose *Rosa arvensis*	S	Generally not planted but is a component woodland species on less acidic or neutral soils.
Dog rose *Rosa canina*	S	Generally not planted but is a component woodland species on less acidic or neutral soils.
White willow *Salix alba*	H	Generally, should not be planted as this species has a local and restricted natural range in the Charnwood Forest Character Area. In most cases, alder *Alnus glutinosa* is the more appropriate species to use in planting schemes on wet or waterlogged soils.
Goat willow *Salix caprea*	M	This species is distributed widely throughout the Charnwood Forest Character Area and is characteristic of riverbanks and wet or waterlogged soils.
Grey willow *Salix cinerea*	S	This species is distributed widely throughout the Charnwood Forest Character Area and is characteristic of riverbanks and wet or waterlogged soils.
Crack willow *Salix fragilis*	H	Generally, should not be planted as this species has a local and restricted natural range in the Charnwood Forest Character Area. In most cases, alder *Alnus glutinosa* is the more appropriate species to use in planting schemes on wet or waterlogged soils.
Elder *Sambucus nigra*	S	Planting of this species is not recommended, as it will readily colonise by itself in appropriate areas.
Rowan *Sorbus aucuparia*	M	Common and widespread. Can be planted throughout the Charnwood Forest Character Area.
Gorse *Ulex europaeus*	S	Planting of this species is not recommended, as it will readily colonise by itself in appropriate areas.
Guelder rose *Viburnum opulus*	S	Generally, only appropriate for planting on wet soils.

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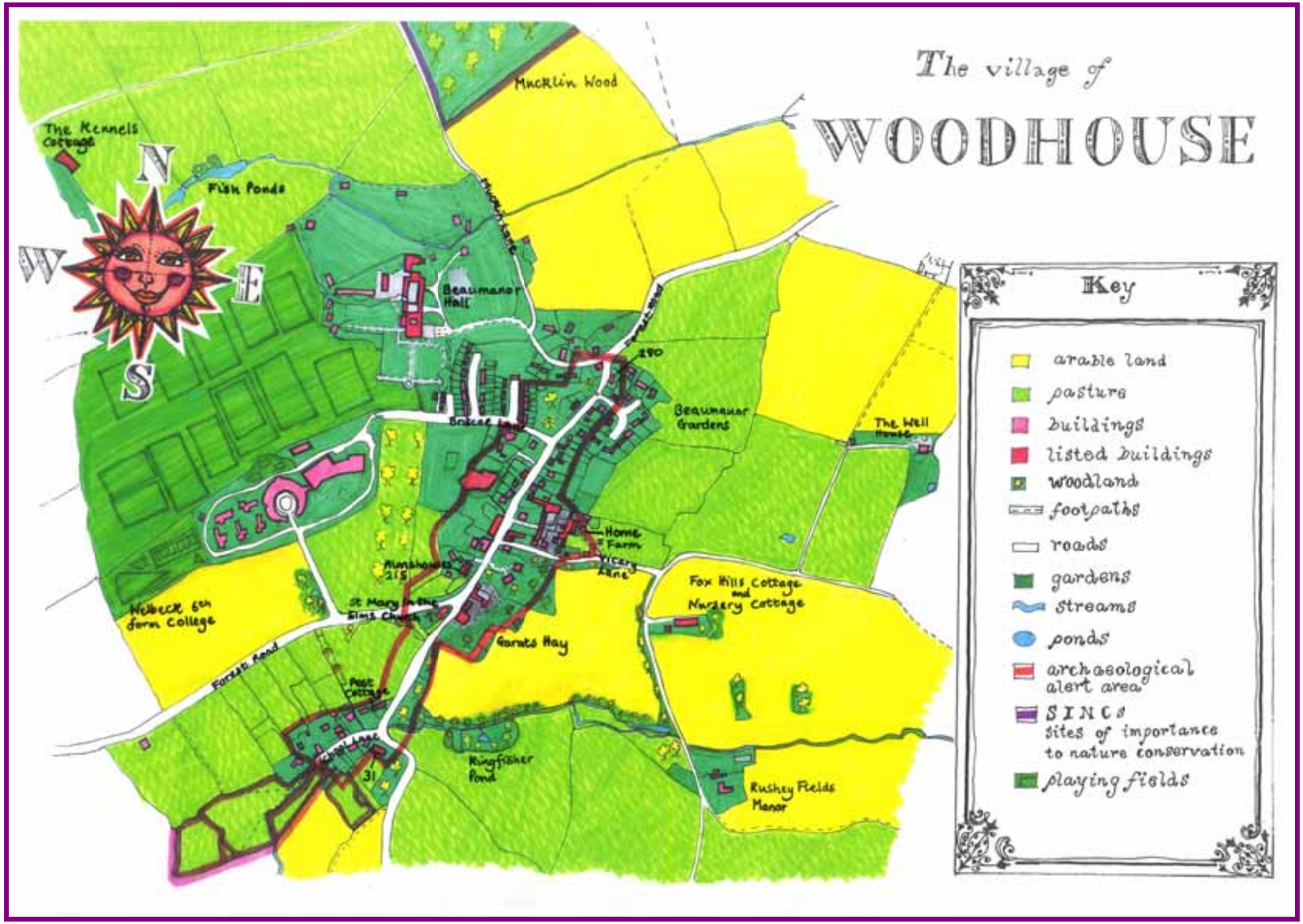
GEORGE·V·
A·D·1910-1936

HOLLY COTTAGE

APPENDIX 5b

Continuing a Legacy

The design statement for Woodhouse


The village of
WOODHOUSE
Merlin Wood
The Kennels Cottage
Fish Ponds
N
W
E
S
Beaumanor Hall
Beaumanor Gardens
The Well House
Home Farm
Fox Hills Cottage and Nursery Cottage
Garnets Hay
Ringfisher Pond
Rushey Fields Manor
Post Cottage
Key
arable land
pasture
buildings
listed buildings
woodland
footpaths
roads
gardens
streams
ponds
archaeological alert area
SINCS
sites of importance to nature conservation
playing fields

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Map of Woodhouse Inside front cover

Aerial view Inside back cover

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Woodhouse Village Design Statement

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Cover design by David Langton

Map by Hilary Fairbairn

INTRODUCTION

The Planning Framework

- It is expected that developers will submit plans that conform to Charnwood Borough Council's planning policies. These are *based on a proper assessment of the character of the surrounding built environment and landscape, and should take account of the defining characteristics of each local area, for example, local or regional building traditions and materials.* ODPM [2004] Consultation Paper on Planning Policy 1: Creating sustainable communities.

- The Planning Authority *pays special attention to preserving or enhancing the character or appearance of the area when making decisions* and *expects a high standard of design*. Thus *retaining and repairing original features* is seen as more cost-effective than replacing with new, and *original materials should be re-used where possible.* Charnwood Borough Council's supplementary planning document *Leading in Design* provides particularly helpful guidance, which we refer to throughout this document.

Our Village

The appearance of Woodhouse is that of a high quality rural settlement. The last census identified 130 homes and approximately 430 residents. The Parish of Woodhouse includes Woodhouse Eaves, its younger and bigger neighbour. The villages are in distinctive rural settings, surrounded by agricultural and pastureland and are popular with tourists. Woodhouse has a historic legacy but is a thriving, sustainable community. Major centres of employment such as Loughborough, Nottingham and Leicester, are easily accessible by car. Nearby villages with shops and services that residents need, lie to the east and west within walking distances of around one mile, and there is an hourly bus service. Beaumanor Hall is an education and conference centre run by Leicestershire County Council. An adjacent Ministry of Defence sixth form college for 350 students opened in September 2005. The only community amenity is the church of St Mary in the Elms.

Why produce a Village Design Statement?

The purpose of our Village Design Statement is to influence the character of development in Woodhouse and support Charnwood Borough Council to make suitable planning decisions for the village. Good design matters to villagers.

Rural Woodhouse

The Parish Plan survey carried out in the summer of 2004 demonstrated a keen interest in planning issues [*see Page 19*] and stimulated the development of these guidelines.

The guidelines cover the environment of the village as well as its buildings and boundaries.

Woodhouse – A Special Place and Conservation Area

As almost all homes in Woodhouse are within the conservation area, this means that plans are scrutinised in detail rather than in outline.

- Even permitted developments may need approval under the building regulations, whether or not buildings are listed, as many are [*see the list on Page 18*].
- Much of Woodhouse contains sites of ecological and geological interest, some hosting protected species. Hedgerows, grassland, streams, roadside verges, woodland and lakes fall into one or other of these categories.
- Woodhouse is also an Archaeological Alert Area [AAA] likely to contain important archaeological remains.
- Trees occupy a special place - permission is required for any tree work, and many individual specimens enjoy the special protection of Tree Preservation Orders [TPOs].

How Woodhouse Developed

Woodhouse is a medieval village, although there is evidence of ancient settlements to the west in Beaumanor Park and a roman road to the east. Garats Hay is a manor house from the period 1067-1539 AD. On adjacent land there is a fishpond from the same period and in nearby School Lane there is a medieval barn. The village developed to the Beaumanor Estate, which dates back to the 13th century. St Mary in the Elms Church was built in 1338. A few houses from the 16th century remain.

Construction of the current Beaumanor Hall started in 1842 and began a period of building cottages and lodges in a distinct style that characterises the village today. The main road through Woodhouse looks similar to early photographs – it is still a tree-lined street.

Forest Road then and now

Relics of the village history remain around the village and are some of the attractions for visitors, many of whom stop to take photographs. The Bull's Head fountain stands at the side of Forest Road. The bell once rung to summon farm workers now resides alongside a private home. There is a listed red telephone box.

THE ENVIRONMENT OF WOODHOUSE

Geology

The ancient geology of the area has had a major influence on the appearance of the village, with most buildings constructed from local materials. The rocks of Charnwood Forest to the west of Woodhouse are some of the oldest in England and Wales at between 600 and 400 million years old. They consist of a mixture of pre-Cambrian volcanic and sedimentary rocks, folded by later earth movements. Younger intrusive igneous rocks occur around the edges of Charnwood Forest and have been quarried extensively for road stone. To the east of Woodhouse is sandstone and boulder clay. The Swithland slate 'industry' goes back to Roman times. Limited supplies of this material remain, often through recycling, although quarrying ceased just over 100 years ago.

Trees, flora and fauna

Trees, hedges, streams and ditches are integral features of the landscape. Ancient hedgerow is present in the approaches from Quorn. Streams run under School Lane, to the side of Rushey Lane, along Forest Road past the Defence Sixth Form College and behind and beside Beaumanor Hall.

Mucklin wood to the north of the village has existed since at least 1600 A.D and is defined as ancient woodland. Bluebells are a feature of the surrounding area and can be found here. Other exceptional mature trees include walnut, cherry, apple, and yew.

Mucklin Wood **Ancient oaks exist in many areas of the village**

The abundance of ancient and modern trees and the other natural features support a diverse range of wildlife. Bats, owls, foxes and squirrels are common; dragonflies and newts appear near ponds and streams. There are two ancient fishponds and evidence of several weirs. The Kingfisher Pond is still used by a fishing club.

Kingfisher Pond

There are shrews, field mice, moles, several communities of badgers, and some colonies of water voles. Local birds include greater spotted and green woodpeckers, finches, wild geese, robins, blackbirds, coal and blue tits, jays, jackdaws, rooks, crows, starlings, house martins, song thrushes, wrens, sparrows, sparrow hawks, wood pigeons, collared doves and pheasants - most are frequent feeders in domestic gardens - and there are areas where kingfishers reside. A number of these species are protected.

Landscape

Much of the area consists of gently rolling landforms with few major contrasts in relief. The prevailing wind is from the southwest, and like the rest of the County, rainfall makes the area relatively dry in comparison with the country as a whole. Land surrounding the village is a mixture of woodland, farmland, heathland and parkland.

Land forms and use

The settlement pattern of the Charnwood Forest area is generally one of scattered farms and other dwellings, with villages mainly around the edges. Along the eastern edge is the Great Central Railway and Swithland reservoir, forming a natural boundary. The northern edge contains Beaumanor Park, still largely used either for grazing or retained as parkland. There is a distinct green space between Woodhouse and all neighbouring settlements. Particularly important to villagers is the open space between Woodhouse and Woodhouse Eaves to the west.

Views looking south from Woodhouse

The land between the two villages is shared between livery stables, farming, and the most recent college development on land formerly occupied by the Army. To the south is land mainly in private ownership that lies either fallow or purposely uncultivated e.g. as meadowland. Some of the fields retain the relics of their medieval ridge and furrow systems and some others are Sites of Importance for Nature Conservation [SINCs] and are shown on the map.

Village Setting - Visibility

Woodhouse nestles in the landscape. The village is barely visible to travellers from nearby Quorn and Loughborough until the final sharp bend. From Loughborough it cannot be seen, although it is relatively close 'as the crow flies', because of the ridge of slightly higher ground that culminates in Beacon Hill [248m]. From the top of Beacon Hill it is possible to discern some evidence of a settlement at Woodhouse but the abundance of trees masks most of this so that only a few roofs, the church spire, and the tips of the gables at Beaumanor Hall are visible. Because the Hall is lower than the rest of the village, it is not visible from the main road once inside the village speed limit signs. No other settlement is visible from dwellings in the village apart from the more isolated, former farms in the direction of Quorn. It feels firmly rural.

Beaumanor

Settlement Pattern

The village itself is fairly level but its roads drop away to the north and south. It is a linear village with small, short avenues or closes on both sides of Forest Road, each with a few dwellings. The map shows that its development limits have been minimally extended. All but a few dwellings reside within the conservation area. New development has been slight.

Movement

Forest Road is the main thoroughfare. It has a straight stretch that connects the two villages and then kinks by the church before running through the village. This is an accident spot.

Church bend

School Lane bend

There is a relatively high volume of vehicle traffic, much of it travelling at excessive speeds [*see survey results on Page 19*]. The road is also narrow, has been reduced from a B to a C classification, and is prohibited to heavy goods vehicles over 7.5 tons. There is an exception for vehicles belonging to local hauliers in Woodhouse Eaves. Moving along the village on foot is possible for most of its length. The pavement is narrow and difficult for wheelchair users to negotiate. Drivers entering Forest Road from Home Farm Close, Vicary Lane, School Lane and Briscoe Lane report sight-line difficulties. The roads in both directions out of the village have several significant bends that have a history of vehicle accidents, some serious. Some villagers living closest to the bends report dangers when leaving their properties.

Travel directly to the east of the village is possible only along rural tracks. Footpaths and bridleways appear like veins on the landscape and are routes for many walkers. Tracks and official bridleways are used for horse riding in common with much of the wider Parish area, which has a particularly high ratio of horses to households [1:2]. A cycle track runs from the back of Beaumanor to Loughborough.

To Mucklin Wood

Footpath School Lane to Woodhouse Eaves

GUIDELINES

Design should emerge from an understanding of the context of Woodhouse. Good practice would be for potential developers or applicants to be aware of archaeological, ecological and heritage interests within the village, and would be recommended to contact the Archaeology and Heritage Wardens in the Parish.

There is an expectation that developers will follow the guidance in Charnwood's *Leading in Design* Supplementary Planning Document, the Local Development Framework and Planning Policy Guidelines relevant to rural areas.

In particular:

Trees

There should be a strong presumption that trees that provide significant amenity value will be retained to maintain the appearance and character of the village and to preserve the existing diversity in wildlife. Trees are a dominant feature of the street scene, especially on

Forest Road, but also throughout the village. Where trees have to be removed an appropriate quantity and selection of native trees should replace them. Where the trees that have to be cut down are protected by Tree Preservation Orders, appropriate replacement tree planting will be a requirement.

Historic legacy

It is expected that all development should be sympathetic to archaeological, ecological and heritage interests in the village. All parties should be aware of the presence of ancient ridge and furrow fields, which are part of the village's heritage. Some fields and hedges are SINCs and are shown on the map.

Wildlife

Every care must be taken to preserve the protected species and their habitats in accordance with the Local Biodiversity Plan. The Charnwood *Leading in Design* SPD requires a Design Statement for any development in a sensitive area such as a conservation village. The SPD emphasises that good design arises from an understanding of context, which includes consideration of existing trees and natural/ecological features.

Footpaths

The network of footpaths and bridleways should be sensitively managed and added to where possible, as residents and visitors regularly use these. School Lane to Woodhouse Eaves, Vicary Lane, and Beaumanor Drive to Woodthorpe are valuable arteries.

Landscape Setting

Open spaces of Special Character [OSSC] are distinctive features of the village setting and these green areas should be protected. Examples are the agricultural and meadowland between Woodhouse and Woodhouse Eaves, Quorn, Woodthorpe and Swithland. Residents consider these to be the most important features of village surroundings and they are of importance to the County as a whole.

New development should incorporate a soft-approach landscaping scheme that is in keeping with the majority of existing development. Creeping urbanisation should be avoided to preserve the rural character. For example, Forest Road exhibits a balance between buildings and soft edge boundaries and planting.

Roads

Bends at either end of Forest Road and on School Lane are accident spots. They are also visual assets that define the extent of the village. Whilst their safety should be monitored and improved, they should be retained as historic features of rural England.

New developments that increase the amount of traffic in the village should contribute to sensitive road safety solutions that encourage drivers to respect the village environment.

Roadside verges, highway footpaths and hedgerows in open countryside should reflect the character of their surroundings and be maintained in a way that retains or enhances local wildlife as well as safety.

BUILDINGS AND BOUNDARIES

The buildings and boundaries of the village are derived from and fit well into the local environment as the majority are built from local materials, including those within the churchyard. The distinctive geology of the area has had a major influence on the appearance of the village, as described below. The map shows how the buildings are positioned relative to each other and the overall housing density pattern.

The village is far from uniform – the softer, tree lined setting of the houses of Forest Road, contrasts with the dominant hard landscape of the church and Garats Hay. The newer development of Beaumanor Gardens [*on the back cover]* with its mainly low-rise well spaced buildings is distinct from the houses built by the Ministry of Defence starting at Briscoe Lane which, although more utilitarian, have a rural setting with lots of trees and an attractive play area. School Lane has a rustic atmosphere with many mature trees; a small brook edging the road and houses of varying sizes and styles including some of the most picturesque in the village.

School Lane

M.O.D. homes

Thatched

Building Materials and Boundaries

The predominant building materials in Woodhouse are locally quarried granite for walling and Swithland slate for walling and roofs. The slate is blue-grey, tinged with reddish-purple from King's Hill, near Hanging Stone Rock. The typical cottage has a diminishing course Swithland slate roof. Some of the oldest cottages are thatched. The majority of buildings are constructed of granite and slate rubble stone. A number of the oldest properties in the village are rendered. Brick is largely used decoratively, and large expanses of brick are untypical. Where brick is used it is soft-hued red and buff. These materials link present day Woodhouse to its landscape and history.

Sorting roof slates

Slate, stone & brick

Rendered

The churchyard of St Mary in the Elms is one example. The fine collection of slate gravestones still in situ gives a sense of heritage.

Churchyard

Herrick Family tomb

The Influence of Beaumanor on Design

Elements of design of some buildings reflect the *big house*. There were many properties built in the mid 19th century by the Beaumanor Estate. These reflect the ornate Victorian Gothic style of Beaumanor Hall. Dwelling boundaries are a mixture of mainly hedging and granite stone walls well below 2m in height. Iron railings are another local feature, recently replaced at Golden Cottage, one of the oldest dwellings in the village. Stone walls have either slate or brick caps. These photographs and drawings show typical design features.

Granite walls with brick posts

and slate tops

Boundaries of wood **hedging** **and iron railings**

Beaumanor Lodge, the old almshouses and other period details based on Beaumanor

These distinctive, picturesque design features include roofed arched porches, deeply overhanging eaves adding shadow and character, decorative chimneys, diminishing course slate roofs, window styles e.g. Yorkshire sliding and double hung casements.

Roofed porches **and a front gate** **Deep eaves and dormers**

Decorative chimneys

Diminishing course roof **Stone and brick mullions** **Diamond lights**

The cottages and farms built for the Beaumanor estate workers are still dominant features of the village today. Even some of these originally modest dwellings are listed or registered by Charnwood Borough Council as Buildings of Local Historic/Architectural Value [*see the list on Page 18*].

Home Farm - listed **Estate workers' cottages**

Renovation, Extensions and Conversions

Most village development has been in-fill, extensions, conversions and renovation. School Lane has many examples of this and by and large, these changes have not been over intensive or detrimental and have used local materials.

School Lane cottages

This lane is regarded by many as typifying the essential characteristics of the village. The landscape is soft with mature trees and hedges. There is a mix of what were simple cottages, farmhouses and grander buildings including the original school. There are a few modern houses tucked between the older properties. Pest Cottage, with its timer frame, thatched roof and traditional cottage garden is a much photographed village landmark. It has been extended and converted from two cottages into one. The other cottages shown above are also examples where extensions are in the same style as the original dwellings.

The conversion of farm buildings to residential use started post war with the conversion of Home Farm. One of a number of attractive examples is seen in the photographs.

New development

This has been relatively slow and, with a few recent exceptions, has been sympathetic to village character. Beaumanor Gardens is the only sizeable new residential development, built on the former market garden of Beaumanor in 1970. The development comprises low-density houses and bungalows of various designs. With the soft landscaping, use of roofing slates, granite facing and relatively low height; they do not obtrude on the village skyline and fit well within an attractive rural setting. That it is a no through road is also in keeping with village settlement patterns - other examples are Home Farm Close and School Lane.

Judges in the Charnwood Design Awards Scheme commended the newest house in the village at the corner of Forest Road and Beaumanor Drive in 2004. The house design and materials used are in sympathy with the established traditional properties on Forest Road. Mature trees surround the house, which blends into the landscape.

The Sixth Form College is the most recent and the largest development since the sixties. The planning application was extensively researched to protect the landscape, archaeology, trees and wildlife. Although modern, the buildings include local materials such as granite and timber. The tree-planting scheme will enable the site to better complement the village character in due course. As it is set in a hollow it is apparent only to travellers entering the village from Woodhouse Eaves, and at night when lights are on.

GUIDELINES

These guidelines refer to changes to existing buildings, boundaries and new developments. They complement and reinforce *Leading in Design*. Planning applications should demonstrate an appreciation of the village context and an appraisal of the site.

Buildings and boundaries

The village character identified in the preceding text and illustrations should be recognised and sympathetically applied in the design of new development or extensions to existing buildings.

Particular attention should be paid to the following details:

- Materials and colour: The use of sympathetic natural/replica roofing slate [blue-grey and tinged with purple]; granite and slate rubble stone as walling materials; timber; soft-hued red and buff brick; thatch and render.
- Scale and house size: - Cottage-scale buildings e.g. semi-detached and detached cottages.
- Density: - the overall pattern is of low density building, but some variation is acceptable as there are spacious plots e.g. Beaumanor Gardens and irregular building patterns e.g. Vicary Lane and School Lane.
- Height and roof level: - Typically one and half and two storey buildings below the height of most mature trees.
- Silhouette: - Irregular and small scale e.g. different height roofs, porches of adjacent houses at right angles - not all existing dwellings face onto the road.

Materials and design

To be in keeping with the majority of village building and boundaries; the materials and design features illustrated in this document should be used e.g. mellow coloured brick is acceptable as trimming but large expanses of brick work are inappropriate.

Height

Roof heights, chimneys, aerials and loft conversions should be in line with the majority of properties and within the existing overall village skyline. This includes the erection of communication masts or towers and tall chimneys. If a mast is considered to be essential it should be erected well outside the village boundary and fully screened with natural native planting.

Street patterns

New developments and changes to existing buildings should respect existing street patterns, land contours and building lines.

Space

The spacing of properties should maintain the overall characteristic of low-density building. Plot shapes, sizes and building placement should reflect existing patterns and layouts e.g. Beaumanor Gardens, Vicary Lane and Home Farm Close are 'no through roads' off Forest Road.

Garages and car parking

Garages should be unobtrusive and set back from the building line. Car parking areas should be soft-landscaped and integrated, and allow for good visibility.

Historic legacy

Developers should incorporate the best of historical features within the design of new developments, for example, the influence of Beaumanor on chimney styles and porches. Many of the older semi-detached homes have front doors at right angles to each other - a legacy of the Herrick matriarch's views on neighbours talking instead of getting on with their work.

Planning applications

In accordance with *Leading in Design* plans for new developments should include an appropriate drawing or artist's impression. This is to show the relationship of the proposed development to surrounding buildings and countryside. It should help to demonstrate whether the proposed development would be in keeping with the rest of the village.

For permitted developments, developers should consider the VDS advice before they make a decision about how to proceed in this conservation area.

CONSULTATION

This document began with the Woodhouse Parish Plan. A survey of all households in the Parish during the summer of 2004 asked residents what they felt contributed most to the Parish landscape - their sense of place. At the top of the list were open spaces, followed by stone walls, trees, farmland and hedges. Residents were also asked about development: what kind they felt was appropriate and the building materials they valued.

Households were also asked if they were interested in producing a design statement. From those who said yes, a steering group was formed. They met regularly from spring to autumn 2005. One of the group is a parish councillor, another is the Borough and County Councillor. The steering group organised two open meetings to gather residents' views on their village. One of these included a walkabout. A flyer was delivered to every household in the village. All residents were encouraged to submit pictures and drawings that they felt represented the character of where they live.

Surveys of features including wildlife, archaeology and history were undertaken from local documents and the Holly Hayes Resource Centre.

An exhibition of the photographs and drawings was mounted at the village garden party so that residents could vote for the images that they felt were the most significant and representative of what made their village special. The event also included paintings and drawings produced by local schoolchildren who had worked to a similar brief. These can be seen on the community website at **http://www.woodhouse-eaves.co.uk/vds/**

In addition, there has been publicity in local church and community magazines, the local *Loughborough Echo* newspaper, and in regular reports to monthly Parish Council meetings, which are open to members of the public.

A team then put the document together and invited comments from the Parish Council and all households in the village. Advice was obtained from the Leicestershire and Rutland Rural Community Council, from neighbouring villages that had already produced their design statements, and from Charnwood Borough Council. The Parish Wardens for Archaeology, Heritage and Trees were also consulted. Comments were requested from the Countryside Agency, English Heritage, English Nature and the Environment Agency.

LISTED BUILDINGS IN WOODHOUSE

Grade I Buildings of exceptional interest, representing about 2% of all listed buildings.
Grade II* Particularly important buildings of more than special interest representing about 4% of listed buildings.
Grade II Buildings of special interest, which warrant every effort being made to preserve them. Listing covers all parts of the property and its curtilage, i.e. all internal and external elements whether described or not.

Descriptive details are at www.charnwood.gov.uk/environment/woodhouse.html
Conservation and Design Team built.heritage@charnwood.gov.uk
Telephone (01509) 634767 & 634748

		GRADE
Beaumanor Hall	Beaumanor Park	II*
Beaumanor Hall, stables, clock tower and outhouses	Beaumanor Park	II*
Beaumanor Hall, terrace walls, urns, fountains, seats	Beaumanor Park	II*
Beaumanor Hall, bridge before stables	Beaumanor Park	II
Beaumanor Hall, fountain in stable yard	Beaumanor Park	II
Beaumanor Hall Lodge	Forest Road (west side)	II
Beaumanor Hall Lodge, gates, piers & walls	Forest Road (west side)	II
Kennels Cottage (now Beaumanor House)	Beaumanor Park	II
St Mary's Churchyard, Herrick family tomb,	Forest Road (east side)	II
St Mary in the Elms Church	Forest Road (east side)	II
St Mary's Churchyard, Heanes family headstones	Forest Road (east side)	II
St Mary's Churchyard, War Memorial in wall	Forest Road (east side)	II
Garat's Hay	Forest Road (east side)	II
Village well house	Forest Road (east side)	II
Village telephone kiosk K6	Forest Road (west side)	II
230 (Home Farm)	Forest Road (east side)	II
240	Forest Road (east side)	II
242 (Pear Tree Cottage)	Forest Road (east side)	II
244	Forest Road (east side)	II
258 (Thatched Cottage)	Forest Road (east side)	II
264	Forest Road (east side)	II
274 (Little Thatch)	Forest Road (east side)	II
280 (Golden Cottage)	Forest Road (east side)	II
209 (Almshouse)	Forest Road (west side)	II
211 (Almshouse)	Forest Road (west side)	II
213 (Almshouse)	Forest Road (west side)	II
215 (Almshouse)	Forest Road (west side)	II
227 (The Holt)	Forest Road (west side)	II
229	Forest Road (west side)	II
241	Forest Road (west side)	II
243	Forest Road (west side)	II
271 (Bishops Cottage)	Forest Road (west side)	II
273	Forest Road (west side)	II
Rushall Field Farm	Rushey Lane (south side)	II
26 & 28 (Pest Cottage)	School Lane (north side)	II
31 (Valley Cottage)	School Lane (south side)	II
41 (Brook Cottage)	School Lane (south side)	II
43 Barn	School Lane (south side)	II
45 (Lane End Cottage)	School Lane (south side)	II
Foxhills & Nursery Cottage	Vicary Lane (east side)	II

EXTRACTS FROM THE WOODHOUSE PARISH PLAN SURVEY

Most important problems in the parish environment [Tick 3]

	No.	%
Traffic	349	68.4
Litter	203	39.8
Dog mess	177	34.7
Aircraft noise	100	19.6
Other	64	12.6
Fly-tipping	48	9.4
None	42	8.2
Street lighting	28	5.5
Graffiti	27	5.3
Number of households	510	

Features contributing most to the landscape [Tick 3]

	No.	%
Open spaces around the two villages	425	83.7
Dry stone walls	271	53.4
Individual & groups of trees	250	49.2
Farmland	242	47.6
Hedgerows	184	36.2
Other	14	2.8
None	3	0.6
Number of households	508	

Most serious traffic problems [Tick 3]

	No.	%
Speed	339	69.8
Parking	233	47.9
Volume	94	19.3
Number of light/heavy goods vehicles	59	12.1
Noise	55	11.3
Congestion	42	8.6
None	48	9.9
Number of respondents	486	

New housing blending in [e.g. local stone / slate] [Tick one]

	No.	%
Very important	383	76.8
Fairly important	91	18.2
Not very important	18	3.6
Don't know	7	1.4
Number of households	499	100.0

Most liked about living here [443 free text responses]

1. Countryside, surroundings, views, scenery, setting, situation, landscape, nature, wildlife, trees, walks, bridleways (261)
2. Inhabitants, residents, people, neighbours, friendly, community, helpful, welcoming, sense of belonging, supportive, caring (174)
3. Tranquil, quiet, peace, unspoilt, peaceful, serene, relaxed, lack of stress, no hustle & bustle, no rat-race (110)
4. Convenience/access to towns, cities, motorways, airports, trains, buses, public transport (66)
5. Environment, healthy, clean, air, quality of life (40)
6. Village, small, size, no new housing estates (16)

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Steering Group:

David Slater
Jill Baguley
Jane Woodland
Pauline Knowles
Dennis Nuttall
Marsha Blissett
Hilary Fairbairn
Ann Irving

Woodhouse from the air

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Developing the legacy in the future

Appendix 6

ENVIRONMENTAL INVENTORY

1. SCORING CRITERIA AND METHODOLOGY

LOCAL IN CHARACTER, NOT AN EXTENSIVE TRACT OF LAND	**Y/N**	**Y** is essential for Local Green Space designation.
SPECIAL TO COMMUNITY	**Max 10**	
PROXIMITY	**0-5**	**5** = an open space within a settlement **4** = adjacent to the settlement boundary (Limit to Development line when defined) – 'at the bottom of the last gardens' **3, 2, 1** = successively farther from settlement **0** = most distant from main settlement(s) *within the Plan Area*
BEAUTY	0-3	Only the most attractive land in the Plan Area should qualify - most sites should get 0. Viewpoints are scored as if for beauty
TRANQUILLITY	0-2	Most sites should get 0. **2** will probably be limited to e.g. churchyards, well-designed memorial gardens, managed semi-natural habitats.
RECREATIONAL VALUE	0-5	**5, 4** = Public Open Spaces designed for sport and recreation or as facilities for children and young people **3 =** Membership sport facilities (tennis, bowls, etc.). Very well used park or other recreational space with full or comprehensive public access. Managed wildlife site with public access. Semi-natural parkland (trees, grass) with public footpaths and no restriction on access. **2 =** Paddock or grazing field with 1 or more public footpath, e.g. well-used for dog-walking, traditional sledging field **1 =** arable farmland with public footpath but no other access. **0 =** private property with no public recreational value or access
LOCAL SIGNIFICANCE – History and Wildlife	**Max 10**	Must be evidence-based and the data included in the Plan or appendices. History and wildlife scores are cumulative, i.e. if multiple historical features or ages are represented, or if biodiversity (numerous species of conservation concern (BAP) in several higher taxa) is demonstrable, the score rises by 1 or more points to a maximum of 3. All sites scoring 3 or above will qualify in this Plan for protection at appropriate level.
HISTORICAL SIGNIFICANCE	0-5	**5 =** statutory site, includes or comprises Scheduled monument, Listed Building, feature or structure. National Trust or English Heritage site **4 =** site with features in the County *Historic Environment Record*, Historic England *PastScape* records. *Registered park or garden*. Well-preserved *ridge and furrow*. **3, 2 =** site includes feature, earthworks or building with known local historic environment significance – history includes 20th century. Fainter *ridge and furrow* **1 =** site of local oral or recorded history importance, no actual structure **0 =** No evidence for historical environment significance
RICHNESS OF WILDLIFE	0-5	**5 = Statutory site, includes or comprises SSSI (biodiversity or geology) or other national or European designation.** **4 =** County Wildlife Trust, etc. *nature reserve*, *Country Park* with importance for biodiversity, etc. **3 –** site with National, county and local biodiversity features, e.g. *Priority Habitats*, occurrence of one or more *Species of Conservation Concern* (use national or county Biodiversity Action Plan (BAP) Species lists), mapped Gt Crested newt ponds, bat roosts and foraging areas. County or local site designations e.g. *Local Wildlife Site* (LWS), *Site of Importance for Nature Conservation (SINC)*, *Local Nature Reserve*, *Community WildSpace*, etc. **2 =** other site of known local biodiversity importance not recorded elsewhere with e.g. BAP species, species-rich hedgerows, watercourse, pond **1 =** (parish background level), moderate or potential wildlife value **0 =** no evidence for natural environment significance
Maximum possible	**25**	

