

Appendix 1 – Development Plan Policies

Core Strategy DPD ('CS DPD') (December 2009)

Policy	Policy Summary	Accordance with NPPF and Weight Attached	Scheme Compliance with Policy
Policy 7: Key Rural Centres	This policy seeks to support Key Rural Centres to ensure they can provide services to their rural hinterland. The policy states the council will: • Support housing development within settlement boundaries that provides a mix of housing types and tenures as detailed in Policy 15 and Policy 16. • Support development under Policy 17: Local Needs. • Require transport improvements in line with Policy 14. • Require development to be of the highest environmental standards in line with Policy 24.	Attach limited weight due to the plan and housing requirement being out of date.	Partly complies. The Site is outside of the development boundary but is immediately adjacent to it and will deliver transport and environmental improvements. The scheme will deliver much needed housing and additional social, economic and environmental benefits.
Policy 11: Key Rural Centres Stand Alone	This policy states to support local services in Newbold Verdon and maintain rural population levels the council will: • Allocate land for the development of a minimum of 110 new homes. Developers will be required to demonstrate that the number, type and mix of housing proposed will meet the needs of Newbold Verdon, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist in line with Policy 15 and Policy 16.	Partly accords with paragraph 88 (d) and 97 (a). Attach limited weight due to the housing policies being out of date.	Complies.

	• Support the improvement of the GP facilities in Newbold Verdon to support the increase in population, to be delivered by the PCT and developer contributions. • Address the existing deficiencies in the quality and accessibility of green space and play provision in Newbold Verdon as detailed in the council's most up to date strategy and the Play Strategy. New green space and play provision will be provided where necessary to meet the standards set out in Policy 19. • Deliver the strategic green infrastructure network detailed in Policy 20. To achieve this, the following strategic interventions relating to Newbold Verdon will be required: Earl Shilton to Newbold Verdon Multifunctional Corridor, Redevelopment of Extraction Sites and Tourism Support. • Deliver safe cycle routes as detailed in Policy 14, in particular from Newbold Verdon to Bosworth Community College. • Seek improvements in the quality of the community centre as supported by the Hinckley & Bosworth Cultural Facilities Audit. • Support the provision of a car park for the church and cemetery to address the current parking problems that occur when the church is in use. • Require new development to respect the character and appearance of the Newbold Verdon Conservation Area by incorporating locally distinctive features of the conservation area into the development.		The policy only seeks for a 'minimum' of 110 new homes and does not state a maximum amount. The housing position has evolved since this policy was adopted. The proposals will deliver significant benefits (see Section 5.11 of the Statement) with the housing proposed and including land safeguarded for the health centre expansion or relocation if required.
Policy 14: Rural Areas: Transport	To support accessibility within the rural areas, the policy states that the council will: • Support the delivery of a viable, high quality public transport network between the Key Rural Centres and their nearest urban centre and between the Rural Villages and their nearest Key Rural Centre or urban centre	Complies with paragraph 34 and partly complies with paragraph 108 and 110 (d). Attach moderate weight.	Complies.

	- Support the provision of accessible transport services for mobility impaired and rurally isolated residents - Deliver safe cycle paths as detailed in the Hinckley & Bosworth Council's Rural Parishes Cycling Network Plan. This will deliver safe routes to school, to residential and employment areas, Key Rural Centres/urban areas, community and leisure facilities and into the countryside - Developers will be required to contribute towards these initiatives through developer contributions and/or land where they meet the tests set out in national guidance. New development that would prejudice their implementation will not be permitted.		A Transport Assessment and Travel Plan have been submitted with the Application which set out sustainable transport strategy proposals.
Policy 15: Affordable Housing	The policy requires sites of 4 dwellings or more or 0.13 hectares or more to deliver 40% affordable housing on site. The policy also states that for all sites, the tenure split will be 75% social rented and 25% intermediate housing. The target will be monitored regularly and may be revised to reflect changes in the housing market and local circumstances. To ensure these figures remain current they will be updated through an Affordable Housing Supplementary Planning Document.	Accords in part with paragraph 64 Attach moderate weight.	Complies. 40% affordable housing will be delivered in accordance the plan.
Policy 16: Housing Density, Mix and Design	The council requires a mix of housing types and tenures to be provided on all sites of 10 or more dwellings, taking into account the type of provision that is likely to be required. All developments of 10 or more dwellings are required to meet a 'very good' rating (16 or more positive answers out of 20) against the Building for Life criteria, unless it can be demonstrated that this is not viable on the particular site. In Newbold Verdon proposals for new residential development will be required to meet a minimum net density of at least 30 dwellings per hectare.	Partly accords with paragraph 63 and partly with paragraph 66 and paragraph 129 (a). Attach moderate weight. Standards are now Building for a Healthy Life.	Complies. The scheme will propose a mix of dwellings to meet housing needs. Including a commitment to delivering NDSS plots, M4(2) and M4(3) dwellings and bungalows.

