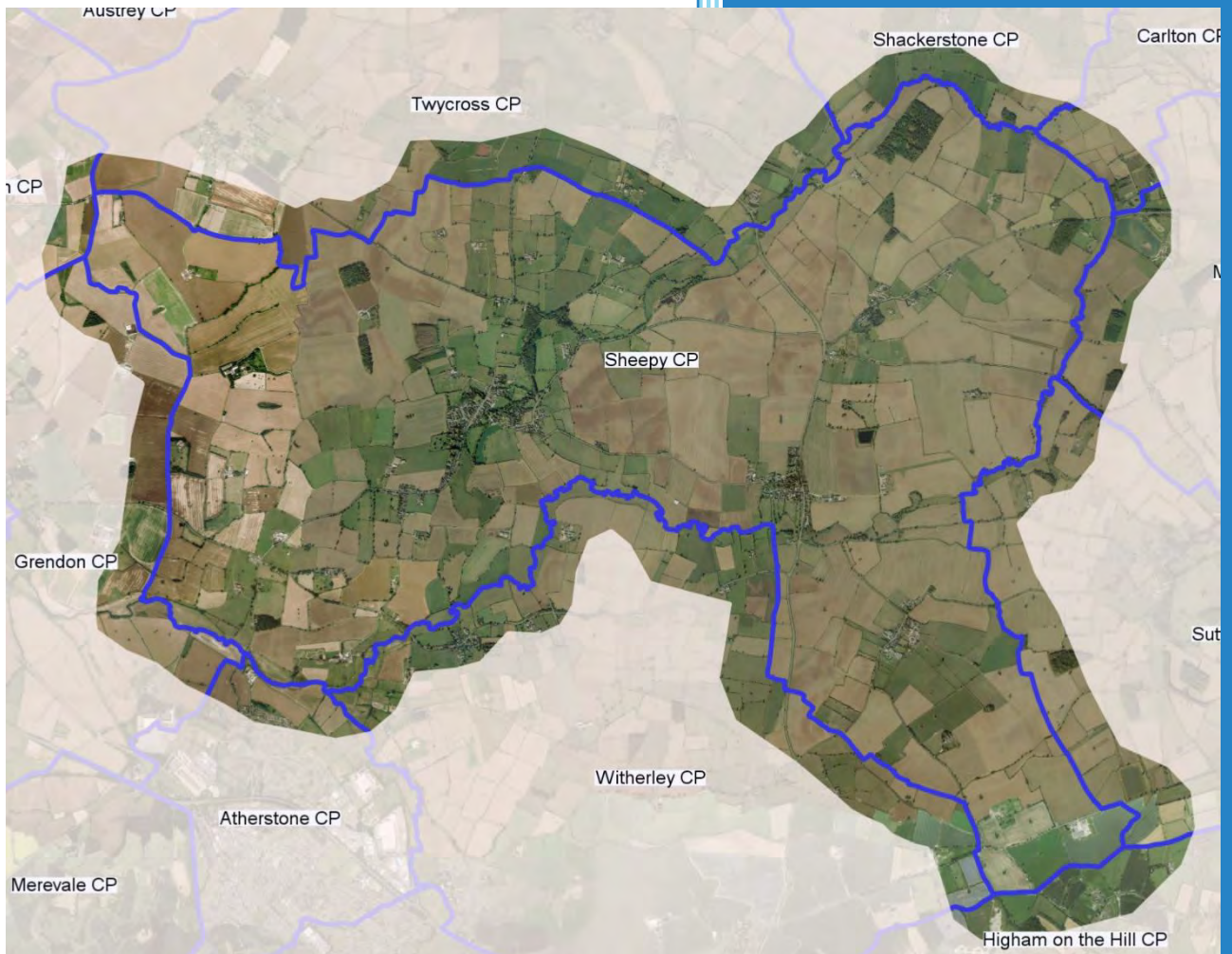


2018 to 2036

# Sheepy Parish Neighbourhood Plan: Referendum



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# 1. Introduction

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## Neighbourhood Plans

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

## The Sheepy Parish Neighbourhood Area

- 1.3 The Sheepy Parish Neighbourhood Area comprises the Parish of Sheepy which is located within the Hinckley and Bosworth Borough Council area of Leicestershire. The Parish is comprised of a large rural area (3,090 hectares) with a population of 1,174 and 489 homes (2011 Census) located on the borders of Leicestershire with North Warwickshire. This area of Leicestershire is famous for The Battle of Bosworth Field, the last significant battle of the Wars of the Roses, the civil war between the Houses of Lancaster and York that raged across England in the latter half of the 15th century.
- 1.4 The Parish contains the settlements of Sheepy Magna, Sheepy Parva, Sibson, Wellsborough, Upton, Pinwall and The Cross Hands.

**Sheepy Magna** is a linear village straddling the B4116 approximately three miles north of Atherstone.



**Sheepy Parva** adjoins Sheepy Magna on the B585 and the twin settlements are separated by the River Sence.



## Sheepy Parish Neighbourhood Plan: Referendum

**Sibson** is a small, former agricultural settlement, located midway between the A5 (Watling Street) and Twycross adjacent to the intersection of Sheepy Road and the A444 trunk road.



**Wellsborough** is a small settlement just over a mile north of Sibson on the B585 to Market Bosworth.



**Upton** is a small group of properties and farm buildings about a mile south-east of Sibson.

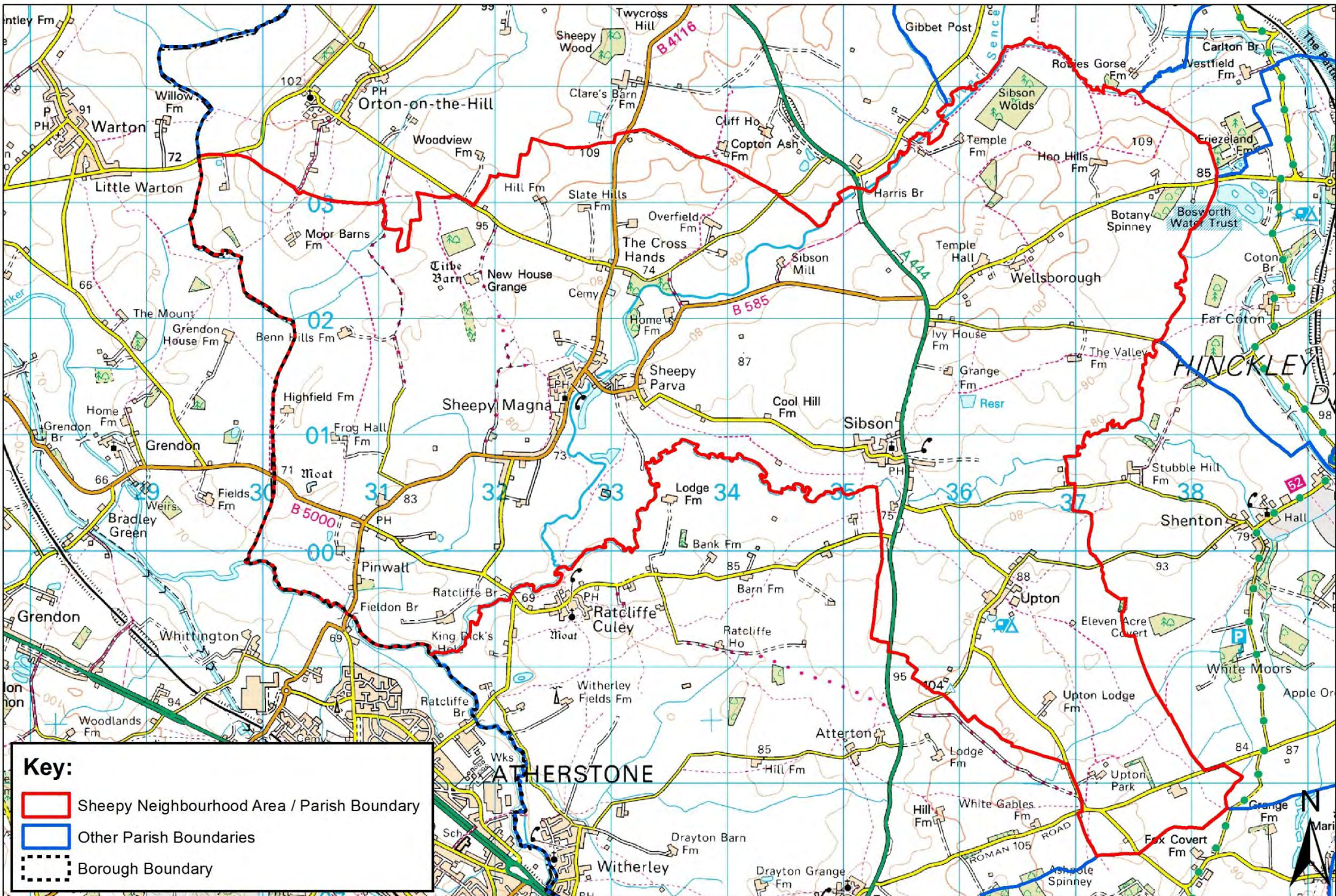


**Pinwall** is a small group of properties at the crossroads of the B5000 and B4116, north of Atherstone on the border between Leicestershire and Warwickshire.