2. KEY MAP

Woodhouse
Woodhouse Eaves
Beaumanor Park
Beacon Hill Country Park
Broombriggs Farm Country Park
Swithland
Out Woods
Wood Brook
Benscliffe Wood
Swithland Wood
Moore Spinney
Roecliffe Spinney
Golf Course
Charnwood Forest Golf Course
Hangingstone Hills
Breakback Plantation
Nursery Plantation
Beacon Plantation
Black Hill
New Plantation
Green Hill
Abell's Wood
Roecliffe Hill
Newtown Plantation
Jackdaw Plantation
Brand Hill
Oakwood
Sports Facility
Sewage Pgg Sta
Vicary Farm
Nursery Cottage
Rushey Field Manor
Rushall Field Farm
Maplewell Hall School
Main Gate Lodge
Lower Broombriggs
Broombriggs Hill
Windmill Hill
Earthworks
Beacon Hill
Felicity's Wood
Buck Hill
Charnwood Lodge
Jubilee Wood
Outwoods Farm
Halfway House
Pocket Gate Cottage
Pocket Gate Farm
Stone Farm
Thurlstone Farm
Longhill Farm
Blackbird's Nest
Roecliffe Cottage
Heatherfield Cottage
Abell's Wood
Birchwood House
Ling Hill
Roecliffe Manor
Swithland Wood Farm
Oakwood
The Cottage
Longlands Farm
Ulverscroft Priory (Remains of) (Augustinian)
Chapter Cottage
Fishpond
Moat
0
200
400m

3. INVENTORY IN TOTAL SCORE ORDER

INVENTORY MAP REFERENCE	DESCRIPTION / EVIDENCE	NPPF (2019) LOCAL GREEN SPACE CRITERIA							TOTAL /25	OTHER CRITERIA (THIS PLAN)					OPTIONAL TOTAL /5 (others)
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY (Max 15)				LOCAL SIGNIFICANCE (Max 10)			LEGAL ACCESS RIGHTS Y/N	ALREADY LGS Y/N	VIEW-POINT Y/N	PRACTICAL ACCESS-IBILITY Score/2	EDUC. VALUE / USE Score/3	
			PROXIMITY 0 - 5	BEAUTY **0 - 3**	TRANQUIL **0 - 2**	REC. VALUE **0 - 5**	HISTORY **0 - 5**	WILDLIFE **0 - 5**							
	Note: *all boundaries are described clockwise from the left.*														
480	**Beacon Hill County Park SSS1** - Scheduled Monument (England) designation for site of Iron Age Hill Fort and Precambrian rocks and fossils - Site of Archaeological Interest MLE1135, MLE1132, MLE1133, MLE1142 - Priority Habitat Inventory Lowland Heathland - Countryside and Environmental Stewardship (Higher Level) - Geology of international significance - Igneous rocky outcrops - Acidic heath grassland maintained by rare breed sheep and cattle grazing (Longhorn, Highland and Dexter) - Variety of distinct habitats support key and BAP species including barn owl, redstart, swallows, swifts, house martins, adder, slow worm, common lizard, several bat species including brown long-eared, common pipistrelle, lesser noctule, soprano pipistrelle, noctule and rare flora species (see Naturespot and County records) - Popular destination for outdoor recreation with 2 large car parks, toilets, many interconnecting surfaced and non-surfaced footpaths for walkers and runners. A bridleway from horse riders and cyclists, benches, picnic/BBQ area, arboretum, sculptures, a labyrinth, 3 play areas and recent addition of a café - Most of woodland designated Priority Habitat Deciduous Woodland (Natural England) - Within the National Forest - Eastern section Area of Outstanding Natural Beauty - At 245m, Beacon Hill is highest point in Charnwood with spectacular 360 views over the villages and surrounding countryside - From Woodhouse Eaves and its approaches from N, E & W, Beacon Hill provides a distinctive landscape and backdrop to the village - Boundaries to Beacon Road and Breakback Road are lined with significant mature oaks (possible some veterans) - Part of upper car park and lower car park excluded from SSSI	N	2	3	2	5	5	5	**22**	Y	N	Y	2	3	5
053	St Paul's church and churchyard Mature trees and attractive church Tranquil space High amenity value Historical importance Church and Lychgate both Grade II listed buildings Bat roost and foraging area. Important lichens on wall	Y	5	2	1	5	5	3	**21**	Y	N	Y	Y	Y	

INVENTORY MAP REFERENCE	DESCRIPTION / EVIDENCE	NPPF (2019) LOCAL GREEN SPACE CRITERIA							TOTAL /25		OTHER CRITERIA (THIS PLAN)					OPTIONAL TOTAL /5 (others)
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY (Max 15)				LOCAL SIGNIFICANCE (Max 10)				LEGAL ACCESS RIGHTS Y/N	ALREADY LGS Y/N	VIEW-POINT Y/N	PRACTICAL ACCESS-IBILITY Score/2	EDUC. VALUE / USE Score/3	
			PROXIMITY 0 - 5	BEAUTY 0 - 3	TRANQUIL 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5								
270	Beaumanor Hall grounds. Within Listed Building zone. Part of lawned grounds to east and south of house. Also includes deciduous wooded area and unique yew maze. Species rich hedge to boundary of Maytree Road houses. Mature cedar. 3.1 Beautiful aspect to house and gardens. Mature trees including Cypress, Yew surrounding lawns. Views over low wall to east 3.2 Peaceful space 3.3 Open for occasional public events as well as private functions. Used for school extra-curricular activities during term time week days 4.1 Within Listed Building Zone 4.2 County Council Educational facility. Includes wooded area and unique yew maze. Species rich hedge to boundary of Maytree Road houses. Mature cedar. Bat foraging area. Rookery. High education value	Y	4	3	1	5	5	3	**21**		Y	N?	Y	2	3	
419	**<u>Windmill Hill – general description (419-424 and 524-528)</u>** Designations: County Park, LWS (CBC ID:W521417), APAC, Site of Archaeological Interest MLE1131, MLE17298 (registered by LCC Historic and Natural Environment Team), Priority Habitat Inventory Deciduous Woodland (Natural England), BAP species (recorded by inventory location) - Within Broombriggs Farm County Park and the National Forest - A prominent and distinctive landscape feature from the N,E and S of Woodhouse Eaves, clearly visible from Beacon and Broombriggs Country Park - Public paths through woodland leading around and up to the Windmill, benches at intervals - Boundaries 419-424 dry stone walls, post and rail fence on west boundary to Broombriggs - Mature native broad leaved woodland; oak, ash, beech, rowan, birch, wild cherry, sweet chestnut, yew, larch, hawthorn and some scots pine - Under storey mostly holly, ivy, elder, hazel, - Species rich hedgerows incudng hawthorn, holly, elder, hazel, bramble, bracken, dog rose, alder, blackthorn, guelder rose - Associated woodland wildlife e.g:woodland bird species including greenfinch, tawny owl, great spotted and green wood peckers. Woodland invertebrates including comma, orange tip, brimstone, small tortoiseshell, red admiral and specked wood butterflies. Mammals including badger, fox, weasel, several bat species (Bioblitz data 2019). Reptiles including slow worms and common lizard (protected species Wildlife and Countryside Act 1981)	Y	3	3	2	5	4	4	**20**		Y	N	Y	1	3	4

INVENTORY MAP REFERENCE	DESCRIPTION / EVIDENCE	NPPF (2019) LOCAL GREEN SPACE CRITERIA							TOTAL /25		OTHER CRITERIA (THIS PLAN)					OPTIONAL TOTAL /5 (others)
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY (Max 15)				LOCAL SIGNIFICANCE (Max 10)				LEGAL ACCESS RIGHTS Y/N	ALREADY LGS Y/N	VIEW-POINT Y/N	PRACTICAL ACCESS-IBILITY Score/2	EDUC. VALUE / USE Score/3	
			PROXIMITY 0 - 5	BEAUTY **0 - 3**	TRANQUIL **0 - 2**	REC. VALUE **0 - 5**	HISTORY **0 - 5**	WILDLIFE **0 - 5**								
	419 – Windmill Hill Country Park, LWS, Leicestershire Round, Site of Archaeological Interest MLE1131, Priority Habitat Inventory Deciduous Woodland (Natural England), Local Historic Buidling - Mostly mature native woodland with significant mature English oaks and sweet chestnuts - Rocky outcrops and broom near windmill on hill top - Public footpaths around site - Far reaching views across Broombriggs, down into village and across Soar Valley - Restored windmill base – Local historic building - Interpretive board, benches - Excellent woodland wildlife habitat BAP and key species including soprano pipistrelle, swifts, house martins, slow worms, common lizard															
016	'Stone hole' quarry off bottom of Church Hill. 1. Bounded by stone wall, rock face and ranch-style fencing with deciduous trees (sycamore, birch). 3.1 Site forms a grassy dell containing a few trees. 3.2 A calm and secluded 'other worldliness'. 3.3 Recognised CBC. Site is included in the Rock Climbers' Guide. Used as school education/play area 4.1 Used as the play area for the Woodhouse Eaves National School until the late 19th C; stone was used for local building, probably including the church (1837) and school (1838). Direct flat access from Church Hill pavement. Educational value: geological – public access to outcrops of the Upper Precambrian Bradgate Formation and Lower Cambrian Brand Hills Formation.	Y	5	2	1	5	3	3	**19**		Y	N	N	2	2	4
203	**Johnsons Meadows**. Field behind Long Close with public footpaths between WHE, Woodhouse and Forest Road. **Priority Habitat. Unimproved grassland.** **Natural England designated SSSI.** 3.1 Wildflower meadow surrounded by species rich hedgerow. Particularly beautiful in spring summer full of wildflowers 3.2 Peaceful, away from any road 3.3 Several footpaths through the meadow. This forms part of the main footpath between Woodhouse and Woodhouse Eaves 4.1 Evidence of ridge and furrow 4.2 Considered by LRWT staff and Natural England as one of the best lowland meadows in the county. Under higher level stewardship. Wide diversity of wildflowers. Swallows, house martins and bat species observed. Species rich hedgerows on all sides. Stream flows along southern and eastern boundary. Part of designated **Local Wildlife Site** (also 203, 218, 219, 220, 285, 284) Botanical survey available	Y	3	3	2	3	3	5	**19**		Y	N	N	0	3	

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		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY (Max 15)				LOCAL SIGNIFICANCE (Max 10)				LEGAL ACCESS RIGHTS Y/N	ALREADY LGS Y/N	VIEW-POINT Y/N	PRACTICAL ACCESS-IBILITY Score/2	EDUC. VALUE / USE Score/3	
			PROXIMITY 0 - 5	BEAUTY 0 - 3	TRANQUIL 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5								
	Rare to find habitat in such good condition – important as resource for education Privately owned with public footpaths running through.															
519	**Woodhouse Eaves Allotments** - Enclosed sloping public land near the centre of the village, owned by the Parish Council (CBC ID:1072, covered by policy RT/15) - Eastern section adjacent to Main Street in Conservation Area. "The allotment gardens have been noted as providing an asset to the village. It is suggested that they be included in the Conservation Area."(Woodhouse Eaves Conservation Area Character Appraisal - adopted 2009 - p32) - Surrounded by housing and enclosed on all sides by fencing - Access is via 2 entrances, one on the E from Main Street and the other on the W from Birdhill Road. The land slopes gently up from Main Street, with maintained pathways and no steps - The allotments have been in use since the 1920's and consist of 35 full plots, some of which are subdivided into smaller plots for those who cannot manage a full plot - The allotments are a vibrant community asset, with all plots in use, and a waiting list. They are managed on behalf of the Parish Council by a local allotment manager (volunteer) - 3 water taps on site supply the allotments and there are benches for rest and social interaction - Public toilets are approx. 150m away outside village hall - Through vigourous outdoor activity, the allotments contribute to health and well-being in the community - Most allotment holders live within walking distance, negating the use of cars. - The allotments are open to the wider public on certain days (e.g. Annual Open Gardens) and by arrangement for groups - Many allotment holders contribute towards the Annual Horticultural Show, which has been running for 31 years, raising funds for community causes. - An active Junior Garden Club garden some child size plots and report on their activities regularly in the monthly village magazine - The allotments are within easy walking distance of the village Primary school, and two local nurseries, who take the pre-school children there to learn about growing plants and be shown where their food comes from. - There are superb views over the village, towards St Pauls Church and across the valley from the higher sloping ground - Key and BAP species include swifts, house martins, several bat species - See results of public consultation and children's input to NP regarding allotments	Y	5	2	2	5	1	3	**19**		Y	N	Y	1	3	4

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		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY (Max 15)				LOCAL SIGNIFICANCE (Max 10)				LEGAL ACCESS RIGHTS Y/N	ALREADY LGS Y/N	VIEW-POINT Y/N	PRACTICAL ACCESS-IBILITY Score/2	EDUC. VALUE / USE Score/3	
			PROXIMITY 0 - 5	BEAUTY 0 - 3	TRANQUIL 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5								
201	St Mary in the Elms Churchyard and narrow wooded extension to churchyard 3.1 Attractive with mature yew trees and stone walls 3.2 Quiet but roads on two sides 3.3 Footpaths through graveyard 4.1 In conservation area. Grade II listed building. Church of C15, C17 and C19. Granite and slate rubble stone and dressed stone and Swithland slate roofs with stone coped gables and cross finials. Some graves in churchyard are Grade II and Grade II*listed 4.2 Mature yews, stonewalls with lichens. Bats recorded feeding (roost?). Species rich hedgerow to boundary of wooded area	Y	5	2	1	2	5	3	**18**		Y	N	N	1	3	
205	Spinney and open green space between Beaumanor Drive, Maytree Lane, Waterloo Spinney Lane. 3.1 Mature spinney with elegant sweet chestnut, beech, yew, oak, cedars. 3.2 Quiet area. No vehicular access. Bird song evident 3.3 Part of Garat's Hay estate but permissive access to public, particularly estate residents. Open space used for walking, children and families playing, occasional social events Footpaths run through semi-natural deciduous woodland. Used by children for 'dens', etc. Regularly used by walkers. 4.1 Previously part of Beaumanor estate. Within Listed Building zone for Beaumanor Hall 4.2 BAP Priority Habitat. Lowland mixed deciduous woodland Many trees with TPOs inc sweet chestnut, yew, oak, beech, cedar. Bat foraging area (possible roost sites). Jay, crow, blue tit, nuthatch, great tit, blue tit present. green woodpecker, great spotted woodpecker, nuthatch, swallows, house martins, swifts, crows, jay flying over, blackbirds. Bats, including noctule, common pipistrelle, recorded.	Y	5	2	2	3	3	3	**18**		Y	N	N	1	1	
520	**Herrick Green** - Designated "Open Space of Special Character" on Charnwood Borough Council Local Plan 2004. ID:10766, (covered by policy EV/18). Listed as Amenity Green Space on " Charnwood Open Spaces" - Triangle of sloping amenity land located between Herrick Road, Tuckett Road and Birdhill Road known locally as "The Green", owned and maintained as Open Space by Charnwood Borough Council - The Green, which has amenity and recreational value, creates a feeling of spaciousness within the settlement, contributing to the quality of life and character of the area. It is used regularly by walkers and children playing (see residents views *)	Y	5	2	2	5	2	2	**18**		Y	N	Y	2	1	3

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		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY (Max 15)				LOCAL SIGNIFICANCE (Max 10)				LEGAL ACCESS RIGHTS Y/N	ALREADY LGS Y/N	VIEW-POINT Y/N	PRACTICAL ACCESS-IBILITY Score/2	EDUC. VALUE / USE Score/3	
			PROXIMITY 0 - 5	BEAUTY 0 - 3	TRANQUIL 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5								
	- The Green is bounded by the 3 roads, away from main vehicle thoroughfares and accessible to the public from all directions - There are 2 car parking bays on the E and W sides of the Green for adjacent housing, each taking approx. 12 cars - The Green was designed to complement the housing development built in the late 1940's and early 1950's by the War Office (pre-dating the Ministry of Defence) initially for families of government staff working in Beaumanor Hall (WW2 Y Station) and adjacent buildings. - An award winning example of planning and design of the time, it was designed as an amenity space for the large housing development and to be enjoyed by the 44 houses overlooking it. Birdhill being previously wooded, special efforts were made to incorporate existing significant trees, which can still be seen on the Green today - Charnwood Borough Council recognise the continued contribution of the Green to the housing development, stating in the CBC Housing Needs Survey that it is to be retained as a Green Space - It provides a green corridor from Windmill Hill across the Green, through village gardens towards the lower land of Woodhouse to the east and the golf course and Outwoods to the north. Woodland birds from Windmill Hill, such as green woodpeckers, jays, crows, green finch, great tit, blue tit and tawny owl frequent the open space and bats roosting in housing on Herrick Road forage there. - It is surrounded by 44 houses in total; 10 houses on N side, 8 on NE, 8 on S, 12 on SW and 6 on the W, providing a visually attractive open space for the surrounding housing - The land is maintained as a grassed area, with 19 mature trees and 5 young trees; 2 significant mature oaks, 7 mature horse chestnut, 2 hawthorn, 5 rowan, 1 mature lime, 3 maple, and a small orchard planting area of 8 cherry and 2 apple trees - On the S side is a section of species rich hedgerow containing, hawthorn, elder, holly, ash, sycamore, oak, hornbeam and blackthorn and laurel - There are splendid views from the upper slopes overlooking village rooftops towards the Soar valley - Views from the lower slopes are over the Green up the slopes of Birdhill towards Windmill Hill. Information and views supplied by residents* - The green is used by local children from the Birdhill estate and Beacon, Herrick, Tuckett roads and Perry Close for games (football, cricket, off road bike riding, sledging in winter…) - It is regarded as a quiet, safe place for children to play by residents, who can monitor them from the overlooking houses															

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			PROXIMITY 0 - 5	BEAUTY 0 - 3	TRANQUIL 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5								
	- Adults value and enjoy the space for walking, socialising, family picnics and dog walking - The open aspect design overlooked by many houses offers natural surveillance, contributing to residents perception of security in the area (which is a mix of private and social housing and has Birdhill cul de sac leading off the S corner) - The Green is also used for gatherings, games and activities, such as youth and sports groups, Christian and Scout groups (See results of public consultation, including letters from residents and children's input to NP regarding the Green)															
014	Charnwood Forest Golf Club site 1. Bounded by sites 8 – 11 to the SW, fence and Brook Rd to the NW, stone wall and sites 4–7 to the NE and sites 12, 13 and 3 to the SE. There are five distinct sub-areas within the site (14(a) to 14(e)). The site contains 2 areas designated as SSSI on the grounds of lowland heathland (Priority habitat) and geology (see individual sub-areas below) but access is restricted to members of the golf club. Higher level stewardship. 3.1 Beauty of the site is due to the steep slopes leading to exposed, craggy rock outcrops, the varied habitats and stunning views across the Soar valley and Leicestershire Wolds to the East, and the lower slopes of Beacon Hill to the west. Educational value: Students from Brooksby College visit the site to learn about lowland heath reclamation and maintenance. (a) Deciduous woodland (priority habitat) containing a small pond, some old oaks showing natural growth development (unmanaged). (b) Hangingstone Rocks: fenced off areas of lowland heath managed by use of Soay sheep, with mixed immature deciduous woodland, possible habitat for ground-nesting birds. 4.2 Rich in various grasses and wild flowers. Rock faces display at least six species of lichen. Two small ponds, one deep. Birch seedlings with bilberry under-storey. Conspicuous birdsong reflecting several species. Educational value: Outcrops of the Bradgate and Beacon Hill Formations of Upper Precambrian Maplewell Group. (c) Fairways are not treated with fertiliser in order to maintain the rich native grass species. (d) North quarry area: mixed deciduous woodland (sycamore, oak, silver birch, ash and alder). Small pond at the base of the quarry face. Educational value: Exposures of the Upper Precambrian Bradgate Formation with impressions of very rare soft-bodied fauna – type locality discovered in 1957.	Y	2	3	2	3	2	5	**17**		N	N?	Y	0	1	1

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		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY (Max 15)				LOCAL SIGNIFICANCE (Max 10)			LEGAL ACCESS RIGHTS Y/N	ALREADY LGS Y/N	VIEW-POINT Y/N	PRACTICAL ACCESS-IBILITY Score/2	EDUC. VALUE / USE Score/3	
			PROXIMITY 0 - 5	BEAUTY **0 - 3**	TRANQUIL **0 - 2**	REC. VALUE **0 - 5**	HISTORY **0 - 5**	WILDLIFE **0 - 5**							
	(e) South Quarry: deep pond at base of one quarry face, surrounded by deciduous woodland, mainly oak and sycamore, largely undisturbed. Probable high biodiversity because of accumulations of leaf litter and rotting branches. 3.2: Site is very secluded, with an 'other worldly' atmosphere. 4.1: Quarry was owned by the Herricks of Beaumanor, with some of the stone used to build the Woodhouse Alms Houses (see McGrath, A. (2007), The Rock Quarries of Charnwood Forest, *Mercian Geology*, **16**, pp.241–262).														
038	Maplewell Hall school and grounds, site includes carpark and school drive. 4.1 Maplewell Hall and estate owned by Sir William Salt (formerly of Saltaire) 1875–1892, Baronet of Maplewell. Sir William funded the building of the south transept of St Paul's Church, Woodhouse Eaves, and donated the organ. Locally listed building. Archaeological sites MLE1136, 1137 4.2 Priority habitat deciduous woodland, understorey of rhododendrons, specimen trees, e.g. giant redwood.	Y	2	2	0	5	3	5	**17**	N	N	N	N	1	1
224	King George V playing fields Open space with football and cricket pitches. Used regularly for matches and by schools as well as other events such as Woodhouse Challenge race in May. The main footpath between Woodhouse and WHE runs along the north edge of the field. Access to school on south western corner of the field. Playing fields established as a national memorial after King George V's death in 1936. Part of the land was bestowed to parish by Herrick family. Attractive open space surrounded by mature trees and species rich hedgerows. Birch, oak, ash. Memorial oak planted on eastern edge. Hedgerows used as bat corridor. Swallows and house martins observed over fields Tranquil space when not used for sport.	Y	4	2	1	5	2	3	**17**	Y	N	N	2	2	
274	Beaumanor Hall grounds. Within Listed Building zone. Greenhouses and sensory garden 3.1 Cultivated area – lovely garden. Lovely view towards Beaumanor Hall 3.2 Quiet area 3.3 Open for occasional public events as well as private functions. Used for school extra-curricular activities during term time week days 4.1 Within Listed Building Zone. 4.2 Cultivated but planting to attract invertebrates. Sensory garden	Y	2	3	2	3	5	2	**17**	Y	N	Y	2	3	

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			PROXIMITY 0 - 5	BEAUTY 0 - 3	TRANQUIL 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5								
275	Beaumanor Hall grounds – lawns and gardens to rear of hall including small walled ornamental garden. Within Listed Building zone. 3.1 Beautiful aspect to house and gardens. 3.2 Quiet, tranquil 3.3 Open for occasional public events as well as private functions. Used for school extra-curricular activities during term time week days 4.1 Within Listed building zone. Bounded by listed buildings of WW2 significance 4.2 One side bounded by avenue of yews. Lawn with trees: mature ash, oak, cedar.	Y	2	3	2	3	5	2	**17**		Y	N	Y	2	3	
280	Beaumanor grounds. Area to front of Beaumanor Hall, including deciduous woodland (Priority habitat), lawns and car park 3.1 Attractive woodland 3.3 Open for occasional public events as well as private functions. Used for school extra-curricular activities during term time week days 4.1 Within Listed Building zone. Includes ice houses for Hall. 4.2 Mature trees along Beaumanor Drive. Bat foraging area. Part of wildlife corridor between Loughborough and Woodhouse	Y	3	1	0	5	5	3	**17**		Y	N	Y	2	3	
443	**Broombriggs – General Description** (425 – 438 and 443, 522, 523, 529, 531) Designations Country Park, APAC, National Forest - Public footpaths through farmland connecting Maplewell Road to Beacon Road and ascending to Broombriggs Hill - Poor quality soil – mostly grazing some arable on lower slopes - Spectacular views from both lower and upper slopes - Mature hedgerows and trees - Excellent habitats for invertebrates, bat habitats and foraging sites across 426,431,432,433,434,435 tree lines (Bioblitz data 2019) - From S & E of woodhouse Eaves, Broombriggs Hill is clearly visible and forms a distinctive landscape and backdrop to the village - BAP species recorded by location **443 - Broombriggs Country Park trail and field** - Boundaries dry stone walling, mature species rich hedgerows (approx 50/50) - Arable field sloping down to village - Public footpath follows Long Stye plantation downhill - Interpretive boards - Superb views across village as path descends to Maplewell Rd	Y	4	3	2	5	0	3	**17**		Y	N	Y	1	3	4

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			PROXIMITY 0 - 5	BEAUTY 0 - 3	TRANQUIL 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5								
531	**Long Stye Spinney** - Priority Habitat Inventory –mixed coniferous woodland - Long Stye spinney enclosed with dry stone walling, coniferous upper slopes, deciduous on lower - Extensive bluebell coverage in spring, - Seasonal pond enclosed with dry stone walling - Badger setts, bat foraging and upland wildlife including raptors (kestrel, buzzard)	Y	3	3	2	5	0	4	**17**		Y	N	Y	1	3	4
272	Beaumanor Hall grounds. Within Listed Building zone. Part of lawned gardens to south of hall. 3.1 Beautiful outlook to Beacon Hill and Beaumanor Hall 3.2 Peaceful space 3.3 Open for occasional public events as well as private functions. Used for school extra-curricular activities during term time week days. High education value 4.1 Within Listed Building Zone. Historic Bell housing, walls of gardens 4.2 Not a Country Park but County Council Educational facility. Mature parkland planted trees including oak, cherry, Veteran red cedar. Younger trees: ash, oak, alder	Y	3	2	1	3	5	2	**16**		Y	N	Y	2	3	
279	Deciduous woodland (Priority habitat) and pond in Beaumanor grounds. Beaumanor drive behind. 3.1 Attractive woodland 3.3 Open for occasional public events as well as private functions. Used for school extra-curricular activities during term time week days 4.1 Within Listed Building zone 4.2 Mature trees along Beaumanor Drive. Pond. Newts Bat foraging area. Part of wildlife corridor between Loughborough and Woodhouse	Y	2	1	0	5	5	3	**16**		Y	N	N	1	3	
420	**Windmill Hill – see also general description** Country Park, LWS, Priority Habitat Inventory Deciduous Woodland (Natural England) - Semi-open woodland with mown public access paths, mixed grassland eg. cow parsley, red campion, hogweed, rose bay willow herb, grasses - Boundaries dry stone walling - BAP species slow worm, common lizard, bat foraging - Open views across Soar Valley towards Barrow and Rothley	Y	4	2	2	5	0	3	**16**		Y	N	N	0	2	2
421	**Windmill Hill – see also general description** Country Park, LWS, Priority Habitat Inventory Deciduous Woodland (Natural England) - Public footpaths through dense mature native woodland with rocky outcrops - Boundaries dry stone walling	Y	4	1	2	5	0	4	**16**		Y	N	N	0	2	2

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			PROXIMITY 0 - 5	BEAUTY **0 - 3**	TRANQUIL **0 - 2**	REC. VALUE **0 - 5**	HISTORY **0 - 5**	WILDLIFE **0 - 5**								
	- Significant mature yews and chestnuts, also larch and scots pine - Understorey includes holly, alder and blackthorn - Good quality woodland habitat															
422	**Windmill Hill – see also general description** Country Park,Priority Habitat Inventory Woodland - Young Trees - Mown public pathways through younger woodland planting of native species - Boundaries dry stone walling - Good quality woodland habitat	Y	4	1	2	5	0	4	**16**		Y	N	N	0	2	2
427	**Broombriggs – see also General Description** - Country Park - Sloping pasture (cattle) - 2 public footpaths - Boundaries, dry stone walls with mature trees ; ash, sycamore, hawthorn, holly, birch. Fence along Windmill Hill boundary with species rich hedgerows including hawthorn, elder, holly, oak, hazel, sycamore - Stream along uphill boundary with associated wildlife	Y	3	2	2	5	0	4	**16**		Y	N	Y	1	2	3
428	**Broombriggs – see also General Description** - Country Park - Arable field with good public access on level gravel paths and interpretive board - Boundaries – dry stone walls on 3 sides with hedgerow margins of elder, hawthorn, bramble, holly, gorse, cow parsley, rose, bay, wild herb, cleavers, bracken, nettles, hog weed, foxglove (excellent invertebrate habitats) - Open views to Windmill Hill	Y	3	2	2	5	0	4	**16**		Y	N	Y	2	3	4
429	**Broombriggs – see also General Description** - Country Park - Arable field with good public access on level gravel paths linking to Maplewell Road and Broombriggs Hill - Bench - Boundaries; dry stone walling x 2, mature hedgerows x 2 and hedgerow margins (as 428) - Stream along hedgerow boundary - Species rich hedgerows - Wide views across Broombriggs, over village to Soar Valley and up to Broombriggs Hill	Y	4	2	1	5	0	4	**16**		Y	N	Y	2	2	4
435	**Broombriggs – see also General Description** - Country Park Priority Habitat - Inventory Deciduous Woodland - Boundaries dry stone walls and hedgerows and fenced plantations of young native trees - Path continues uphill along 3 sides of field with stone wall one side and young enclosed tree plantation on other. Bridleway along E boundary - Pasture land with young parkland planting	Y	2	3	2	5	0	4	**16**		Y	N	Y	1	3	4

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		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY (Max 15)				LOCAL SIGNIFICANCE (Max 10)				LEGAL ACCESS RIGHTS Y/N	ALREADY LGS Y/N	VIEW-POINT Y/N	PRACTICAL ACCESS-IBILITY Score/2	EDUC. VALUE / USE Score/3	
			PROXIMITY 0 - 5	BEAUTY 0 - 3	TRANQUIL 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5								
	- Priority Habitat Inventory Deciduous Woodland (Natural England) - mature woodland along top of field - Interpretive boards and benches - Superb views from NW corner of field to Beacon Hill - Public footpath continues along top of field with superb 180 degree views across Soar valley (Loughborough, Barrow, Woodhouse, Smithland, Rothley, Leicester and beyond)															
437	**Broombriggs – see also General Description** - Country Park - Boundaries dry stone walling, hedgerows (50/50) - Upland pasture with young parkland planting - Public footpath - 180 degrees views across Soar Valley, superb views to Bradgate Park, Maplewell Hall and Roecliffe Manor, - Interpretive boards - Young native tree plantation on lower slopes to E	Y	2	3	2	5	0	4	**16**		Y	N	Y	1	3	4
438	**Broombriggs – see also General Description** - Country Park - Boundaries dry stone walling x 2, fences x 2 - Upland pasture - Public footpath continues along Long Stye boundary - Mature parkland tree planting - 3.1 superb 180 degrees views to Bradgate Park, Leicester, Rothley, Barrow, Woodhouse Eaves	Y	2	3	2	5	0	4	**16**		Y	N	Y	1	3	4
048	The Brand, designated SSSI, under Higher Level stewardship 4.1 Site contains Grade II listed house, The Brand (1074602) and former 18th to 19th C slate pits, source of local roofing slate. Archaeological site MLE8533 4.2 Mature mixed old deciduous, and coniferous woodland. The former slate quarries have many lichens, including species rare to this region. Educational value: good exposures of the Upper Cambrian Swithland Slate.	Y	1	3	0	1	5	5	**15**		N	N	N	N	1	1
218	Meadow behind Long Close. **BAP Priority Habitat. Unimproved grassland.** Part of designated **Local Wildlife Site** (also 203, 218, 219, 220, 285, 284) Valued locally and, although privately owned, in the past access has been permitted through Open gardens scheme and for wildlife events. Valued locally as a natural space. Particularly beautiful in spring summer when full of wildflowers Species rich hedgerow. Hedgerow believed to be over 500 years old. Hedges consist of field maple, hawthorn, dog rose, elder, oak, ash, sloe. Some veteran trees. Under higher level stewardship. **Designated SSSI.** Deep sense of tranquillity and nature. Just faint road noise but predominant sounds are birds and insects	Y	2	3	2	3	0	5	**15**		N	N	N	1	3	

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			PROXIMITY 0 - 5	BEAUTY **0 - 3**	TRANQUIL **0 - 2**	REC. VALUE **0 - 5**	HISTORY **0 - 5**	WILDLIFE **0 - 5**								
	Rare to find habitat in such good condition – important as resource for education.															
225	Part of King George V playing fields. Includes play area, car park and tennis courts. Pavilion on east next to playing fields. Playing fields established as a national memorial after King George V's death in 1936. Part of the land was bestowed to parish by Herrick family. Footpath on north side leading to playing fields. Stone wall to Main Street. To the north side is a mature species rich hedgerow with holly, ivy, sloe, field maple, hawthorn, elder. Adjoins Long Close gardens. Butterfly garden planned along section of path running from the road. Hedgerow used as bat corridor. Scattered trees alongside tennis courts include guilder rose, wych elm, birch, hazel and ash.	Y	5	0	0	5	2	3	**15**		Y	N	N	2	2	
423	**<u>Windmill Hill – see also general description</u>** Country Park, LWS, Priority Habitat Inventory Young Trees (Natural England) - Mown public pathways through younger woodland planting of native species - Boundaries dry stone walling - Good quality woodland habitat - BAP bat species include common pipistrelle	Y	3	1	2	5	0	4	**15**		Y	N	N	1	1	2
424	**<u>Windmill Hill – see also general description</u>** Country Park, Priority Habitat Inventory Young Trees - Young, dense woodland planting mostly hazel, birch, chestnut, hawthorn, rowan, guilder rose - Boundaries dry stone walling - Good quality woodland habitat	Y	4	1	1	5	0	4	**15**		Y	N	N	0	1	1
425	**<u>Broombriggs – see also General Description</u>** Broombriggs Country Park Community Orchard - Community Orchard with public access from Broombriggs and Windmill - Adjacent small public car park - Boundary post and rail fence, mature oaks along 2 boundaries - Mown paths through young fruit trees; 18 apple, 9 damson, 7 pear, 7 plum, 6 cherry - Interpretive board and picnic benches	Y	3	2	1	5	0	4	**15**		Y	N	N	2	3	5
426	**<u>Broombriggs – see also General Description</u>** - Country Park - Pasture (cattle) - Boundaries fence, dry stone wall, species rich hedgerows - 2 public footpaths	Y	3	2	1	5	0	4	**15**		Y	N	N	1	2	3

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			PROXIMITY 0 - 5	BEAUTY 0 - 3	TRANQUIL 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5								
	- Mature hedgerow trees on Beacon Road boundary; beech, scots pine, sweet chestnut, larch - Brook along boundary to field 427 with associated wildlife															
433	**Broombriggs – see also General Description** - Country Park - Priority Habitat Inventory Deciduous Woodland - Boundaries dry stone walling - Public footpath ascending hill along boundary - Lower slopes young plantation native broadleaf species, rowan, cherry, oak, hazel, guelder rose - Upper slopes Priority Habitat Inventory Deciduous Woodland (Natural England) - Mature woodland; yew oak, horse chestnut - Badger setts in woodland	Y	2	2	2	5	0	4	**15**		Y	N	N	1	1	2
434	**Broombriggs – see also General Description** - Country Park - Boundaries dry stone walling, fence, hawthorn hedgerow with mature oaks - Sloping hillside pasture with young parkland tree planting and young native tree plantation on E side - Public footpath uphill along stone wall and fencing boundary - Open views across Broombriggs and over to Soar Valley	Y	2	2	2	5	0	4	**15**		Y	N	Y	1	1	2
474	**Beacon Hill County Park** - Young native tree species plantation on corner of Breakback and Beacon Roads (as 473) - Public footpath linking corner to Beacon Hill County Park lower and upper - Boundaries to road have wide, mature hedgerow margins, post and rail fence and mature hedgerow oaks	Y	4	2	1	5	0	3	**15**		Y	N	N	1	0	1
522	**Broombriggs – see also General Description** - Country Park - Sloping semi-improved grassland field with mixed tree planting - Boundaries dry stone walling - 3 copses in N, NE and NW corners, some parkland planting - Mostly mature oaks and sweet chestnuts, under-storey includes birch, holly, elder	Y	2	2	2	5	0	4	**15**		Y	N	Y	1	1	2
523	**Broombriggs – see also General Description** - Country Park - Sloping upland pasture of semi-improved grassland - Boundaries dry stone walling	Y	2	2	2	5	0	4	**15**		Y	N	Y	1	1	2
278	Beaumanor Hall grounds including campsite and playground. Within Listed Building zone. 3.3 Used for school extra-curricular activities during term time week days. Campsite and playground	Y	2	0	0	5	5	2	**14**		Y	N	Y	2	3	