Policy 19: Green Space and Play Provision	The policy states that the following standards will be used in relation to green space and play provision in the Borough to ensure all residents have access to sufficient, high quality, accessible green spaces and play areas: • Equipped Children's Play Space - A minimum of 0.15 ha/1000 population (excluding buffer zones). • Casual/Informal Play Space - A minimum of 0.7 ha/1000 population • Outdoor Sports Provision – A minimum of 1.6 ha/1000 population • Accessible Natural Green Space. • A minimum of 2 ha/1000 population In areas with populations under 1000 people, a pro-rata approach will be used. Accessibility District Parks and Green Spaces. • All households should be within 5 kilometres of an open space of at least 10 hectares which provides general facilities for recreational activity within a landscaped setting Neighbourhood Parks and Green Spaces. • All households should be within 600 metres of an open space of between 1 and 10 hectares which provide general facilities for recreational activity within a landscaped setting Local Parks and Green Space. • All households should be within 400 metres of an open space of between 0.2 - 1.0 hectare which provide facilities for recreation within a localised area, catering for the specific informal needs of the local community Incidental/Amenity Green Space. • All household should be within 300 metres of a small formal or informal area of open space	Accords in part with paragraph 20, paragraph 96 and 97. Attach moderate weight.	Complies. The scheme is proposing 5.87 ha of public open space and green infrastructure which is significantly more than required.
Policy 24: Sustainable Design and Technology	Residential developments to meet the Code for Sustainable Homes at the following levels: - Minimum of Code Level 3 to 2013 - Minimum of Code Level 4 from 2013 – 2016 - Code level 6 from 2016 onwards	Partly complies with paragraph 131.	Complies

	Residential developments in Key Rural Centres and Rural Villages will be expected to meet the sustainability targets set out in Building a Greener Future.	This is out of date (Code for Sustainable Homes was withdrawn in April 2015) and does not accord with most up to date building regulations.	The proposed development will deliver dwellings which align with Building Regulations.
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Site Allocations & Development Management Policy DPD ('SADMP DPD') (July 2019)

Policy	Policy Summary	Accordance with NPPF and Weight Attached	Scheme Compliance with Policy
DM1 - Presumption in Favour of Sustainable Development	Planning applications that accord with the policies in the Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Borough Council will grant permission unless material considerations indicate otherwise, taking into account whether: a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or b) Specific policies in that Framework indicate that development should be restricted	Accords with Paragraphs 8 and 11. Attach significant weight as this aligns with the NPPF.	Complies. As stated in Section 5 of the Planning Statement, the presumption in favour of sustainable development applies. The proposed benefits of the proposals are considered to outweigh the harm.