**The Cross Hands** consists of just a few properties on the B4116 just north of Sheepy Magna.





**Key:**

- Sheepy Neighbourhood Area / Parish Boundary
- Other Parish Boundaries
- Borough Boundary



## Basic Conditions

- 1.5 Only a draft Neighbourhood Plan that meets each of a set of basic conditions can be put to a referendum and be adopted. This means that there is not an entirely free hand over how the Plan is prepared. In particular, a Neighbourhood Plan must have regard to the National Planning Policy Framework (NPPF), National Planning Practice Guidance and the Development Plan for the area.

## National Planning Policy Framework

- 1.6 The revised National Planning Policy Framework was published on 24 July 2018 and sets out the government's planning policies for England and how these are expected to be applied. This revised Framework replaces the previous National Planning Policy Framework published in March 2012.
- 1.7 Although this Neighbourhood Plan has been prepared within the context of the previous 2012 Framework, transitional arrangements are in place which allow the policies in the previous Framework to apply for the purposes of examining the Plan.

## Hinckley and Bosworth Local Plan

- 1.8 The relevant Development Plan for the area is the Hinckley and Bosworth Local Plan. For the purposes of this Neighbourhood Plan, the relevant parts of the Local Plan 2006 - 2026 (formerly LDF) are:

### Core Strategy Development Plan Document (DPD)

- 1.9 The Core Strategy adopted on 15 December 2009, provides the vision and spatial strategy for Hinckley and Bosworth Borough. Most new development will be accommodated in and around Hinckley. The Core Strategy also identifies development requirements for key rural centres (such as Market Bosworth and Stoke Golding), Rural Villages and Rural Hamlets. Sheepy Magna is identified as one of seven Rural Villages which are the focus of limited development with the aim of ensuring existing services, particularly primary schools, are supported. Sibson is a Rural Hamlet where, because of the limited services, development will be confined to infill housing development, local choice schemes and conversion of agricultural buildings to employment uses. There are limited services within Sheepy Parva, Wellsborough, Upton, Pinwall and The Cross Hands and the Core Strategy does not identify specific development requirements for these small settlements and grouping of properties.

### Site Allocations and Development Management Policies DPD

- 1.10 This DPD identifies sites for uses such as housing, employment, retail, open space and community facilities that will deliver the aims, vision and objectives of the Core Strategy. It also contains 25 development management policies which will be used to assess planning applications over the plan period.

### Local Plan review

- 1.11 Work on the new Hinckley and Bosworth Local Plan began early in 2017. The new Local Plan will set out the overall development strategy for Hinckley and Bosworth Borough for the period up to 2036. It will include strategic policies and allocate sites to meet identified development needs such as for homes, jobs, retail, recreation/open space, nature conservation and other required land uses as identified by evidence. It will provide appropriate policies and guidance by which to determine planning applications for example design guidance, conservation and protection of natural resources.
- 1.12 The new Hinckley and Bosworth Local Plan will not be finalised until 2020 at the earliest. We have taken account of the emerging Local Plan and, following discussions with the Borough Council, aligned our Plan to cover the period up to 2036. However, once the new Local Plan is adopted, there may be value in a review of the Neighbourhood Plan.

### What has been done so far

- 1.13 In 2015, information evenings were held in the Memorial Hall, Sheepy Magna and in Sibson Village Hall to introduce neighbourhood planning to parishioners and to gauge the level of support for preparing a neighbourhood plan.
- 1.14 Community ‘drop-in’ events were held in January 2016 in Sibson and Sheepy Magna to inform local people about the neighbourhood plan process and receive views and opinions on the key issues that the Neighbourhood Plan should address.
- 1.15 A workshop for key stakeholders including local landowners, businesses, clubs and societies was held on 3 March 2016 at Sheepy Magna CE Primary School.
- 1.16 In August 2016, a questionnaire was distributed to parishioners inviting them to set out their views on the future of the Parish. A total of 747 completed questionnaires were received- a response rate of about 76%. There was also a questionnaire for young people- 92 completed responses were received representing a response level of 71%. The preliminary findings of the surveys were circulated to local households in January 2017. The questionnaire results are available on the Sheepy Parish Neighbourhood Plan website, [www.sheepyparishneighbourhoodplan.com](http://www.sheepyparishneighbourhoodplan.com).
- 1.17 The questionnaire results helped us to prepare a Pre-Submission Draft version of the Sheepy Neighbourhood Plan. A summary of the Draft Plan was delivered to all households within the Parish and ‘drop in’ sessions concerning the Draft Neighbourhood Development Plan took place in



FIGURE 1: STAKEHOLDER WORKSHOP



## Sheepy Parish Neighbourhood Plan: Referendum

November and December 2017. A six-week pre-submission consultation period on the Draft Neighbourhood Plan ended on Friday 5 January 2018.

- 1.18 All the representations received were considered and used to amend the draft Neighbourhood Plan. A Consultation Statement, including a summary of all comments received and how these were considered, is available on the Parish Council website.
- 1.19 Throughout the plan preparation process, local people have been informed of progress through the website, presentations at Parish Council Meetings, the local Sheepy Parish Gazette, newsletters, Twitter and Facebook.
- 1.20 The process of preparing the Sheepy Parish Neighbourhood Plan has highlighted non-planning issues or the need for community projects. This includes things like street lighting or maintaining watercourses. These matters are set out in Appendix 1 and are being considered by the Parish Council. They do not form part of the statutory Plan, so are not subject to the independent examination nor referendum.
- 1.21 The feedback from consultation events, the questionnaire results, representations and information about the area helped us prepare a Submission Version of the Sheepy Parish Neighbourhood Plan. In August 2018, the Plan was submitted to Hinckley and Bosworth Borough Council for publication and a further period of consultation of six-weeks took place before it was issued to an independent examiner.
- 1.22 In January 2019, the Examiner recommend that the Plan is modified to meet the 'Basic Conditions' and then submitted to a referendum. This version of the Plan contains those modifications.

### What happens next?

- 1.23 Hinckley and Bosworth Borough Council will arrange a referendum. If the Plan is approved by a simple majority of those voting in the referendum, the Borough Council will adopt it.
- 1.24 When the Plan is adopted, it will form part of the Statutory Development Plan for Sheepy Parish. Hinckley and Bosworth Borough Council will continue to be responsible for determining most planning applications (mineral and waste planning applications are determined by the County Council), Therefore, in Sheepy Parish the policies in the Neighbourhood Plan will form the basis of those decisions along with the adopted Local Plan (consisting of the Core Strategy (2009) and the Site Allocations and Development Management Policies DPD) and any other relevant policy instruments or guidance forming part of the Statutory Development Plan for the Borough.

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

## Sustainable Development

1.25 The Plan must contribute to the achievement of sustainable development. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform several roles:

- an **economic** role – 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;
- a **social** role – supporting strong, vibrant and healthy communities, by providing 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; and
- an **environmental** role – contributing to protecting and enhancing the natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

1.26 The Plan shows what sustainable development in Sheepy Parish means in practice.

## Key Issues

1.27 Feedback from the community consultation has identified the key issues that need to be addressed in the Sheepy Parish Neighbourhood Plan and the related non-planning Appendix:

- maintaining the rural character of the area
- protecting the countryside
- supporting an accessible countryside
- minimising flood risk
- conserving local heritage
- protecting green areas in settlements
- ensuring new development is consistent with strategic requirements
- meeting local housing needs
- improving or retaining local services and facilities
- controlling speeding traffic
- providing more employment opportunities for local people

These are explored in greater detail in the following chapters.

### Vision

- 1.28 In setting out the aims for the Plan it is vital to consider how the Parish should be at the end of the plan period. The plan needs to be aspirational, but realistic. The vision statement set out on the next page has helped guide the preparation of the Sheepy Parish Neighbourhood Plan and makes it clear what the Plan is aiming to achieve.

### Implementation

- 1.29 There is no point in preparing a Plan which cannot be delivered. To help implement the Sheepy Parish Neighbourhood Plan, stakeholders have been involved from an early stage and identified what infrastructure is needed to support the Plan.
- 1.30 Almost all development has some impact on the existing, and the need for new infrastructure, services and amenities. Sometimes these impacts are detrimental and so it is only fair that new development pays a share of the cost of providing additional infrastructure.



# Sheepy Parish in 2036

The unique character and heritage of Sheepy Parish's settlements is conserved

New developments will take full account of flood risk

Development reflects local needs

Important views and valued landscapes are protected

A prosperous local economy

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

Important green spaces are protected

An accessible countryside

Local services and facilities are retained

## 2. Rural Character

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- 2.1 Sheepy Parish is a rural area crossed by the River Sence. The landscape is open with expansive views. The Parish's settlements are sparse, with small villages clustered around crossroads and isolated farmsteads. Maintaining views, wildlife habitats, footpaths, village boundaries and existing open spaces are extremely important to local people as they help to preserve the rural characteristics of the area.

### Countryside

- 2.2 The 2017 Hinckley and Bosworth Borough Landscape Character Assessment provides an understanding of the landscape, its evolution and future pressures.
- 2.3 Sheepy Parish lies within the Sence Lowlands Character Area- the largest character area in the Hinckley and Bosworth Borough. The landscape comprises predominantly flat, low-lying land. The largely uniform land-use of flat open arable fields creates a large-scale landscape. The area is open with occasional small woodland clumps which provide some localised enclosure.
- 2.4 Despite the limited overall diversity of the area, the pattern is varied, with field sizes ranging from small to large. Some areas have a more complex hedgerow pattern.
- 2.5 Woodland is very limited within the Parish with only small occasional copses. Trees are found within the open fragmented hedgerows, increasing the general sense of tree-cover. Trees are also associated with watercourses and willows are common in these locations.
- 2.6 The A444 passes north to south linking with the A5, but the bulk of the Parish is served only by minor roads and small lanes. Generally, the area is quiet and peaceful.
- 2.7 The countryside that we enjoy is managed by farmers and other land managers. They look after the environment through activities such as woodland creation and management, conserving and restoring wildlife habitats, preserving features of importance to the local landscape and maintaining drainage systems. The rural setting is highly valued by local people so, within the countryside, development will be limited to agriculture, forestry, recreation, tourism and other developments that are suitable for a rural location. From our 2016 Questionnaire, we know that 95% of respondents support the retention of the countryside.