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			PROXIMITY 0 - 5	BEAUTY **0 - 3**	TRANQUIL **0 - 2**	REC. VALUE **0 - 5**	HISTORY **0 - 5**	WILDLIFE **0 - 5**								
	4.1 Within Listed Building zone 4.2 Stream bounding area to south east side with species rich hedgerow. Education centre. Important historic site															
431	**Broombriggs – see also General Description** - Country Park - Priority habitat Inventory Deciduous Woodland (Natural England) - Boundaries dry stone walls, fence to Beacon Rd. - Mature, possibly ancient woodland - predominantly oak, some scots pine, beech, sycamore, horse chestnut - Under-storey yew, bracken, holly, bramble and extensive bluebell coverage in spring - Public footpath through woodland, adjacent to Beacon Road and over drive to Broombriggs House up Broombriggs Hill - BAP bat species including brown long-eared, common pipistrelle, soprano pipistrelle	Y	2	2	1	5	0	4	**14**		Y	N	N	1	2	3
432	**Broombriggs – see also General Description** - Country Park - Dry stone walls, fencing on lower slopes - Undulating pastureland with mature parkland tree planting - Lower slopes young tree plantation of native deciduous species; cherry, birch, hazel, guelder rose - Views across fields to Windmill Hill and Soar Valley - Public footpath diagonally across field	Y	2	2	2	5	0	4	**14**		Y	N	Y	1	1	2
473	**Beacon Hill County Park** - Young native tree species plantation (some of which are dedicated memorial trees) - Species include cherry, rowan, scots pine, sweet chestnut, ash, oak, elder - Overgrown hedgerow between 473 and 474 - Public footpath links 474 to Beacon	Y	3	2	1	5	0	3	**14**		Y	N	N	1	0	1
483	**Beacon Hill Country Park** National Forest Inventory Broad-Leaved Deciduous and Coniferous Woodland - Native tree arboretum with trail and interpretive boards - boundary to Breakback Road species rich hedgerow with mature hedgerow trees - key species include swallow	Y	1	2	2	5	0	4	**14**		Y	N	N	2	2	4
484	**Beacon Hill Country Park** National Forest Inventory Broad-Leaved Deciduous and Coniferous Woodland - Mature tree plantation including beech, scots pine, birch, hazel - N and E boundaries dry stone walking	y	1	2	2	5	0	4	**14**		Y	N	N	2	1	3

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			PROXIMITY 0 - 5	BEAUTY 0 - 3	TRANQUIL 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5								
	- Under-storey including holly, bramble, yew															
521	**Main Street / Tuckett Road Triangle** Small triangular section of elevated amenity land owned and maintained by Charnwood Borough Council fronting Main Street and the corner of Tuckett Road - Provides an attractive open aspect between rows of cottages along Main Street and ascending Tuckett Road, with tree planting softening the street scene along Main Street - Open grassed area publicly accessible from Tuckett Road pedestrian footpath - Planted with seven very attractive mature trees: 3 maple trees along Main Street side, 3 silver birches and 1 cherry tree along Tuckett Road side (referenced in the Woodhouse Eaves Conservation Area Character Appraisal – adopted 2009) - High dry-stone wall boundary to pedestrian pathway along Main Street and open on Tuckett Road side - Bird song evident - Mature commemorative cherry tree (VE Day) adjacent on Tuckett Road. - Electricity sub-station sited in NW corner - Overlooked by bungalow housing for local people - Occasional local community use – eg. open air carol concerts	Y	5	2	1	4	1	1	**14**		Y	N	N	2	1	3
219	Long Close meadow with abundant orchids. BAP Priority Habitat. Unimproved grassland. Part of designated **Local Wildlife Site** (also 203, 218, 219, 220, 285, 284). **Designated SSSI.** Species rich hedgerow bounding on 3 sides. Fence with mature oak and ash on side bounding onto Long Close garden. Deadwood good for invertebrates. Particularly beautiful in spring summer when full of wildflowers Rare to find habitat in such good condition – important as resource for education Ridge and furrow (Hartley)	Y	2	2	2	0	2	5	**13**		N	N	N	0	3	
276	Beaumanor Hall grounds – playing fields and zipwire. Within Listed Building zone. Open area 3.3 Used for school extra-curricular activities during term time week days. Play area and equipment including zip wire. 4.1 Listed buildings of significance from WW2. Within Listed Building zone 4.2 Stream bounding area to north side with stream. Education centre. Important historic site	Y	1	0	0	5	5	2	**13**		Y	N	Y	2	3	

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			PROXIMITY 0 - 5	BEAUTY 0 - 3	TRANQUIL 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5								
403	- **Beacon Hill Country Park** - Countryside and Environmental Stewardship (Higher Level) - public footpaths through species rich meadows with variety of grasses and wildflowers, including red campion, plantain, vetches, bird's foot trefoil mature oaks along NE boundary - Boundaries dry stone walling - avenue of mature beeches between 403 and 499 superb open views to west; Charley, Shepherd rocky outcrops and Mount St Bernard Abbey	Y	0	3	2	5	0	3	**13**		Y	N	Y	1	1	2
404	**Beacon Hill Country Park** - Countryside and Environmental Stewardship (Higher Level) - public footpaths through species rich meadows with variety of grasses and wildflowers, including red campion, plantain, vetches, bird's foot trefoil - Hedgerow boundary to Deans Lane, other boundaries dry stone walls, - Copse of mature oaks uphill on southern side of field - superb open views to west; Charley, Shepherd rocky outcrops and Mount St Bernard Abbey	Y	0	3	2	5	0	3	**13**		Y	N	Y	1	1	2
412	**Beacon Hill Country Park** West Beacon Fields - Semi-improved grassland used as pasture sloping away from Beacon - Post and wire fence boundaries, NW boundary dry stone walling - Small section young mixed native woodland on S corner - Mature, overgrown hawthorn hedgerow on E boundary - Bullfinch and green woodpecker observed	Y	0	2	2	5	0	4	**13**							
413	**Beacon Hill Country Park** West Beacon Fields - Semi-improved grassland used as pasture sloping away from Beacon - Post and wire fence boundaries, NW boundary dry stone 4walling - 2 small sections young mixed native woodland on S corner - Mature, overgrown hawthorn hedgerow on W boundary - Surfaced public footpath with benches along E boundary and stone walling to E of path - Outdoor play area with equipment in S section adjacent to car park	Y	0	2	2	5	0	4	**13**							
414	**Beacon Hill Country Park** West Beacon Fields - Semi-improved grassland used as pasture sloping away from Beacon	Y	0	2	2	5	0	4	**13**							

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			PROXIMITY 0 - 5	BEAUTY 0 - 3	TRANQUIL 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5								
	- Post and wire fence boundaries, SE boundary dry stone walling - 2 small sections young mixed native woodland on NW and E corners - Remnants of mature hawthorn hedging boundary along centre of field SW to NW - Surfaced public footpath with benches along E boundary and stone walling to E of path - Straw built shelter NE corner															
436	**Broombriggs – see also General Description** - Country Park - Boundaries hawthorn hedgerow, mature hedgerow trees (oaks) - Pasture with young parkland planting and young native tree plantation on E side	Y	2	2	0	5	0	4	**13**		N	N	N	0	3	3
482	**Beacon Hill Country Park** - Countryside and Environmental Stewardship (Higher Level) - Mainly grassed area adjacent to car park containing large field pond, play area, picnic/BBQ tables, wildflower meadow, café, mature and semi-mature trees - dry stone wall boundaries	Y	1	2	1	5	0	4	**13**		Y	N	n	2	2	4
499	**Beacon Hill Country Park** West Beacon Fields - Priority Habitat Inventory Woodland – Young Trees - Surfaced public footpath through mainly deciduous woodland – native species including oak, ash, rowan, hazel, wild cherry, birch, beech, sweet chestnut, field maple. - Interpretive boards - Boundary to Beacon Road part dry stone wall, part mature hedgerow. - Mature oaks line Beacon Road - Key species include swallow	Y	0	2	2	5	0	4	**13**		Y	N	N	2	2	4
287	**Long Close Gardens** The ornamental gardens at Long Close are set in 5 acres with terraces, pools, herbaceous borders and a large collection of rhododendrons and specimen trees. Beautiful and tranquil. The gardens are in part categorised as priority habitat - deciduous woodland and covered by TPO. The house is within the conservation area. Although the house is not a listed building it is valued locally." This is a private garden with no public access.	Y	4	3	0	0	2	3	**12**		Y	N	N	1	3	

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051	Roecliffe Manor and Hill. 4.1 Roecliffe Manor is Grade II listed (1074680) 4.2 Area of grassland is SSSI. This grassland, on Precambrian rocks, has a wide variety of fungi, including several in the 'Red data' book. Under Higher level stewardship Area of mixed deciduous and coniferous woodland	Y	0	2	0	0	5	5	**12**	N	N	N	N	N	0
401	**Beacon Hill Country Park** - Countryside and Environmental Stewardship (Higher Level) - public footpaths through species rich meadows with variety of grasses and wildflowers, including red campion, plantain, vetches, bird's foot trefoil - Hedgerow boundary to Deans Lane, other boundaries dry stone walls - mature oaks along SE boundary	Y	0	2	2	5	0	3	**12**	Y	N	Y	1	1	2
402	**Beacon Hill Country Park** - Countryside and Environmental Stewardship (Higher Level) - public footpaths through species rich meadows with variety of grasses and wildflowers, including red campion, plantain, vetches, bird's foot trefoil mature oaks along NW boundary - Boundaries dry stone walling - Avenue of mature beeches between 402 and 414	Y	0	2	2	5	0	3	**12**	Y	N	Y	1	1	2
529	**<u>Broombriggs – see also General Description</u>** - Broombriggs House and gardens within Country Park - Priority habitat Inventory Deciduous Woodland (Natural England) – all the way up to Broombriggs House - Broombriggs House (Grade 2 listed) - drive lined with avenue of significant mature lines. - Historical significance – site includes listed building - Boundaries dry stone walls - Mature woodland copses, enclosed within dry stone walls - predominantly oak, some scots pine, beech, sycamore, horse chestnut - BAP bat species including brown long-eared, common pipistrelle, soprano pipistrelle	Y	2	2	0	0	5	3	**12**	N	N	N	-	-	0
022	Site known locally as 'the Enchanted Wood', Maplewell Road. The land slopes gently uphill from Maplewell Road with rocky outcrops and gorse cover on upper sections. 1. Shown on OS map as three discrete blocks of land, but is now a single block of woodland. Under single ownership, planted and managed for wildlife. 3.2 Footpaths meander through extensive tract of woodland, with open glades – bird-song audible, sheltered from the road and built environment. 3.3 Open to the public during the annual Open Gardens event.	Y	4	1	2	1	0	**3**	**11**	N	N	N	1	0	1

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			PROXIMITY 0 - 5	BEAUTY **0 - 3**	TRANQUIL **0 - 2**	REC. VALUE **0 - 5**	HISTORY **0 - 5**	WILDLIFE **0 - 5**								
	4.2 Significant for local wildlife.: Deciduous woodland - 16, 000 trees planted 1998. Also several mature trees on site. Native species rich: Trees include oak, ash, sycamore, rowan, holly, willow, crab apple, wild cherry, birch, Under-storey includes hazel, ivy, bramble. Woodland birds include buzzard, goldfinch, tits, green woodpecker Invertebrates - include grasshoppers, dragonflies, beetles and micro moths. Mammals - fox, squirrel, rabbit, muntjac, badgers (active setts) and bats (recorded foraging). Significant for habitat connectivity as a corridor linking Outwoods SSSI, Beacon SSSI to Broombriggs CP, then through Enchanted Wood to The Brand SSSI, Swithland Woods SSI and Bradgate Park SSSI.															
032	Maplewell Farm and adjoining field (assessed from a distance). Appears to be rough pasture bisected by a strip of deciduous trees Maplewell Farm Locally listed building Bounded by mature species rich hedges with some standards (beech, sycamore, ash etc.)	Y	2	2	0	0	5	2	**11**		N	N	N	N	N	0
284	Field south of Main Street, adjoining Long Close garden. Semi-improved grassland. Part of designated **Local Wildlife Site. Designated SSSI.** 3.1 Rich flora and hedgerows 3.2 Behind houses on Main Street but reduced traffic noise and birdsong 4.2 Species rich hedgerow to south and north. Semi-improved meadow but recently grazed. Now being managed under consultation with NE. Bistort, chicory, plantains, dock spp, oxeye daisy, bugle	Y	3	2	1	0	0	5	**11**		N	N	Y	0	1	
285	Meadow to south of Main Street. **Priority Habitat – unimproved lowland meadow.** Part of designated **Local Wildlife Site. Designated SSSI.** 3.1 Rich flora and hedgerows 3.2 Behind houses on Main Street with small amount of traffic noise and noticeable birdsong 4.2 Species rich hedgerow on 3 sides. Priority Habitat – unimproved lowland grassland. Being managed under consultation with NE higher level stewardship and potential SSSI. Botanical species list available High education value as species rich lowland meadow	Y	3	2	1	0	0	5	**11**		N	N	Y	0	2	
379	Private residential property with Grade II listed Arts & Crafts house, 4 c. 4 acres of managed gardens & paddock & c. 2 acres of grazing paddock. Significant number of veteran native standards & substantial mixed spinneys of evergreen & deciduous veterans to 3 sides with deep ditches alongside E & W boundaries	Y	3	1	0	0	5	2	**11**		N	N	N	0	0	0

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			PROXIMITY 0 - 5	BEAUTY **0 - 3**	TRANQUIL **0 - 2**	REC. VALUE **0 - 5**	HISTORY **0 - 5**	WILDLIFE **0 - 5**								
	Bats, deer, foxes, rabbits, hares, abundant insect & bird species incl. cuckoo, wildflowers incl. orchids															
389	School playing fields. Species rich hedgerow on 3 sides	Y	4	0	0	5	0	2	**11**		Y	N	N	2	3	
397	Grassed open space at far end of Rawlins Close (cul de sac). 2 birch, 2 red oak, 3 scots pine, 2 other trees. Bird activity and song. Amenity value for surrounding houses (20+ houses) Used by children for recreation (confirmed by a child during surveying) and by adult residents for a summer gathering. NB Rawlins Close is one of two main school entrances for children, with attendant traffic congestion at certain times View through houses to fields beyond.	Y	5	2	1	2	0	1	**11**		Y	N	Y	2	1	
406	**Felicity's Wood** - Woodland Trust Site - Priority Habitat Deciduous Woodland (Natural England) - Public footpaths through steeply sloping land through ungrazed meadow on upland - Dry stone wall enclosed copse in centre - dry stone wall on W boundary - Mature species rich hedgerow on E boundary - Superb open views to NE, N and NW across valley - Key species including swallows, house martins	Y	0	3	2	3	0	3	**11**		Y	N	Y	1	1	2
407	**Martins Wood** Woodland Trust Site - public footpaths through native deciduous woodland with clearings and bench - woodland areas Priority Habitat Deciduous Woodland (Natural England) - Spectacular open views from N side over surrounding countryside to NW and across valley to N & E - dry stone wall boundaries	Y	0	3	2	3	0	3	**11**		Y	N	Y	1	1	2
430	**<u>Broombriggs – see also General Description</u>** - Country Park - Strip of mature mixed deciduous and coniferous woodland adjacent to Hastings Road housing - Boundaries fence and hedgerow - BAP bat species include common pipistrelle,	Y	4	2	0	1	0	4	**11**		N		N	0	0	0
472	**Broombriggs (see also General Description)** Broombriggs Hill, Site of Archaelogical Interest MLE1143, Rocky, outcrops and rough grassland - Priority Habitat Inventory Deciduous Woodland - Boundaries – mature trees and hedgerows - SE corner woodland – Priority Habitat Inventory Deciduous Woodland (Natural England)	Y	1	3	0	0	4	3	**11**		N	N	Y		1	1

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			PROXIMITY 0 - 5	BEAUTY 0 - 3	TRANQUIL 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5								
	- Views towards Broombriggs Hill from Benscliffe Road and Maplewell Road - Clearly visible from west and south of village - Buzzards observed catching thermals above hill															
497	**Martins Wood** Woodland Trust Site - public footpaths through native deciduous woodland with clearings - woodland areas Priority Habitat Deciduous Woodland (Natural England) - dry stone wall boundaries	Y	0	3	2	3	0	3	**11**		Y	N	Y	1	1	2
054	Deciduous woodland at rear of church (Priority habitat)	Y	5	2	0	0	0	3	**10**		N	N	N	N	N	
221	Long, narrow field to south of Main Street. **Part of designated Local Wildlife Site** Evidence of ridge and furrow (Turning the plough survey) Recently planted (2-3 years) with mixed deciduous trees. Planting includes horse chestnut, apple, birch, oak, rowan Mature ash and hawthorn on northern boundary. Species rich hedgerow to eastern boundary. Quite pretty and quiet – little road noise.	Y	3	1	1	0	2	3	**10**		N	N	N	0	0	
223	Livery stables and horse paddocks opposite Bull's Head. 2 large fields divided by temporary fencing for horse paddocks. Species rich hedgerows around outer perimeter on all sides. Mostly oak with some ash, hazel, hawthorn. Some beautiful mature/veteran oaks in hedgerows. Also good standing deadwood habitat. Central sparse hedge with mature oaks divides area in two. Drain/stream on northern edge.	Y	4	1	0	3	0	2	**10**		Y	N	N	1	1	
243	Part of Beaumanor Park. Improved grassland - 'historic parkland' planting off Beaumanor track. 3.1 Beautiful parkland planted with veteran oaks. Beaumanor Hall grounds to south. Extensive views over to Beacon Hill, Woodhouse Eaves and Beaumanor Hall. 3.2 Provides tranquility for walkers and cyclists using Beaumanor track between Forest Road and Loughborough 4.1 Previously part of Beaumanor estate 4.2 Species rich hedgerows. Veteran/ancient oaks provide important habitat. Stream to part of southern boundary. Veteran / ancient oaks and stone wall form boundary to Beaumanor track. Swallows and house martins foraging. Tawny owl, Great Spotted Woodpecker, Blackcap, Great tits, Blue tits, Wren, Blackbird, Song thrush	Y	4	2	1	0	1	2	**10**		N	N	Y	0	1	

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			PROXIMITY 0 - 5	BEAUTY 0 - 3	TRANQUIL 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5								
289	Part of Beaumanor Park. Improved grassland with 'parkland' planting to east of Kennel Cottage – Grade II listed building. Beautiful parkland planted with veteran oaks. Beaumanor Hall grounds to south. Extensive views over to Beacon Hill, Woodhouse Eaves and Beaumanor Hall. Mainly fenced but stream with species rich hedgerow forms southern boundary.	Y	1	1	1	0	5	2	**10**		N	N	N	0	0	
385	Church grave yard. Stone walls on 3 sides. Holly, laurel, cypress along hedge. Mature specimen oak and yew in graveyard. Woodland to east. Bats recorded feeding Consecrated ground.	Y	4	1	1	0	2	2	**10**		Y	N	Y	2	0	
387	Part of Lingdale golf course. Grass. Species rich hedgerow to north. Stream to south and west	Y	2	2	1	3	0	2	**10**		Y	N	N	1	0	
481	**Lower Beacon car park (Country Park)** - dry stone walls to 3 boundaries - line of mature oaks to W boundary (Breakback Road)	y	2	1	1	4	0	2	**10**		Y	N	N	2	1	3
498	Priority Habitat Deciduous Woodland (Natural England) - Public footpath through mature woodland linking Beacon along Permissive Path to Outwoods SSSI - mostly mature oak, larch, beech - understorey including yew, holly, sycamore	Y	0	2	2	3	0	3	**10**		Y	N	N	1	1	2
526	**Windmill Hill** - large house on site of former farmhouse, Priority Habitat Inventory Deciduous Woodland (Natural England) - All boundaries dry stone walling - Rough grassland meadow with wildflowers - Wildlife pond - Row of mature sycamore, oak and ash trees along eastern edge - Associated woodland wildlife e.g: greenfinch, tawny owl, great spotted and green wood peckers, comma, orange tip, red admiral and specked wood butterflies, badgers, foxes, BAP species including several bat species and slow worms (protected species wildlife and countryside act 1981)	Y	4	2	0	0	1	3	**10**		N	N	N	---	--	0
017	Paddock between the rear of the rocks behind the church and the 'donkey slip' footpath. 1. Bounded by ranch-style fencing (N, S, W) and mixed deciduous woodland (mainly oaks with some sycamore) plus short stretch of stone wall (E). 3.1 View down slope and across Maplewell Road to wooded Windmill Hill. 4.2 A wild-flower meadow No legal access to site but footpath runs alongside.	Y	5	2	0	0	0	2	**9**		N	N	Y	0	N	0

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			PROXIMITY 0 - 5	BEAUTY 0 - 3	TRANQUIL 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5								
211	Field behind Bulls Head on Forest Road Semi-improved grassland. Species rich hedgerows. Holly, hawthorn, oaks Elevated site above level of road. Good view over Soar Valley. 4.1 Ridge and furrow still evident (Hartley and TtP)	Y	4	0	0	0	3	2	**9**		N	N	Y	0	0	
273	Welbeck DFSC Sports Fields and surrounding land – extensive area of land. Part of Beaumanor Park. 3.1 Beautiful outlook to Beacon Hill and Beaumanor Hall 3.3 School playing fields. Occasional use by outside organisations and clubs 4.2 Newly planted trees, Stream on boundary on west and south sides	Y	2	1	0	3	1	2	**9**		N	N	N	2	3	
301	Large garden North West along Brook Road beside the old farm. Garden contains various mature tree species and fruit trees and a stream running through it. It has species rich hedges to at least 2 boundaries (West and East hedged boundaries). It is open annually to the public for Open Gardens weekends.	Y	3	1	0	3	0	2	**9**		N	N	N	Y	N	?0/5
360	Large field north of The Grange - pasture land. All boundaries consisting of multiple species hedgerows E: veteran oaks in hedgerow Copse of species-rich veteran trees in middle of field Bat records	Y	4	2	0	0	0	3	9		N	N	N	0	0	0
384	Hunger Hill wood. Densely planted but fairly young (30 years?) woodland. Predominantly ash, sycamore, oak. Post and rail fence to east boundary. Birdsong heard Priority habitat – deciduous woodland. Bat species recorded	Y	4	1	1	0	0	3	**9**		N	N	N	0	0	
524	**Windmill Hill** south slopes, private garden Priority Habitat Inventory Deciduous Woodland (Natural England) - All boundaries dry stone walling - An orchard of apples, pears, plums and cherries is established on the lower field - The south facing hillside is mostly native woodland, occupying an old stone quarry - Trees include some oaks over 300 years old, together with ash, yew, sweet chestnut, sycamore, holly, rowan, hawthorn, birch and wild cherry - Undergrowth of holly, bracken, bramble and broom prevail throughout - Rocky outcrops are interspersed in the woodland with a long established extensive active badger sett - Associated woodland wild bird species including greenfinch, tawny owl, great spotted and green wood peckers - BAP bat species include lesser noctule, common pipistrelle, soprano pipistrelle, brown long-eared	Y	4	2	0	0	0	3	**9**		N	N	N	-	-	0

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			PROXIMITY 0 - 5	BEAUTY 0 - 3	TRANQUIL 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5								
	(Protected species Wildlife and Countryside Act 1981)															
001	Narrow strip at corner of Brook Rd and Beacon Rd and adjacent to sites 002 and 015. 1. Bounded by site 15to SW; ranch style fencing to NW; hawthorn hedge and Brook Rd to NE; stream and horse chestnuts next to Beacon Road to SE. 4.2 Containing a stream (fauna/flora not known), and prominent trees, including five mature horse chestnuts plus oak, ash with an under storey of holly, sycamore and ash. 3.1 Due to their prominent location at the main junction entering Woodhouse Eaves, the trees, especially the horse chestnuts, contribute significantly to the visual amenity of the local street scene.	Y	4	2	0	0	0	2	**8**		N	N	N	0	0	0
018	Paddock adjacent to 017, the 'donkey slip' footpath and Church Walk footpath. 1. Bounded by ranch-style fencing (N), garden hedge to rear of 34 Church Hill (E), ranch-style fencing (S, W). 3.1 View down slope and across Maplewell Road to wooded Windmill Hill.	Y	5	2	0	0	0	1	**8**		N	N	Y	0	0	0
206	Grassland with line of mature trees in front of Welbeck College 3.1 Grassland with line of mature trees planted as visual buffer 4.1 Ridge and Furrow (Hartley) 4.2 Species rich hedgerows and bounded by stream to northern edge. Tree belt covered by TPO Views towards Beaumanor	Y	3	1	0	0	2	2	**8**		N	N	Y	0	0	
208	Private horse paddock 4.2 Species rich hedgerow, small spinney, stream. Bat records on LRERC	Y	4	1	0	0	0	3	**8**		N	N	N	0	0	
214	Secluded field behind Woodhouse Community Hall Rough grassland with paddocks of moveable fencing 3.1 Row of Horse chestnuts along western boundary and views make the field quite pretty 3.2 Quiet but some traffic noise from Forest Road 4.2 Species rich hedgerow with mature trees to eastern boundary. Hawthorn / ash hedgerow to southern boundary. Views to Beaumanor Hall	Y	4	1	1	0	0	2	**8**		N	N	Y	0	1	
217	Field / orchard on other side of stream by meadow with footpath, behind house (Lane End Cottage) on School Lane. Part of designated **Local Wildlife Site** (also 203, 218, 219, 220, 285, 284) Attractive field with mature trees in field - ash, oak, apple Good species rich hedgerow – ash, hawthorn, sloe, oak, field maple, holly, dog rose	Y	3	1	1	0	0	3	**8**		N	N	N	0	0	

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			PROXIMITY 0 - 5	BEAUTY 0 - 3	TRANQUIL 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5								
	Lots of bird song and bird activity: tit flocks, robin, chaffinch, bullfinch,															
220	Small area of woodland with a pond next to Long Close garden to the south. Mature willow and oak surrounding the pond. Valued locally as a natural space.	Y	3	1	1	0	0	3	**8**		N	N	N	0	1	
222	Field to south of Main Street. Grassland. **Part of designated Local Wildlife Site** No access. Evidence of ridge and furrow (Turning the plough survey) Species rich hedgerow to 3 sides. Hedgerows include mature trees inc oak and ash.	Y	3	0	0	0	2	3	**8**		N	N	N	0	0	
227	Pond east of School Lane, Woodhouse. Surrounded by mature trees with TPOs. LRERC records of hyundines. Toad colony recorded previously. **Designated Local Wildlife Site**	Y	3	1	1	0	0	3	**8**		N	N	N	0	0	
232	Horse paddocks off Vicary Lane. Field divided by electric fence 3.1 Mature trees lining field 3.2 Quiet location behind houses 4.2 Species rich hedgerow on 3 sides with mature trees	Y	4	1	1	0	0	2	**8**		N	N	N	1	0	
234	Small area of privately owned mature woodland	Y	4	1	1	0	0	2	**8**		N	N	N	0	0	
235	Small area of privately owned mature woodland	Y	4	1	1	0	0	2	**8**		N	N	N	0	0	
244	Part of Beaumanor Park. Grazing land along Beaumanor track. North boundary to edge of Loughborough. 4.2 Species rich hedgerow and woodland to northern boundary. Western boundary along Beaumanor track with stone wall and veteran oaks.	Y	4	1	0	0	1	2	**8**		N	N	Y	0	0	
259	Arable field alongside Great Central Railway 3.1 Attractive surrounding to field and across to railway. Views on all sides 3.2 Quiet, away from main road, birdsong 3.3 Footpaths on 2 sides 4.2 Small spinney (scots pine and field maple) and pond to south east boundary near railway embankment (GCR). Species rich hedgerows on 2 sides. Tall hedgerow to south east with hazel, willow, blackthorn, oak, hawthorne, dog rose, Wide field margins: cow parsley, dog rose, rosebay willow herb, dogs mercury, pineapple mayweed,	Y	2	1	1	1	0	3	**8**		Y	N	N	1	1	

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	Flock of finches, common blue butterfly															
268	Mucklin Wood – Site of ancient woodland. Mixed deciduous woodland (Priority habitat). Beaumanor Drive to south west. Priority habitat – Site of ancient woodland. Designated Local Wildlife Site Ash, oak, hazel, field maple, rowan, hawthorn, holly, sycamore, horse chestnut Bluebells, dog's mercury, wood anemone, red campion, Buzzard nesting, Great spotted woodpecker, Blackcap, Nuthatch, Blue tit, Great tit, Blackbird, Robin, Chaffinch, Wren, Coal tit, Chiffchaff, Willow warbler,	Y	4	0	1	0	0	3	**8**		N	N	N	0	1	
281	Small strip of land at rear of Fox Cottage, Main Street. Unimproved grassland. Hedgerows on 2 sides and fencing on remaining boundaries 3.1 Rich flora and hedgerows 3.2 Behind houses on Main Street but reduced traffic noise and birdsong 4.2 Species rich hedgerow and grassland. Clover, knapweed, pineapple mayweed, Woody nightshade, bistort, oxeye daisy, willowherb spp, buttercups, knapweed, pigwort, chicory	Y	4	1	1	0	0	2	**8**		N	N	Y	0	0	
282	Field south of Main Street. Semi-improved meadow. 3.1 Rich flora and hedgerows 3.2 Behind houses on Main Street but reduced traffic noise and birdsong 4.2 Species rich hedgerow on 3 sides and semi-improved grassland. Mayweed, willowherb, Oxeye daisy, buttercups, knapweed, pigwort, mallow, hawkweed, lesser stitchwort Common blue butterfly, Small white . Now being managed under consultation with NE. Although recently grazed by horses this field has the potential to rewild as part of adjacent SSSI	Y	4	1	1	0	0	2	**8**		N	N	Y	0	0	
290	Part of Beaumanor Park. Improved grassland with 'parkland' planting. Wallend Plantation on North east boundary	Y	4	1	0	0	1	2	**8**		N	N	N	0	0	
361	Woodland and grounds of the Grange. Priority habitat - deciduous woodland. Avenue of trees covered by TPO. LRERC bat records – multiple species. Veteran trees including oak. Bounded by dry stone walls with lichens	Y	3	2	0	0	0	3	8		N	N	N	0	0	0
366	Hay meadow on south side of Forest Road. Defined as Good quality semi – improved grassland (non-priority) on Priority Habitat Inventory **Designated SSSI.**	Y	3	0	0	0	0	5	**8**		N	N	Y	0	0	0

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	N: species-rich hedgerow with wildflowers with insects & standards on verge alongside road W / S / E: species-rich hedgerow with standards in W & E borders NB footpath between hedgerow boundaries of 366 & 213															
373	Arable field to west of Brand Lane, occasionally laid down to grazing (sheep). S: species-rich hedgerow boundary with some standards & ditch Footpath across field Bridleway along NW border of species-rich hedgerow rich in wild flowers with standards + stream / ditch, with school playing field the other side of boundary for partway W: fenced boundary with conifers & standards	Y	5	0	0	1	0	2	**8**		Y	N	N	0	0	0
386	Pasture field behind Maplewell Farm. Footpath through to Lingdale golf course goes by western edge. Track to Barn Farm on north side. Newly laid hawthorne hedge to west. Species rich hedgerow to north with mature statndard oaks. Stonewall to eastern boundary. Hedge to south species rich with holly, hawthorn, elder, mature ash and oak.	Y	2	2	1	1	0	2	**8**		Y	N	Y	1	0	
444	Gentle sloping land up towards Round Stye and Broombriggs - Improved grassland - Boundaries – species rich hedgerow, including hawthorn, holly, oak, ash, elder, ivy, bramble, sycamore, yew, - Mature hedgerow trees; ash x 2, sycamore - Wide hedgerow margins - Views from Maplewell Rd to Broombriggs Country Park and Round Stye - Wildlife survey sightings 22.07.2019 - muntjac x2, green woodpecker, 9 counts of bats travelling along hedgerow and across Maplewell Road to woodland opposite - BAP bat species include noctule	Y	4	2	0	0	0	2	**8**		N	N	Y			O
479	- As 478 also with Priority Habitat Deciduous Woodland (Natural England) woodland in west corner - Site of Archaelogical Interest MLE1143 - Including rough grassland and rocky out crops linking to 471 - Views from Beacon Road across Broombriggs - BAP species including brown long-eared bat,	Y	0	1	0	0	4	3	**8**		N	N	Y	0	1	1
525	**Windmill Hill** east slopes, private garden - All boundaries dry stone walling - Upper slopes were horse pasture until 40 years ago, when the field was allowed to revert to its natural tree condition. - The initial birch and hawthorn growth has now been superseded by a predominance of oaks with a sprinkling of birch, with little undergrowth but a covering of bluebells extending every year - Associated woodland wildlife e.g:	Y	3	2	0	0	0	3	**8**		N	N	N	-	-	0

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	greenfinch, tawny owl, great spotted and green wood peckers, comma, orange tip, red admiral and specked wood butterflies, badgers, foxes, several bat species, slow worms (protected species Wildlife and Countryside Act 1981)															
701	Woodland beyond Brook Lane. National Forest Inventory. Priority habitat: deciduous woodland. 3.1 Pretty woodland mixed planting 3.2 Quiet, birdsong 3.3 Well used footpath by walkers and horse riders 4.2 Deciduous woodland priority habitat Ash, Field maple, birch, cherry, rowan, sloe,	Y	0	1	1	3	0	3	**8**		Y	N	N	0	1	
702	Woodland beyond Brook Lane. National Forest Inventory. - Woodland. 3.1 Pretty woodland mixed planting 3.2 Quiet, birdsong 3.3 Well used footpath by walkers and horse riders 4.2 NFI - woodland Ash, Field maple, birch, cherry, rowan, sloe, Stoat seen	Y	0	1	1	3	0	3	**8**		Y	N	N	0	1	
703	Woodland beyond Brook Lane. National Forest Inventory - woodland. 3.1 Pretty woodland mixed planting 3.2 Quiet, birdsong 3.3 Well used footpath by walkers and horse riders 4.2 Deciduous woodland priority habitat Ash, Field maple, birch, cherry, rowan, sloe,	Y	0	1	1	3	0	3	**8**		Y	N	N	0	1	
712	Arable field 3.1 Wide aspect to woodland and view across to Beacon Hill and Outwoods 3.2 Quiet, birdsong 3.3 Footpath crossing field 4.2 Species rich hedgerows, woodland on 2 sides	Y	2	1	1	2	0	2	**8**		N	N	N	0	0	
002	L-shaped site on the corner of Brook Rd and Beacon Road. Paddock and improved grassland. 1. Bounded by ranch-style fence with mature deciduous trees behind + brook & Beacon Rd, flailed hedge, flailed hedge, flailed hedge beside Brook Rd (wych-elm, ash, sycamore, holly). 3.1 View across rolling slope to mature woodland.	Y	4	1	0	0	0	2	**7**		N	N	Y	0	0	0