DM3 Infrastructure and Delivery	- Where development will create a need to provide additional or improved infrastructure, amenities or facilities, developers will be expected to make such provision directly or indirectly through the appropriate funding mechanism. Where current viability is proposed as a justification to deliver a reduced level of infrastructure provision, than that required by policy, developers are required to provide the appropriate evidence to support this justification.	Accords with paragraph 34. Attach significant weight.	Complies. Health Centre land is being safeguarded on the site. A S106 Agreement will also be agreed to contribute towards required infrastructure improvements.
DM4 – Safeguarding the Countryside and Settlement Separation	To protect its intrinsic value, beauty, open character and landscape character, the countryside will first and foremost be safeguarded from unsustainable development. Development in the countryside will be considered sustainable where: a) It is for outdoor sport or recreation purposes (including ancillary buildings) and it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries; or b) The proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting; or diversification of rural businesses; or c) It significantly contributes to economic growth, job creation and/or d) It relates to the provision of stand-alone renewable energy developments; or e) It relates to the provision of accommodation for a rural worker and: i. It does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside; and ii. It does not undermine the physical and perceived separation and open character between settlements; and iii. It does not create or exacerbate ribbon development; and iv. If within a Green Wedge, it protects its role and function in line with Core Strategy Policies 6 and 9;	Partly complies with paragraph 180 (b). Attach limited weight. The policy is more restrictive of development in the countryside than the NPPF and does not account for increased housing needs since the plan was adopted in 2019.	Does not accord. Additional housing is required and growth should be directed to existing sustainable settlements. There is insufficient land within the urban area available so land outside of settlements is required. Additionally, the policy seeks to protect against unsustainable development rather than a blanket protection of all countryside.

	v. If within the National Forest, it contributes to the delivery of the National Forest Strategy		
DM6 - Enhancement of Biodiversity and Geological Interest	The policy states that development proposals must demonstrate how they conserve and enhance features of nature conservation and geological value including proposals for their long term future management. Major developments in particular must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services. On Site features should be retained, buffered and managed favourably to maintain their ecological value, connectivity and functionality in the long-term. The removal or damage of such features shall only be acceptable where it can be demonstrated the proposal will result in no net loss of biodiversity and where the integrity of local ecological networks can be secured. If the harm cannot be prevented, adequately mitigated against or appropriate compensation measures provided, planning permission will be refused. This policy also states that Internationally and Nationally Designated sites will be safeguarded. It also states that proposals which are likely to result in the loss of deterioration of an irreplaceable habitat is only acceptable in certain circumstances. For locally important sites, the policy states that development proposals affecting them should also seek to contribute to their favourable management in the long term and where a proposal is likely to result in harm to locally important sites (including habitats or species of principal importance for biodiversity), developers will be required to accord with the following sequential approach: i) Firstly, seek an alternative site with a lesser impact than that proposed; ii) Secondly, and if the first is not possible, demonstrate mitigation measures can be taken on site	Complies with paras 180 – 188. Attach significant weight.	Complies Significant biodiversity and green infrastructure improvements are proposed. The proposals will deliver at least 10% BNG as required by the Environment Act.

		iii) Thirdly, and as a last resort, seek appropriate compensation measures, on site wherever possible and off site where this is not feasible.		
DM7 Preventing Pollution and Flooding	-	The policy states that adverse impacts from pollution and flooding will be prevented by ensuring that development proposals demonstrate that: a) It will not adversely impact the water quality, ecological value or drainage function of water bodies in the borough; b) Appropriate containment solutions for oils, fuels and chemicals are provided; c) All reasonable steps are taken through design, siting and technological solutions to ensure the abatement of obtrusive light to avoid sky glow, glare and light intrusion; d) It would not cause noise or vibrations of a level which would disturb areas that are valued for their tranquillity in terms of recreation or amenity; e) Appropriate remediation of contaminated land in line with minimum national standards is undertaken; f) It will not contribute to poor air quality; g) It will not result in land instability or further intensify existing unstable land; and h) The development doesn't create or exacerbate flooding by being located away from areas of flood risk unless adequately mitigated against in line with National Policy.	Accords with paragraphs 165 – 175 and 191. Attach significant weight.	Complies. The Site is within flood zone 1 and at low risk of flooding. The technical work submitted have not identified any constraints which cannot be mitigated through the schemes design and proposed mitigation.
DM10 Development and Design	-	The policy states that developments will be permitted providing that following requirements are met: a) It would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion; b) The amenity of occupiers of the proposed development would not be adversely affected by activities in the vicinity of the site; c) It complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features;	Accords with paras 131-141 and additional guidance found in the National Model Design Code and the National Model Design Code. Attach significant weight.	Complies. The technical work submitted have not identified any constraints which cannot be mitigated through the schemes design and proposed mitigation.