FIGURE 2: HARVEST TIME

### Policy S1: Countryside

The Countryside (land outside Settlement Boundaries as defined on the Policies Map) will be protected for the sake of its intrinsic character, beauty, heritage and wildlife, the wealth of its natural resources and to ensure it may be enjoyed by all. In principle, subject to the caveats within the Hinckley & Bosworth Site Allocations and Development Management DPD Policy DM4, the following types of development may be considered sustainable in countryside locations:

- A. The re-use and adaptation of buildings in accordance with the Site Allocations and Development Management Policies DPD Policies DM14 and DM15;
- B. Dwellings in accordance with Policy S10;
- C. Development and diversification of agricultural and other land-based rural businesses, which accords with the NPPF;
- D. Development by statutory undertakers or public utility providers;
- E. Recreation and tourism provided it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries; and
- F. Renewable energy in accordance with Policy S4.

### Access to the Countryside

- 2.8 Sheepy Parish has an extensive network of recreational routes. These routes have been developed by Leicestershire County Council, working with local partners, over the last 30 years.
- 2.9 A good number of public footpaths link the Parish's settlements. Our 2016 Questionnaire demonstrated that all the footpaths were considered important by local people.
- 2.10 Leicestershire County Council, as Highway Authority, has a duty to assert and protect the rights of the public to use and enjoy rights of way and to ensure that they remain open and usable at all times.



FIGURE 3: FOOTBRIDGE

### Policy S2: Public Rights of Way Network

Development should, where applicable, protect and enhance the existing Public Rights of Way within Sheepy Parish (as shown on the adjacent map and on the Policies Map) and wherever possible create new links to the network including footpaths and cycle ways.







## Important Views

- 2.11 The largely open, large-scale landscape allows for views that extend to the horizon. Occasionally views are limited by mature trees within hedgerows, but from slightly higher ground levels, views range over long distances (2017 Hinckley & Bosworth Borough Landscape Character Assessment- LCA G: Sence Lowlands).
- 2.12 In our 2016 Questionnaire, we invited local people to identify important views of the local landscape. There were lots of suggestions for views that people valued, the most important are set out in Appendix 2. It is important to note that the significance of any vista cannot be realised in text and images. Seasonal changes as well as exact location can significantly impact on the focal point of the vista.

### Policy S3: Locally Important Views

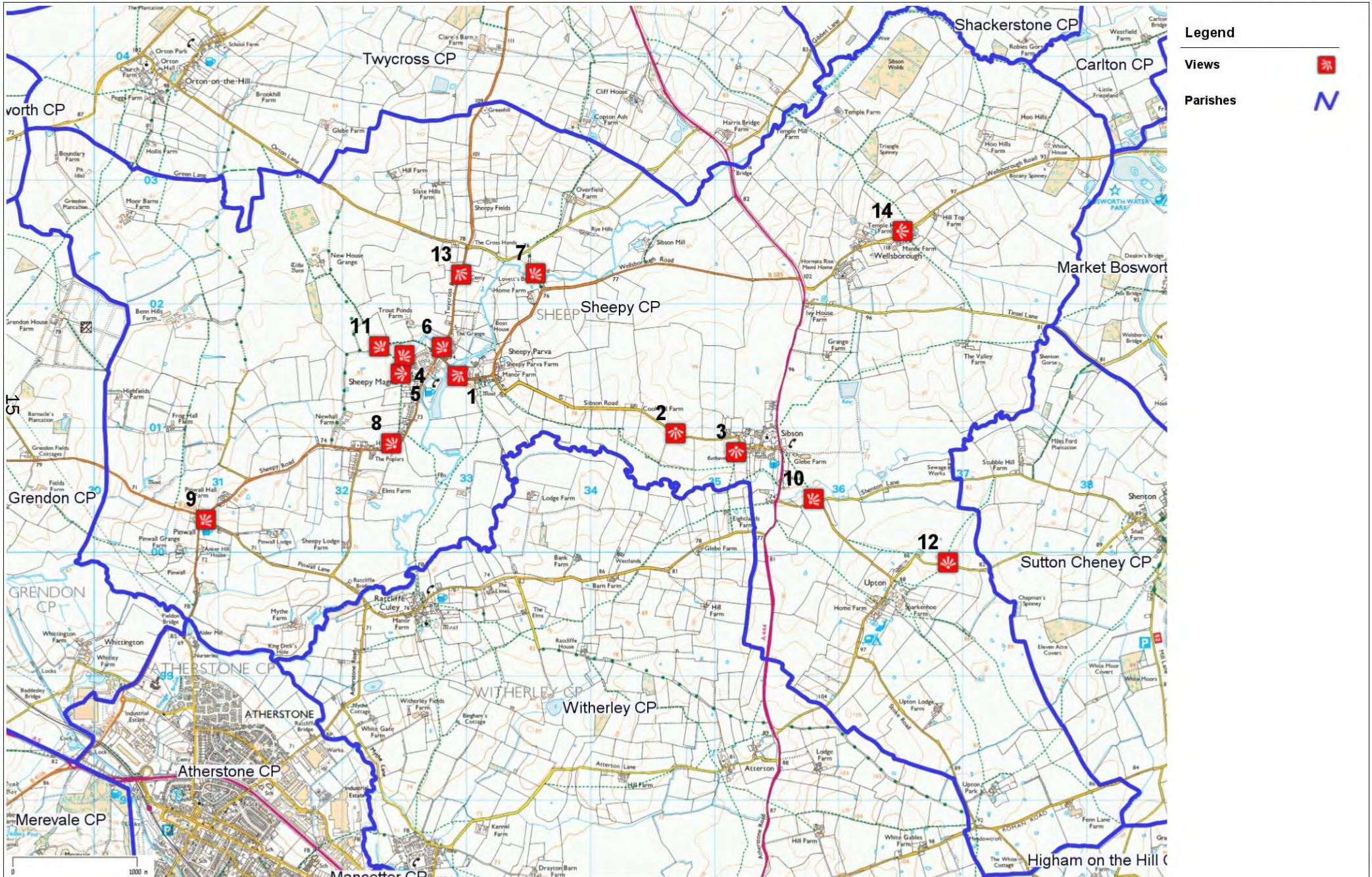
Development should be located and designed in a way that is sensitive to the open landscape with extensive vistas dominated by natural features that characterises the Parish; the potential to enhance the landscape should be considered wherever possible. Particular sensitivity should be shown for the views that are regarded as highly characteristic as listed below and illustrated in more detail in Appendix 2:

Locally Important View	Viewpoint	Direction
1. View of the mill pond from Mill Lane, Sheepy Parva	Mill Lane, Sheepy Parva	SW and S
2. View from the road & footpath between Sheepy Parva and Sibson	Sheepy Road between Sheepy Parva and Sibson	SW and E
3. View of the fields to the rear of Long Row Cottages, Sibson	Footpath T6 adjacent to Long Row Cottages Sibson.	SE and S
4. View of the Playing Field and Glade, Sheepy Magna	SW corner of Playing Field, Sheepy Magna	N
	SW corner of the Glade, Sheepy Magna.	NE
5. View across the field at the end of Meadow Close and Oakfield Way, Sheepy Magna	Footpath T14 adjacent to Meadow Close & Oakfield Way, Sheepy Magna	W and NW

## Sheepy Parish Neighbourhood Plan: Referendum

<b>Locally Important View</b>	<b>Viewpoint</b>	<b>Direction</b>
6. View across Trout Ponds Lakes, Sheepy Magna	Twycross Road footpath T13, Sheepy Magna	NW
	Footpath T13 at the edge of the Glade	NE
7. View of Lovett's Bridge and the River Sence, Sheepy Parva	South of the river	N
	North of the river	SE
8. View across the field to the rear of Sheepy Memorial Hall, Sheepy Magna	Memorial Hall carpark, Sheepy Magna	NW and NE
9. View across the field adjacent to the crossroads at Pinwall	Pinwall Lane adjacent to the crossroads, Pinwall	N and E
10. View from the road to Shenton from Sibson	Shenton Lane, Sibson	NE and E
11. View across the fields to New House Grange, Sheepy Magna	Footpath T13 between Sheepy Magna & New House Grange	NW
12. View from the road and footpath to Shenton from Upton	Shenton Lane/Footpath T24 Upton	N
13. View from the back of Sheepy Lodge/Dormer House, Sheepy Magna	B4116 Twycross Road, Sheepy Magna	SE and E
14. View from the footpaths at the rear of Temple Hall across the fields, Wellsborough	Footpath S98, Wellsborough	NE and SE







## Renewable Energy

- 2.13 Increasing the amount of energy from renewable and low carbon technologies will help ensure the UK has a secure energy supply, reduce greenhouse gas emissions to slow down climate change and stimulate investment in new jobs and businesses. Planning has an important role in the delivery of new renewable and low carbon energy infrastructure in locations where the local environmental impact is acceptable.
- 2.14 Land Use Consultants Ltd (LUC) and the Centre for Sustainable Energy (CSE) were commissioned in October 2012 to prepare a Renewable Energy Capacity Study for Hinckley and Bosworth Borough Council. The study concluded that the technical potential for renewable and low carbon energy within the Borough is substantial and the technologies with the greatest technical resource for electricity generation are wind, solar photovoltaic (PV) (particularly solar farms) and ground source/air source heat pumps.