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			PROXIMITY 0 - 5	BEAUTY 0 - 3	TRANQUIL 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5							
012	Corner of Beacon Rd and Breakback Rd. Ploughed field. 1. Bounded by hedge backed by mature deciduous trees, flailed hawthorn hedge, flailed hawthorn and blackthorn hedge (Beacon Rd), flailed hawthorn hedge (Breakback Rd). Hedge and field edge are up to 3 feet below the road level. 3.1 Beauty: moderately steep field slope backed by mature woodland, visible from Beacon Rd and houses opposite, mature deciduous trees. Extensive view across the Soar valley, Buddon Wood, Mountsorrel granite quarries and the Wolds.	Y	4	2	0	0	0	2	**7**	N	N	Y	N	N	0
015	Woodland at the front of Mill House and neighbour, north side of Beacon Road. 1. Bounded by sites 13, the two properties and Beacon Road, and adjacent to settlement. 2. 4.2 Woodland is Priority Habitat Inventory Deciduous Woodland.	Y	4	0	0	0	0	3	**7**	N	N	N	0	0	
049	Pasture adjacent to The Brand. Part of the SSSI designation 1. Bounded by walls.	Y	0	2	0	0	0	5	**7**	N	N	N	N	N	0
209	Private horse paddock 4.2 Species rich hedgerow, small spinney, stream	Y	4	1	0	0	0	2	**7**	N	N	N	0	0	
210	Grassland in front of Welbeck 4.2 Species rich hedgerow with standards along road edge. Line of mature trees along drive and spinney with redwood	Y	3	0	0	0	2	2	**7**	N	N	N	0	1	
212	Semi-improved grassland on Forest Road near Bull's Head 4.1 Ridge and furrow still evident (Hartley) 4.2 Semi-improved grassland with a range of wildflowers. Species rich hedgerow	Y	3	0	0	0	2	2	**7**	N	N	N	0	0	
233	Arable land bounded by woodland, hedgerows and stream 3.1 Woodland and mature trees on two sides 3.2 Quiet location off main roads 4.2 Riparian woodland along stream. Good for bat feeding corridor. Swallows. Yellowhanner, Meadow pipits	Y	3	1	1	0	0	2	**7**	N	N	N	0	0	
236	Mown grass field 3.1 Pretty area with veteran lime trees along post and rail fence 3.2 Tranquil, bird song 4.2 Bordered on one side by stream and mature riparian woodland. 3 veteran lime trees. Swallows. Little owl seen - possibly nesting. Tree belt designated as TPO	Y	3	1	1	0	0	2	**7**	N	N	N	0	0	
246	Arable field off Forest Road 3.3 Footpaths along 2 sides.	Y	3	0	0	2	0	2	**7**	Y	N	N	1	0	

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			PROXIMITY 0 - 5	BEAUTY **0 - 3**	TRANQUIL **0 - 2**	REC. VALUE **0 - 5**	HISTORY **0 - 5**	WILDLIFE **0 - 5**								
	4.2 Species rich hedgerows to northern and southern boundaries with mature trees including alder, ash also hawthorn, elder, willow, hazel, holly, dog rose, field maple. Sream along northern boundary. Birds recorded nesting in hedgerow include chaffinch, great tit, blue tit, robin, wren. Speckled wood butterfly, Meadow brown															
248	Arable field with Quorn parish boundary to North east. 3.2 Peaceful walk across field with skylarks singing in spring 3.3 Public footpath crosses field 4.2 Species rich hedgerows with stream to south and alder and willow copse to south western and south eastern corners. Rich in birdlife – Willow warbler, chiff chaff, chaffinch, blackcaps, tits, blackbirds. Some mature trees scattered in eastern and western hedgerows.	Y	2	0	1	2	0	2	**7**		Y	N	N	0	0	
249	Arable field between Mucklin Wood and Quorn boundary. 3.2 Peaceful walk across field with skylarks singing in spring 3.3 Public footpath crosses field 4.2 Species rich hedgerows with some mature trees in north and east hedgerow. Mucklin Wood along south western edge	Y	3	0	1	1	0	2	**7**		Y	N	N	0	0	
250	Arable field between Mucklin Wood and edge of Loughborough 3.3 Footpath crosses field 4.2 Mucklin Wood along south western edge. Species rich hedgerow to southern boundary	Y	4	0	0	1	0	2	**7**		Y	N	N	0	0	
258	Arable field 3.2 Peaceful with some birdsong – mixed flock of finches 3.3 Footpath on 2 sides 4.2 Species rich hedgerow to north and west including poplar	Y	3	0	1	1	0	2	**7**		Y	N	N	1	0	
266	Spinney on north west side of Forest Road entering village from Quorn 4.2 BAP Priority Habitat. Lowland mixed deciduous woodland including Wych elm, yew, ash, hazel, oak Nuthatch, great spotted woodpecker observed	Y	4	0	0	0	0	3	**7**		N	N	N	0	0	
283	Meadow south of Main Street Wall to south side. Post and rail fencing two sides, Species rich hedgerow to north side. 3.1 Rich flora and hedgerows 3.2 Behind houses on Main Street but reduced traffic noise and birdsong 4.2 Species rich hedgerow. Semi-improved grassland but recently grazed. Now being managed under consultation with NE. Although recently grazed by horses this field has the potential to rewild as part of adjacent SSSI Bistort, chicory, plantains, dock spp, oxeye daisy, bugle, shepherds purse Field maple, sloe, hawthorn, ash, bramble	Y	3	1	1	0	0	2	**7**		N	N	Y	0	0	

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288	Part of Beaumanor Park. Improved grassland with 'parkland' planting. Beautiful parkland planted with veteran oaks. Beaumanor Hall grounds to south. Extensive views over to Beacon Hill, Woodhouse Eaves and Beaumanor Hall. Mainly fenced but stream with species rich hedgerow forms southern boundary.	Y	2	1	1	0	1	2	**7**		N	N	N	0	0	
291	Part of Beaumanor Park. Improved grassland with 'parkland' planting. Species rich hedgerow to north and west boundary	Y	3	1	0	0	1	2	**7**		N	N	N	0	0	
292	Wallend Plantation On border with Loughborough Priority habitat – Deciduous woodland	Y	4	0	0	0	0	3	**7**		N	N	N	0	0	
374	Arable field to east of WHE playing fields. Northern border shared with Long Close meadows. SE: border of species-rich hedgerow rich in wild flowers E: boundary containing standards and stream W: boundary shared with school playing field Footpath runs along northern edge	Y	5	0	0	1	0	2	**7**		N	N	N	0	0	0
382	memorial garden on Church Hill. Surrounded on 3 sides by stone walls. Small hawthorn hedge on south side. Mature oak, larch and birch. Post and rail fence to rear. Several bat species recorded	Y	4	0	0	0	0	3	**7**		Y	N	N	1	0	
394	Spinney and field belonging to the former recovery home Surrounded by species rich hedgerows and mature trees. Scots Pine, holly, hawthorn, larch	Y	3	2	0	0	0	2	**7**		N	N	N	1	0	
439	**Broombriggs – see also General Description** - Upland pastures - Boundaries dry stone walls, hawthorn hedgerow - Views across boundary from 438	Y	2	3	0	0	0	2	**7**		N	N	Y	0	1	1
440	**Broombriggs – see also General Description** - Upland pastures with storage for farm machinery - Dry stone walling, mature hawthorn hedgerows and hedgerow margins - Views across boundary from 438	Y	2	3	0	0	0	2	**7**		N	N	Y	0	1	1
441	**Broombriggs – see also General Description** - Upland pastures and farm buildings - Boundaries mature hawthorn hedgerows - Views across boundary from 438	Y	2	3	0	0	0	2	**7**		N	N	Y	0	1	1
445	Field adjacent to 444 with similar land form - Improved grassland - Hedgerow boundaries as 444 - Mature hedgerow trees include oaks on west boundary, elms on south boundary - Views and wildlife as 444	Y	3	2	0	0	0	2	**7**		N	N	Y			0

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477	**Broombriggs Cottage Farm** and outbuildings (Unlisted Historic Building MLE24050) - Boundaries dry stone walling - Views from Beacon Road to Broombriggs Hill - swallow activity noted	Y	1	1	0	0	2	3	**7**		N	N	Y	0	0	0
478	- Semi improved upland grassland rising towards ridge of Broombriggs Hill opposite entrance to Beacon Country Park - Site of Archaeological Interest MLE1143 - Boundaries dry stone walling with mature trees along roadside. - Dry stone wall boundaries lined with mature oaks are a distinctive feature of the length of Beacon Rd rising from Woodhouse Eaves with the oaks on the opposite side of the road forming an avenue	Y	1	1	0	0	4	1	**7**		N	N	Y	0	1	1
502	**Beacon Cottage Farm** – Grade II Listed building (MLE24040) - Garden planting and outbuildings - Dry stone wall to Deans Lane and line of mature oaks	Y	0	1	0	0	5	1	**7**		N	N	Y	0	0	0
518	**Long hill Farm** Grade II listed (MLE24048) - S of long driveway semi-improved grassland used as occasional caravan ground - Mature hedgerow boundaries	Y	0	1	0	0	5	1	**7**		N	N	N	0	0	0
527	Land adjacent to Windmill Hill and Broombriggs Country Park - Wooden fencing and hedgerow boundaries - Large bungalow, garages, hen coops, stables and training ring and arena, garden, small natural woodland - Wildlife pool	Y	4	1	0	0	0	2	**7**		N	N	N	-	-	0
709	Arable field. 3.1 Wide aspect to woodland and view across to Beacon Hill and Outwoods 3.2 Quiet, birdsong 3.3 Footpath crossing field 4.2 Species rich hedgerows, strip of mixed woodland along northern edge of field. Wide field margin, set aside Meadow vetchling, deadnettle, plantains, willowherb spp, cow parsley. Swallows flying, meadow pipits	Y	1	1	1	2	0	2	**7**		Y	N	Y	0	0	
003	Off Brook Rd, adjacent to site 2. Paddocks and improved grassland. 1. Bounded by flailed hedge, mature deciduous trees, flailed hedge with one mature standard oak, flailed hedge beside Brook Rd (see 2 above).	Y	3	1	0	0	0	2	**6**		N	N	N	0	0	0
004	Off Brook Rd, adjacent to site 3. Improved grassland. 1. Bounded by flailed hedge with one standard oak, largely flailed hedge backed by mature deciduous woodland, flailed	Y	2	0	0	0	2	2	**6**		N	N	N	0	0	0

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	hedge with one standard oak, flailed hedge (Brook Rd – see 2 above for description of species). 4.1 Presence of a former Beaumanor Park lodge opposite to the site entrance suggests the southern site boundary marks the route of a private carriage-route leading to a second lodge on Breakback Rd and the entrance to Beacon Hill.														
013	Off Beacon Rd and next to site 12. Improved grassland. 1. Bounded by flailed hawthorn hedge, flailed hedge with one standard oak and backed in part by mature deciduous woodland (mainly oak and sycamore with one conifer), flailed hawthorn and blackthorn hedge with sycamore, holly and oak (Beacon Rd), 3.1 Sloping field, backed by trees, visible from Beacon Rd and houses opposite.	Y	4	1	0	0	0	2	**6**	N	N	N	0	0	0
019	Small paddock adjacent to Nanhill Drive. 1. Bounded by privet hedge (E) and ranch-style fencing (S, W, N)	Y	5	0	0	0	0	1	**6**	N	N	N	0	0	0
020	Small paddock adjacent to 019 and bungalow. 1. Bounded (where visible) by tree shelter belt (N) and ranch-style fencing (W, S).	Y	5	0	0	0	0	1	**6**	N	N	N	0	0	0
021	Paddock adjacent to 019 and 020	Y	5	0	0	0	0	1	**6**	N	N	N	0	0	0
023	Horse paddock adjacent to site 22, to the SW, traversed by public footpath (Leicestershire Round). 1. Ranch-style fencing and mainly hawthorn hedges – a few standard oaks. 3.1 Views to woodland and open fields.	Y	4	1	0	0	0	1	**6**	N	N	N	N	N	0
213	Arable 4.1 Ridge and furrow (Hartley) 4.2 Species rich hedgerow on 3 sides	Y	2	0	0	0	2	2	**6**	N	N	N	0	0	
226	Field on corner of Brand Lane and School Lane, Woodhouse. Species rich hedgerow	Y	4	0	0	0	0	2	**6**	N	N	N	0	0	
228	Wooded land adjoining School Lane belonging to Garat's Hay. Species rich hedgerow. Rookery	Y	4	0	0	0	0	2	**6**	N	N	N	0	0	
230	Hay meadow to side of Welbeck College off Briscoe Lane 3.1 Attractive woodland to Eastern side 4.2 Mature hedgerow on east and west boundaries with standard mature trees Row of mature trees in field including horse chestnut and lime Stream to southern boundary	Y	3	1	0	0	0	2	**6**	N	N	N	0	0	

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231	Land bounded by Briscoe Lane, backing onto Waterloo Spinney Lane, Forest Road and Beaumanor Drive Planning permission for building development already approved 4.2 Mature trees around perimeter of site	Y	5	0	0	0	0	1	**6**		N	N	N	0	0	
237	Small mown grass field with post and rail fencing 3.1 As 236 3.2 As 236 4.2 As 236	Y	2	1	1	0	0	2	**6**		N	N	N	0	0	
239	Improved grassland. Livestock grazing. Post and rail on 2 sides. Stream and riparian woodland on southern edge RETURN SURVEY!	Y	2	1	1	0	0	2	**6**		N	N	N	0	0	
240	Extensive arable field with small spinneys. Post and rail fencing with stream and hedgerow on southern boundary. 3.1 Thatched cottage and open landscape 3.2 Tranquil track to farm 4.2 Swallows feeding. Stream and species rich hedgerow on southern boundary. Small spinney in field Red admiral, Swallows feeding	Y	3	1	0	0	0	2	**6**		N	N	N	0	0	
242	Arable field with Beaumanor track to Western boundary. 3.1 Mucklin Wood to North. 4.2 Site of ancient woodland to north. Stream, species rich hedgerow and mature trees to south boundary. Willow, lime, sycamore, oak, field maple, Barn owl box on oak near gate. House martins and swallows foraging. Bull finches Veteran oaks on wide verge to track adjoining field.	Y	3	1	0	0	0	2	**6**		N	N	N	0	0	
245	Arable field between Forest Road and Beaumanor track. 4.2 Species rich hedgerows to northern and southern boundaries. Stream along northern boundary.	Y	4	0	0	0	0	2	**6**		N	N	N	0	0	
251	Horse paddock behind houses on Forest Road 4.2 Species rich hedgerow with ash and oak standards	Y	4	0	0	0	0	2	**6**		N	N	N	0	0	
257	Arable field 3.2 Peaceful with some birdsong – mixed flock of finches, 3.3 footpath on two sides 4.2 Hedgerow with trees to 3 sides. Swallows feeding Common hawker dragonfly	Y	2	0	1	1	0	2	**6**		Y	N	Y	1	0	

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264	Wide track along Forest Road 3.3 Permissive use of track to avoid walking on road	Y	3	0	0	1	0	2	**6**		Y	N	N	0	0	
265	Semi improved grassland – livestock grazing 4.2 Tall Species rich hedgerow along road. Alder, willow, Sycamore, ash, hawthorn, Blackthorn, Elder Swallows feeding	Y	4	0	0	0	0	2	**6**		N	N	N	0	0	
277	Field of semi improved grassland at rear of Beaumanor Hall. originally part of Beaumanor Park. 3.1 Attractive parkland planting of mature oak trees 4.2 Stream on 2 sides with species rich hedgerows. Mixed deciduous woodland on south west side.	Y	2	1	0	0	1	2	**6**		N	N	N	0	0	
286	Orchard and walled garden behind 62 Main Street	Y	4	0	1	0	0	1	**6**		N	N	N	0	0	
304	Grassland field. Hedges to all borders of field with standard trees. West side hedge is species rich with 2 large oaks, the Eastern boundary has multiple big trees in the hedgeline. The field is probably overlooked by and overlooks a William Railton Designed Gate Lodge for Beaumanor Hall	Y	0	0	0	0	3	2	**6**		N	N	Y	N	N	1/5
367	Grazing land on south side of Forest Road, well-demarcated & hedgerows on 3 sides. N: species-rich hedgerow with stream / deep ditch outside W: species-rich hedgerow S: fencing adjacent to gardens N.B. Magnificent veteran oak trees alongside road & stream	Y	4	0	0	0	0	2	**6**		N	N	N	0	0	0
368	Meadow / paddock on south side of Forest Road N: species-rich hedgerow with standards & fence between hedgerow & field W: hedgerow Oak trees on verge along road & young ash trees between hedgerow & verge + deep ditch / stream	Y	4	0	0	0	0	2	**6**		N	N	N	0	0	0
369	Grassland on south side of Forest Road Species-rich hedgerows on 3 boundaries	Y	4	0	0	0	0	2	**6**		N	N	N	0	0	0
370	Grassland on south side of Forest Road N: species-rich hedgerow boundary	Y	4	0	0	0	0	**2**	6		N	N	N	0	0	0
372	Managed pasture / arable field to west of Brand Lane N: species-rich hedgerow border with veteran standards S: veteran standards + stream / ditch adjoining private homes E: hedgerow border + ditch / stream between it & road W: hedgerow & stone wall border, Hunger Hill Wood beyond Various structures in field: pylons, mobile phone mast, utility board bunker by road (fenced-off) Damsel flies & moths. Fox	Y	4	0	0	0	0	2	**6**		N	N	N	0	0	0

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375	Arable field to south of Schoool Lane, Woodhouse Stream along western boundary NE: boundary with trees SE: species-rich hedgerow rich in wild flowers with standards	Y	4	0	0	0	0	2	**6**		N	N	N	0	0	0
380	Private residential property of c. 1 acre. Former coach house to 379 listed building. Significant number of mature & veteran native standards including a line of veteran oaks E: spinney of mature evergreen & deciduous trees Bats, deer, foxes, rabbits, hares, abundant insect & bird species	Y	3	1	0	0	0	2	**6**		N	N	N	0	0	0
383	Small field behind church car park. Species rich hedgerow and stone wall to north west side. Stone wall to south side	Y	4	0	0	0	0	2	**6**		N	N	Y	0	0	
388	Piece of rough ground at the end of School Lane behind the farm. Surrounded by stone walls. Pine trees on south eastern edge. Includes small patch of mixed woodland.	Y	4	0	0	0	0	2	**6**		N	N	N	0	0	
442	**<u>Broombriggs – see also General Description</u>** - Upland pastures - Boundaries hedgerows x 2, fence x 2 - Significant mixed species stand of mature trees on brow of hill visible from south side of village	Y	2	2	0	0	0	2	**6**		N	N	N	0	1	1
446	- Improved grassland - Hedgerow boundaries as 444 - Mature oak hedgerow trees on west boundary - Boundaries shared with Round Stye and copse mature native trees (on 447)	Y	3	1	0	0	0	2	**6**		N	N	Y			0
447	- Rocky outcrop and copse of mature native trees including standing dead wood (possible bat habitats) – see survey (444) - Boundaries hedgerows, hedgerow trees, dry stone walling - Active badger sett	Y	3	1	0	0	0	2	**6**		N	N	N			0
448	**<u>Round Stye</u>** Priority Habitat Inventory Deciduous Woodland (Natural England) - Mature native woodland & rocky outcrops (mostly oak) containing standing dead wood – possible bat habitats - Boundaries hedgerows, hedgerow trees, dry stone walls	Y	2	1	0	0	0	3	**6**		N	N	N			0
463	**Broombriggs (see also General Description)** Lower Broombriggs Farm (Unlisted Historic Building MLE23792) and outbuildings and gardens with pond, - Priority Habitat Inventory Deciduous Woodland (Natural England) - Boundaries stock fence and coniferous hedging	Y	0	1	0	0	2	3	**6**		N	N	N		0	0
528	- Horse pasture field attached to 527 - Semi-improved grassland - Fence boundaries	Y	4	1	0	0	0	1	**6**		N	N	N	-	-	0

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704	Arable field surrounded by woodland and hedgerows 3.1 Pretty aspect to woodland 3.2 Quiet, birdsong 3.3 Footpath through field 4.2 Species rich hedgerows and woodland around edge	Y	1	1	1	1	0	2	**6**	Y	N	N	0	0	
713	Narrow strip of mature woodland 4.2 NFI deciduous woodland Priority habitat	Y	2	1	0	0	0	3	**6**	N	N	N	0	0	
716	Arable field with public footpath along N edge. Bounded to N by stream & hedgerows with mature mixed hardwood standard species S: species-rich boundary to road E: predominantly hawthorn hedgerow with mature oaks W: boundary of hedgerow & mature oak to road	Y	2	1	0	1	0	**2**	**6**	Y	N	N	**0**	0	**CHECK**
011	Off Breakback Rd, next to site 10. Improved grassland. 1. Bounded by flailed hawthorn hedge, flailed hedge with occasional standard oaks and sycamore(?), flailed hawthorn and sycamore hedge (Breakback Rd). 3.1 Unique view across field and golf course to rocks of Hangingstone Hill.	Y	2	2	0	0	0	1	**5**	N	N	Y	N	N	0
024	Horse paddock, opposite site 23 and separated from site 23 by public footpath (Leicestershire Round). 1. Enclosed mostly by ranch-style fencing but with some stone wall to the west. Mature standards along southern and western boundaries: oaks, horse chestnut, rowan and lime.	Y	4	0	0	0	0	1	**5**	N	N	N	N	N	0
026	Pasture, south of 023 and 025. 1. Bounded by farm track and hawthorn hedge to north, some stone walls and standard oaks, mixed hedge to the south with hawthorn, hazel, hornbeam, elderflower – standard oaks and ash. 3.3 Leicestershire Round footpath runs along western boundary.	Y	2	0	0	1	0	2	**5**	Y	N	N	1	N	1
027	Barn Farm field, east of 022 and 025 (assessed from a distance). Pasture. 1. Appears bounded by stone walls on all sides, with belts of deciduous trees along parts of west, NE and eastern boundaries.	Y	4	0	0	0	0	1	**5**	N	N	N	N	N	0
028	Field east of 027 (assessed from a distance). Pasture. 1. Bounded by stone walls.	Y	4	0	0	0	0	1	**5**	N	N	N	N	N	0
029	L-shaped field, south of 027 (Barn Farm field) and east of 026 (assessed from a distance). Pasture. 1. Bounded mainly by stone walls but includes a continuation of the mixed hedge of 026. Site is adjacent to the Brand to the east, an SSSI.	Y	3	0	0	0	0	2	**5**	N	N	N	N	N	0

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		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY (Max 15)				LOCAL SIGNIFICANCE (Max 10)			LEGAL ACCESS RIGHTS Y/N	ALREADY LGS Y/N	VIEW-POINT Y/N	PRACTICAL ACCESS-IBILITY Score/2	EDUC. VALUE / USE Score/3	
			PROXIMITY 0 - 5	BEAUTY **0 - 3**	TRANQUIL **0 - 2**	REC. VALUE **0 - 5**	HISTORY **0 - 5**	WILDLIFE **0 - 5**							
	4.2 Map shows that southern portion is crossed by a stream – no legal access to site so wildlife cannot be assessed.														
034	Spring Hill Wood field – spinney surrounded by rough pasture. Adjacent to golf course to NW and N, Roecliffe estate to east, and next to Joe Moore's Lane to SW. 1. Bounded by wire-mesh fencing and overgrown hedge to NW, hedges to north and east, and thin strip of coniferous woodland next to Joe Moore's Lane to SW. 3.1 Views down-slope across to Roecliffe Spinney. 4.1 Contains archaeological site MLE1140 4.2 Spinney is probably species rich – gorse, holly, old oaks visible from Leicestershire Round footpath. Educational value: geological – exposures of the Upper Precambrian Beacon Hill Formation.	Y	0	1	0	0	2	2	**5**	N	N	N	Y	1	1
238	Arable field. Mainly post and rail fencing. A few standard trees and stream on north and north west boundary.	Y	3	0	0	0	0	2	**5**	N	N	N	0	0	
252	Grassland/hay meadow on drive to Well House 4.2 Species rich hedgerow on south and west. Mature oak and ash in hedgerow and in field. Small pond in spinney of field maple, hawthorn, oak and willow Swallows and house martins observed flying over field	Y	3	0	0	0	0	2	**5**	N	N	N	0	0	
260	Arable field next to railway 4.2 Species rich hedgerow	y	3	0	0	0	0	2	**5**	N	N	N	0	0	
262	Arable Field next to Forest Road 4.2 Species rich hedgerow	Y	3	0	0	0	0	2	**5**	N	N	N	0	0	
267	Previously part of garden on Beaumanor Drive 3 mature oaks in grounds Digger clearing ground. Has this already got planning permission?	Y	5	0	0	0	0	0	**5**	N	N	N	0	0	
302	Field of likely resting grazing, wild and grassy. Containing a mature wood spinney and surrounded by dry stone walls and hedges on 3 sides Fenced Northern boundary. With multiple mature trees growing in the hedged boundaries. Stream marked on map inside South East boundary. Species rich hedge to the West. Good view towards Mountsorrel.	Y	2	1	0	0	0	2	**5**	Y	N	N	Y	N	1/5
303	Domestic housing (3 houses) including a likely William Railton designed Gatehouse to Beaumanor Hall amongst not very large ornamental gardens and stream in the grounds. VIEW OF GATE LODGE FROM GARDENS	Y	1	0	0	0	3	0	**5**	N	N	Y	N	N	1/5
358	Grass pasture (currently cattle) to north of Rushey Fields Farm N: species-rich wide hedgerow border with standards & stream & bridleway alongside	Y	2	0	0	1	0	2	**5**	Y	N	N	0	0	0

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			PROXIMITY 0 - 5	BEAUTY **0 - 3**	TRANQUIL **0 - 2**	REC. VALUE **0 - 5**	HISTORY **0 - 5**	WILDLIFE **0 - 5**								
	E / W: fence & hedgerow border W: fence border															
362	Grazing land off Brand Lane- used for horses in previous decades, now empty & mown for hay Boundaries a mix of dry stone walling (some collapsed) and hedgerows with standard species W: species-rich hedgerow adjoining lane	Y	2	1	0	0	0	2	**5**		N	N	Y	0	0	0
365	Spinney on Brand Lane with veteran trees with TPO & species-rich hedgerow. Short stretch of holly hedge, then post & string fence adjoining lane	Y	3	0	0	0	0	2	**5**		N	N	N	0	0	0
376	Grassland belonging to residence, surrounded by barbed wire fence. Designated Local Wildlife Site. S / W: boundary with trees with TPO	Y	3	0	0	0	0	3	**5**		N	N	N	0	0	0
393	Welbeck DFSC Sports Fields 3.3 Tennis courts. Occasional use by outside organisations and clubs	Y	2	0	0	3	0	0	**5**		N	N	N	2	3	
395	Small patch of waste land behind Garat's Hay. Surrounded by ash and oak trees	Y	4	0	0	0	0	1	**5**		N	N	Y	2	0	
396	Site of Selby's garage	Y	5	0	0	0	0	0	**5**		Y	N	N	1	0	
405	Adjacent to West Beacon Farm - Isolated wildflower meadow surrounded by barbed wire fence, species rich hedgerow (holly, oak, beech) and mature woodland (categorised in the National Forest Inventory) - Private land with limited access with some of the area taken up with a solar farm. Some traffic noise from road network.	Y	0	2	0	0	0	3	**5**		N	N	N	0	1	1
454	**Broombriggs Farm (see also General Description)** - (Unlisted Historic Building MLE24051) – upland improved grassland and farm buildings - Mature native hedgerows and several mature oak hedgerow trees, dry stone walling to road boundary - Views from Maplewell Rd to Broombriggs Farm	Y	0	1	0	0	2	2	**5**		N	N	Y		1	1
475	- Large detached house and outbuildings 'Taylor's Rock' situated on upper slope of large garden, reached by long drive from Beacon Road, hidden from view from road - Centre of sloping land grassed with shrubs and specimen trees - Lower slope planted with wide margin of mature native and specimen trees - Woodland along west Priority Habitat Deciduous Woodland (Natural England) - Boundaries dry stone walling	Y	1	1	0	0	0	3	**5**		N	N	N	0	0	0

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			PROXIMITY 0 - 5	BEAUTY **0 - 3**	TRANQUIL **0 - 2**	REC. VALUE **0 - 5**	HISTORY **0 - 5**	WILDLIFE **0 - 5**								
	- Mature oak trees along roadside - key species including swallows, swifts															
476	- Semi-improved grassland - Mature woodland on west and SW boundary including beech and sweet chestnut - Boundaries dry stone walling - Clearly visible from Beacon Road - Driveway through field leading to 479 - Mature trees along roadside - BAP species including brown long-eared bat, swallow	Y	1	1	0	0	0	3	**5**		N	N	Y	0	0	0
495	**Nature Conservation Area** National Forest Inventory Broad-Leaved deciduous Woodland - semi mature woodland plantation including beech, birch, scots pine, cherry, larch, rowan, sweet chestnut, horse chestnut - leylandii along boundary to country park - boundaries dry stone walls	Y	0	2	0	0	0	3	**5**		N	N	N	0	0	0
496	Rough grassland - boundaries dry stone walls - woodland to SE and W Priority Habitat Inventory Woodland – Young Trees	Y	0	2	0	0	0	3	**5**		N	N	N	0	0	0
500	**West Beacon Farm** buildings and outbuildings (Unlisted Historic Building MLE24039) - Mature hedgerow boundaries - Garden planting with mature trees - Long driveway from Deans Lane - S & W corner mature deciduous woodland (mainly beech) Priority Habitat Deciduous Woodland (Natural England) - BAP bat species include Daubentons	Y	0	1	0	0	0	4	**5**		N	N	N	0	0	0
515	Woodland plantation of mature trees Priority Habitat Inventory Deciduous Woodland (Natural England) - Species include mostly beech and oaks with dense understorey	Y	0	2	0	0	0	3	**5**		N	N	N	0	0	0
725	Improved grassland used as grazing. S: species-rich hedgerow & spinney with stream E / W: species-rich hedgerow with mature oaks N: wooden post & rail Footpath	Y	0	1	1	1	0	2	**5**		Y	N	N	0	0	0
728	Series of small paddocks south of Rushall Fields Farm. Farm is Grade II listed building Post and rail fencing	Y	0	0	0	0	5	0	**5**		N	N	N	0	0	
010	Off Breakback Rd, next to sites 8 and 9. Improved grassland. 1. Bounded by flailed hawthorn hedge with standing ash tree, stone wall with sporadic standard deciduous trees, flailed	Y	1	2	0	0	0	1	**4**		N	N	Y	N	N	0

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			PROXIMITY 0 - 5	BEAUTY **0 - 3**	TRANQUIL **0 - 2**	REC. VALUE **0 - 5**	HISTORY **0 - 5**	WILDLIFE **0 - 5**							
	hawthorn hedge, flailed hawthorn hedge (Breakback Rd). Hedge and field edge are up to 3 feet below the road level. 3.1 Unique view across field and golf course to rocks of Hangingstone Hill.														
025	Pasture, east of 023 and adjacent to 022. 1. Hawthorn hedges with some standard oaks along west and south boundaries, and partway along boundary with 'Enchanted Wood' before being replaced by a stone wall. Eastern boundary is a stone wall.	Y	3	0	0	0	0	1	**4**	N	N	N	N	N	0
030	Site adjacent to Maplewell Road to the west, sites 24 (N), 26 (E), 31 (S), rough pasture. 1. Hedges with mature standards (oaks, horse chestnut); one stone wall to south.	Y	3	0	0	0	0	1	**4**	N	N	N	N	N	0
031	Site south of 026 and west of Lingdale Golf Course. Rough pasture. 1. Northern boundary mixed hedge with standards. SW boundary young hawthorn hedge plus three oaks and an ash; stream but dry bed at time of field assessment. Mixed deciduous trees to east.	Y	2	0	0	0	0	2	**4**	N	N	N	N	N	0
039	Marked on map as 3 fields – internal hedges now removed. Playing fields and grassed area, grassed area dissected by a line of mature horse chestnuts. 1. Bounded by overgrown hedges and wall to south.	Y	2	0	0	1	0	1	**4**	N	N	N	N	1	1
046	North side of the Brand drive: 1. Pasture bounded by stock fencing with 3 x 10-year-old standard oak and sweet chestnut. 2. Probable Ridge and furrow (TtP)	Y	1	0	0	0	2	1	**4**	N	N	N	N	N	0
047	South side of the Brand drive: 1. Pasture bounded by walls to south and east with stock fencing to remaining boundaries. 2. Probable Ridge and furrow (TtP)	Y	1	0	0	0	2	1	**4**	N	N	N	N	N	0
202	Paddock at back of house and garden	Y	4	0	0	0	0	0	**4**	n	n	n	1	0	
215	Community Hall car park and green space. Gravel and grass Hawthorn/ bramble hedge to north side. Post and rail with mature hawthorn trees to south.	Y	4	0	0	0	0	0	**4**	Y	N	N	0	0	
216	Small paddock and stables behind community hall.	Y	4	0	0	0	0	0	**4**	N	N	N	0	0	
241	Horse paddock off track behind Beaumanor Hall 2m high fencing to track and post and rail fencing.	Y	4	0	0	0	0	0	**4**	N	N	N	0	0	