	d) The use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the local area generally; e) It incorporates a high standard of landscaping where this would add to the quality of the design and siting; f) It maximises opportunities for the conservation of energy and resources through design, layout, orientation and construction in line with Core Strategy Policy 24; g) Where parking is to be provided charging points for electric or low emission vehicles are included where feasible; h) An appropriate Sustainable Drainage Scheme is submitted to and approved by the relevant Authority. Schemes should incorporate wildlife areas, ponds, swales and permeable paving where appropriate; i) It maximises natural surveillance and incorporates the principles of Secured by Design and has considered the incorporation of fire safety measures.		
DM 11 - Protecting and Enhancing the Historic Environment	The policy states that the Borough Council will protect, conserve and enhance the historic environment throughout the borough. This will be done through the careful management of development that might adversely impact both designated and non-designated heritage assets. All development proposals which have the potential to affect a heritage asset or its setting will be required to demonstrate: a) An understanding of the significance of the heritage asset and its setting; and b) The impact of the proposal on the significance of the asset and its setting, including measures to minimise or avoid these impacts; and c) How the benefits of the proposal will outweigh any harm caused; and d) Any impact on archaeology in line with Policy DM13.	Accords with para 195 and 196. Attach significant weight.	Complies The technical work submitted have not identified any constraints which cannot be mitigated through the schemes design and proposed mitigation.
DM 12 - Heritage Assets	The policy states that all development proposals affecting heritage assets and their setting will be expected to secure their continued protection or enhancement, contribute to the distinctiveness of the areas in which they are located and contribute to the wider vibrancy of the borough.	Accords with paragraph 195 and paragraph 200. Attach significant weight.	Complies.

			No impacts on above ground heritage assets are identified. Trial trenching will be undertaken prior to commencement of development but this is not expected to impact on the development proposals.
DM 13 - Preserving the Borough's Archaeology	The policy states that where a proposal has the potential to impact a site of archaeological interest, developers should set out in their application an appropriate desk-based assessment and, where applicable, the results of a field evaluation detailing the significance of any affected asset. Where applicable, justified and feasible the local planning authority will require remains to be preserved in situ ensuring appropriate design, layout, ground levels, foundations and site work methods to avoid any adverse impacts on the remains. Where preservation of archaeological remains in situ is not feasible and/or justified the local planning authority will require full archaeological investigation and recording by an approved archaeological organisation before development commences.	Accords with paragraph 200 and 204. Attach significant weight.	Complies. Trial trenching can be undertaken prior to commencement of development but this is not expected to impact on the development proposals.
DM17 - Highways and Transportation	The policy states that development proposals will be supported where they: a) Seek to make the best use of existing public transport services and, where appropriate, provide opportunities for improving and sustaining the viability of those services; b) Seek to ensure that there is convenient and safe access for walking and cycling to services and facilities;	Accords with paragraphs 114 – 117. Attach significant weight.	Complies

	c) Demonstrate that there is not a significant adverse impact upon highway safety; and in the case of development that generates significant movement; d) That the development is located where the need to travel will be minimised and the use of sustainable transport modes can be maximised; e) Where it can be demonstrated that the residual cumulative impacts of development on the transport network are not severe; f) Where appropriate, improvements will be required to be undertaken to the highways and transportation network to limit any significant impacts arising from the development (taking into account cost effectiveness). All proposals for new development and changes of use should reflect the highway design standards that are set out in the most up to date guidance adopted by the relevant highways authority.		A Transport Assessment and Travel Plan have been submitted with the Application which set out sustainable transport strategy proposals.
DM18 - Vehicle Parking Standards	The policy states that all proposals for new development will be required to provide an appropriate level of parking provision justified by an assessment of the site location, type of housing, other modes of transport available (e.g. public transport and cycle provision) and appropriate design. Any development will be expected to provide disabled parking provision.	Partly complies with paragraph 11. Attach significant weight.	Complies. Parking details will be confirmed at RM application stage.
DM25 - Community Facilities	The Borough Council will seek to support the formation of new community facilities across the borough. To reduce reliance on the private car, where new facilities are to be established it should be demonstrated that they are accessible to the community which they intend to serve by a range of sustainable transport modes.	Accords with paragraph 88 (d). Attach significant weight.	Complies. Land is safeguarded for a new health centre.