### Solar Farms

- 2.15 Solar farms (sometimes known as solar parks or solar fields) are the large-scale application of solar PV panels to generate green, clean electricity at scale, usually to feed into the grid. Solar farms can cover anything between 1 acre and 100 acres. In our 2016 Questionnaire, 50% of respondents did not support solar farms, 35% thought they ought to be encouraged and the remaining 15% had no opinion.

### Wind Energy

- 2.16 One of the key factors determining the acceptability or otherwise of wind turbines is their potential impacts on the local landscape – this is due to their height and the movement they introduce into the landscape (i.e. rotating blades). The Renewable Energy Capacity Study found that the landscapes in Hinckley and Bosworth have a moderate/moderate high sensitivity to large scale turbines.
- 2.17 National planning policy allows local people to have the final say on wind farm applications. In our 2016 Questionnaire, 54% of respondents were against wind turbines and 67% against wind farms.

### Hydroelectric Power

- 2.18 The topography of the land and the location and size of local watercourses do not make it naturally suitable for the development of medium or large-scale hydro power generation. However, there may be some scope for deployment of small or micro-scale installations, for example, a previous study identified a site at Sheepy Magna Mill with a potential capacity of 10kW.
- 2.19 Over a third (36%) of respondents to our 2016 Questionnaire were in favour of hydroelectric power, slightly more than those against (34%). The remaining 30% had no opinion.

### Microgeneration Technologies

- 2.20 Many microgeneration technologies projects, such as domestic solar PV panels, ground source and air source heat pumps are often permitted development which means they do not require planning permission providing certain limits and conditions are met. Survey respondents (65%) supported solar panels on the roofs of homes and other buildings.

#### **Policy S4: Renewable Energy**

Ground-mounted solar photovoltaic farms will be supported provided that:

- A. Wherever possible, previously developed (brownfield) or non-agricultural land is used;
- B. Their location in the landscape is selected sensitively;
- C. Their impact on heritage assets, where applicable, has been fully assessed and addressed;
- D. Their visual impact, both individually and cumulatively, has been fully addressed and assessed in accordance with the applicable current guidance; and
- E. The installations are removed when they are no longer in use and the land is fully restored.

The local community does not consider the Sheepy landscape suitable for hosting wind turbine installations.

### Ecology and Biodiversity

- 2.21 The Parish has lots of species-rich hedgerows and mature trees. There are several small stands of wet woodland, field ponds and road verges with species present including Agrimony, Burnet Saxifrage, Betony, Great Burnet, Rest-harrow and Lady's Bedstraw.
- 2.22 Notable species that have been recorded locally include barn owl, buzzard, common crossbill, corn bunting, cuckoo, grey partridge, hen harrier, hobby, kingfisher, linnet, marsh harrier, merlin, peregrine, red kite, reed bunting, skylark, sparrow hawk, yellowhammer, eel, great crested newt, smooth newt, spined loach, badger, bats, otter and water vole.
- 2.23 Our 2016 Questionnaire demonstrated strong support for protecting existing (93% of respondents), and creating additional, wildlife areas (76%). The main areas and features of wildlife interest are set out below.

#### Sheepy Fields SSSI

- 2.24 Sheepy Fields comprise two hay meadows at The Cross Hands that contains some of the best remaining examples of neutral grassland in Leicestershire and is representative of hay meadow plant communities developed on neutral soils in the English Midlands. The site was designated as a Site of Special Scientific Interest in 1983.

### River Sence

2.25 The River Sence rises on Bardon Hill and flows south-west between Heather and Ibstock and on to Sheepy Parish where it separates Sheepy Magna and Sheepy Parva. It joins the River Anker on the boundary with Warwickshire. The largest tributary of the River Sence is the Sence Brook, which flows west to Sibson and meanders to join the Sence between Sheepy and Ratcliffe Culey.



FIGURE 4: RIVER SENCE SOUTH OF SHEEPY MAGNA . BY DAVID LALLY, CC BY-SA 2.0,

- 2.26 The River Sence and its tributaries form part of the strategic green infrastructure of Hinckley and Bosworth Borough. It is important to protect its connecting function and so further enable the movement of species. The land adjacent to the river has an important role in maintaining water quality and reducing flood risk. Increased vegetation can slow down the rate at which flood water enters the river system whilst providing opportunities for biomass planting, biodiversity improvements and can reduce the level of sediment entering the watercourse.
- 2.27 Within Sheepy Parish, the River Sence meanders through, and in some parts forms the boundary to, the Parish. River water-crowfoot has been recorded at several locations and river banks have some good mature trees. White-clawed crayfish have also been recorded.

### Local Wildlife Sites

2.28 Local Wildlife Sites are identified and selected locally using robust, scientifically-determined criteria and detailed ecological surveys. These special and often secret spaces have a huge part to play in the natural green fabric of our countryside. There are four Local Wildlife Sites in the Parish:

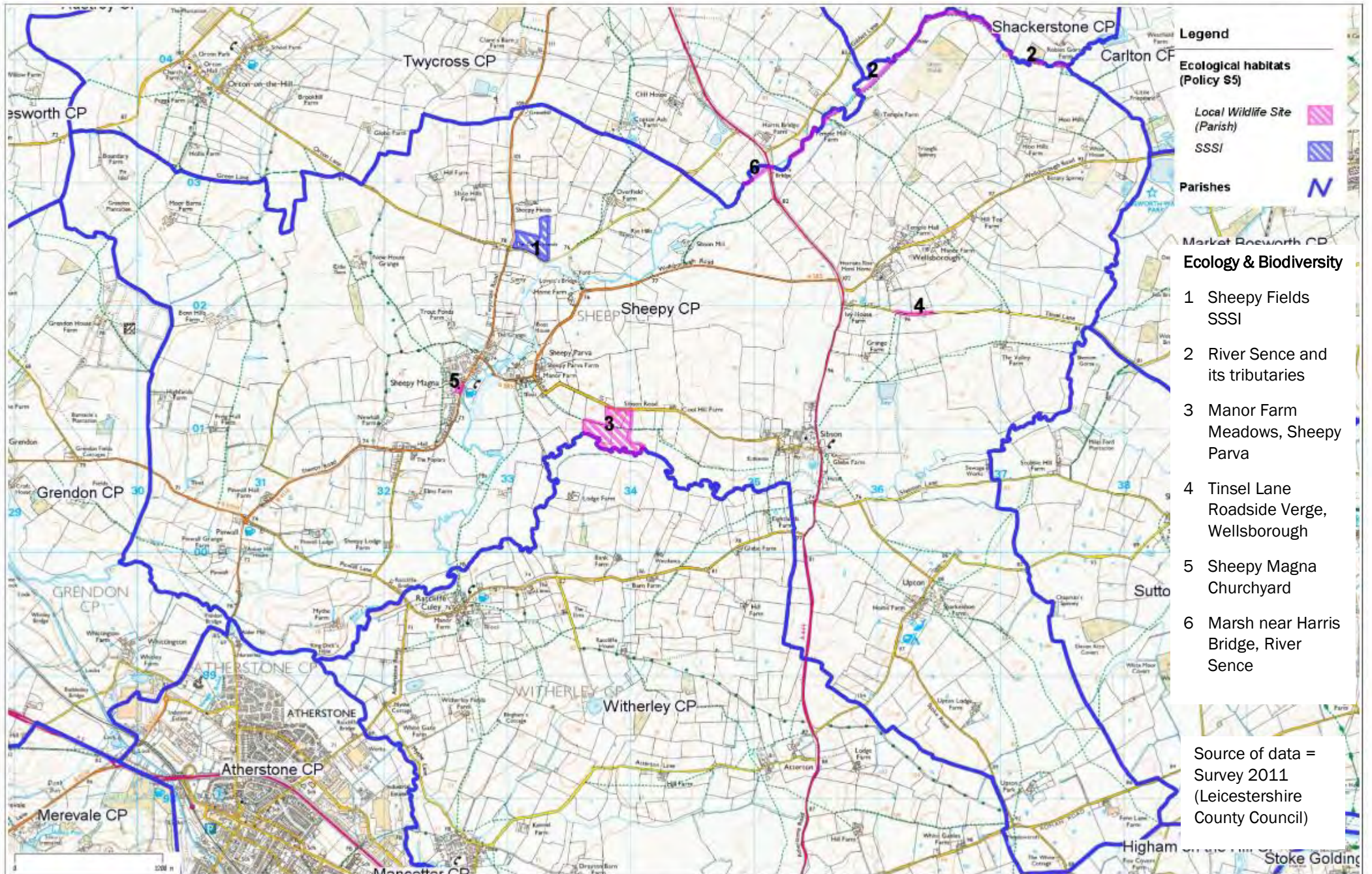
**Manor Farm Meadows:** Three fields comprising mesotrophic and mixed grassland and a stream.