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			PROXIMITY 0 - 5	BEAUTY 0 - 3	TRANQUIL 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5								
247	Arable field bounding to Forest Road to south. Quorn parish boundary to East. 4.2 Species rich hedgerow with stream to northern boundary. Alder and willow next to stream. Some mature willow and ash in western hedgerow.	Y	2	0	0	0	0	2	**4**		N	N	N	0	0	
253	Hay meadow on track to Vicary Farm. 4.2 Species rich hedgerow on south, east and west – inc elder, holly, hawthorn, sloe, ash, rose, holly, Cuckoo pint in hedge margin, Painted lady butterfly, rabbits, linnets	Y	2	0	0	0	0	2	**4**		N	N	N	0	0	
255	Horse paddocks near Well House	Y	2	0	0	0	0	2	**4**		N	N	N	0	0	
256	Semi-improved grassland near Well House 4.2 Species rich hedgerows with mature ash, oak, hawthorn, sloe, birch Goldfinch feeding on seed heads	Y	2	0	0	0	0	2	**4**		N	N	N	0	0	
271	Part of grounds to Welbeck College. Rough grassland. Not part of Beaumanor listed building zone but need to protect view from house as boundary is only a small stone wall between the two areas.	Y	4	0	0	0	0	0	**4**		N	N	Y	0	1	
352	Large arable field west of Rushey Fields Farm on border with Swithland and Quorn. GCR runs along eastern edge. Field dissected by footpath. E: stream along border of species-rich hedgerow with standards on embankment adjoining railway with wildlife reserve beyond N: mainly fenced W: hedgerow border S: hedgerow adjoining lane with standards	Y	0	1	1	0	0	2	**4**		Y	N	Y Train spotting from middle of field	0	1 Heritage railway	1
353	Farmland - currently arable. Bounded by hedges on 4 sides with a few standards. Footpath demarcated along N boundary. S boundary of species-rich hedgerow adjoining lane	Y	1	0	0	1	0	2	4		Y	N	N	0	0	0
357	Grass pasture (currently cattle) to north of Rushey Fields Farm N: species-rich hedgerow border with standards & stream E: species-rich hedgerow border with stream / ditch W: hedgerow with slurry pit alongside	Y	1	0	0	1	0	2	**4**		Y	N	N	0	0	0
359	Paddock belonging to The Spinneys (Grade II listed building) Surrounded with hedgerows with mature trees	Y	1	0	1	0	0	2	**4**		N	N	N	0	0	
378	Farmland, usually arable. SW: species-rich hedgerow boundary with standards + ditch Footpath running alongside Viewpoint towards village	Y	1	1	0	0	0	2	**4**		Y	N	Y Village	0	0	0

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381	2 small plots on Church Hill. Surrounded by stone walls. Small ash and sycamore in plots.	Y	4	0	0	0	0	0	**4**		N	N	Y	0	0	
390	Arable land on Brand Lane. Species rich hedgerows. Mature oak in hedgerow	Y	2	0	0	0	0	2	**4**		N	N	N	0	0	
391	Arable land on Brand Lane. Species rich hedgerows. Mature oak in hedgerow	Y	2	0	0	0	0	2	**4**		N	N	N	0	0	
392	Small field used for church parking	Y	4	0	0	0	0	0	**4**		Y	N	N	2	0	
451	- Improved grassland - Native species rich mature hedgerow boundaries - NE boundary mature oaks, ash, cedar, birch - Rough land (rocky outcrops?) north corner - BAP bat species include brown long-eared, common pipistrelle, noctule,	Y	1	1	0	0	0	2	**4**		N	N	N		0	0
485	**Thorntree Farm** and outbuildings (Unlisted Historic Building MLE24049) - semi improved grassland - post and rail boundaries with mature hedgerow and oak trees	Y	0	1	0	0	2	1	**4**		N	N	N	0	0	0
487	Rough upland pasture with 2 copses of mainly mature oak along N ridge - S & W boundaries dry stone walls, - N & E species rich mature hedgerows	Y	0	2	0	0	0	2	**4**		N	N	N	0	0	0
488	Rough upland pasture - S & E boundaries dry stone walls, - N & W mature species rich hedgerows - SW corner seasonal pond - Line of mature hedgerow trees on E boundary	Y	0	2	0	0	0	2	**4**		N	N	N	0	0	0
489	Semi-improved grassland - copse on NW boundary - mature oak, rowan - NW boundary dry stone wall, other boundaries mature native species hedgerows	Y	0	2	0	0	0	2	**4**		N	N	N	0	0	0
490	Rough pasture field - species rich mature hedgerow boundaries	Y	0	2	0	0	0	2	**4**		N	N	N	0	0	0
491	Rough pasture field - mature hedgerow boundaries	Y	0	2	0	0	0	2	**4**		N	N	N	0	0	0
492	Rough pasture field - mature hedgerow boundaries, N boundary dry stone walling - SE corner seasonal pond	Y	0	2	0	0	0	2	**4**		N	N	N	0	0	0

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493	Mixed mature native deciduous woodland including oak, rowan, birch, ash, sycamore - boundaries dry stone walls - rough grassland in N section	Y	0	2	0	0	0	2	**4**	N	N	N	0	0	0
494	Deciduous native tree plantation; semi-mature block planted ash, pedunculate oak - boundaries dry stone walls	Y	0	2	0	0	0	2	**4**	N	N	N	0	0	0
503	**Nature Conservation Area** woodland – as 495 National Forest Inventory Broad-Leaved deciduous Woodland - semi mature woodland plantation including beech, birch, scots pine, cherry, larch, rowan, sweet chestnut, horse chestnut - Dry stone wall boundary to Dean's Lane	Y	0	1	0	0	0	3	**4**	N	N	N	0	0	0
506	Mature mixed native woodland National Forest Inventory Broad-Leaved Woodland - Species including oak, beech, larch, scots pine - Boundaries woodland and understorey - Key species include swallows, house martins	Y	0	1	0	0	0	3	**4**	N	N	N	0	0	0
510	**Blackbird's Nest** LWS CBC ID: W5115/1 - Rough grassland pasture - Post and rail and hedgerow to Deans Lane - Mature line of oaks along E Boundary - LWS woodland to north	Y	0	1	0	0	0	3	**4**	N	N	N	0	0	0
517	Rough pasture - Central copse of mature trees (mostly oak) boundary to Deans Lane post and rail fence and mature hedgerow. - W Boundary mature hedgerow - Boundary to Breakback Road dry stone wall and mature hedgerow with mature oak trees	Y	0	2	0	0	0	2	**4**	N	N	Y	0	0	0
715	Plantation with pond 4.2 NFI deciduous woodland	Y	0	1	0	0	0	3	**4**						
719	Arable field with wide field margins rich in flora. N boundary: mixed hedgerow with rich diversity incl. vintage oak W: mixed hedgerow, mainly blackthorn Housemartins, swallows S: boundary with stream	Y	1	1	0	0	0	2	**4**	N	N	N	0	0	0
731	Grassland with rocky outcrops and pond adjoining Pocket Gate Farm. Species rich hedgerow and area of deciduous woodland.	Y	0	2	0	0	0	2	**4**	N	N	N	0	0	
005	Off Brook Rd, adjacent to site 4. Improved grassland. 1. Bounded by flailed hedge with one standard oak, stone wall with mature deciduous woodland behind, flailed hedge with two standard oaks, flailed hedge (Brook Rd)	Y	1	0	0	0	1	1	**3**	N	N	N	0	0	0

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			PROXIMITY 0 - 5	BEAUTY 0 - 3	TRANQUIL 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5							
006	Off Brook Rd, adjacent to site 5. Improved grassland. 1. Bounded by flailed hedge with two standard oaks, stone wall with mature deciduous woodland behind, flailed hedge with one standard ash, ranch-style fencing with deciduous specimen trees (Brook Rd). 3.1 Extensive view across the Soar valley to the Wolds.	Y	0	2	0	0	0	1	**3**	N	N	Y	0	0	0
007	Off Brook Rd, adjacent to site 6. Improved grassland. 1. Bounded by flailed hedge with one standard ash, stone wall with mature deciduous woodland behind, deciduous woodland with stone wall behind, ranch-style fencing with deciduous specimen trees leading to flailed hedge with one standard chestnut then barbed-wire fencing with bramble hedge plus immature oak, ash and sycamore. 3.1 Extensive view across the Soar valley to the Wolds.	Y	0	2	0	0	0	1	**3**	N	N	Y	0	0	0
035	Lingdale Golf Course. 1. Bounded by sites 033 and 036 to NW, 032 to NE, Spring Hill Wood field to SE and Joe Moore's Lane to SE. 3.3 Golf course members only but site is crossed by the Leicestershire Round public footpath.	Y	0	0	0	3	0	1	**3**	Y	N	N	1	0	1
040	The 'In/Out' gates on Brand Hill. Mixed deciduous and coniferous woodland, together with small area of rough grassland adjacent to Brand Hill. 1. Bounded by stone walls.	Y	2	0	0	0	0	1	**3**	N	N	N	N	N	0
041	Grounds of Swithland Court. Lawned area with standard trees – beech, oak, Scots pine, horse chestnut. 1. Bounded by walls	Y	2	0	0	0	0	1	**3**	N	N	N	N	N	0
042	Pasture. 1. Bounded by walls to the east and west and wire fencing to other two sides	Y	2	0	0	0	0	1	**3**	N	N	N	N	N	0
043	Pasture. 1. New wire boundary (not shown on map) to north and west, boundaries to east and south are walls	Y	2	0	0	0	0	1	**3**	N	N	N	N	N	0
044	Pasture. 1. Bounded by walls, to the SW is the woodland of the Brand	Y	2	0	0	0	0	1	**3**	N	N	N	N	N	0
254	Large arable field with hedge and railway embankment to east, track to Vicary Farm to south. 4.2 Species rich hedgerow and embankment to railway. Linnets, house sparrows, goldfinch Small spinney and pond in hedgerow in north near railtrack	Y	1	0	0	0	0	2	**3**	N	N	N	0	0	
261	Paddock next to Highfields Farm on the boundary with Quorn parish	Y	3	0	0	0	0	0	**3**	N	N	N	0	0	

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			PROXIMITY 0 - 5	BEAUTY 0 - 3	TRANQUIL 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5								
263	Horse paddock with small newly planted spinney	Y	3	0	0	0	0	0	**3**		N	N	N	0	0	
311	Uncultivated meadow, not obviously species rich. Fences to South and West sides, hedges to other 2 sides. Many standard oaks and ashes in hedges. National Forest Inventory – woodland (new planting?) Hedge on Northern boundary species rich. Many insects, butterflies and bees Good view over the Soar Valley	Y	0	1	0	0	0	2	**3**		N	N	Y	0	0	1/5
354	Arable field east of Rushey Fields Farm. Well-demarcated boundary. E: boundary adjoining lane of species-rich hedgerow with standards and stream N: species-rich hedgerow S: stream & species-rich hedgerow along boundary. Southern boundary with Swithland.	Y	0	0	1	0	0	2	3		N	N	N	0	0	0
355	Arable field to east of Rushey Fields farm. E boundary species-rich hedgerow boundary with bridlepath alongside S: species-rich hedgerow boundary with stream alongside. Boundary with Swithand N & W: species-rich hedgerow boundaries Large metal barn in NW corner	Y	0	0	0	1	0	2	**3**		Y	N	N	0	0	0
356	Pasture land (currently cattle) to east of Rushey Fields Farm S: species-rich hedgerow boundary N: huge cattle shed forming boundary E: hedgerow boundary with bridleway alongside W: fenced boundary	Y	0	0	0	1	0	2	**3**		Y	N	N	0	0	0
371	Grazing land to east of Rushey Fields Farm Surrounded on all sides by species-rich hedgerows N: stream & footpath alongside	Y	0	0	0	1	0	2	**3**		Y	N	N	0	0	0
408 ,409, 410,411	- Four similar open pasture fields each bounded by mature hawthorn hedgerows with no public access. - Sloping land from Beacon Road to crossroads provides a pleasant countryside views from all directions - Boundary along Beacon Road has some mature trees (oak and beech), otherwise quite limited habitat potential.	Y	0	2	0	0	0	1	**3**		N	N	Y	0	0	0
449	- Row of terraced cottages and gardens - Hedgerow boundaries - Eastern boundaries contain elm trees	Y	2	0	0	0	0	1	**3**		N	N	N			0
453	**Broombriggs – upland farmland (see also General Description)** - Improved grassland - Boundaries – dry stone walling to road, fence N+E and mature species rich hedgerows - N boundary shared with Round Stye and ridge trees - Views from Maplewell Rd to Broombriggs Hill	Y	0	1	0	0	0	2	**3**		N	N	Y		1	1

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			PROXIMITY 0 - 5	BEAUTY 0 - 3	TRANQUIL 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5								
455	**Broombriggs Farm (see also General Description)** - Broombriggs – upland improved grassland - Mature native hedgerow & hedgerow trees on N boundary. Dry stone wall to road - Land slopes down towards S boundary - Views from Maplewell Rd to Broombriggs	Y	0	1	0	0	0	2	**3**		N	N	Y	0	1	1
456	**Broombriggs Farm (see also General Description)** - Broombriggs – upland improved grassland - Mature hedgerow trees (oak, ash) along S+ W boundaries - Views from Maplewell Rd to Broombriggs	Y	0	1	0	0	0	2	**3**	N	N	Y		1	1	
457	**Broombriggs Farm (see also General Description)** - Broombriggs – upland improved grassland - Land slopes down to large pond in S corner - Mature hedgerow trees on N+W boundaries	Y	0	1	0	0	0	2	**3**		N	N	N		0	0
458	**Broombriggs Farm (see also General Description)** - Field with young planting of native deciduous tree species (Rowan, birch, elder, cherry…) Approx. 70% coverage - Mature hedgerow boundaries & stock fence, NE boundary line of mature oaks - BAP bat species include common pipistrelle	Y	0	1	0	0	0	2	**3**		N	N	N		0	0
459	**Broombriggs (see also General Description)** - Improved grassland - Hedgerow boundaries (also possible dry stone wall) - Mature oak hedgerow trees significant	Y	0	1	0	0	0	2	**3**		N	N	N		0	0
460	**Broombriggs (see also General Description)** - Improved grassland - Hedgerow boundaries (possible dry stone wall) - Mature oak hedgerow trees significant	Y	0	1	0	0	0	2	**3**		N	N	N		0	0
461	**Broombriggs (see also General Description)** - Arable field sloping up towards Broombriggs Hill - Hedgerow boundaries and mature trees - N boundary dry stone wall	Y	0	1	0	0	0	2	**3**		N	N	N		0	0
462	**Broombriggs (see also General Description)** - Arable field sloping up towards Broombriggs Hill - Hedgerow boundaries - Significant oak hedgerow trees	Y	0	1	0	0	0	2	**3**		N	N	N		0	0
464	**Broombriggs (see also General Description)** - Wide margin of young tree planting along roadside of field - Mature hedgerow native species and mature hedgerow oaks	Y	0	1	0	0	0	2	**3**		N	N	N		0	0
486	Land rising towards Beacon Hill adjacent to Country Park - semi improved grassland - S & W boundaries stone walling	Y	0	2	0	0	0	1	**3**		N	N	N	0	0	0

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504	Rough Meadow grassland - Boundary dry stone walling to Deans Lane - Key species include swallows, swifts, house martins	Y		1	0	0	0	2	**3**	N	N	N	0	0	0
505	Horse paddocks and stables - Boundaries – dry stone wall to Deans Lane - other boundaries post and rail - Line of mature oaks and ash to Deans Lane	Y	0	1	0	0	0	2	**3**	N	N	N	0	0	0
507	Improved grassland, gated field - Boundaries- dry stone wall lined with mature ash and oaks to Deans Lane - post fence to E boundary, others mature hedgerow - Small copse on E boundary of mature oak and beech	Y	0	1	0	0	0	2	**3**	N	N	N	0	0	0
508	Improved grassland - Boundary to Deans Lane part dry stone wall, part hedgerow and line of mature oaks - - Other boundaries mature hedgerows - - S Boundary also line of mature oaks	Y	0	1	0	0	0	2	**3**	N	N	N	0	0	0
530	Semi-improved grassland N of Beacon Cottage Farm - Hedgerow and post and rail boundaries - Mature hedgerow trees along N boundary - Currently used as horse paddocks	Y	0	1	0	0	0	2	**3**	N	N	N	0	0	0
708	Mature woodland parts are conifer and part deciduous broadleaved woodland in National Forest Inventory 3.2 Priority habitat. Broadleaved woodland	Y	0	0	0	0	0	3	**3**	N	N	N	0	0	
711	Arable field 4.2 Species rich hedgerow	Y	0	1	0	0	0	2	**3**	N	N	N	0	0	
033	Field adjacent to sites 031 (NE), 032 (NW) and Lingdale Golf Course (SE). Shown as two fields on the map but boundary running SE from conifer spinney has been removed. 1. NE boundary – as SW boundary of site 031. NW and SE boundaries mature hedges with standards.	Y	1	0	0	0	0	1	**2**	N	N	N	N	N	0
036	Broad horseshoe-shaped tract of woodland adjacent to Joe Moore's Lane. 1. Bounded by site 037 to NW, Lingdale Golf Course to NE, Joe Moore's Lane to SW. 4.2 Mixed deciduous and coniferous woodland with rhododendron understorey. Map shows woodland is crossed by a stream and the Maplewell Hall trout pond so site probably has higher biodiversity than can be assessed from the road.	Y	0	0	0	0	0	2	**2**	N	N	N	N	0	0
037	Field on the corner of Joe Moore's Lane and Maplewell road. Pasture. 1. Bounded by stone wall and some standards adjacent to Joe Moore's Lane to SW; stone wall, bramble hedge and	Y	0	0	0	0	0	2	**2**	N	N	N	N	N	0

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	Maplewell Road to NW, Maplewell Hall School grounds to NE, and site 036 to the SE. 4.2 Map shows field is crossed by a stream with a line of standards, so site probably has higher biodiversity than can be assessed from the road.														
045	Pasture. 1. Bounded by walls, woodland of the Brand to the SW	Y	1	0	0	0	0	1	**2**	N	N	N	N	N	0
050	Pasture 1. Bounded by walls, northern boundary has line of standard deciduous trees, southern boundary adjoins Roecliffe Hill, an area of mixed deciduous and coniferous woodland.	Y	0	0	0	0	0	2	**2**	N	N	N	N	N	0
052	Rough grassland adjoining Roecliffe Manor to the north. 1. Walls to north, east and south with driveway to north west, lined with deciduous trees	Y	0	0	0	0	0	2	**2**	N	N	N	N	N	0
305	Small plot of land with farmers track to field running through its centre. Western border has species rich hedge with standard trees and veteran oak tree, hedges to Northern and Eastern borders. Fenced on Southern border adjacent to public footpath with wide roadway like entry.	Y	0	0	0	0	0	2	**2**	N	N	N	N	N	0/5
306	Small stretch of grassland and scrub with a public footpath running through it. Species rich hedge to South East border, dry stone wall and hedge with large trees to East end of plot and species rich hedge to West, fence to Northern edge. Undergrowth ++, brambles and sloes with grass and probably flower rich verges to path.	Y	0	0	0	0	0	2	**2**	Y	N	N	1	N	1/5
307	Grass field. Fence at Southern boundary adjoining public footpath. Hedges to 3 boundaries. The hedge to the Eastern boundary contains a variety of large trees. Species rich hedge and standard trees. Ditch or stream marked on map beside field, not seen during survey.	Y	0	0	0	0	0	2	**2**	N	N	N	N	N	0/5
308	Horse paddock with jumps etc adjoining woodland. Wooden fences to South and East boundaries. Species rich hedge on West boundary, some standard trees.	Y	0	0	0	0	0	2	**2**	N	N	N	N	N	0/5
312	Arable ploughed field. Stream on map on North side (not seen) House driveway forms north boundary with hedges to 3 other sides all with standard trees, plus dry stone wall also on West side. Species rich hedge. Gives beautiful view over wall from public footbath (Over Soar Valley towards Nottingham) .	Y	0	0	0	0	O	2	**2**	N	N	Y	0	0	1/5
351	Arable field. E: species-rich wide hedgerow with standards between demarcated public footpath and railway	Y	0	0	0	0	0	2	**2**	Y	N	Y Trains	0	1 Heritage railway	1

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			PROXIMITY 0 - 5	BEAUTY 0 - 3	TRANQUIL 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5								
	W: stream S: species-rich hedgerow with mature standards adjoining lane N: no border (goes straight into 352)															
363	Arable field on Brand Lane, southern border with Swithland well-demarcated on 2 sides. Dry stone walls with some standard tree species	Y	2	0	0	0	0	0	**2**		N	N	N	0	0	0
364	Field to East of Brand Lane. Arable field with well-defined boundaries with some gaps.	Y	2	0	0	0	0	0	**2**		N	N	N	0	0	0
417	Semi-improved grassland N of Beacon Cottage Farm, adjacent to Felicity's Wood - Hedgerow and post and rail boundaries - Mature hedgerow trees in NE corner - Currently used as horse paddocks	Y	0	1	0	0	0	1	**2**		N	N	N	0	0	0
418	Semi-improved grassland N of Beacon Cottage Farm - Hedgerow and post and rail boundaries - Mature hedgerow trees along NE boundary - Currently used as horse paddocks	Y	0	1	0	0	0	1	**2**		N	N	N	0	0	0
450	- Large detached house with extensive gardens and paddock - Land rises towards Broombriggs from Maplewell Rd - Boundaries mature hedgerows and significant mature trees on NE boundary - BAP bat species include brown long-eared, common pipistrelle, noctule, soprano pipistrelle	Y	1	0	0	0	0	1	**2**		N	N	N			0
452	- Large detached house, extensive grounds - Hedgerow boundaries, dry stone wall along road boundary - Tennis court, outbuildings, stabling and paddock - Many mature garden specimen trees - Landform as 450	Y	1	0	0	0	0	1	**2**		N	N	N		0	0
465	**Broombriggs (see also General Description)** - Arable field - Mature hedgerow boundaries with mature hedgerow oaks - Views to Broombriggs Hill from Maplewell Road	Y	0	1	0	0	0	1	**2**		N	N	Y		1	1
466	- **Broombriggs (see also General Description)** - Improved grassland fields rising up towards Broombriggs Hill - Mature hedgerow boundaries with mature hedgerow oaks	Y	0	1	0	0	0	1	**2**		N	N	N		0	0
467	**Broombriggs (see also General Description)** - Improved grassland fields rising up towards Broombriggs Hill - Mature hedgerow boundaries with mature hedgerow oaks	Y	0	1	0	0	0	1	**2**		N	N	N		0	0

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			PROXIMITY 0 - 5	BEAUTY 0 - 3	TRANQUIL 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5								
468	**Broombriggs (see also General Description)** - Improved grassland field rising up from road towards Broombriggs Hill - Mature native species hedgerow boundaries - Open view to Broombriggs Hill from Benscliffe Road	Y	0	1	0	0	0	1	**2**		N	N	Y		0	0
469	**Broombriggs (see also General Description)** - Improved grassland field rising up from road towards Broombriggs Hill - Mature native species hedgerow boundaries - Open view to Broombriggs Hill from Benscliffe Road	Y	0	1	0	0	0	1	**2**		N	N	Y		0	0
470	**Broombriggs (see also General Description)** - Improved grassland field rising up from road towards Broombriggs Hill - Mature native species hedgerow boundaries - Open view to Broombriggs Hill from Benscliffe Road	Y	0	1	0	0	0	1	**2**		N	N	N		0	0
471	**Broombriggs (see also General Description)** - Improved grassland field rising up from road towards Broombriggs Hill - Mature native species hedgerow boundaries - Open view to Broombriggs Hill from Benscliffe Road	Y	0	1	0	0	0	1	**2**		N	N	N		0	0
501	Horse Paddock - Boundaries – hedgerow to W and Deans Lane - Other 2 boundaries post and rail	Y	0	1	0	0	0	1	**2**		N	N	Y	0	0	0
509	Rough Grassland - Boundaries mature hedgerows and mature hedgerow trees	Y	0	1	0	0	0	1	**2**		N	N	N	0	0	0
512	Semi improved grassland - Boundaries mature hedgerows with mature hedgerow oaks - Dry stone wall to Deans Lane with mature oaks along	Y	0	1	0	0	0	1	**2**		N	N	N	0	0	0
513	Semi improved grassland - Boundaries mature hedgerows with mature hedgerow oaks, dry stone wall to Deans Lane with mature oaks	Y	0	1	0	0	0	1	**2**		N	N	N	0	0	0
514	Semi improved grassland - Boundary to Deans Lane dry stone wall, and mature hedgerow with mature oaks - W and N boundaries dry stone walls	Y	0	1	0	0	0	1	**2**		N	N	N	0	0	0
516	Semi improved grassland - Boundary to Deans Lane dry stone wall and mature oaks - Post and rail fencing to Breakback Road with hedgerow and mature trees. - N W boundary dry stone wall and mature oaks. - S W boundary post and rail with mature hedgerow and trees	Y	0	1	0	0	0	1	**2**		N	N	N	0	0	0
705	Arable field 3.2 Species rich hedgerow and woodland on 2 sides. Good wide field margins	Y	0	0	0	0	0	2	**2**		N	N	N	0	0	

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706	Arable field 3.2 Surrounded by sparse hedgerow with mature trees. I side mixed woodland with mature oaks.	Y	0	0	0	0	0	2	**2**		N	N	N	0	0	
707	Arable field 3.2 Surrounded by species rich hedgerow and partially by woodland	Y	0	0	0	0	0	2	**2**		N	N	N	0	0	
710	Arable field 4.2 Species rich hedgerow with standards – ash, oak	Y	0	0	0	0	0	2	**2**		N	N	N	0	0	
714	Small meadow surrounded by plantation 3.1 Attractive private woodland glade	Y	0	1	0	0	0	1	**2**		N	N	N	0	0	
717	Improved grassland. N: hedgerow bounded by roads S: hedgerow with mature standards W/E: hedgerows with some richness though heavily managed	Y	2	0	0	0	0	0	**2**		N	N	N	0	0	0
718	Arable field with public footpath along N edge Stream along N border, mixed hedgerow on W. S: mixed hedgerow with avenue of mature oaks. E mainly fencing, bordering farm. 2nd footpath across field then S border down to N border. Kestrel, yellowhammer	Y	1	0	0	1	0	2	**2**		Y	N	N	0	0	0
720	Equine grazing paddock. N: mixed species-rich hedgerow with several mature oaks S: post & rail fencing E/W: species-rich hedgerows	Y	0	0	0	2	0	0	**2**		N	N	N	1	0	1
721	Equine grazing paddock. Surrounded by post & rail fencing	Y	0	0	0	2	0	0	**2**		N	N	N	1	0	1
722	Hard-surfaced equine menage	Y	0	0	0	2	0	0	**2**		N	N	N	1	0	1
726	Riparian woodland crossed by footpath. Predominantly oak but mixed deciduous woodland incl. veteran will trees + possibly ancient oak	Y	0	0	0	0	0	2	**2**		N	N	N	0	0	0
727	Equine grazing paddock & semi-improved grassland with wide field margins around stream. S: stream surrounded by species-rich hedgerow & standard oaks, except for post & rail to N.	Y	0	0	0	0	0	2	**2**		N	N	N	0	0	0
730	Pasture to north west of Hangingstone Farm. Species rich hedgerow to southern boundary	Y	0	0	0	0	0	2	**2**		N	N	N	0	0	
732	Arable field	Y	0	0	0	0	0	2	**2**		N	N	N	0	0	

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008	Off Breakback Rd. Field with stock pens and machinery storage, grassland. 1. Bounded by mature deciduous trees, flailed hedge with standard oaks and one willow, flailed hedge, and hedge with blackthorn, holly, honeysuckle (wild? Garden escape?), immature standard sycamore and ash (all Breakback Rd).	Y	0	0	0	0	0	1	**1**	0	0	0	0	0	0
009	Off Breakback Rd, to the rear (NE) of site 8. Grassland. 1. Bounded by mature deciduous trees, stone wall with mature deciduous trees, flailed hawthorn hedge with standard ash, flailed hedge with standard oaks and one willow.	Y	0	0	0	0	0	1	**1**	N	N	N	N	N	0
511	Horse paddock - Semi-improved grassland - Boundaries post and rail fence	Y	0	1	0	0	0	0	**1**	N	N	N	0	0	
723	Grazing paddock / improved grassland adjacent to farm buildings. Boundaried on 2 sides by post & rail, 1 side by concrete, 1 side by mixed species-rich hedgerow	Y	0	0	0	0	0	1	**1**	N	N	N	0	0	0
309	Leylandii spinney	Y	0	0	0	0	0	0	**0**	N	N	N	N	N	0/5
310	Hangingstone Farm with large gardens, fruit trees and trees. Mature trees at the edge of the property and in the lawn and 2 spinneys beside the farm entrances	Y	0	0	0	0	0	0	**0**	N	N	N	0	0	0/5
377	Paddock (unseen) belonging to house	Y	2	0	0	0	0	0	**0**	N	N	N	0	0	**?**
724	Equine paddock with fenced-off footpath. S: species-rich hedgerow All other boundaries: post & rail BUT E boundary also has hedgerows with some standards	Y	0	0	0	0	0	0	**0**	Y	N	N	0	0	0
729	Pasture to north west of Hangingstone Farm. Bordered on 2 sides by woodland.	Y	0	0	0	0	0	1	**0**	N	N	N	0	0	
	Village properties and gardens – general description (Housing and land and enclosed by Beacon Road to the north, Main Street to the east and Maplewell Road to the south) - The area has a mixture of cottages, terraces, semi-detached and detached dwellings and gardens - Mostly private and rental market housing to the east and a mixture of social and private housing to the NW and west - several larger areas of private land have been developed - properties to the north and east adjoin Broombriggs and Windmill Hill Country Parks, excepting properties adjoining eastern slopes of Windmill Hill (420 – public access land),and southern slopes of Windmill Hill (524,525,526 -private land) which are all designated Priority Habitat Deciduous Woodland (Natural England)														

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		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY (Max 15)				LOCAL SIGNIFICANCE (Max 10)				LEGAL ACCESS RIGHTS Y/N	ALREADY LGS Y/N	VIEW-POINT Y/N	PRACTICAL ACCESS-IBILITY Score/2	EDUC. VALUE / USE Score/3	
			PROXIMITY 0 - 5	BEAUTY 0 - 3	TRANQUIL 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5								
	- Listed buildings in the area include row of cottages nos.115,119,121,123 Main Street and row of cottages at the bottom of Maplewell Rd nos.2-12 - The significant contribution of the gardens in this area to the environment and local ecology must be noted, especially as arable farmland is becoming increasingly species-poor - Also of note is the wider geographical context of the land in respect of habitat connectivity, situated as it is between Outwoods CP and Hangingstone (SSSI), Beacon CP (SSSI), Broombriggs and Windmill CP, to the Brand (SSSI), Swithland Woods (SSSI) and Bradgate Park CP(SSSI) - Apart from the larger areas of private land surveyed (524-528), only significant areas of public access land (519,520,521)are included in the survey of this area															
269																
293																
294																
295																
296																
425	**<u>Broombriggs – General Description</u>** (425 – 438 and 443, 522, 523, 529) Designations Country Park, APAC, National Forest - Public footpaths through farmland connecting Maplewell Road to Beacon Road and ascending to Broombriggs Hill - Poor quality soil – mostly grazing some arable on lower slopes - Spectacular views from both lower and upper slopes - Mature hedgerows and trees - Excellent habitats for invertebrates, bat habitats and foraging sites across 426,431,432,433,434,435 tree lines (Bioblitz data 2019) - From S & E of woodhouse Eaves, Broombriggs Hill is clearly visible and forms a distinctive landscape and backdrop to the village - BAP species recorded by location															

INVENTORY MAP REFERENCE	DESCRIPTION / EVIDENCE	NPPF (2019) LOCAL GREEN SPACE CRITERIA							TOTAL /25		OTHER CRITERIA (THIS PLAN)					OPTIONAL TOTAL /5 (others)
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY (Max 15)				LOCAL SIGNIFICANCE (Max 10)				LEGAL ACCESS RIGHTS Y/N	ALREADY LGS Y/N	VIEW-POINT Y/N	PRACTICAL ACCESS-IBILITY Score/2	EDUC. VALUE / USE Score/3	
			PROXIMITY 0 - 5	BEAUTY **0 - 3**	TRANQUIL **0 - 2**	REC. VALUE **0 - 5**	HISTORY **0 - 5**	WILDLIFE **0 - 5**								
439-472 475-479 409-411 and 442	**<u>Broombriggs Farmland – General Description</u>** - Characterised by undulating land forms and poor soils - Mostly grazing, a few arable fields, rocky out crops on uplands, fields enclosed by hawthorn and other native species, good habitat hedgerow margins on ungrazed fields, - Dry stone walls are a significant feature of farmland field boundaries, also significant are the many examples of mature oak hedgerow trees - Tree plantations and copses on Broombriggs form valuable wildlife corridor linking Outwoods, Beacon , Windmill, The Brand, Swithland Woods, Bradgate Park and beyond - Public access for differing needs – level surfaced paths, unsurfaced uphill paths, benches, bridleways and car park - Views from the village and all surrounding roads to Broombriggs farmland and from Broombriggs Country Park are of great significance to the setting of this area of Charnwood - BAP species recorded by location															

Appendix 7: Evidence base for Local Green Space designations

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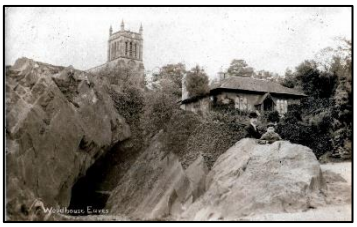
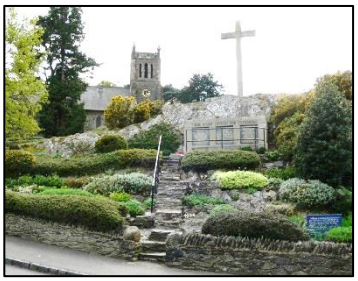
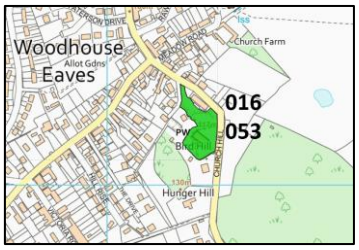
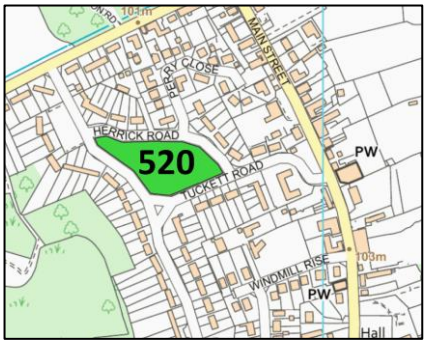
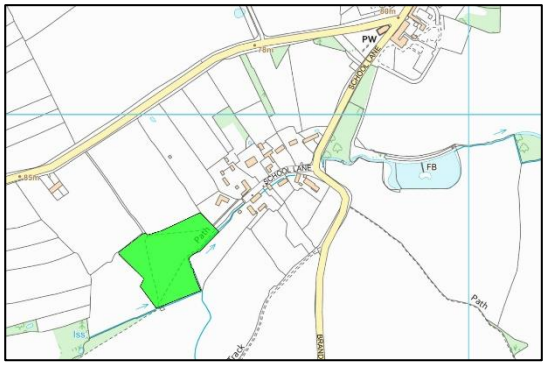
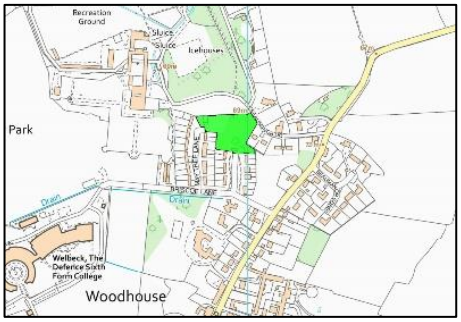
REF	DESCRIPTION / EVIDENCE	NPPF (2018) LOCAL GREEN SPACE CRITERIA							
			SPECIAL TO COMMUNITY (Max 10)				LOCAL SIGNIFICANCE (Max 10)		
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	PROXIMITY 0 - 5	BEAUTY 0 - 3	TRANQUIL 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5	TOTAL /25
016 053	**Church Hill: St Paul's churchyard and Stone Hole, Woodhouse Eaves**	Y	5	3	1	4	4	4	21
	Composite green space comprising two contiguous open spaces (**CBC OSSRs**). The churchyard is not a conventional burial ground, being located on a small crag of Charnwood Forest rock which forms the main feature on the east side of the church; the grounds have been landscaped (terraced) with paths, steps and rockery gardens, and the summit is a significant eastwards viewpoint. Native and ornamental trees, shrubs and flowerbeds. War memorial Stone Hole, also known as Forest Rock, is an open space with unrestricted public access in a small disused quarry. Managed grass, rock faces with a small cave. The site is a published rock-climbing venue. The whole site is of at least regional geological importance (**Leicestershire RIGS**) as the only known publicly accessible locality at which the stratigraphic transition between the Precambrian volcanic rocks, for which Charnwood Forest is internationally significant, and the overlying Cambrian sedimentary rocks can be studied. The site also provides the *setting* for the **Grade II* Listed church** and includes a **Listed war memorial** and **lychgate**.								
	 Forest rock quarry and cave with the church above. Early 20th century postcard	 St Pauls churchyard with rock outcrop and gardens							
519	**Woodhouse Eaves allotments**	Y	5	2	2	5	1	23	**18**
	Enclosed sloping public land near the centre of the village, owned by the Parish Council (CBC ID:1072, covered by policy RT/15) Eastern section adjacent to Main Street in Conservation Area. "The allotment gardens have been noted as providing an asset to the village. It is suggested that they be included in the Conservation Area."(Woodhouse Eaves Conservation Area Character Appraisal - adopted 2009 - p32) Surrounded by housing and enclosed on all sides by fencing Access is via 2 entrances, one on the E from Main Street and the other on the W from Birdhill Road. The land slopes gently up from Main Street, with maintained pathways and no steps The allotments have been in use since the 1920's and consist of 35 full plots, some of which are subdivided into smaller plots for those who cannot manage a full plot The allotments are a vibrant community asset, with all plots in use, and a waiting list. They are managed on behalf of the Parish Council by a local allotment manager (volunteer) 3 water taps on site supply the allotments and there are benches for rest and social interaction Public toilets are approx. 150m away outside village hall Through vigorous outdoor activity, the allotments contribute to health and well-being in the community Most allotment holders live within walking distance, negating the use of cars.								