**Tinsel Lane Roadside Verge:** Mesotrophic grassland.

**Sheepy Magna Churchyard:** Closely mown species-rich mesotrophic grassland.

**Marsh near Harris Bridge, River Sence:** Marshy area with some open water and scrub, fenced off from grazing.





- Legend**
- Ecological habitats (Policy S5)**
- Local Wildlife Site (Parish) 
  - SSSI 
- Parishes** 

- Ecology & Biodiversity**
- 1 Sheepy Fields SSSI
  - 2 River Sence and its tributaries
  - 3 Manor Farm Meadows, Sheepy Parva
  - 4 Tinsel Lane Roadside Verge, Wellsborough
  - 5 Sheepy Magna Churchyard
  - 6 Marsh near Harris Bridge, River Sence

Source of data = Survey 2011 (Leicestershire County Council)



- 2.29 Over sixty potential/candidate Local Wildlife Sites have also been identified, many of which are comprised of several adjacent habitats. Sites include several mature trees, species-rich hedgerows and roadside verges.

#### Policy S5: Ecology and Biodiversity

Development should have appropriate regard for the network of local ecological features and habitats which include (as shown on the adjacent map and on the Policies Map):

1. Sheepy Fields SSSI
2. River Sence and its tributaries
3. Manor Farm Meadows, Sheepy Parva
4. Tinsel Lane Roadside Verge, Wellsborough
5. Sheepy Magna Churchyard
6. Marsh near Harris Bridge, River Sence

New development which impacts on existing ecological corridors and landscape features (such as watercourses, hedgerows and tree-lines) will be expected to maintain and enhance them for reasons of biodiversity thus, wherever possible, demonstrating overall net-gain.

### Flooding

- 2.30 Flood risk is an important consideration in guiding the location of new development in the Parish. Flooding in the Parish has been a problem for over 100 years. Sheepy Local History Society having photographic evidence of flooding in 1912, 1924, the 1930's, 50's & 60's.



FIGURE 5: FLOODING IN SHEEPY MAGNA VILLAGE PIC ALEX HANNAM

- 2.31 In Sibson, properties were flooded in December 1998 (Surface water flooding after exceptional heavy downpour) and December 2013.
- 2.32 Sheepy Magna and Sheepy Parva have been affected repeatedly from the overtopping of the River Sence and the Sence Brook as they flow through the area. Major floods in recent years include July 2007 and July 2012. On both occasions the Main Road (B4116) was closed between Sheepy Memorial Hall and the school, 'cutting off' most residents for at least 24 hours.

- 2.33 Two flood alerts were issued in July 2012, following the heavy rain on the weekend of the 7 July. The surface water exceeded the capacity of drainage systems and watercourses, causing flooding events to occur on Main Road, Sheepy Magna. Some residents were evacuated by the Fire Service. A formal investigation into the flood incident concluded that existing drainage systems and watercourses were unable to cope with the volume of water, causing water levels to rise and flow to vulnerable areas. This together with the rising river levels caused flooding of areas of highway and properties by both surface water and the foul system which had been overwhelmed by surface water. The relatively flat topography of the village means that high water levels in various watercourses can prevent areas of land and drainage systems being able to drain down into them leading to the increased risk of flooding of roads, properties and other infrastructure.
- 2.34 In our 2016 survey, more than 90% of respondents found all the measures identified for reducing flood risk as important reflecting a clear Parish-wide concern about flooding.
- 2.35 In accordance with the National Planning Policy Framework, development should be directed away from areas at highest risk of flooding and ensure that flood risk is not increased elsewhere.

#### Sustainable Drainage Systems (SuDS)

- 2.36 SuDS are drainage solutions that provide an alternative to the direct channelling of surface water through networks of pipes and sewers to nearby watercourses.
- 2.37 By mimicking natural drainage regimes, SuDS aim to reduce surface water flooding, improve water quality and enhance the amenity and biodiversity value of the environment. SuDS achieve this by increasing infiltration to ground, lowering flow rates, increasing water storage capacity and reducing the transport of pollution to the water environment.
- 2.38 The need for alternative drainage such as SuDS is likely to increase to meet environmental challenges such as climate change and population growth. Provision for SuDS and the national standards required for their design, construction, maintenance and operation is included in the Flood and Water Management Act 2010. With a history of flooding in the Parish, we are keen to ensure that all new developments incorporate SuDS.

#### **Policy S6: Water Management**

New development should take full account of flood risk especially from rivers, groundwater and overland flow. Where feasible or required by other Policies, development should incorporate Sustainable Drainage Systems (SuDS) incorporating attenuation, storage and treatment capacities.



### 3. Heritage and Design

#### Listed Buildings

- 3.1 Listing marks and celebrates a building's special architectural and historic interest and brings it under the consideration of the planning system, so that it can be protected for future generations.
- 3.2 The older a building is, the more likely it is to be Listed. All buildings built before 1700 which survive in anything like their original condition are Listed, as are most of those built between 1700 and 1840.

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



FIGURE 6: ST BOTOLPH CHURCH, SIBSON PIC SHEEPY BENEFICE

- 3.3 There are 25 Listed buildings in Sheepy Parish. There are no Grade I Listed buildings.

	Grade II*	Grade II
Sheepy Magna	Church of All Saints The Great Barn at New House Grange	Bridge House and adjoining dwelling, Church Lane War memorial, All Saints churchyard, Main Road New House Grange, Orton Lane Dovecote at Newhouse Grange, Orton Lane Old Cottage now store at New House Grange, Orton Lane Elms Farmhouse, Ratcliffe Lane Gresley Farmhouse, Twycross Road Sheepy Lodge, Twycross Road
Sheepy Parva		Manor House, Mill Lane Manor Farmhouse, Sibson Lane Barns at Manor Farm, Sibson Road Home Farmhouse, Wellsborough Road
Sibson	Church of St Botolph	Houghton House, Sheepy Road Swiss Cottage, Sheepy Road The Cock Inn, Sheepy Road Sibson Mill, Wellsborough Road

	Grade II*	Grade II
Wellsborough		
Pinwall		

## Scheduled Monuments

- 3.4 Scheduling is shorthand for the process through which nationally important archaeological sites and monuments are given legal protection.

### Moated site north-west of Pinwall

- 3.5 A monastic grange was a farm owned and run by a monastic community and independent of the secular manorial system of communal agriculture and servile labour. The function of granges was to provide food and raw materials for consumption within the parent monastic house itself, and to provide surpluses for sale for profit. The first monastic granges appeared in the 12th century but they continued to be constructed and used until the Dissolution in the 16th Century.
- 3.6 The moated grange site at Pinwall survives well and has important connections with Merevale Abbey in Warwickshire. It is considered that the moat island contains the foundations of monastic grange buildings.

### Great Barn at New House Grange

- 3.7 This large, medieval aisled barn is said "to have been the storehouse for the Leicestershire portion of the produce belonging to Merevale Abbey" (White's Leicester, 1863). The barn is timber-framed largely with C18-C19 brick infilling.

### Battle of Bosworth Field

- 3.8 The Battle of Bosworth Field (or Battle of Bosworth) was the last significant battle of the Wars of the Roses, the civil war between the Houses of Lancaster and York that raged across England in the latter half of the 15th century. Fought in August 1485, the battle was won by the Lancastrians. Their leader Henry Tudor, Earl of Richmond, by his victory became the first English monarch of the Tudor dynasty. His opponent, Richard III, the last king of the House of York, was killed in the battle. Historians consider Bosworth Field to mark the end of the Plantagenet dynasty, making it a defining moment of English and Welsh history.
- 3.9 The battlefield area is focused in the valley bottom south of Shenton, west of Dadlington extending as far as Upton Park in the south-west of Sheepy Parish. Fenn Lanes appears to have been a key axis in the battle as the Lancastrian troops manoeuvred around the marsh. Ambion Hill and Crown Hill are included as part of the battlefield. Ambion Hill is historically the traditional location of Richard III's camp on the night before the battle and has long associations with the event such as King Richard's Well. Crown Hill saw the symbolic end of the battle in the crowning of Henry Tudor as Henry VII.

- 3.10 The area is recognised as a Registered Battlefield, an iconic event in English history.

### Sibson Conservation Area

- 3.11 Sibson Conservation Area was designated by Hinckley and Bosworth Borough Council in December 1995. The Conservation Area covers most of the village.
- 3.12 The character of the village is derived from its agricultural origins. This can be identified from the number of former and existing farm buildings within the designated area. The ancient road pattern, with its unique twist and turn, has added a further layer of distinctiveness to the village.

### Features of Local Heritage Interest

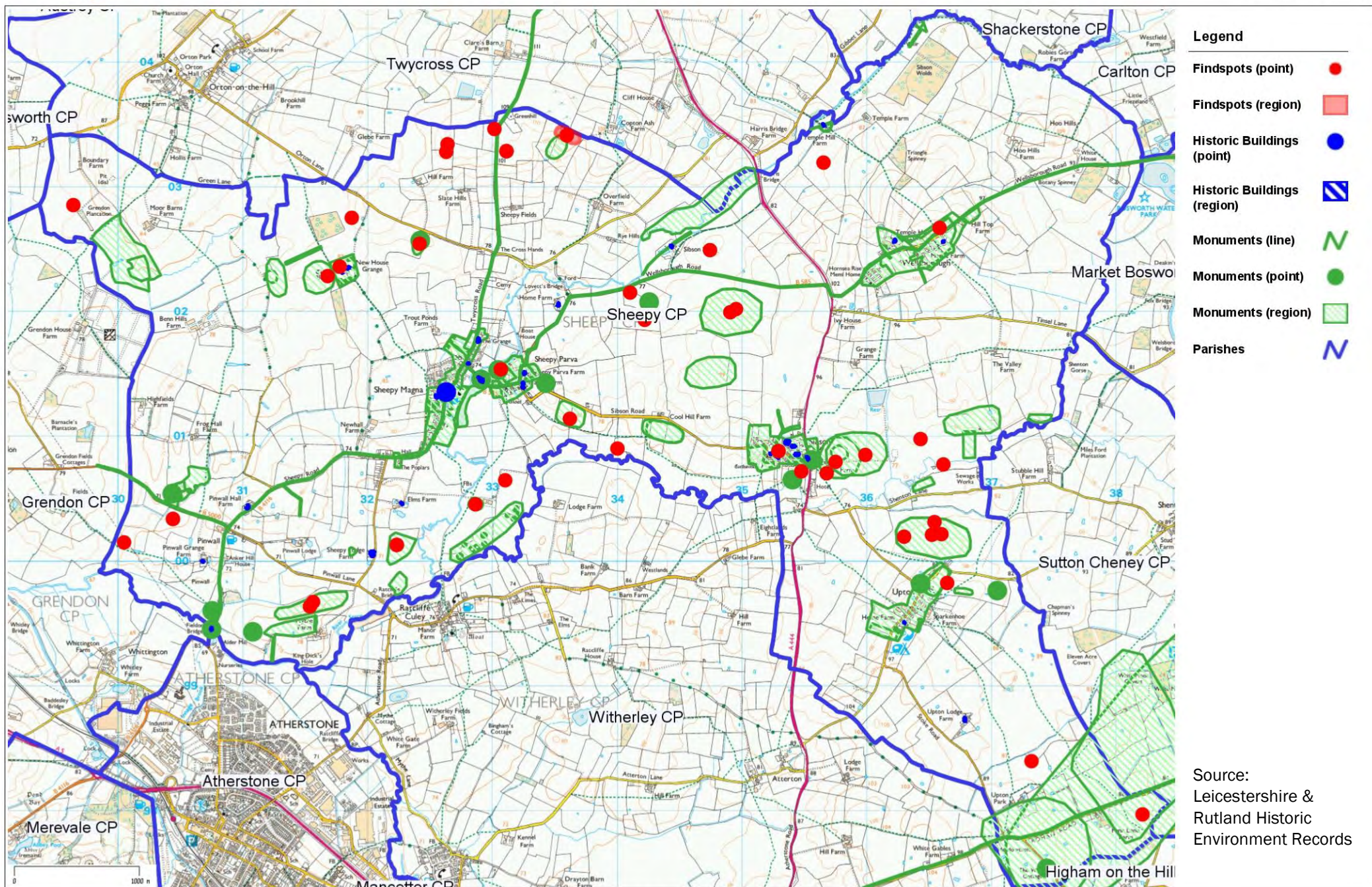
- 3.13 There are buildings and sites in the Parish that make a positive contribution providing local character and sense of place because of their heritage value and significance. Although such heritage features may not be nationally designated, they may be offered some level of protection through the Plan. The Plan includes information about local, non-designated heritage features including sites of archaeological interest to guide decisions.
- 3.14 A list of Features of Local Heritage Interest has been compiled mainly from the following sources:
- the local Historic Environment Record
  - Sibson Conservation Area Appraisal
  - a list of candidate heritage assets nominated by Sheepy Historical Society.
- 3.15 See Appendix 3 for further information on the process followed.

#### **Policy S7: Local Heritage Assets**

Development proposals that affect local heritage assets (as shown on the adjacent maps and collectively on the Policies Map) must balance the need for, and the public benefit of, the proposal against the significance of the asset and scale of any harm or loss; they must also have regard to other related Policies within the Development Plan. The following are regarded as local heritage assets:

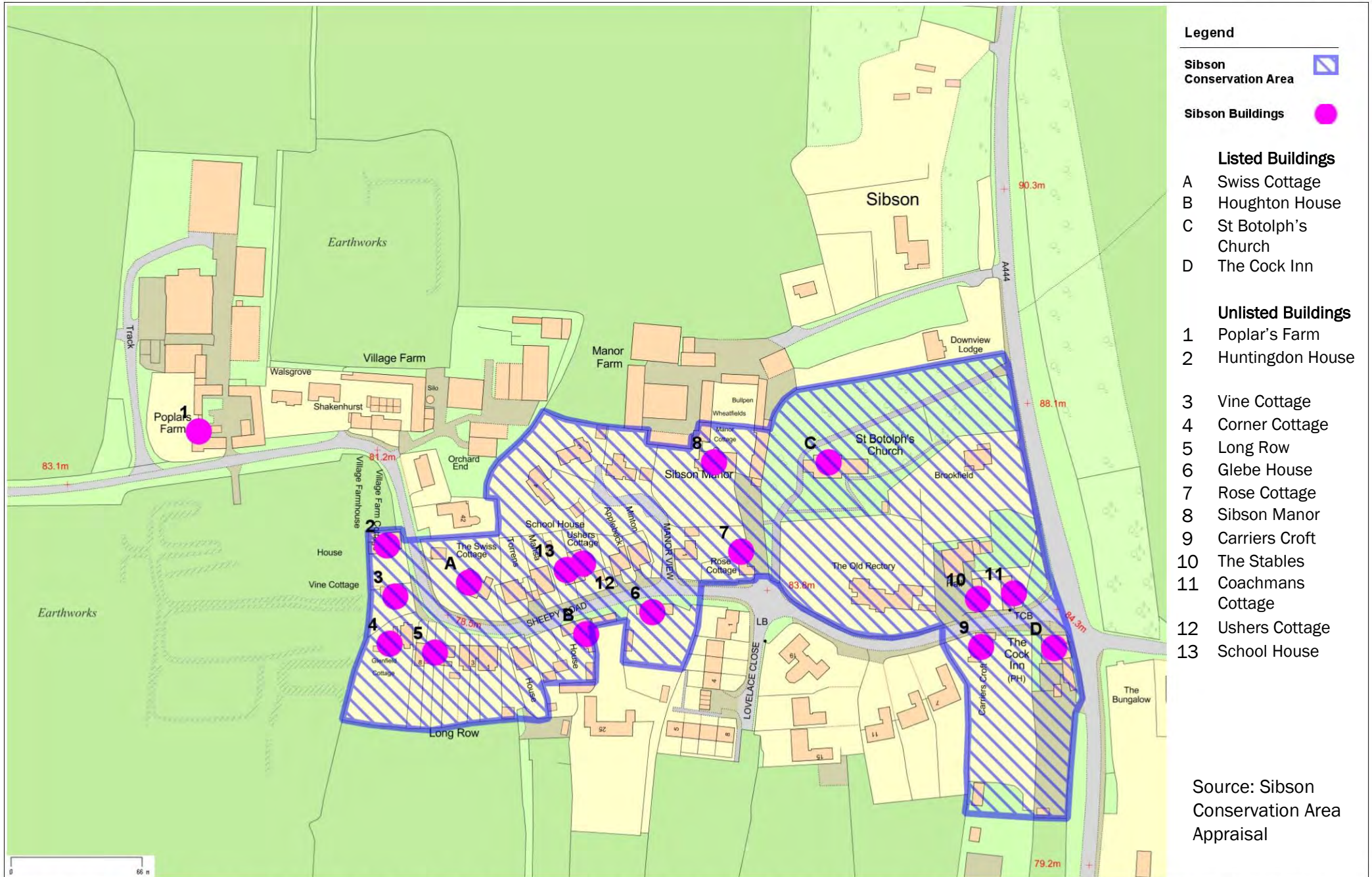
- i The designated and non-designated assets scheduled in the local Historic Environment Record (HER), as identified on the adjacent map;
- ii The important non-designated buildings within the Sibson Conservation Area, as identified on the adjacent map which is cross-referenced to the schedule within Appendix 3;
- iii The non-designated heritage assets in the remainder of the Neighbourhood Area, as identified on the adjacent map which is cross-referenced to the schedule within Appendix 3.