REF	DESCRIPTION / EVIDENCE	NPPF (2018) LOCAL GREEN SPACE CRITERIA							
			SPECIAL TO COMMUNITY (Max 10)				LOCAL SIGNIFICANCE (Max 10)		
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	PROXIMITY 0 - 5	BEAUTY 0 - 3	TRANQUIL 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5	TOTAL /25
	The allotments are open to the wider public on certain days (e.g. Annual Open Gardens) and by arrangement for groups Many allotment holders contribute towards the Annual Horticultural Show, which has been running for 31 years, raising funds for community causes. An active Junior Garden Club garden some child size plots and report on their activities regularly in the monthly village magazine The allotments are within easy walking distance of the village Primary school, and two local nurseries, who take the pre-school children there to learn about growing plants and be shown where their food comes from. There are superb views over the village, towards St Pauls Church and across the valley from the higher sloping ground Key and BAP species include swifts, house martins, several bat species See results of public consultation and children's input to NP regarding allotments 								
520	**Herrick Green, Woodhouse Eaves**	Y	5	2	2	5	2	2	**18**
	Designated "Open Space of Special Character" on Charnwood Borough Council Local Plan 2004. ID:10766, (covered by policy EV/18). Listed as Amenity Green Space on " Charnwood Open Spaces" Triangle of sloping amenity land located between Herrick Road, Tuckett Road and Birdhill Road known locally as "The Green", owned and maintained as Open Space by Charnwood Borough Council The Green, which has amenity and recreational value, creates a feeling of spaciousness within the settlement, contributing to the quality of life and character of the area. It is used regularly by walkers and children playing (see residents views *) The Green is bounded by the 3 roads, away from main vehicle thoroughfares and accessible to the public from all directions There are 2 car parking bays on the E and W sides of the Green for adjacent housing, each taking approx. 12 cars The Green was designed to complement the housing development built in the late 1940's and early 1950's by the War Office (pre-dating the Ministry of Defence) initially for families of government staff working in Beaumanor Hall (WW2 Y Station) and adjacent buildings. An award winning example of planning and design of the time, it was designed as an amenity space for the large housing development and to be enjoyed by the 44 houses overlooking it. Birdhill being previously wooded, special efforts were made to incorporate existing significant trees, which can still be seen on the Green today Charnwood Borough Council recognise the continued contribution of the Green to the housing development, stating in the CBC Housing Needs Survey that it is to be retained as a Green Space It provides a green corridor from Windmill Hill across the Green, through village gardens towards the lower land of Woodhouse to the east and the golf course and Outwoods to the north. Woodland birds from Windmill Hill,								

REF	DESCRIPTION / EVIDENCE	NPPF (2018) LOCAL GREEN SPACE CRITERIA							
			SPECIAL TO COMMUNITY (Max 10)				LOCAL SIGNIFICANCE (Max 10)		
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	PROXIMITY 0 - 5	BEAUTY 0 - 3	TRANQUIL 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5	TOTAL /25
	such as green woodpeckers, jays, crows, green finch, great tit, blue tit and tawny owl frequent the open space and bats roosting in housing on Herrick Road forage there. It is surrounded by 44 houses in total; 10 houses on N side, 8 on NE, 8 on S, 12 on SW and 6 on the W, providing a visually attractive open space for the surrounding housing The land is maintained as a grassed area, with 19 mature trees and 5 young trees; 2 significant mature oaks, 7 mature horse chestnut, 2 hawthorn, 5 rowan, 1 mature lime, 3 maple, and a small orchard planting area of 8 cherry and 2 apple trees On the S side is a section of species rich hedgerow containing, hawthorn, elder, holly, ash, sycamore, oak, hornbeam and blackthorn and laurel There are splendid views from the upper slopes overlooking village rooftops towards the Soar valley Views from the lower slopes are over the Green up the slopes of Birdhill towards Windmill Hill. Information and views supplied by residents* The green is used by local children from the Birdhill estate and Beacon, Herrick, Tuckett roads and Perry Close for games (football, cricket, off road bike riding, sledging in winter…) It is regarded as a quiet, safe place for children to play by residents, who can monitor them from the overlooking houses Adults value and enjoy the space for walking, socialising, family picnics and dog walking The open aspect design overlooked by many houses offers natural surveillance, contributing to residents' perception of security in the area (which is a mix of private and social housing and has Birdhill cul de sac leading off the S corner) The Green is also used for gatherings, games and activities, such as youth and sports groups, Christian and Scout groups (See results of public consultation, including letters from residents and children's input to NP regarding the Green) 							
203	**Johnson's Meadows, Woodhouse (part)**	Y	3	3	2	3	3	5	**19**
	Meadow west of Long Close with public footpaths between Woodhouse Eaves, Woodhouse and Forest Road. Wildflower meadow surrounded by species rich hedgerows. Particularly beautiful in spring summer full of wildflowers Peaceful, away from any road Several footpaths through the meadow. Part of the important off-road walking route between Woodhouse and Woodhouse Eaves Ridge and furrow.								

REF	DESCRIPTION / EVIDENCE	NPPF (2018) LOCAL GREEN SPACE CRITERIA							
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY (Max 10)				LOCAL SIGNIFICANCE (Max 10)		TOTAL /25
			PROXIMITY 0 - 5	BEAUTY 0 - 3	TRANQUIL 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5	
	Priority Habitat. Unimproved grassland. Natural England Candidate SSSI. Considered by LRWT to be one of the best lowland meadows in Leicestershire. Under higher level stewardship. Wide diversity of wildflowers. Swallows, house martins and bat species observed. Species rich hedgerows on all sides. Stream flows along southern and eastern boundary. Part of **SSSI**: considered to be of special interest for its species-rich lowland neutral grassland. The site supports nationally important examples of the National Vegetation Classification (NVC) type MG5 crested dog's-tail *Cynosurus cristatus* – common knapweed *Centaurea nigra* grassland. Also validated **Local Wildlife Site** 25314 (LERC) as species-rich mesotrophic grassland (15 indicator species) Botanical survey available. Rare to find habitat in such good condition – important as resource for education Privately owned but used for community and charity events, Open Garden scheme. [PHOTO] 								
202	**St Mary in the Elms churchyard, Woodhouse**	Y	5	2	1	2	5	3	**18**
	Churchyard on slightly elevated triangular site at centre of village. Part of a group of open spaces including 'village green' and village hall. Church is of medieval origin (15th C) in local granite with Swithland Slate roofs. 19th century stone boundary walls. Attractive with mature trees, well-managed lawns and rougher grass, paths, etc. Tranquil despite roads on two sides, unrestricted public access at all times. In conservation area. Grade II and Grade II*listed headstones and memorials, also provides the main *setting* for the JJ^ Listed church itself. Mature yews and other native and ornamental trees, shrubs, stone walls with lichens. Bats recorded feeding (roost?); 4 BAP species birds. 								
205	**Maytree Lane open space and spinney, Woodhouse**	Y	5	2	2	3	3	3	**18**

REF	DESCRIPTION / EVIDENCE	NPPF (2018) LOCAL GREEN SPACE CRITERIA							
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY (Max 10)				LOCAL SIGNIFICANCE (Max 10)		TOTAL /25
			PROXIMITY 0 - 5	BEAUTY 0 - 3	TRANQUIL 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5	
	Open space between Beaumanor Drive, Maytree Lane and Waterloo Spinney Lane. CBC open space, in part in Garat's Hay estate but permissive access to public throughout. Large lawn area: dog-walking, children and families playing, occasional social events. Mature spinney, originally part of the 19th c ornamental planting for Beaumanor Hall, has elegant sweet chestnut, beech, yew, oak, cedars. Quiet area. No vehicular access. Bird song evident. Footpaths run through wood. Used by children for 'dens', etc. Regularly used by walkers. Part of the *setting* of Listed Grade II Beaumanor Hall. BAP Priority Habitat. Lowland mixed deciduous woodland Many trees with TPOs including sweet chestnut, yew, oak, beech, cedar. Bat foraging area (possible roost sites). Jay, crow, blue tit, nuthatch, great tit, blue tit recorded.  							

APPENDIX 8

LOCAL HERITAGE ASSETS

A. Historic buildings and structures identified locally

1. The old slate pit pump house
The Brand, Brand Hill, Woodhouse Eaves

Age: The pump house was built early in the 19th century and used until around 1870.

Rarity: This rare and impressive pump house housed the first mechanised process for extracting water from the quarry below it, in order to allow Swithland slate extraction from lower rock levels that would otherwise be submerged.

Architectural/aesthetic value: This building evokes the industrial history of the area and reminds us that we now live in a primarily leisure area which at one time it was an active industrial area with many craftsmen and labourers employed. The building is of local stone and partially ruined. It stands beside the disused slate quarry, in a designated Site of Special Scientific Interest and is in the grounds of The Brand, itself a grade 2 listed property. The Brand was built from stone extracted from the three old quarries on the property., and from the original house built close to the current site but taken down and moved for being too badly haunted. There are many buildings and items around the property where the extracted slate is still seen in use today., such as walls, farm buildings, bridges, and watercourses.

Archaeological significance: N/A

Historical associations: When the pump house was built the Brand belonged to the Ellis family, well-known in Leicestershire as quarry owners. The slate extraction industry was very important to the villages of both Woodhouse Eaves and Swithland into the 19th century and slate was extracted from this pit until around 1875 when cheaper welsh slate became easily transported to the area by canals and railway. This building is an important relic of our local industrial heritage and should be protected for the future.

Village landmark: Clearly visible from the road and is frequently seen by visitors to The Brand when that property is opened to the public for various charitable events.

Community value: n/a

2. The Pinfold, Woodhouse

The Pinfold is a stone enclosure of a type in very common use during the 18th and 19th centuries. They were used for impounding stray sheep until the owner collected them on payment of a fine. Such enclosures were usually on the edge of the village. The Pinfold is located on Forest Road next to St. Mary-in-the-Elms Church on the edge of Woodhouse village. Having fallen into decay and been used as a rubbish tip, the enclosure was restored as a village project to commemorate the 2000 millennium

Age: 18th - 19th century.

Rarity: As such enclosures are no longer in use, many are likely to have fallen into disrepair or been used for another purpose. A pinfold in such good repair as this one is likely to be uncommon

Architectural/aesthetic value: This rectangular construction is stone built with a gate at one end. It blends seamlessly into the local environment and into the stone walls of St. Mary-in-the-Elms Church

Archaeological significance: This structure is a relic of the local pastoral heritage, which continues to this day

Historical associations: Restoration of the Pinfold was considered important enough to become a village Millennium restoration project, funded by grants from various local councils. The restored Pinfold was officially opened on 8th February 2005 by the Mayor of Charnwood. Amusingly, 3 of the 8 sheep put into the enclosure for the ceremony escaped and had to be rounded up by the churchwarden, a tale which is now a treasured part of local mythology

Village landmark: Yes

Community value: Members of the local community have requested that its status and significance are recognised to ensure its protection for the future

3. **Selby's Model Windmill, Main Street, Woodhouse Eaves**

A wooden model of the Listed windmill standing on Windmill Hill, above the village of Woodhouse Eaves. It is sited on the forecourt of Selby's Garage on Main Street, which is a well-known and long-standing local family-owned haulage and garage business. It was constructed by local resident and former headmaster Eric Allsop with the woodwork teacher at his school. The sails were later reconstructed by children of Maplewell Hall School woodworking department. The sails were replaced again in around 2010.

Age: 1956-58 – present

Rarity: only example

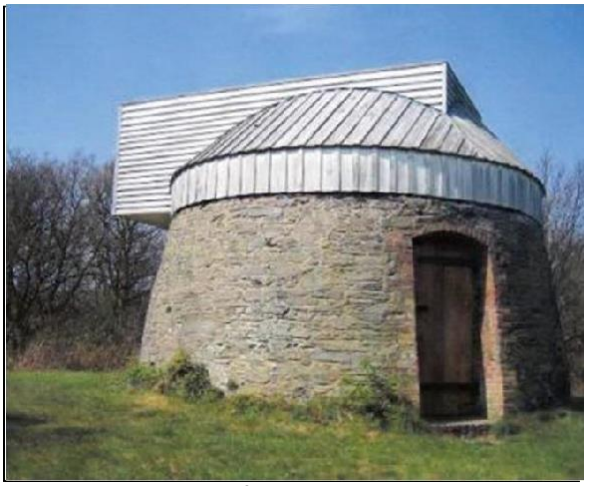
Architectural/aesthetic value: unlike the full-size windmi original
were destroyed in a fire some decades ago). It would als partially
reconstructed brick windmill ruins were to be damaged again. It is an iconic village structure

Archaeological significance: none

Historical associations: Local community history. It was sited on the forecourt by Frank Selby, grandfather of the current owners. The Selbys have owned the business since the site was bought just after World War 2 from the Beaumanor Estate.

Village landmark: often used as a landmark by both residents and visitors. It is often used in treasure hunts and photographed by visitors. It is also used to mark seasonal events by being decorated by poppies and Christmas lights.

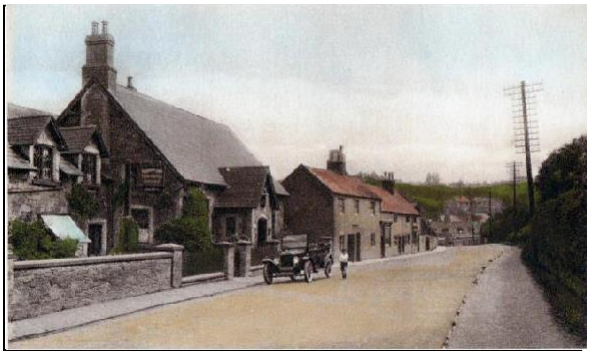
Community value: a reminder of Woodhouse Eaves' rural past and held with affection by both residents and visitors.



The restored base of the original on Windmill Hill

4. The Parish Hall, Main Street, Woodhouse Eaves

Commonly known as the village hall. Built in 1887, the hall was a donation from Mrs Perry Herrick of Beaumanor Hall to try and dissuade the villagers from drinking alcohol and encouraging further education by providing library facilities. It was extended by the parish council in 1963 to add a stage and enlarge the hall.



Age: 1887

Rarity: Until the Woodhouse Community Hall was built in 2008, the parish hall was the only public assembly hall available in the parish, serving the villagers of Woodhouse Eaves and Woodhouse.

Architectural/aesthetic value: Arts & Crafts Gothic style, constructed from local stone and granite with a Swithland slate roof and decorative chimneys.

Archaeological significance: The frontage is largely unchanged since it was built. The hall has featured on historic village photographs.

Historical associations: It provides evidence of the Herrick family benefaction. They also contributed to St Paul's Church in Woodhouse Eaves and St Mary-in-the-Elms Church in Woodhouse. The family also built the Listed Herrick Homes [almshouses] in Woodhouse. It also provides evidence of the Temperance movement.

Village landmark: Yes – it is located at the centre of the village, in the Woodhouse Eaves Conservation Area (1993]

Community value: High. it is a busy hall used by many local groups, hosting multiple community events. Formal parish-related meetings are also conducted here.

5. The Stone Hole / Forest Rock disused quarry and rocky outcrop, off Church Hill, Woodhouse Eaves

Disused open quarry penetrating a rocky outcrop below St Paul's church on Church Hill in Woodhouse Eaves. The rocks exposed are mainly fine-grained sandstones of the Lower Cambrian Brand Hills Formation, and the underlying Upper Precambrian Bradgate Formation. It was owned by the Herrick family of Beaumanor and at one time was used to extract stone for local building and other uses, although it had been long abandoned by the late 1870s. These rocks help to gives the village its characteristic buildings and old path slabs, mounting blocks and gravestones etc.

Age: Actively quarried over a period from probably around the late 18th C to the mid-19th C.

Rarity: It is currently partially filled in to improve its safety for the public to whom it is accessible, the working of the rock is clearly visible. It is the only publicly accessible quarry open to the public where these Cambrian and Precambrian rocks can be seen. It is a symbol now of a once very important local industry which contributed enormously to the local character of the village.

Architectural/aesthetic value: The quarry is in a peaceful little site in the middle of the village with trees and shrubs beside its entrance and an entrance to a cave like excavation area via a short decline.

Archaeological significance: The use of this pit extended for a period of the village's history and gives form to the various quarries (including Swithland Slate) which occurred all around the local area.

Village landmark: Yes, at the bottom of the 'Donkey Slip' path, the quarry is well known to locals.

Community value: The quarry is an asset to the village in terms of geological and historic interest as well as being a quiet green space in the middle of the village.

6. Liberty Hall, Maplewell Road, Woodhouse Eaves

Arts and Crafts style timber-framed hall. Originally a political and social community meeting place, now residential/business/retail premises.

Age: Built with the adjoining building in 1900 by Maurice Levy, a prospective Liberal MP who served as an MP 1900 to 1918.

Rarity: This iconic black and white building has a balcony towards the street which is unique within the village. The balcony was constructed by Mr Levy to allow him to address the villagers at election time. This was because Mrs Perry Herrick, from Beaumanor Hall in Woodhouse, refused to allow him to use the village hall, that she had built and owned, for political campaigning.

Architectural/aesthetic value: The building is white rendered with black timbers. Above the balcony is a frieze depicting an eagle in flight with two nymphs at the side. The bay windowed frontage faces towards the pavement and is directly accessible from it along its length. There is a tower visible on the roof that was the outlet for the ventilation system. This was required to clear the cigarette smoke which built up in the original snooker room on the top floor of the building.

Archaeological significance: N/A

Historical associations: Built by Maurice Levy in 1900 with a snooker hall next door and with its forward-facing balcony for his electioneering speeches, in 1919 it was bought by Sir Arthur Wheeler (Baronet) who lived in a large house nearby named 'Inglewood'. Sir Arthur, who owned and rented out many other properties in the village, let out Liberty Hall, which became a Co-operative store and cafe. In 1931 Sir Arthur suffered bankruptcy with the stock market crash and in 1931 Liberty Hall was sold again. More recently the building was owned by financial advisors before being bought over 20 years ago by the current owner as business premises. The two bow bay windows on the ground floor of the property were returned to their original square wooden design in the 21st century having been changed decades earlier. Since 2003, the property has housed the owners' linen rental business, and more recently a ladies' hairdresser and beauty treatment business.

Village landmark: Yes, this is a very well-known building used as a landmark by locals and appreciated as a lovely, beautifully maintained and special building.

Community value: the current hairdressers and beauty treatment business is well used by locals and customers from adjacent conurbations. The building is clearly visible from the street that it abuts, with no impediments.

7. Wall-mounted letterboxes, Woodhouse Eaves

Three important wall-mounted letterboxes recording the development of GPO designs through the reigns of four monarchs, including a rare E*R example from Edward VII.

a. Victorian wall-mounted post-box, Main Street, Woodhouse Eaves

The oldest of a series of wall-mounted post-boxes spanning a century or more. Located opposite to the Bull's Head pub, close to the junction of Main Street and Beacon Road.

Age: between 1857 (introduction of wall-mounted boxes) and 1901 (death of Queen Victoria)

Rarity: only example.

Architectural/aesthetic value: not applicable.

Historical associations: set within the context of buildings of similar age.

Village landmark: minor.

Community value: still in active use.

b. Edward VII wall-mounted post-box, upper part of Maplewell Road, Woodhouse Eaves

Age: 1901 to 1910. The Edward VII cipher (right photo) uses block lettering, indicating that it was emplaced early in the King's reign. (Scrolled lettering was used in the later part of his reign.)

Rarity: only example.

Architectural/aesthetic value: not applicable.

Historical associations: second in the chronological sequence of post-boxes

Village landmark: minor.

Community value: still in active use

c. **George VI wall-mounted post-box, Woodhouse Eaves village hall, Main Street**

Age: between 1936 and 1952.

Rarity: only authentic example.[1]

Architectural/aesthetic value: not applicable.

Historical associations: third in the chronological sequence of post-boxes

Village landmark: minor.

Community value: still in active use

B. Unlisted Historic Buildings in the Leicestershire CC **Historic Environment Records** (HER)

MLE16065

Beaumanor Hall - operational huts (Hut A)

WW2 building connected with Beaumanor Hall. The hut was disguised as a cricket pavilion and contained teleprinters. Four pneumatic tubes ran here from other huts. The teleprinters sent intercepted enemy messages to Bletchley Park for decoding.

A Hut was disguised as a Cricket Pavilion and contained teleprinters, it also had the ends of the four pneumatic tubes that entered from H, I, J & K huts through which the intercepted messages were sent. The teleprinters were used to send the received enemy encoded messages to Station X at Bletchley Park for decoding.

The intercepted messages were sent in British code, down specially allocated telephone lines so if they were ever intercepted the enemy would not know what we were doing. It was deemed safer to send the messages through telephone lines where they could not be intercepted in the way that wireless transmissions could be.

The original paper copies of the intercepted messages were taken by dispatch riders on motorbikes These were the infamous green painted motorcycles with their dedicated riders that took the messages to their required destination, usually Bletchley Park through out the war in all weathers.

The telegraph system used was the Post Office Defence Teleprinter Network (DTN), it was initially conceived to provide the telegraph requirements of the Air Ministry and Admiralty. The network consisted of five large switching Centres discreetly located around the country. Local smaller switchboards and teleprinter terminals were spread around the British Isles at military and government establishments. The size of this network was colossal, and it was originally intended to be equal in size to the civil network. However, by the end of 1944 due to the war requirements it had trebled in size.

Hut 14 at Bletchley Park was the main teleprinter building and housed some 120 teleprinter machines, the rest were located all around the Park in the various Huts and buildings. When the messages from Beaumanor Park arrived on the teleprinters at Bletchley Park in Hut 6, it was then the job of the code breakers to decode them and send them in order of importance to where they could best be acted upon.

(information from Beaumanor & Garats Hay Amateur Radio Society 'http://www.beaumanor.net/history/operational+huts.html', accessed 22/06/2006)

MLE16067

[1] There is a second George VI wall-mounted post-box on Brand Hill but it isn't original. It replaces an EIIR box, emplaced to mark the Queen's Silver Jubilee in 1977, when the Jubilee box was vandalised.

Beaumanor Hall - operational huts (Huts C, D, E, F, G)
WW2 buildings associated with Beaumanor Hall. The 5 huts were used as a control hut and for direction finding and traffic analysis (wireless operations).
C Hut was a technical hut used as a control Hut, this is where all the information was collated for the Beaumanor Station and also all of the information that was sent to Bletchley Park.
D Hut was used for direction finding and was partitioned off at one end, this partitioned off area contained a large plotting map which was used for plotting the information received from whole of the Army D/F network.
E & F Huts were used for traffic analysis, this was originally called Compilation and Records Room. In these huts they kept a detailed record of all the call signs, frequencies and locations used by the enemy.
(information from Beaumanor & Garats Hay Amateur Radio Society 'http://www.beaumanor.net/history/operational+huts.html', accessed 22/06/2006)

MLE16069
Beaumanor Hall - operational huts (Hut I)
WW2 building associated with Beaumanor Hall. The building was a wireless set room disguised as farm cottages (like MLE16068) but has been altered. It was manned by Civilian Experimental Wireless Assistants and ladies of the ATS.
I Hut, previously a set room and disguised also to look like farm cottages, the hut was manned by the Civilian Experimental Wireless Assistant's and ladies of the ATS during the war.
This Hut originally looked the same as H Hut before the renovation work was carried out. The false chimney is still visible on the roof.
(information from Beaumanor & Garats Hay Amateur Radio Society 'http://www.beaumanor.net/history/operational+huts.htm', accessed 22/06/2006)

MLE16070
Beaumanor Hall - operational huts (Hut J)
WW2 building associated with Beaumanor Hall. It was the high speed morse room and was disguised to look like a cart shed. It was manned by Civilian Experimental Wireless Assistants and ladies of the ATS. The cart storage area has been bricked up.
High Speed Morse, previously a set room and was disguised to look like a Cart shed this hut was manned by the Civilian Experimental Wireless Assistant's and ladies of the ATS. As the title suggest they received high speed Morse Code in this hut. The newer bricks are visible along the rear, where the space was left to store the carts under the lean to. This was obviously bricked up after the war when expansion was needed.
(information from Beaumanor & Garats Hay Amateur Radio Society 'http://www.beaumanor.net/history/operational+huts.htm', accessed 22/06/2006)

MLE16072
Beaumanor Hall - operational huts (Hut L)
WW2 building associated with Beaumanor Hall, built in late 1944. The hut contained Halicrafter high speed receiving sets and teleprinter machines for transmitting received messages.
This hut was constructed in late 1944 and it was not disguised in any way as it was not deemed necessary. The picture right shows the inside of L Hut with the RCA AR88 high speed receiving sets

and teleprinter machines for transmitting on the received messages.
(information from Beaumanor & Garats Hay Amateur Radio Society 'http://www.beaumanor.net/history/operational+huts.htm', accessed 22/06/2006)

MLE16073

Beaumanor Hall - operational huts (Hut M)

WW2 building associated with Beaumanor Hall. It was the canteen/recreation area. The block was designed to look like a greenhouse.
M Hut was at one point the canteen/recreation area and this is where the operators took their breaks whilst they were on shift duty and the hut was disguised to look like a greenhouse.
M Hut at a slightly later point in time was then used as a watch-room it had a mixture of the R206 and the AR88. As you entered M watch-room you'd have AR88 sets on the left hand side employed on a variety of tasks that kept altering.
On the right hand side of the room were the Main Line tasks, the RU Military and Air Force.
(information from Beaumanor & Garats Hay Amateur Radio Society 'http://www.beaumanor.net/history/operational+huts.htm', accessed 22/06/2006)

MLE19898

Wash house to rear of 209-215, Forest Road, Woodhouse

Wash house to the rear of the almshouses (which were built 1856).
There is a plan in the parish files. <1>

MLE23792

LOWER BROOMBRIGGS FARM, BENSCLIFFE ROAD

Late 18th farmhouse, barns and outbuildings arranged around a courtyard. All of Mountsorrel granite with red brick quoins and shallow arched openings.
Farmhouse & Barns arranged around Farmyard. Currently empty but rumoured to have been re-possessed by 'lender' and now occupied by squatters. All buildings neglected. Barns and outbuildings 'at risk'. Generally, perhaps Late C18 in origin but with many later interventions. Barn on NE side of yard restored C20 for use as a dwelling. Plain Vernacular styling. Mountsorrel granite with red brick quoins and shallow arched openings. Some openings with stone frames. Slate pitched roofs, some barns clad with corrugated asbestos. House, 2 storeys. Assorted timber casement windows.

MLE23793

HANGINGSTONE LODGE, BREAKBACK ROAD

Mid 19th 'Picturesque' Gothic Revival style lodge to Hangingstone Farm (now a private dwelling). Random Mountsorrel granite with stone framed openings.
Originally Lodge to Hangingstone Farm. Now a Private House. Mid C19. 'Picturesque' Gothic Revival styling. C20 interventions. Random Mountsorrel granite. Stone framed openings under dressed granite pseudo arches. Multi gabled steep pitched Swithland slate roofs arranged around a central 'pyramid'. Deep eaves. Decorated timber barge boards. Blue clay ridge tiles. 'Pyramid' roof crowned by massive dressed stone ridge stack with corbelled head and random granite plinth. Single storey. Asymmetrical cruciform plan. Composition spoilt by replacement casement windows.

MLE23795

No. 155 MAPLEWELL ROAD, WOODHOUSE EAVES

Substantial house built around 1900 but much extended. Mainly random Mountsorrel granite and render with half-timbered gables. Multi-gabled roof.

Substantial Private House. Built c1900 but much extended throughout C20. Domestic Revival styling. Random Mountsorrel granite and render with half timbered gables. Multi-gabled hipped and pitched roofs, part slate and part plain clay tiles. Complex asymmetrical plan suggests original hipped roof cottage much enlarged by a number of 'sympathetic' C20 extensions.

MLE23796

Nos. 201 & 203 MAPLEWELL ROAD, WOODHOUSE EAVES

Pair of tied cottages for workers on Maplewell Grange Estate, now private accomodation. Built in 1900 of Mountsorrel granite with brick dressed openings. 'Lean to' entrance porches carried on decorated timber frame.

Pair of Cottages. Originally built as tied accommodation for workers on Maplewell Grange Estate. Recently sold into private ownership and currently empty. Built 1900. Domestic Revival styling. Mountsorrel granite with stone quoins. Brick dressed openings under shallow brick arched heads. Multi-gabled steep pitched plain clay tile roofs with pitched roof dormers. Deep eaves. Elaborate Tudor style brick gable stacks. 2 storeys including roof space. 'Lean to' entrance porches carried on decorated timber frame. Small paned casement windows.

MLE23797

MAPLEWELL FARM, MAPLEWELL ROAD, WOODHOUSE EAVES

Cluster of Late C19th vernacular farm buildings. Cottage style farmhouse of random Mountsorrel granite with mellow red brick embellishments. Pitched Swithland slate roof with decorative ridge crowned by curious lead clad spike with conical cap.

Originally a Farm on Maplewell Grange Estate. Cluster of Late C19 Vernacular buildings, contemporary with Maplewell Grange. Cottage style farmhouse may be later or perhaps substantially extended. Generally, random Mountsorrel granite with mellow red brick quoins and window dressings. Swithland slate pitched roofs. Farmhouse roof penetrated by low dormers with shallow mono-pitch slate roofs. Decorative ridge crowned by curious lead clad spike with conical cap. R of spike appears to be C20 extension. Round brick arched openings to outbuildings. Lintols? To cottage openings. Casement windows appear to be clumsy replacements.

U-shaped courtyard complex with detached farmhouse to the west.

MLE23798

EAST GATE LODGE, MAPLEWELL SCHOOL, WOODHOUSE EAVES

Originally a Lodge to Maplewell Hall. Late C19th, Tudor/Gothic Revival. Mountsorrel granite with stone quoins, L-shaped in planform.

Originally Lodge to Maplewell Hall. Late C19. Tudor/Gothic Revival styling. Mountsorrel granite with stone quoins and window surrounds. Multi gabled pitched Swithland slate roofs with single half dormer to each of front and rear facades. Central granite ridge stack. 2 storeys. 'L' shaped in plan. Generally, casement windows with diamond paned leaded lights. Pitched roof chamfered bay windows on GF to each gable.

MLE23799

MAIN GATE LODGE, MAPLEWELL SCHOOL, WOODHOUSE EAVES

Originally a Lodge to Maplewell Hall. Late C19th, Tudor/Gothic Revival. Mountsorrel granite with stone quoins, asymmetrical cruciform in planform.

Originally Lodge to Maplewell Hall. Late C19. Tudor/Gothic Revival styling. Mountsorrel granite with stone quoins and window surrounds. Multi gabled pitched Swithland slate roofs with single half dormer to each of front and rear facades. Central granite ridge stack. 2 storeys. 'L' shaped in plan. Generally, casement windows with diamond paned leaded lights. Pitched roof chamfered bay windows on GF to each gable.

MLE23800

NANHILL, NANHILL DRIVE, WOODHOUSE EAVES

C19th red brick private house.

Private House. Perhaps Late C19. Plain Domestic Revival styling. Red brick. Clay tile pitched roof with gable on L. 3 storeys including roof space. Small paned vertical sash and casement windows.

MLE24039

West Beacon Farm, Deans Lane

U-shaped courtyard farm complex, with horse gin (threshing barn). The 1962 OS (1:2500 Epoch 5) shows the farm buildings still intact but by the 1969 aerial photograph the site has been completely redeveloped.

U-shaped courtyard farm complex, with horse gin (threshing barn).

MLE24049

Thorntree Farm, Breakback Road

A U-shaped courtyard planform farmstead, open to the north-east. Farmhouse detached to the south. The outbuildings are in the process of being converted to dwellings (2017 AP).

A U-shaped courtyard planform, open to the north-east. Farmhouse detached, to the south.

MLE24050

Broombriggs Cottage Farm, Beacon Road

A double courtyard planform farmstead with the farmhouse occupying the south-east corner of the range, and a number of detached outbuildings. There is also a row of farm cottages just to the south-east of the main complex. Most buildings are still in existance although the northernmost courtyard is now covered.