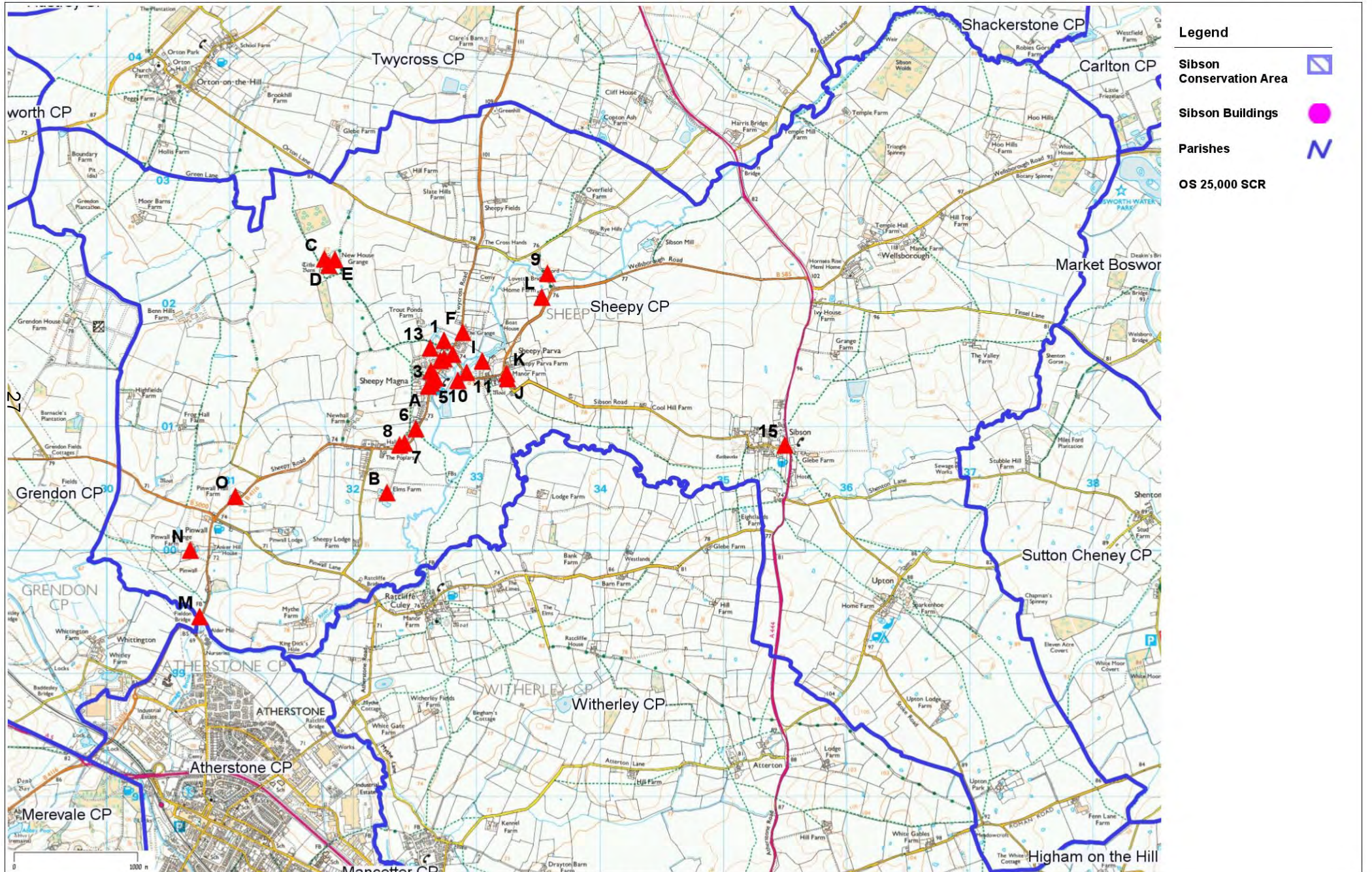


Source:  
Leicestershire &  
Rutland Historic  
Environment Records













## Design

- 3.16 Sheepy Parish has been subjected to standard, ‘identikit’ homes that typify new developments built by some house builders. Some of our housing looks the same as developments elsewhere and could be anywhere in the country. Too often new developments are dominated by the same, identikit designs that bear no resemblance to local character.
- 3.17 We now expect all development to contribute positively to the creation of well-designed buildings and spaces. Through good design we want to maintain and enhance the individual character of our Parish and create places that work well for both occupants and users, and are built to last.

### **Policy S8: Design**

Development proposals should be designed with evident care so as to:

- A. Demonstrably respond to the features of their setting, which does not exclude innovative design where appropriate;
- B. Work with the scale, form and character of the location and make a positive contribution to the street-scene;
- C. Protect important local features such as traditional walls, hedgerows and trees;
- D. Show appropriate regard for the amenities of neighbouring properties including daylight/sunlight, privacy, air quality, noise and light pollution; and
- E. Provide a safe and suitable access with appropriate on-site parking provision.

## 4. Local Green Spaces

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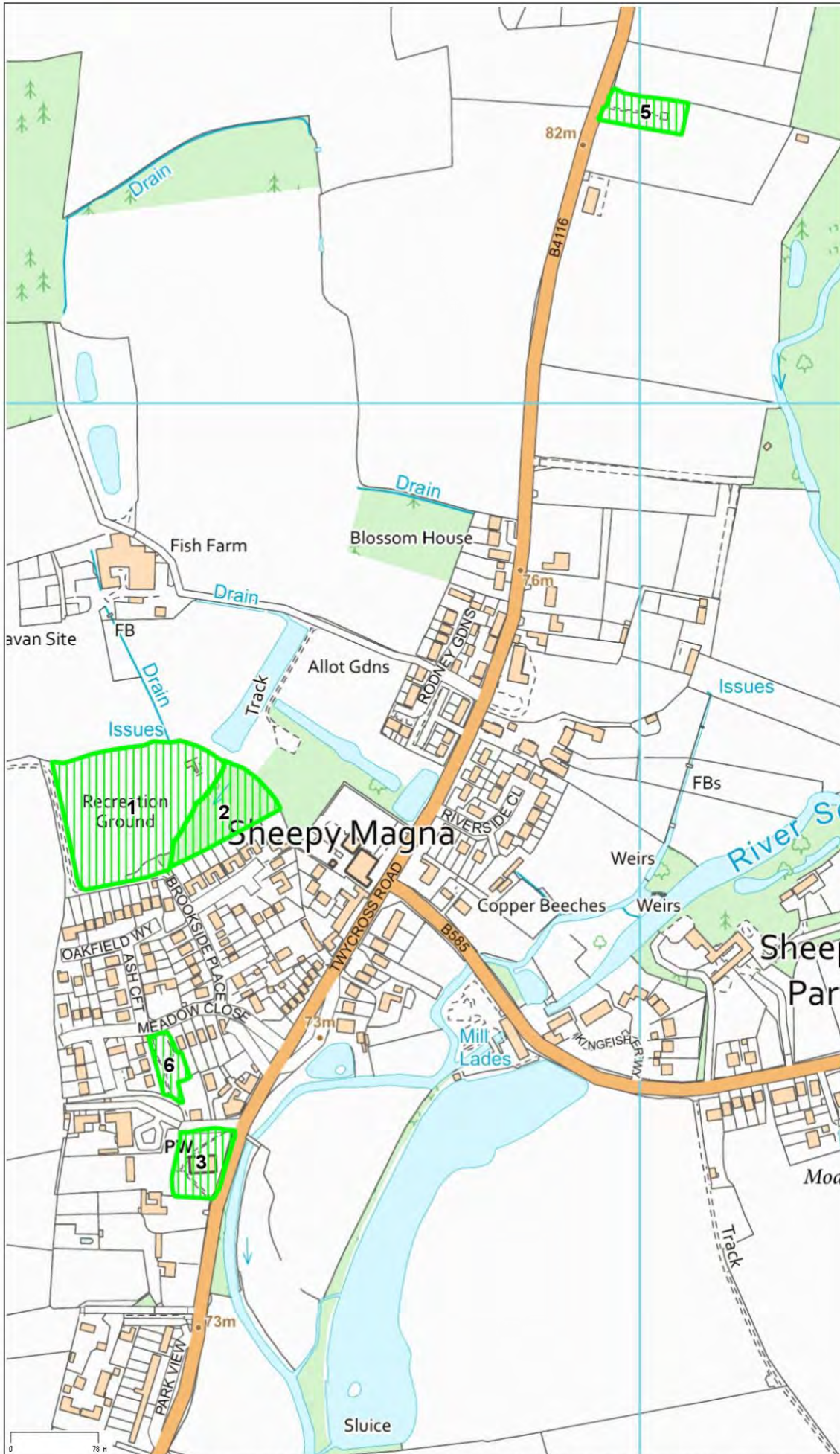
- 4.1 National policy makes provision for local communities to identify green areas of importance to those communities, where development will not be permitted except in very special circumstances. The reasons for designating these Local Green Spaces is summarised in Appendix 4.

### **Policy S9: Local Green Spaces**

The following sites identified on the adjacent maps and on the Policies Map are designated as Local Green Spaces:

1. Sheepy Magna Playing Fields
2. Sheepy Glade
3. All Saints Churchyard, Sheepy Magna
4. St Botolph Churchyard, Sibson
5. Sheepy Cemetery
6. Land fronting 15-19 Meadow Close, Sheepy Magna