A double courtyard planform with farmhouse occupying the south-east corner.

MLE24051

Upper Broombriggs Farm, Maplewell Road

Loose courtyard farmstead with farmhouse originally within the northern range (now detached).

MLE24054

Roecliffe Farm, Joe Moores Lane

An full courtyard complex with farmhouse occupying the south range. Detached open-sided cart shed to the west. Unroofed, unwalled horse engine to the west of the west range.

MLE24055
Brook Road Farm, Forest Road
A U-shaped courtyard complex with detached farmhouse to the east. The farm buildings have been extended but are otherwise still intact.

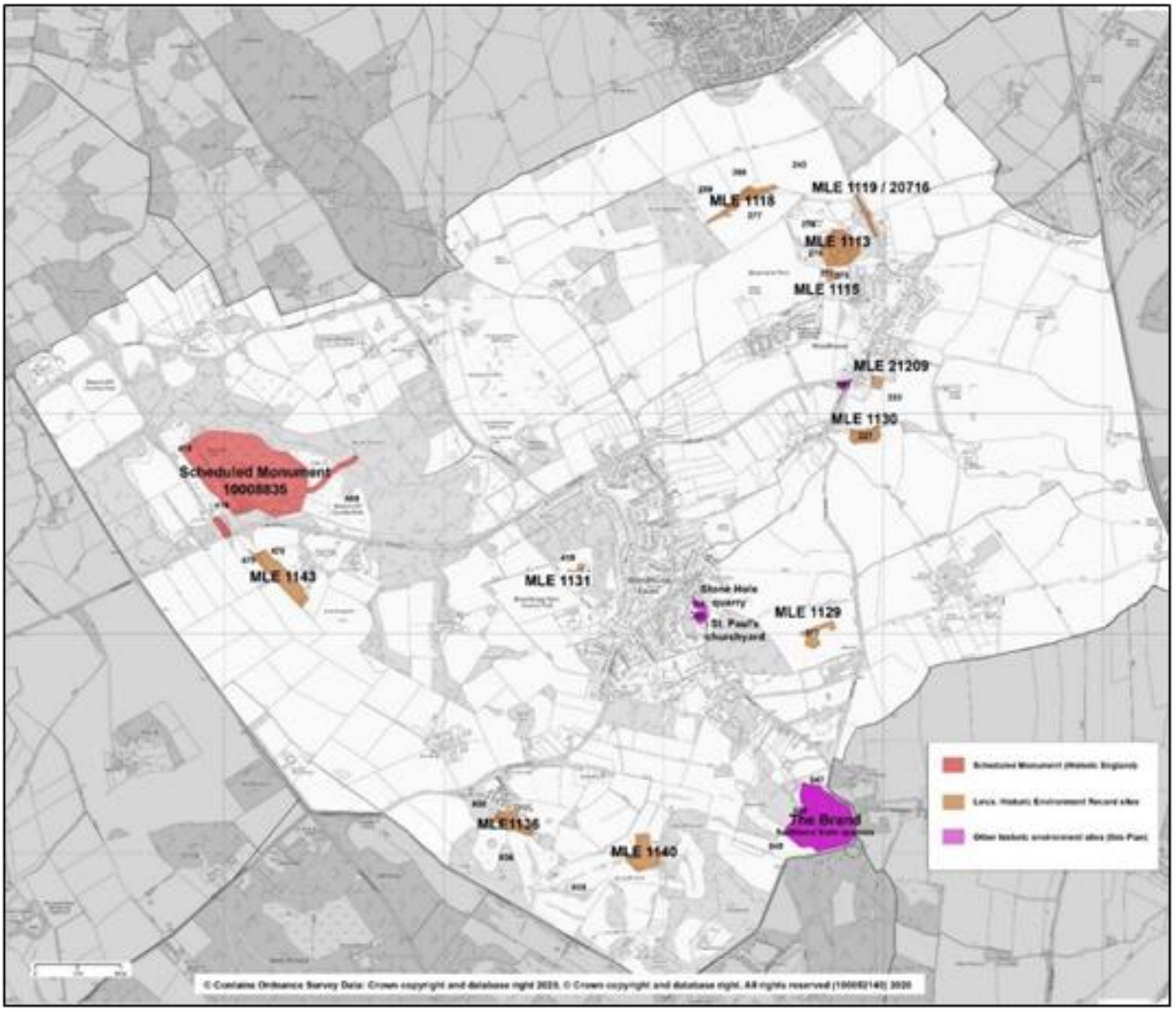
MLE24056
Hanging Stone Farm, Brook Road
A full courtyard complex with farmhouse occupying the north corner. The 200 aerial photograph shows all the farm buildings converted to dwellings.

MLE24057
Pocket Gate Farm, Brook Road
A multi courtyard complex now converted into residential dwellings. Location of the farmhouse is not clear.

MLE24072
Church Farm, Meadow Road
Full courtyard complex with separate farmhouse. Horse engine indicated on the 1884 1:2500 Epoch 1 OS, but not shown on the 1903 survey (Epoch 2).

MLE24073
Barn Farm, Maplewell Road
An unusual arrangement of opposing L-shaped ranges, forming a loose courtyard, but with the more southerly 'L' built at an odd angle.
Loose courtyard complex with separate large open-sided building to the west.

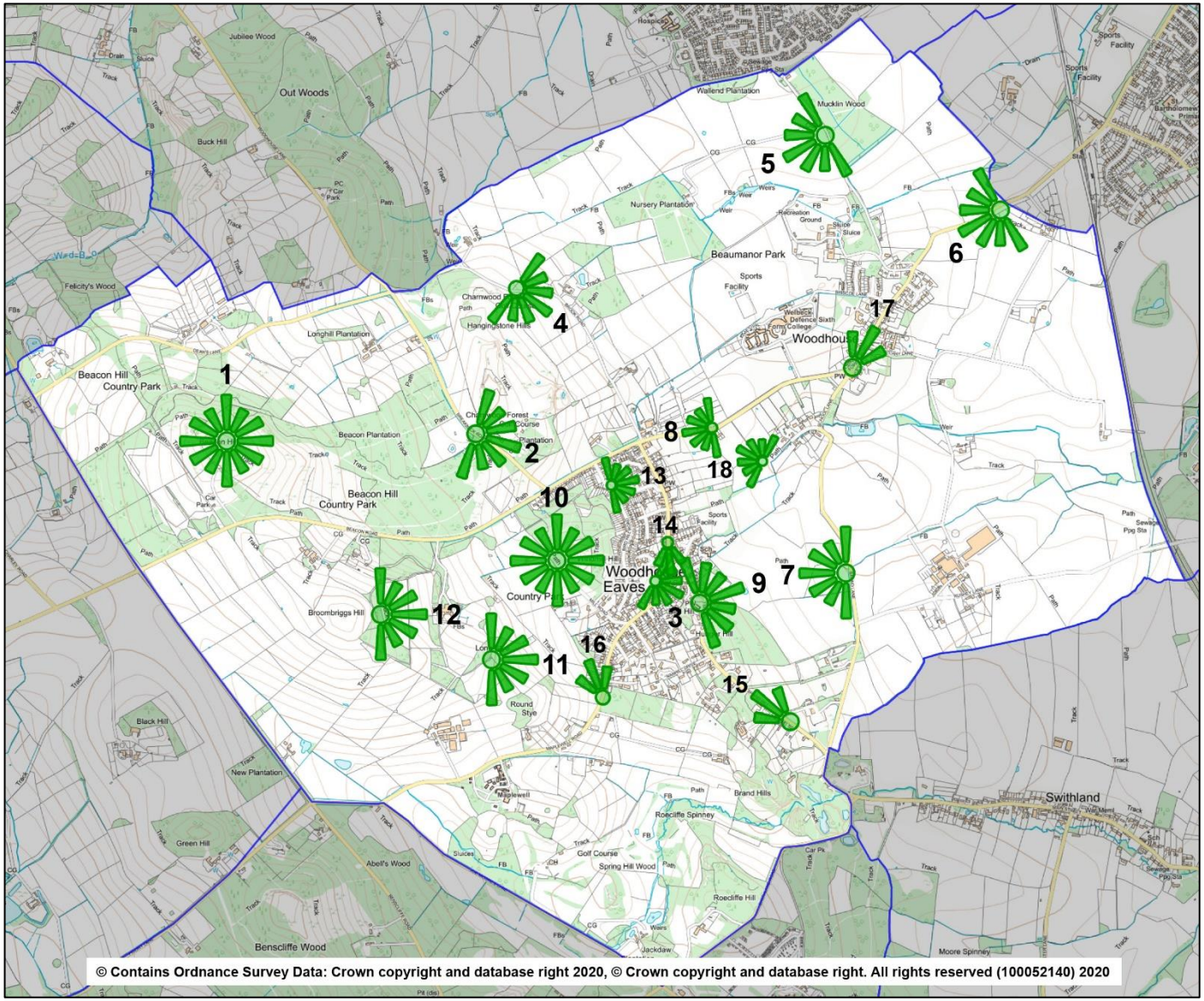
Sites Of Historic Environmental Significance



The sites referenced in this figure are all described in the Environmental Inventory, Appendix 6.

Appendix 9: Important Views

1. Location map



2. Descriptions

1. 360° panorama from the summit of Beacon Hill. This is one of the signature views in Leicestershire. Photograph is of the southeast view along the ‘grain’ of Charnwood Forest toward Old John and Bradgate Park.

2. South and east from the top of the hill on Breakback Road, over the Beacon Road area of Woodhouse Eaves, to Windmill Hill.

3. View looking southwest from the allotments across to St Paul’s Church and the Soar Valley.

4. From Brook Road on the northern flank of Hangingstone Hills close to Pocketgate Quarry, southeast over falling ground toward Woodhouse and the Beaumanor estate.

5. From the western edge of Muckin Wood on the track extending Beaumanor Drive northwards, southwest over Beaumanor Park and open countryside with the hills of Charnwood Forest as a backdrop.

6. From the point where Woodhouse Road enters the Plan Area, southwest across gently rising farmland to Woodhouse village.

	7. From Brand Lane and public footpath K7 west to see Woodhouse eaves village spreading along the eastern edge of Windmill Hill		8. From Beacon Road at its entrance to Woodhouse Eaves, vista from north through west to south, taking in Hangingstone Hills, the north part of Woodhouse Eaves village (this photograph) and the attractive pasture fields (with ridge and furrow and Local wildlife Site) on the eastern edge of the village.
	9. From the rocky outcrop of St Paul's churchyard, Woodhouse Eaves, an elevated view east and north over the whole of the eastern half of the Plan Area.		10. From Windmill Hill, Woodhouse Eaves, an elevated view including Broombriggs Country Park, Broombriggs Hill, the Soar Valley and over the village itself.
	11. From the eastern flank of Broombriggs Hill close to the plantation known as Long Stye, 180° vsiat east over the southern half of Woodhouse Eaves village and beyond to the Soar Valley, with Hunger Hill marking the eastern edge of the Charnwood hills.		12. 180° vita from the summit of Broombriggs Hill over the whole of this part of Charnwood Forest and out to the Soar valley (and ultimately into east Leicestershire).

13. from the top of Herrick Green open space, Woodhouse Eaves.

14. View along Main Street, Woodhouse Eaves.

15. Up the attractively wooded Brand Hill toward Hunger Hill, Woodhouse Eaves.

16. Views on approach to Woodhouse Eaves village along Maplewell Road towards Round Stye hill

17. Village view northeast from near St Mary's church, Woodhouse, along Forest Road

18. Tranquil views looking northeast from the footpath through Johnson's Meadows (SSSI) between Woodhouse and Woodhouse Eaves

A REPORT TO CHARNWOOD BOROUGH COUNCIL

OF THE EXAMINATION OF

THE WOODHOUSE NEIGHBOURHOOD PLAN 2020-2036

UNDERTAKEN BY

Dr LOUISE BROOKE-SMITH, OBE, FRICS, MRTPI

INDEPENDENT EXAMINER

JULY 2021

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Appendix A– Documents reviewed in the course of the Examination

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Summary and Overall Recommendation

As the Independent Examiner into the Woodhouse Neighbourhood Plan, I have been requested by Charnwood Borough Council, in its capacity as the Local Planning Authority, to present my professional assessment of the Plan, in terms of its compliance with the 'Basic Conditions' as set out in extant legislation, regulations and guidance.

I confirm that I am independent of the Qualifying Body, namely the Woodhouse Parish Council and the Local Planning Authority. Furthermore, I do not have any interest in any land or property that may be affected by the Plan.

I hold relevant professional qualifications and have experience of the planning regime, gained over the past 30 years in both the public and private sectors, to enable an independent judgement of the documents before me. I am also a member of the National Panel of Independent Examiners Referral Service, endorsed by the HMGov Department of Housing, Communities and Local Government.

I have undertaken a thorough examination of the Woodhouse Neighbourhood Plan. This has comprised a review of all documents presented to me by the Local Planning Authority, a review of documents available for public review on the Parish website and documents relating to the Development Plan held on the Council's website plus national guidance, regulations and statute.

It is my considered opinion that, subject to modifications, the said Plan meets the Basic Conditions and human rights requirements, as set out in the respective legislation and guidance. My report presents some areas where I consider that specific policies should be modified, and where some text could be amended to avoid duplication, or remove ambiguity, thus making the document clearer. These modifications are ***set out in bold*** *within the text of my report. My proposed changes have been made in such a way so as not to detract from the essence of the Plan nor its aim and ambitions, but I consider they should be taken into account before it proceeds to a Referendum.*

Hence, subject to the recommended modifications being completed, I consider that the Woodhouse Neighbourhood Plan will; have regard to national policies and advice contained in current legislations and guidance; contribute to the achievement of sustainable development; be in general conformity with the strategic policies of the development plan for the area; not breach, but be compatible with European Union obligations and the European Convention of Human Rights; and not likely have a significant effect on a European Site or a European Offshore Marine Site either alone or in combination with other plans or projects.

I consider that, further to the recommended modifications, the Neighbourhood Plan complies with the legal requirements set out in Paragraph 8(1) and 8(2) of Schedule 4B to the Town and Country Planning Act 1990, as amended, and can proceed to a Referendum.

I have no concerns over the defined Plan area or the manner of its confirmation and consider that this area is appropriate as the extent of any Referendum.

I would like to also note that technically this is a Neighbourhood Development Plan, although many groups use the phrase 'Neighbourhood Plan'. The Woodhouse QB has used the latter. As there has been consistency throughout the document I have not considered it imperative to amend this phraseology and do not feel that it detracts from the purpose of the document.

Finally, I refer to a number of abbreviations throughout my Report and for the avoidance of any confusion these are set out in Appendix B.

Dr Louise Brooke-Smith, OBE, FRICS, MRTPI,

August 2021

1.0 INTRODUCTION

1.1 NEIGHBOURHOOD PLAN REGIME

1.1.1 The Neighbourhood Planning regime provides local communities with the ability to establish specific land use planning policies which can influence how future development comes forward in their area. It not only provides the opportunity for local people to shape their locality, but it also provides guidance for developers and landowners when considering new proposals and for decision makers when determining planning applications.

1.1.2 Any Neighbourhood Plan should therefore be clear, not only in its goals and ambitions, but also in how any policies are presented. The background behind how policies have emerged should be easy to understand and robust in terms of supporting specific policy.

1.1.3 This Report provides the findings of an Examination into the Woodhouse Neighbourhood Plan, which is hereafter referred to as the Plan, the Neighbourhood Plan or the NP.

1.1.4 The Plan was prepared by the Woodhouse Parish Council, working in consultation with the Local Planning Authority, namely Charnwood Borough Council and a range of interested parties, statutory bodies, community groups, landowners and their agents, plus other key stakeholders.

1.1.5 This Report provides a recommendation as to proceeding to a Referendum. If this takes place and the Plan is endorsed by more than 50% of votes cast, then it would be 'made' by Charnwood Borough Council and would be used to assist in the determination of any subsequent planning applications for the area concerned.

1.2 APPOINTMENT AND ROLE OF THE INDEPENDENT EXAMINER

1.2.1 In accordance with current regulations, I was formally appointed by Charnwood Borough Council, as the Examiner of the Neighbourhood Plan in April 2021. I was issued with the relevant documentation and formally began the examination in late May 2021.

1.2.2 In examining the Plan, I am required, under Paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990, (TCPA) to establish whether:

- *The Neighbourhood Plan has been prepared and submitted for examination by a Qualifying Body.*

- *The Neighbourhood Plan has been prepared for an area that has been designated under Section 61G of the TCPA as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004 (PCPA).*
- *The Neighbourhood Plan meets the requirements of Section 38B of the PCPA (the Plan must specify the period to which it has effect, must not include provision about development that is excluded development, and must not relate to more than one Neighbourhood Area).*
- *The policies relate to the development and use of land for a designated Neighbourhood Area in line with the requirements of Section 38A of the PCPA.*

1.2.3 My role has also been to consider whether the Plan meets the 'Basic Conditions' and human rights requirements, as set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to Neighbourhood Plans by section 38A of the Planning and Compulsory Purchase Act 2004.

1.2.4 In order to meet the Basic Conditions, the making of any Neighbourhood Plan 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 of the development plan for the area; and*
- *Not breach, and must be otherwise compatible with, European Union (EU) and European Convention on Human Rights (ECHR) obligations.*

1.2.5 Regulations 32 and 33 of the Neighbourhood Planning (General) Regulations 2012 (as amended) set out a further basic condition for Neighbourhood Plans, in addition to those set out in primary legislation and referred to in the paragraph above.

- *The making of the Neighbourhood Plan is not likely to have a significant effect on a European Site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European Offshore Marine Site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) either alone or in combination with other plans or projects.*

1.2.6 Having examined the Plan against the Basic Conditions, as set out above, and as the Independent Examiner, I am required to make one of the following recommendations:

a) that the Plan should proceed to Referendum, on the basis that it meets all legal requirements;

b) that the Plan should be subject to modification but will then meet all relevant legal requirements and should proceed to Referendum;

c) that the Plan does not proceed to Referendum, on the basis that it does not meet the relevant legal requirements.

1.2.7 If recommending that the Plan should go forward to Referendum, I am also required to consider whether or not the Referendum Area should extend beyond the defined Woodhouse Neighbourhood Plan Area.

1.2.8 As noted above, the role of any Independent Examiner is to assess a Plan in terms of compliance with the Basic Conditions. While it is not to specifically comment on whether the Plan is sound, I consider that where changes can be made that would result in removing ambiguity and make the document more user friendly for all parties, this should be considered. This reflects relevant paragraphs of the NPPG and the first basic condition.

1.2.9 I have adopted this approach and have suggested some modifications which the Parish and Borough Councils should consider and which, in my opinion, need to be addressed for the Plan to be compliant.

1.3 THE EXAMINATION PROCESS

1.3.1 I am aware that this examination is being undertaken during a partially restricted period associated with the Covid19 pandemic. I have had regard to the relevant amendments to the salient Neighbourhood Planning regulations, first brought into effect in April 2020 by the MHCLG.

1.3.2 In this case, some public consultation on the emerging versions of the NP were completed before the Covid19 social distancing rules were brought into play. Some has taken place during formal lockdown periods. Notwithstanding this, it has been deemed appropriate to continue to examine the Plan and any referendum that may be appropriate will take place under regulations as confirmed by MHCLG.

1.3.3 The general rule remains that examinations should be conducted by written representations. In this case, I have been able to consider the Plan by way of the key documents, salient background information, evidence base, supporting reports and written representations. I have not considered it necessary to hold a Hearing to complete my findings.

1.3.4 My examination findings have resulted from my assessment of the documents noted at Appendix A and the written submissions from interested parties at both the Regulation 14 and 16 stages of the NP process, and are in addition to my reference

to the following documents, which set out extant legislation, regulation and guidance;

- National Planning Policy Framework (The Framework) (Revised as at 2018 and 2019) and reissued with further amendments in July 2021.
- Town and Country Planning Act 1990 (as amended)
- The Planning and Compulsory Purchase Act 2004 (as amended)
- The Localism Act (2011)
- The Neighbourhood Planning (General) Regulations (2012) and additions
- The Neighbourhood Planning Act 2017 and associated guidance and regulations.

1.3.5 Finally, I confirm that I undertook an unaccompanied site visit to the Plan area in June 2021.

2.0 BACKGROUND TO THE WOODHOUSE NEIGHBOURHOOD PLAN

2.1. Further to a formal application, Charnwood Borough Council confirmed the designation of the entire civil parish of Woodhouse as a Neighbourhood Plan Area in May 2018. I note that the area has not been the subject of any other NP proposal.

2.2 The Parish Council, as the relevant Qualifying Body, then pursued appropriate consultation across the NP area. I am advised that an Advisory Group was established by the Parish Council in June 2018. It led engagement with the community and stakeholders with respect to the vision of the NP.

2.3 Regular meetings were held and supported received from the Rural Community Council and YourLocale. Theme Groups were formed in April 2019 with YourLocale facilitators addressing key policy areas. Consultation took place regularly to consider the perspective of different groups within the community, to assist in addressing the vision and specific policies for the Plan.

2.4 The consultation background to the Plan is set out in the Consultation Statement prepared in compliance with Section 15(2) of Part 5 of the Neighbourhood Plan Regulations 2012. I find that the community liaison was appropriate at both a local level and with statutory parties.

2.5 I have reviewed the evidence base which supports the policies and vision of the Plan. I find that, in most cases, the evidence base and Consultation Statement to be proportionate to the nature of the Plan, well-presented and clear. However, some evidence has not been clear and I note this later in this report.

2.6 The Plan was subject to changes as a result of the consultation process and the Reg 14 submissions by third parties in November and December 2020. A Submission Version was duly prepared and finalised in the Spring of 2021 and submitted to the LPA. After a formal period of public consultation, it was confirmed that the Plan could proceed to Examination.

2.7 I have been presented with written representations to the Submission Version of the Plan which were submitted within the formal period. I note that some Reg 16 representations have suggested additional policies or modifications to the approach taken by the QB. It is unfortunate that such submissions have apparently been made so late in the process as they might have been helpful to the QB. At this stage, it is not within my remit to add to the policies presented unless this is to address ambiguity.

2.8 I should also stress that other issues raised at the Reg 16 stage concerned reference to extant policy and regulations. Duplication of those matters within the NP would add little if any value.

3.0 COMPLIANCE WITH MATTERS OTHER THAN THE BASIC CONDITIONS AND HUMAN RIGHTS

3.1 Given the above, I now report on the procedural tests, as set out earlier in this Report, and find as follows;

- **The Qualifying Body**

3.2 From the documentation before me, I conclude that the Woodhouse Parish Council is a properly constituted body, i.e. a Qualifying Body for the purposes of preparing a Neighbourhood Plan, in accordance with the aims of neighbourhood planning as set out in the Localism Act (2011) and recognised in the National Planning Policy Framework (2018) as amended, and accompanying Planning Practice Guidance. Accordingly, I find this addresses the necessary requirements.

- **The Plan Area**

3.3 The Woodhouse Neighbourhood Area reflects the boundary of the Woodhouse Parish. No other Neighbourhood Plan has been proposed for this area.

3.4 An appropriately made application to prepare a NP was submitted to the Borough Council and duly endorsed. The appropriate protocol and process were followed. I

am satisfied this meets the requirement relating to the purposes and identification of a Neighbourhood Development Plan under section 61G (1) of the Town and Country Planning Act 1990 (as amended) and salient regulations of the Neighbourhood Planning (General) Regulations 2012.

- **The Plan Period**

3.5 Any neighbourhood plan must specify the period during which it is to have effect. The Woodhouse Neighbourhood Plan clearly states on its front cover and in its introductory sections that it addresses the period between 2020 and 2036. I note that this reflects the Charnwood Local Plan review period. I am satisfied that this matter is clear and appropriate.

- **Excluded Development**

3.6 From my review of the documents before me, the proposed policies within the NP do not relate to any of the categories of excluded development, as defined by statute and extant regulations, or to matters outside the neighbourhood plan area. While I find there are some areas which would benefit from improved clarity or amended text, and I note these later in this report, in terms of the proposed policies, I find that the Plan meets legal requirements.

- **Development and use of land**

3.7 Any neighbourhood plan's policies, in accordance with current regulations, should only contain policies relating to development and/or use of land. While supporting text can reflect the goals and ambitions of any community, unless directly relating to development or use of land, this should not be included within or be confused with specific policies.

3.8 Where I consider that a policy or part of a policy is ambiguous, duplicates other policies or statutory regulations or concern matters that do not relate to the development or use of land or property, I have recommended that it be modified or clearly explained as such within the text of the Plan.

3.9 In general, the Plan complies with the regulations on this matter although I have suggested some modifications where necessary. These are set out in Section 5 of this Report.

- **Public Consultation**

3.10 Planning legislation requires public consultation to take place during the production of neighbourhood plans. Any public consultation should be open and accessible, and any information presented should be easy to understand and to comment upon. It should enable all sectors of the local community the ability to comment on and hence shape the policies which may have a bearing on where they live, work or spend their leisure time.

3.11 I have reviewed the Consultation Statement and the supporting documentation prepared and used by the QB. As a requirement of the salient regulations of the Neighbourhood Planning (General) Regulations 2012, this was submitted to the Borough Council and then presented to me.

3.12 A range of stakeholders including statutory bodies appear to have been given the opportunity to take part in proceedings. I am of the opinion that the consultation exercise was thorough and a wide a spectrum of the community was approached through a range of initiatives.

3.13 I have reviewed all salient surveys and documents relating to the consultation work undertaken by the QB and consider that the various initiatives and the general approach adopted was inclusive and, in most places, sufficiently robust.

3.14 In general, I consider that the response to representations made to the Neighbourhood Plan, as it progressed through its preparation stages, were clear and an appropriate approach was taken by the QB. I should stress that my role has not been to undertake a detailed analysis of the consultation details but moreover review the general process and approach taken and, in this light, I believe changes to the draft version of the NP were appropriately assessed, undertaken and then explained.

3.15 As noted elsewhere in this Report, given the evidence before me, I did not feel it necessary to hold a public hearing as the comments made by Regulation 16 parties and the stance of the LPA and QB was clear. No issues have been ambiguous.

3.16 I conclude that an appropriate consultation exercise was undertaken and that stakeholders had the opportunity to input into the Plan's preparation and as such, Regulation 15 and 16 have been addressed.

4.0 THE BASIC CONDITIONS AND HUMAN RIGHTS

4.1 BASIC CONDITIONS STATEMENT

4.1.1 I have reviewed the Basic Conditions Statement and find it to be comprehensive and well written document. It addresses the Basic Conditions in a clear and logical manner, and I highlight these as follows;

4.2 NATIONAL POLICY, ADVICE AND GUIDANCE

4.2.1 As noted earlier, the NPPF (2018 and revised publication in 2019 and 2021) explains that a presumption in favour of sustainable development means that Neighbourhood Plans should support the strategic development needs set out in the Development Plan and plan positively to support local development.

4.2.2 The Framework is clear that Neighbourhood Plans should be aligned with the strategic needs and priorities of the wider local area, i.e. they must be in general conformity with the strategic policies of the Development Plan. The NPPF advises that they should not promote less development than is set out in the Development Plan or undermine its strategic policies. Neighbourhood Plans should provide a practical framework within which decisions on planning applications can be made with predictability and efficiency. It is stressed that the examination has been of the Plan, as a whole.

4.2.3 The Basic Conditions Statement clearly explains how the NP responds to specific core planning principles, as set out in the NPPF and makes appropriate cross reference to specific NP policies. **Given the recent revision of the NPPF as of July 2021, it would be appropriate expressly explain that the referencing is to the 2019 version of the NPPF.**

4.2.4 Given the guidance found within National Planning Practice Guidance (NPPG) which accompanies the NPPF, I have considered the extent to which the NP meets this first basic condition in Section 5 below. **Subject to the above recommendation re referencing of the NPPF and the modifications, detailed below in Section 5 of this report, I find the Plan compliant.**

4.3 SUSTAINABLE DEVELOPMENT

4.3.1 Any Neighbourhood Plan should contribute to the achievement of sustainable development. The NPPF explains that there are three dimensions to sustainable development: economic, social and environmental. I consider that the approach taken in the Basic Conditions Statement is robust.

4.3.2 Whilst there is no legal requirement for any Plan to be accompanied by a separate Sustainability Appraisal, it is helpful for it to acknowledge and explain how its policies have reflected sustainability matters in all forms as expressed in the NPPF. I consider that the NP has achieved this.

4.4 THE DEVELOPMENT PLAN AND STRATEGIC LOCAL POLICY

4.4.1 I note that the 'Development Plan' for Woodhouse Neighbourhood Area comprises the Charnwood Borough Local Plan 2011 – 2028, the Charnwood Core Strategy, adopted in 2015, saved policies from the Borough of Charnwood Local Plan (2004) and the Leicestershire Minerals and Waste Local Plan. The Core Strategy is the key relevant document and r**eference is made to this in the BCS at paragraphs 3.1 but with reference to an earlier adoption date. This should be explained as it conflicts with later reference in paragraphs 3.4 and 3.5.**

4.4.2 The Local Planning Authority is in the process of reviewing its Local Plan and a pre-submission draft has been issued (July 2021). I note that some attention has been given by the QB to this emerging local plan and indeed it has used the emerging development boundary around Woodhouse as the NP development boundary. The QB have been wise not to pre-empt any emerging strategic policies that are likely to be the subject of scrutiny at any forthcoming LP Inquiry and have properly reflected the extant adopted document and saved relevant policies.

4.4.3 The table following paragraph 3.5 of the Basic Conditions Statement (BCS) explains how the proposed NP policies are in general conformity with strategic policies and highlights specific policies from the Charnwood LP. I find this to be generally appropriate and helpful.

4.4.4 It should be noted that the County Council overseas highway matters and while traffic and transport matters have been highlighted within the NP, f**or consistency and to avoid any confusion on the part of a reader, it would be helpful to explain this in the Basic Conditions Statement or in the text of the NP itself within the text accompanying Policies T1 to T4.**

4.4.5 For the avoidance of doubt, I do not consider the omission of this point of clarification detracts sufficiently from the overall Statement and that complicity has not been compromised as the principal document in this exercise is the adopted Core Strategy.

4.4.6 **Hence, further to the points of clarification above and the modifications, as set out later in this report, I find that the NP policies are in general conformity with the relevant strategic policies of the Development Plan.**

4.5 EUROPEAN UNION (EU) OBLIGATIONS AND CONVENTIONS

4.5.1 Notwithstanding the decision by the UK to leave the European Union, any Neighbourhood Plan must still be compatible with European Union (EU) obligations, as incorporated into UK law, to be legally compliant.

- Strategic Environment Assessment

4.5.2 Directive 2001/42/EC, often referred to as the Strategic Environment Assessment (SEA) Directive, relates to the assessment of the effects of certain plans and programmes on the environment, and has relevance here. Similarly, Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and Directive 2009/147/EC on the conservation of wild birds (referred to as the Habitats and Wild Birds Directives respectively) aim to protect and improve Europe's most important habitats and species and can have a bearing on neighbourhood plans.

4.5.3 I note that a screening opinion of the submission version of the NP was issued by the LPA which found that the proposed NP policies would have 'no likely significant environmental effect' but that formal comments from Natural England, The Environment Agency and Historic England, were awaited. These have since been issued. I have reviewed the responses from those parties and agree with them and the LPA that no SEA is required further to the NP policies as presented.

4.5.4 I therefore find that the Plan meets the legal requirements of the EU's SEA Directive and conclude that in respect of this EU obligation, the Plan is compliant.

- Habitat Regulations and Environmental Impact Assessment

4.5.5 I note that the LPA also issued a Habitat Regulation Assessment Screening Statement in March 2021. It held that subject to comments from the relevant statutory consultees, an HRA wasn't considered a pre-requisite. This has since been endorsed by the relevant statutory bodies. Having reviewed both the Core Strategy and NP policies, and the representations made by relevant parties, I concur.

4.5.6 I find that the NP meets the legal requirements of the EU and HRA Regulations and conclude that, in this respect, the Plan is compliant.

- Human Rights

4.5.7 The Basic Conditions Statement makes reference to compliance with the European Charter on Human Rights (ECHR) and Human Rights Act 1998 in para 5.6

4.5.8 I am unaware of any matters proposed in the NP that challenges issues of human rights and no evidence has been put forward through the public consultation period, to indicate that this is not the case. I conclude that the Plan does not breach and is otherwise compatible with the ECHR.

4.5.9 I am not aware of any other European Directives which apply to this particular Neighbourhood Plan, and hence am satisfied that the Plan is compatible with EU obligations.

5.0 ASSESSMENT OF THE WOODHOUSE NEIGHBOURHOOD PLAN POLICIES

5.1 THE OVERALL PRESENTATION AND FORM OF THE PLAN

5.1.1 The NPPF advises that plans should provide a practical basis within which decisions on planning applications can be made with a high degree of predictability and efficiency. I consider that this can be interpreted as 'having a clear document'. I find the Woodhouse Neighbourhood Plan is straightforward, well written and generally well explained and expressed. A small number of matters could be addressed which would enable the Plan to be clearer for any user, or decision maker, and remove ambiguity. I comment on these below.

5.1.2 As mentioned in my opening remarks, technically this is a Neighbourhood Development Plan. However, I acknowledge that many groups use the phrase 'Neighbourhood Plan' and clearly the whole of the Woodhouse NP uses the latter. Providing there is consistency throughout the document I do not consider this detracts from its purpose and I have not suggested that the whole document should be amended to use the phrase 'Neighbourhood Development Plan (or the abbreviation NDP).

5.1.3 I am content with the general extent and nature of Figures within the NP and while these have been well referenced through the Plan, it would help to have these listed as part of the contents pages. Similarly, it would help to have all Appendices numbered clearly. I should note that my examination is of the NP and the policies therein. I am not examining the Appendices, although I accept that they form the basis and justification for individual policies. They should not however contain any elements that properly lie within the text of the policy itself.

5.1.4 The statutory context and relevant background to the Woodhouse NP is well set out in the introductory sections of the Plan. These helpfully and clearly set the scene in terms of the nature and demographic details of the Parish. Section 2 provides a good summary of the consultation taken during the preparation of the NP and Section 3

provides a clear explanation of its vision for the area. This is based on economic, social and environmental principles that are then reflected in the subsequently proposed policies.

5.1.5 While I consider that more explicit reference to the evidence base would have further supported the introductory sections, I accept that the style of the document reflects that commonly used by the advisors retained by the QB to assist with the Plan's preparation. In general, I consider that the introductory sections of the NP, setting the context in terms of relevant background and history of the area, the role of the NP, the compliance with basic conditions, the extent and nature of community engagement are well written, and the vision and objectives of the Plan are clearly expressed.

5.1.6 I am aware that some consultees during the preparation of the Plan and at both Reg 14 and Reg 16 stages suggested additional initiatives and amended text that have not been included in the Submission Version of the NP. I should stress that it is not the role of the Examiner to add further detail or policies that may have been considered by the QB through the Plan preparation, but not included in the Submission Version.

5.1.7 Sections 4 through to 6 present specific policies under the subheadings of Housing, Environment and Community Sustainability. In terms of evidence to support the NP policies, I have been provided with a mix of digital and hard copy documents. I have also reviewed the data and surveys prepared by, or on behalf of, the QB. I have considered the list of third parties and statutory consultees who were approached during the preparation of the draft and submission version of the Plan and have reviewed the comments received by the QB through the Plan's preparation.

5.1.8 I consider that, in most places, a proportionate amount of background information and an appropriate evidence base has been used by the QB to prepare draft policies to address the vision and objectives of the NP. I note, however the comments made by the LPA with regard to the evidence supporting the NP Housing policies and comment on these below.

5.1.9 I have some concern, in part, to the poor cross referencing between policies to the evidence base. Where this could be improved further, to make the Plan clearer and to avoid ambiguity, I have commented accordingly.

5.1.10 Further to the above, I now consider the NP policies against the Basic Conditions and for ease of reference follow the structure and headings as adopted in the Plan. As I have set out above, I find that the Plan is generally compliant with Basic Conditions 4 and 5 but that the following section of my Report highlights modifications which I consider would allow the Plan to fully comply with;

- Basic Condition 1 (Compliance with National Policy);

- Basic Condition 2 (Delivery of Sustainable Development); and
- Basic Condition 3 (General Conformity with the Development Plan).

5.1.11 I wish to stress that my examination has comprised a review of the policies and supporting text in the context of their compliance with the Basic Conditions. It has not comprised a forensic review of the rationale behind each policy. However, where I am aware that the evidence base is weak or erroneously interpreted or proposals have been suggested that conflict with extant statute or are ultra vires, or indeed are superfluous given other policy or statutory regulations in place, then these are highlighted, and modifications are proposed.

5.1.12 I confirm again that I have reviewed all comments made as part of the Regulation 16 process, particularly where they have raised matters relating to compliance with national policy, sustainability and general conformity with the strategic policies of the Development Plan.

5.1.13 I consider that some modifications are required for the Plan to comply with the Basic Conditions. In places, this has resulted in the omission of the policy or part thereof. In others it has resulted in changes to specific policies. I wish to emphasise that wherever possible these have been made to complement the tone and language of the Plan.

5.2 NEIGHBOURHOOD PLAN POLICIES

5.2.1 Turning to Sections 4 through to 6 of the Plan and the specific policies and supporting text, I consider that, generally, the policies are well constructed and clear. A few elements are ambiguous, and some typographic errors exist which require modification. Other elements add little to the strategic policies found in the Development Plan, but I find that in some places these are accompanied by relevant supporting text and provide a useful context for the overall vision of the Plan. They do not breach the Basic Conditions and, accordingly, I have accepted that they should remain in the NP.

HOUSING

5.2.2 **POLICY H1: RESIDENTIAL SITE ALLOCATION** is accompanied by explanatory text which is clear in its presentation and clarifies the classification of Woodhouse Eaves and Woodhouse as part of hierarchy of settlements across the Borough.

5.2.3 While reference has been made to the emerging nature of the Local Plan review and specific documents such as the Housing and Economic Development Needs

Assessment (HEDNA) I am aware through various representations that this evidence base has already been superseded and indeed is likely to become more outdated as the Local Plan review progresses. It is unclear if the QB has taken it into account the most up to date data available, even if that evidence has not yet been the subject of scrutiny through the LP review process. National guidance on how to assess housing need has also been the subject of relatively recent change and the potential need across the LPA area could be higher than that referenced within the NP.

5.2.4 That said, the QB considered it pragmatic to identify land for future housing needs, within the NP area, and to this end I note the work undertaken re the Housing Needs Report 2019, presented to me as an Appendix to the NP. However, this simply concentrates on the demographic of the subject parish. Furthermore, there is little explanation as to why a maximum of 20 units has been proposed for the NP, other than a reference to 'discussions with Officers from CBC'. This, together with the status of the LP review means that I consider the allocation of new housing land to only have limited weight in light of paragraph 14 of the NPPF (2019).

5.2.5 Aside from the extent of housing need, I note the approach taken by the QB to identify potential sites to address future housing requirements within the confines of the parish and the cross reference to Appendix 3 is helpful. However, while this explains the assessment process, it appears to dismiss a large site as it *'was not in compliance with the adopted local plan'* As no new land is identified in the extant LP, to dismiss one large site and not others, seems perverse.

5.2.6 **Appendix 3 would benefit from an appropriately scaled site map indicating all the sites presented in response to the 'Call for sites' and the final 12 clearly marked together with the large 20Ha site (which was dismissed initially). For the avoidance of doubt this is an observation and does not detract from the compliance of policies.**

5.2.7 Indeed, as noted earlier, my role as an examiner is not to assess the evidence in fine detail but I need to be confident that the evidence base and how it has been used, is robust and an appropriate approach has been taken to support specific policies. In this case, I endorse the approach taken in Policy H1. However, given the progress of the LP review and the work undertaken in line with current HMGov guidance on calculating housing need, I am not convinced that the housing need identified in the NP is fully explained or supported by adequate information. I consider that the identification of land under Policy H1 may need to be the subject of review once the LP is adopted.

5.2.8 **Hence, while I fully understand that the identification of future housing land is important to both the local community and any user of the NP, to provide certainty, I advise that modification should concern the addition of text after paragraph 44 i.e. the addition of a new paragraph 45 and modification of extant paragraph 45 as new paragraph 46, as follows;**

New Para 45

'It is acknowledged that a Borough wide review of housing need is ongoing as part of the local plan review, and hence additional land for housing may need to be identified within the NP area, over and above the land identified under Policy H1.

New Para 46

'In advance of this, the Housing Theme group discussed the evidence of specific need in the parish and agreed that a single site would be allocated through the Neighbourhood Plan, but this would be the subject of review at an appropriate time during the life of the NP.'

5.2.9 **POLICY H2: RESERVE SITES** and the supporting text is clear but again, I have not been provided with sufficient evidence to fully justify why only the allocation of the proposed two reserve sites has been made. Furthermore, I note the land in question is owned by the LA and there is an express indication that they are not available for development. As such, I concur with the LPA that the sites cannot be delivered and hence are not in compliance with the NPPF.

5.2.10 I note other Reg 16 representations proposing additional land for development and suggesting that the NP is premature given the progress of the LP review. Neighbourhood Plans cannot, nor should they await, the adoption of Local Plans, but they do indeed run a risk of becoming outdated as and when revised housing need figures are confirmed. As all parties should be aware, housing need is assessed across the Borough and while it is important for the neighbourhood planning process to present an indication of a local community's assessment and preference, it should not be used as mechanism to stop development that is required further to a clear need that is to serve the Borough.

5.2.11 **Accordingly, while I find POLICY H2 helpful to address potential future housing land, as written and given the non-deliverability of the sites in question, I find it non-compliant and should be deleted from the NP, together with the corresponding supporting text.**

5.2.12 The timing of the NP and the progress of the Local Plan is unfortunate, and I am fully aware that by modifying the text accompanying Policy H1 and finding Policy H2 non-compliant, it appears to leave the NP area with a nominal extent of future housing land. However, I am simply not convinced of the robustness of the supporting evidence, ie I have concerns as to the age of some of the data, depended upon by the QB and consider that the assessment of potential housing sites has not been fully expressed in a transparent manner.

5.2.13 Should these matters be clarified then the salient policies could be re-examined. However, the decision whether the NP required a SEA or Habitat Directive Assessment, related to the scale of new development proposed. If this changes, then a screening opinion may need to be repeated.

5.2.14 **POLICY H3: LIMITS TO DEVELOPMENT** and the supporting text is pragmatic in that it identifies a boundary to the potential built form of Woodhouse Eaves that extends out from that currently identified within the adopted Local Plan. It reflects the boundary proposed within the emerging review of the LP, with some minor changes, and has been the subject of local consultation as the draft NP has emerged.

5.2.15 While it encourages development within a defined boundary, as written it accepts that development proposals beyond this will need to have regard to local and national strategic planning policies. This is supported.

5.2.16 I have noted the Reg 16 submissions on behalf of landowners with sites beyond this boundary. Given my comments above with regard to POLICIES H1 and H2, **I find that the development boundary is appropriate but that the supporting text at paragraph 53 should add a sentence acknowledging that the development boundary could be the subject of review as and when housing needs for the area have been more robustly clarified, through the LP process.**

5.2.17 Hence I find t**he principle of POLICY H3 appropriate. With clarification over land to the rear of 127 Birdhill Rd, as raised by the LPA, I find the policy compliant but with the provision that it is the subject of review as and when future housing needs for the area have been further clarified through the LP.**

5.2.18 **POLICY H4: WINDFALL SITES** is clear. While representations to the NP have questioned the robustness of the evidence to support this policy, I find the list of provisions are appropriate and are justified given the evidence collated by the QB. **As such I find POLICY H4 compliant.**

5.2.19 **POLICY H5: AFFORDABLE HOUSING PROVISION** is supported by explanatory text. However, I concur with the LPA that **para 65 should be expanded to fully accord with the NPPF reference to affordable housing at its Annex 2.**

5.2.20 I am aware of the LPA representations and reference to its own Housing Needs Assessment 2020. I note, however, the QB's own work on this matter which has been the subject of recent local consultation.

5.2.21 I have noted representations to amend the text of Policy H5 to directly reflect adopted LP policy. However, this is not necessary and would simply result in duplication. As written, the NP policy is not in conflict.

5.2.22 I also note further representations suggesting that an additional policy should have been included by the QB to address rural exception sites. The extent of policies within any NP is at the discretion of the QB and, as the examiner, I do not feel it necessary to add or endorse the addition of further policies unless, by their omission, it leaves the NP confusing. In this case, national guidance provides guidance for cross subsidy scenarios.

5.2.23 Paragraph 2 of Policy H5 indicates support for housing for people with a local connection. It would be helpful to the user of the NP to provide examples of what constitutes 'local connection' in the accompanying text. **For the avoidance of doubt this is not a pre-requisite of compliance, but simply an observation. The following additional text to follow paragraph 67, would be of assistance any reader of the NP;**

'The Charnwood Rural Housing Guide and Housing Allocations Policy (2019) set out the LPA's approach in relation to affordable housing on rural exception sites and criteria for establishing a local connection. Some market housing may be acceptable on exception sites if it is essential to facilitate the provision of affordable housing to meet identified local need.'

5.2.24 The phrasing of the 4th paragraph of Policy H5 is, however, confusing and should be redrafted to read;

'***The tenure mix should meet an identified local need. Where viable one third of units will be for social or affordable rent, one third of units will be for shared ownership provision and one third of units will be for low-cost starter homes for sale***.'

5.2.25 S**ubject to the modifications above, I find POLICY H5 compliant.**

5.2.26 **POLICY H6: DESIGN STANDARDS** is well expressed and clear. I note the Reg 16 submission from Severn Trent that reference to appropriate surface water discharge, SUDs and water efficiency could have been made. I consider this has been addressed in NP Policy ENV9.

5.2.27 S**ubsection (h) after reference to Future Homes Standard, should include the phrase or 'equivalent standard as endorsed through national policy or regulation' to ensure that it remains relevant for the length of the Plan. With this minor modification, I find POLICY H6 compliant.**

THE ENVIRONMENT

5.2.28 The explanatory text of this section of the NP is well expressed with only minor typographic issues to note. **The first is the splitting of paragraphs 76 and 77 which is confusing for the reader. The second is the setting out of text following subheading 'Natural Environment' and around Figure 6. In itself it has no bearing of the validity of the messages conveyed but is confusing to the reader and should be addressed.**

5.2.29 With respect to the Environmental Inventory attached at Appendix 6, while extensive, it is confusing for any user of the NP. As it forms the basis for environmental policies, its accuracy and accessibility are important.

5.2.30 I am aware, however of representations from one Reg 16 party highlighting a potential drafting error with respect to land to the rear of 60 Main St, Woodhouse Eaves (site ref 287). The landowner advises that this is garden land with no public access. This in itself would not detract from an environmental classification, but it does present concern that the Environmental Inventory is not accurate. **I advise this matter is resolved and rectified.**

5.2.31 **POLICY ENV1: PROTECTION OF LOCAL GREEN SPACE** is accompanied by clear text, supported by the Environmental Inventory. While the area at Johnson's Meadows (Ref 203) is relatively large, I am content that its assessment has been robust, and its identification is appropriate.

5.2.32 **I therefore find POLICY ENV1 compliant**

5.2.33 **POLICY ENV2: IMPORTANT OPEN SPACES** is however confusing and appears to be an attempt to protect land from inappropriate development that does not comply

with the guidance for the identification of local green spaces and hence could fall under POLICY ENV1. Namely some of the sites identified are extensive and have been the subject of development proposals in the past. From the documents before me, the rational for assessing sites deemed to be 'special to the community' identified a number of sites that fulfil the criteria of being proposed as 'local green space' while others did not, primarily because of their size. Nevertheless, the NP proposes that under ENV2, they are afforded the same protection as local green spaces.

5.2.34 I note that this is a controversial matter with some sites identified under Policy ENV2 being the subject of current and historic development proposals. I am however guided by the clear tests in the NPPF (2021);

NPPF para 101. *The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated and be capable of enduring beyond the end of the plan period.*

NPPF para *102. The Local Green Space designation should only be used where the green space is a) in reasonably close proximity to the community it serves; b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and c) local in character and is not an extensive tract of land.*

5.2.35 It is the last test that does not support sites ref 225, 224 and 389 as local green spaces which, while split for reasons of referencing, are contiguous and present as a large area. I note that this combined area, together with site refs 520, 519 and 205 are already identified by the LPA for open space, sport and recreation purposes and hence afforded a degree of protection already.

5.2.36 I note that site refs 520, 519 and 205 are also proposed as local green spaces under POLICY ENV1, as have sites 016 and 053 and site ref 201 (although under POLICY ENV1 this is referenced as site ref 202) This is in itself misleading and consistent referencing should be given to the same site to avoid confusion. This area is a graveyard and hence subject to specific protection, but I am aware that ecclesiastic designations can change and hence accept that its identification as a local green space, valued by the community, is appropriate.

5.2.37 **In summary, I find that site ref 520, 519, 016, 053, 425, 205 and 201/2 should be included under POLICY ENV1 and POLICY ENV2 and supporting text at paragraphs 94 and 95 should be omitted as it either duplicates POLICY ENV1 or includes land that does not present itself as local green space under the last NPPF test, set out above.**

5.2.38 **POLICY ENV3: PROTECTION OF SITES OF NATURAL ENVIRONMENTAL SIGNIFICANCE** is clear but concerns sites that already are afforded protection by the Local Plan and/or statutory regulations.

5.2.39 Fig 13 is presented at an unreadable scale in hard copy, although I note that on screen this can be enlarged, and Appendix 6 contains a list of the sites in question. However, Appendix 6 is an extensive list of all sites across the NP area, and it is difficult for any reader to cross check with Figure 13. From the documents before me, it appears that virtually all the sites highlighted at Fig 13 (and hence subject to Policy ENV3) fall within the protection of either the extant LP or benefit from specific environmental protection. Hence, they are already afforded statutory protection from loss or damage.

5.2.40 **As such, I find that POLICY ENV3 risks duplicating other development plan policies or statutory powers already in force. It should be amended to identify only those sites that fall beyond LP or statutory protection but have scored highly (above 75%) in the Environmental Inventory and hence are deemed to have local value. It is suggested that Figure 13 can remain in the NP but that an additional Figure should be included to identify sites that are highlighted in POLICY ENV3 and that this is accurately referenced in POLICY ENV3. I note that text of the Policy erroneously refers to Fig 14. This should be amended to refer to a new map, which I propose could be Figure 13a.**

5.2.41 **POLICY ENV4** is an understandable approach to protecting and enhancing the biodiversity of the area. However, the general approach and the reference to the word 'value' in the second paragraph of the policy is not qualified. In whose judgement does the element in question have 'value'?

5.2.42 **Paragraph 102 of the supporting text references Policy ENV6, which relates to local heritage and is out of context in this section. To avoid confusion, the reference should be deleted**. Figure 14 in hard copy is at a scale too small to be read easily although I note that on screen it can be enlarged. Notwithstanding this, the cross reference to the Environment Inventory is poor and specific sites are difficult to identify.

5.2.43 I have concerns over the 'blanket protection' approach of this policy. Many trees of 'value' will already be afforded protection through a TPO classification and indeed removals of others tress and hedgerows is permitted development. This has not been clearly indicated in the NP or accompanying text.

5.2.44 I am also concerned that the NP is asking for professional and assessment should any development require the felling of trees. I have not been advised that the same professional input has supported the identification of areas identified in Figure 14.

5.2.45 **On balance, while I consider that the essence of the policy is in accordance with the relevant sections of the NPPF, and indeed statutory protection is already in place for some areas, it presents a blanket approach which has not been fully justified in the supporting information and is ambiguous for any user of the NP. Hence, I advise that POLICY ENV4 is modified to identify specific areas, that can be clearly listed within the text accompanying the policy and be easily located in plan form, that are out with and hence do not duplicate extant statutory protection. I suggest that this forms a new Figure 14a.**

5.2.46 **The remaining sites can be referenced in the accompanying text, and Figure 14 can remain, but the NP needs to avoid duplicating policy or regulations already in place.**

5.2.47 In terms of **POLICY ENV5: PROETCTION OF SITES OF HISTORICAL ENVIRONMENTAL SIGNIFICANCE** I acknowledge the approach taken by the NP but again understand that many if not all are already afforded statutory protection. I feel it is important to emphasise the local significance of the sites indicated at Figure 15, and hence clarification should be given to those sites being added to those already protected under statute or LP policy. **Sites should be listed out, to assist identification for the user of the NP as the cross reference to Appendix 6 is too vague. While Figure 15 can remain in the NP, a further Figure 15a should specifically highlight those sites of local significance, over and above those afforded statutory protection.**

5.2.48 **Only with these modifications do I find Policy ENV5 compliant.**

5.2.49 **POLICY ENV6: LOCAL HERITAGE ASSETS** appears to more appropriately avoid a duplication of extant LP policy and/or statutory controls already in place and identifies at Figures 17.1 and 17.2 additional sites and structures that are deemed to be important and worthy of protection. However, the supporting text is confusing and the reference in paragraph 105, advising a reader to see the 'Supporting Information' to clarify the relationship between these structure and NP policies is vague and unhelpful. **Ideally this would be more explicit in its cross reference.**

However, for the avoidance of doubt, this is an observation and does not detract from the compliance of Policy ENV6 itself.

5.2.50 I do have concerns with the reference in the last sentence of POLICY ENV6 which reads '*The local benefits of a development proposals, or a change of land use requiring planning approval, will need to be judged against their significance as heritage assets'.* **This does not guide any user of the NP sufficiently as it is unclear who is doing the judging and what constitutes 'significance' in terms of any heritage asset. To avoid ambiguity, it should be deleted.**

5.2.51 **To provide for clarity and remove ambiguity, I find POLICY ENV6 compliant only with the last sentence of the policy deleted. and only with references to sites that do not already benefit from statutory protection, i.e., the sites listed at (B) should remain listed out, but the sites listed at (A) should be deleted.**

5.2.52 **POLICY ENV7: RIDGE AND FARROW** earthworks are identified at Figure 20. While these have not been deemed to be of such significance to be classified as Scheduled Monuments, I accept that they can be considered to be non-designated heritage assets in accordance with the NPPF.

However, the policy refers at the end of its last sentence to *'…. the local benefits of such development must be balanced against the significance of the ridge and farrow features as heritage assets.* This does not guide any user of the NP sufficiently as it is unclear who is doing the balancing and what constitutes 'significance' in terms of the asset.

5.2.53 **Accordingly I consider that the last paragraph of POLICY ENV7 should be modified to read;**

'Any loss of damage arising from a development proposal (or a change of land use requiring planning permission) is to be avoided unless essential to achieve sustainable development. '

Only with the above modification do I find POLICY ENV7 compliant.

5.2.54 **POLICY ENV8: PROTECTION OF IMPORTANT VIEWS** is a common policy that many local communities feel is important. In this case, I find the evidence to support the policy to be sufficiently robust and the approach taken by the policy to be appropriate.

5.2.55 I am aware, however, that some of the views are extensive to the point they reach well beyond the NP boundary, i.e., areas that are beyond the remit of the NP. Additionally, the reference to 'visual impact' within the policy is very general and not qualified in any way. To avoid ambiguity for any user of the NP, this should be addressed with reference in the text of the policy to the suitable use of Landscape Visual Impact Assessments.

5.2.56 Finally, I find the reference to 'entirety' in the text of the policy is excessive and not justified.

5.2.57 **Given the above, I consider that the last sentence of the policy should be modified and supplemented to read as follows;**

'Development proposals within the Neighbourhood Plan area, that have the potential to have a significant visual impact that unduly detracts from the views as indicated at Figure 21, without appropriate mitigation, will not be supported. Visual impact should be the subject of professionally prepared Landscape Visual Impact Assessments.

5.2.58 **Only with the above modifications do I find POLICY ENV8 compliant**

5.2.59 **POLICY ENV9: FLOOD RISK RESILIENCE** has been well presented and explained. I accept that local knowledge and experience can be very helpful, particularly in areas beyond monitored rivers and river plains where the Environment Agency's Flood Zones are prevalent. In these areas, surface water flooding can be of significance.

5.2.60 As previously noted, in hard copy, Figure 20 is difficult to read although on screen it can be enlarged. **To avoid any confusion, the text of the policy should confirm in the last sentence of its second paragraph that; '*Development proposals within the areas shaded blue on Figure 22…….'***

5.2.61 **With this modification, I find POLICY ENV9 compliant.**

5.2.62 **POLICY ENV10: RENEWABLE ENERGY GENERATION INFRASTRUCTURE** has been well explained and drafted. The accompanying text is helpful in terms of presenting the context for the policy. **I find POLICY ENV10 compliant without modification**

COMMUNITY SUSTAINABILITY

5.2.63 **POLICY CF1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES** and **POLICY CF2; NEW AND IMPROVED COMMUNITY FACILITIES** have been well presented and expressed. **I find both policies compliant without modification**

5.2.64 **POLICY CF3: WELBECK SIXTH FORM COLLEGE AND BAUMANOR HALL** is very specific to the site in question. The phrasing of the policy is supportive of new development taking place while not being overly or unnecessarily restrictive. I am aware of the representations made by Sport England but note that protection of playing facilities, identified in the Strategies and Assessment Studies mentioned in their submissions, affords protection of public and private sites alike and MOD land no longer benefits from crown immunity. **Hence, I find the policy compliant without modification.**

5.2.65 **POLICY BE1: SUPPORT FOR EMPLOYMENT AND RETAIL USE** is clumsy in its phrasing. As it is written, a new use for a former employment site would not be supported if it wasn't 'ancillary to a residential use'. A number of other uses might be pursued including leisure or recreational uses with very nominal employment generation. Would these fall foul of the policy?

5.2.66 However, based on the text as presented, I find sufficient evidence and an appropriate approach. The policy also accords with national guidance and local policy and hence **I find POLICY BE1 compliant for the purposes of this examination.**

5.2.67 **POLICY BE2: SUPPORT FOR NEW BUSINESSES AND EMPLOYMENT** is clear and **I find it compliant without modification.**

5.2.68 **POLICY BE3 SHOP FRONTS AND SIGNAGE** is clear with the exception of the phrase 'indifferent design' at (b). This is ambiguous as it means different things to different people**. I consider that the essence of (b) would be fully covered in (a) if (a) expanded the reference to shopfront to 'shopfront and/or the frontages of buildings' and hence (b) could be omitted**. **With this modification I find POLICY BE3 compliant.**

5.2.69 **POLICY BE4: HOME WORKING** will have become far more relevant given the COVID19 pandemic and the move towards hybrid working practices**. I find the policy compliant with no modification.**

5.2.70 **POLICY BE5: FARM DIVERSIFICATION** is clear, although the use of 'e.g' implies that a range of other uses over and above tree planting and equestrian uses could be appropriate. Permitted development rights already exist that allow the change of

use of agricultural buildings and hence this policy appears to duplicate those provisions. If the policy is specifically wanting to encourage tree planting and equestrian uses, then this should be explicit in the formal text of the policy.

5.2.71 I consider that to avoid confusion or ambiguity, users of the NP should be advised of extant permitted development rights with suitable cross reference to statute, but that specific encouragement is given to new tree planting and new equestrian businesses. This could be addressed with the following modification of the opening sentence of the policy text;

In order to support farm diversification and the sustainable growth an expansion of businesses, where planning permission is required, the conversion of existing agricultural buildings and/or the change of use of agricultural land……..

5.2.72 **With this modification, I find Policy BE5 compliant.**

5.2.73 The supporting text accompanying **POLICY BE6: TOURISM** states that consultation during the plan preparation showed little interest for or against increased tourist activity within the NP area. Comment is then made to over stretched parking provision in Woodhouse Eaves but with little justification. The policy text is however reasonably well constructed to appropriately encourage suitable tourism that would not result in unmitigated impact. **Accordingly, I find POLICY BE6 compliant.**

5.2.74 **POLICY BE7: BROADBAND AND MOBILE PHONE INFRASTRUCTURE** includes *'New developments of more than three properties must guarantee that the additional new connections will not negatively impact existing users*.' Given the current nature of procuring mobile technology, this is considered to be ultra vires and unenforceable. I have not noted consultation with any existing providers and while I understand the rational, **to avoid a policy that might not be deliverable, I advise that this reference is omitted or rewritten as '*Connections for new developments of more than three properties, should aim to not impact unduly on existing users '.***

5.2.75 I also note that Reg 16 submissions have raised concerns over the use of outdated terminology. Policy BE7 refers to 'superfast' broadband while the County Council use the phrase 'ultrafast'. **Reference to 30 megabit and uploading speeds may also become dated. Hence reference to *'or equivalent extant minimum standard'* should be added to the text to ensure the policy doesn't become outdated and irrelevant.**

5.2.76 **Only with these modifications do I find POLICY BE7 compliant.**

5.2.77 I accept that **POLICY T1: TRAFFIC FLOW AND VOLUME MANAGEMENT** reflects community comments, but it is only supported in part by the evidence presented to me. A number of elements in the supporting and policy text have the potential to confuse a user of the plan. Others are ultra vires.

5.2.78 There is reference in the first supporting paragraph to 'C' roads. This is an outdated reference and may mislead. HMGov advises that road classification includes A, B and classified unnumbered roads which are smaller roads intended to connect together unclassified roads with A and B roads. They often link a housing estate or a village to the rest of the network. Similar to 'minor roads' on an Ordnance Survey map and sometimes known unofficially as C roads. I consider Beacon Road/Forest Road falls into this category and note the degrading to desist HGV traffic.

5.2.79 The use of 'lethal' in paragraph 162.1 is emotional and **would be better replaced with 'potentially hazardous.**

5.2.80 Paragraph 162.2 refers to 'mothers with pushchairs'. **This is best replaced with 'parents/guardians with pushchairs'**

5.2.81 Paragraph 162.3 introduces debate over whether Meadow Road is an all-purpose road or a bridleway. **This should be clarified and not left ambiguous in the NP.**

5.2.82 The accompanying text should ideally support the subject policy. In this case, it appears to be a series of statements and in some cases e.g para 163, obligations. While this does not detract unduly from the subject policy, I do not find it particularly helpful**. The policy text itself should make reference in its opening paragraph to '*new residential and commercial development*'.**

5.2.83 I consider (a) is unacceptably general and would, if applied directly, curtail any new development that increases traffic flow to any degree, whatsoever. I further advise that (c) and (d) may be deemed to be ultra vires as written. Works to the highway network, including statutory public footpaths and bridleways are the domain of the statutory Highway Authority and can only be provided under legal agreement.

5.2.84 Accordingly, I consider the policy would be better redrafted as follows;

With particular regard to the rural highway network within the Woodhouse Neighbourhood Plan area and the need to mitigate increases in vehicular traffic, all new residential and commercial development should aim to;

a) Be designed to minimize additional traffic generation and mitigate congestion through the villages. Development that could significantly increase traffic flows

should be accompanied by appropriate traffic impact assessments and should include appropriate mitigation measures to address the potential for congestion.

b) Not reduce existing off-road parking provisions without providing appropriate alternative provisions which should accord with the Highway Authority's extant standards.

c) Have regard to the Highway Authority's role in maintaining and improving all elements of the highway network and liaise with that body to ensure that existing footpaths, cycle ways and statutory rights of way are maintained and improved where necessary.

5.2.85 **Only with these modifications do I find POLICY T1 compliant.**

5.2.86 **POLICY T2: PUBLIC CAR PARKING** reflects a contentious issue for the community and as written is acceptable. **I find it compliant without modification.**

5.2.87 **POLICY T3: ELECTRIC VEHICLES** is reflective of current HMGov policy. **It would, however, be prudent to add '*or the addition of appropriate infrastructure as advised under current HMGov guidance*' after the reference to 7kW cabling.** Technology can change and charging facilities for electric vehicles may well be the subject of change during the lifespan of the NP. **With this modification, I find POLICY T3 compliant.**

5.2.88 **POLICY T4 FOOTPATHS, BRIDLEWAYS AND CYCLEWAYS** includes at **paragraph 179 emotional phraseology which is unnecessary and should be deleted.** Paragraph 180 accept that little if any evidence has been collated to support policy proposals for cyclists.

5.2.89 Nevertheless, as written, Policy T4 is supportive of improvements to the existing highway network and not supportive of development that detracts from, or adversely impacts upon it. **This is appropriate and I find the policy compliant without modification.**

COMMUNITY ACTIONS

5.2.90 The NP correctly advises that Community Actions are not subject to examination. While I have noted the aspirations of the community and the approach taken by the QB, as expressed in Section 7 of the NP, this indeed falls beyond the examination remit and hence I have no comments to make on this section.

5.2.91 The Appendices to the NP, comprising a number of extensive documents including the Environmental Inventory and Character Assessments for the two main settlements, is clear and helpful. Technically, it does not comprise formally proposed NP policies and as such does not come under my jurisdiction as an Examiner for compliance with the Basic Conditions. I do, however feel it relevant to comment on its ability to provide context for those policies. In this role, it is a helpful element of the NP which I consider assists the decision maker, landowner or developer in interpreting and understanding the NP policies.

5.2.92 As noted earlier in this report, I feel that the Environmental Inventory could be better cross referenced at specific sections through the NP to fully illustrate the supporting evidence for some policies.

5.2.93 **It would be helpful if Appendices were numbered as per the contents page.**

5.3 PLAN DELIVERY, IMPLEMENTATION, MONITORING AND REVIEW

5.3.1 Reference is made in Section 8 of the NP, to the future review of the Plan and that this will be led by the Parish Council and comprise an annual monitoring and a more formal review to coincide with the Local Plan review in 2025. I find this appropriate.

6.0 REFERENDUM

6.1 Further to my comments above, I recommend to Charnwood Borough Council that, subject to the recommended modifications being undertaken, the Woodhouse Neighbourhood Plan should proceed to a Referendum. I am required, however, to consider whether the Referendum Area should reflect the approved Neighbourhood Area or whether it should extend beyond this, in any way.

6.2 As noted earlier, the Neighbourhood Area reflects the whole of the Woodhouse Parish and am content that this should also reflect the area for any forthcoming Referendum.

7.0 SUMMARY AND RECOMMENDATION

7.1 I find that the Woodhouse Neighbourhood Plan is a well-written and presented document. It has been the subject of effective consultation and is supported by

appropriate and proportional evidence. The resulting vision, strategy and ensuing policies reflect the findings of those consultations and drafts of the NP have been the subject of appropriate amendments to take on board relevant comments from statutory consultees and key stakeholders.

7.2 I have advised that some policies are omitted and there should be modifications to others and changes made to some of the explanatory text. This is to ensure that policies are compliant, remove ambiguity and/or ensure that policies are clear and do not duplicate extant policy or other regulations. Overall, however, I consider that the document is well written and appropriately justified with appropriate cross reference to the evidence base. My modifications have been suggested to reflect the tone and language of the document and if addressed, would provide for a robust and compliant document.

7.3 In summary, subject to the suggested changes, the Plan would comply with the legal requirements set out in Paragraph 8(1) and 8(2) of Schedule 4B to the Town and Country Planning Act 1990 and the relevant regulations relating to the preparation of a Neighbourhood Plan.

7.4 I do not have any concerns over the defined Plan Area nor with that area forming the basis for any Referendum.

7.5 Hence further to the modifications proposed within this submission, I recommend that the Woodhouse Neighbourhood Plan should proceed to a Referendum.

Louise Brooke-Smith, OBE, FRICS,MRTPI

August 2021

Appendix A - Documents reviewed by the Examiner

- National Planning Policy Framework (The Framework) (2018) and subject to MHCLG clarification in 2019 and revision in July 2021.
- Town and Country Planning Act 1990 (as amended)
- The Planning and Compulsory Purchase Act 2004 (as amended)
- The Localism Act (2011)
- The Neighbourhood Planning (General) Regulations (2012) and additions
- The Neighbourhood Planning Act 2017 and associated guidance and regulations.
- Draft Version of the Woodhouse Neighbourhood Plan
- Submission Version of the Woodhouse Neighbourhood Plan and supporting appendices
- Documents identified in the Woodhouse Neighbourhood Plan pages of the LPA and Parish Council Websites

Appendix B – Examiner's use of Abbreviations

• Woodhouse Neighbourhood Plan;	NP
• The Plan / The Neighbourhood Plan;	NP
• Woodhouse Parish Council;	PC
• Qualifying Body;	QB
• Charnwood Borough Council;	CBC / Council
• Local Planning Authority;	LPA
• National Planning Policy Framework;	NPPF
• National Planning Practice Guidance;	NPPG
• Core Strategy;	CS
• Basic Conditions Statement;	BCS

DECLARATION OF RESULT OF REFERENDUM

Charnwood

WOODHOUSE PARISH NEIGHBOURHOOD PLANNING REFERENDUM

Thursday 28 October 2021

I, Rob Mitchell, being the Counting Officer at the above referendum, do hereby give notice that the number of votes cast is as follows:

Do you want Charnwood Borough Council to use the Neighbourhood Plan for Woodhouse Parish to help it decide planning applications in the neighbourhood area?	
	Votes Cast
Number of votes cast for **YES**	324
Number of votes cast for **NO**	19

The number of ballot papers rejected was as follows:		**Number of ballot papers**
A	want of an official mark	0
B	voting for more than one answer	0
C	writing or mark by which voter could be identified	0
D	being unmarked or wholly void for uncertainty	0
	Total	0

Electorate: 1590 Ballot Papers Issued: 343 Turnout: 21.6%

And I do hereby declare that more than half of those voting have voted in favour of the Woodhouse Parish Neighbourhood Plan.

Dated Friday 29 October 2021

Rob Mitchell
Returning Officer

Printed and published by the Counting Officer, Council Offices, Southfield Road, Loughborough, Leicestershire, LE11 2TR