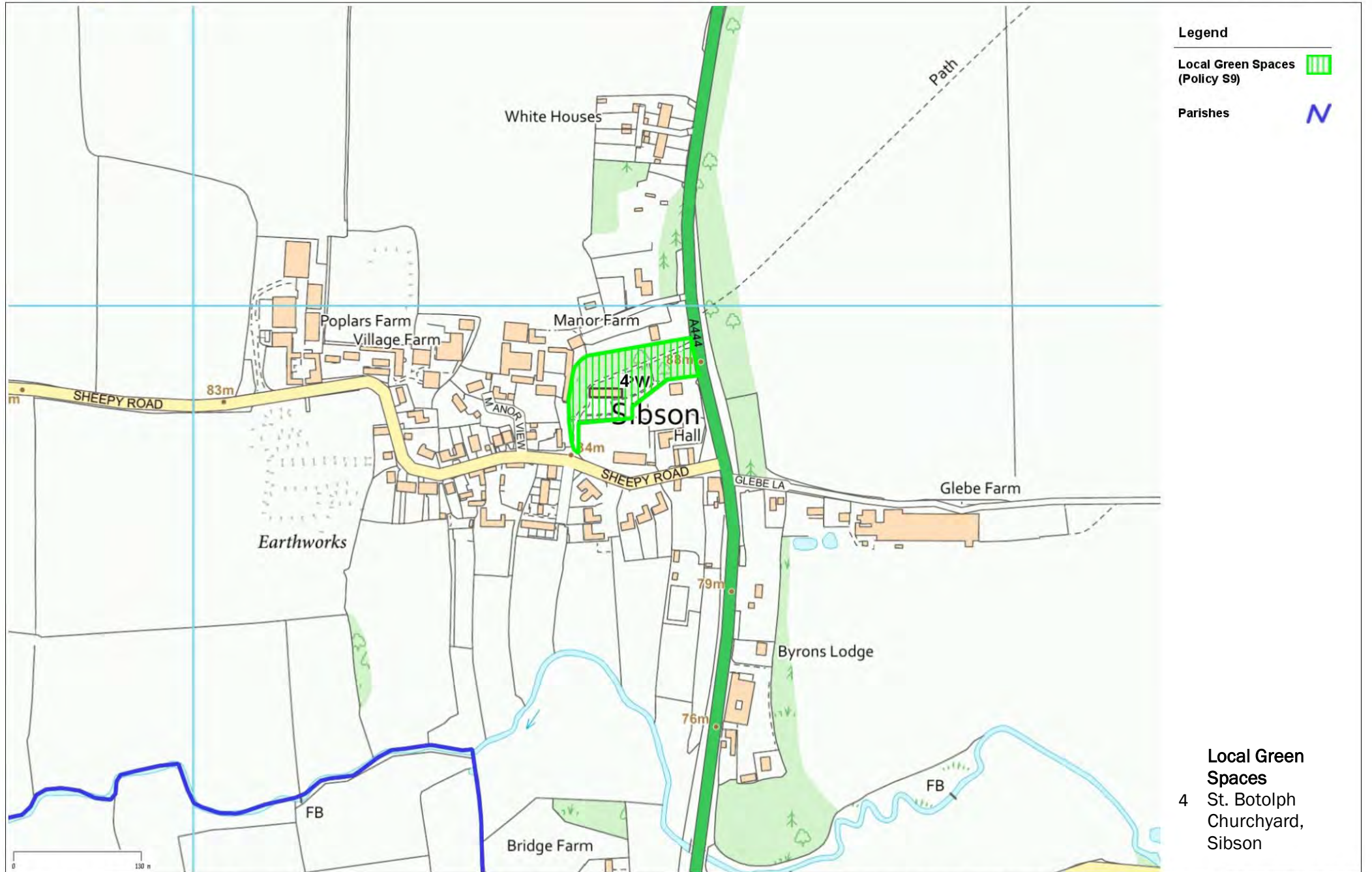




**Legend**  
 Local Green Spaces (Policy S9)

- Local Green Spaces**
- 1 Sheepy Magna Playing Field
  - 2 Sheepy Glade
  - 3 All Saints Churchyard, Sheepy Magna
  - 5 Sheepy Cemetery
  - 6 Land fronting 15-19 Meadow Close, Sheepy Magna





## 5. Housing

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### Hinckley and Bosworth Local Plan

- 5.1 The Sheepy Parish Neighbourhood Plan must be in general conformity with the strategic policies of the Hinckley and Bosworth Local Plan and it should not promote less development than set out in the Local Plan or undermine its strategic policies.
- 5.2 The Core Strategy identifies Sheepy Magna as a 'Rural Village' where at least 20 new homes are to be allocated over the period 2006 to 2026. The Site Allocations and Development Management Policies DPD subsequently allocated the site at Trout Ponds Farm, Sheepy Magna for the development of 15 houses. The Core Strategy also supports housing development within the settlement boundary.
- 5.3 Sibson is identified as a Rural Hamlet in the Core Strategy because of its limited services and facilities. Housing development is confined to infill housing development and local needs schemes.
- 5.4 There are limited services within Sheepy Parva, Wellsborough, Upton, Pinwall and The Cross Hands and the Core Strategy does not identify specific development requirements for these small settlements and groupings of properties.

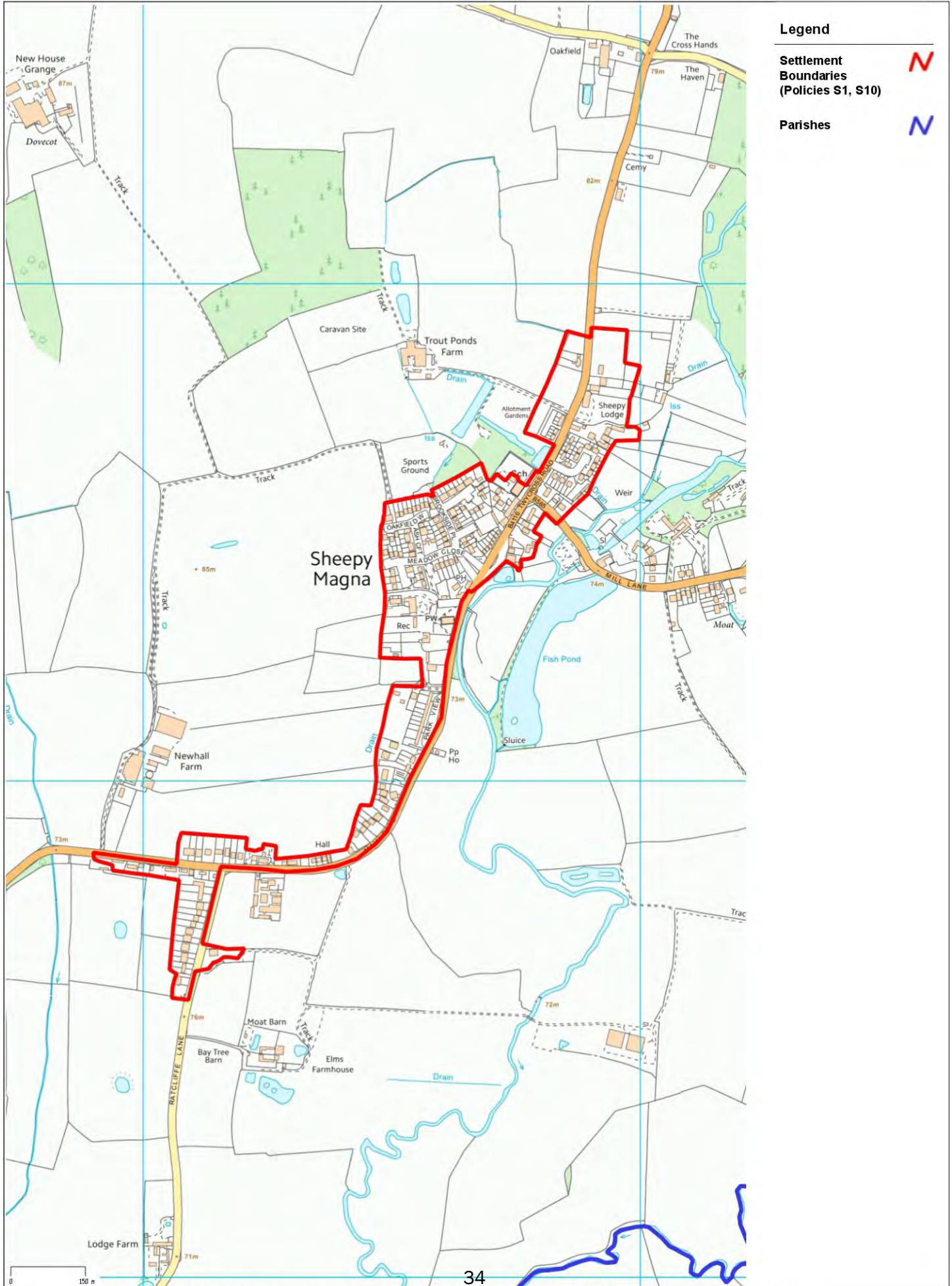
### Current Housing Supply

- 5.5 Since 2006, 10 houses have been built (net of demolitions) in the Parish (to 31 March 2018) and a further 41 homes had planning permission. 43 of these homes are in Sheepy Magna; most at the Trout Ponds Farm site. The redevelopment of the Hornsey Rise Memorial Home site (Policy S13) for a further 20 dwellings would increase the total supply of homes in the Parish to 71.
- 5.6 The site allocated at Trout Ponds Farm in Sheepy Magna, has planning permission for 24 homes (Ref: 14/00136/FUL) and construction has started. It means that the Core Strategy minimum housing allocation for Sheepy Magna has been exceeded.
- 5.7 In the 2016 Questionnaire, 78% of respondents supported only minimal development as required by the Core Strategy. Most (76%) agreed that further development should be restricted to brownfield, conversions and infill sites.




FIGURE 7: TROUT PONDS FARM SITE, SHEEPY MAGNA





Legend

Settlement Boundaries (Policies S1, S10) 

Parishes 





## Housing Development

- 5.8 The Core Strategy supports infill development in Sheepy Magna and Sibson. To clarify where infill development would be acceptable, the Neighbourhood Plan defines a settlement boundary for Sheepy Magna and Sibson which takes account of the character of each settlement. This replaces the Settlement Boundaries defined by the Site Allocations and Development Management Policies DPD. The methodology for defining the settlement boundaries and its application for Sheepy Magna and Sibson is set out in Appendix 5.
- 5.9 In the remainder of the Parish outside of these two new settlement boundaries, which covers the settlements of Sheepy Parva, Wellsborough, Upton, Pinwall and The Cross Hands, new residential development will not normally be permitted.

### Policy S10: Housing Development

A revised Settlement Boundary is defined for Sheepy Magna on the adjacent map and on the Policies Map; the Settlement Boundary for Sibson is that defined within the Hinckley & Bosworth Site Allocations and Development Management Policies DPD; each boundary separates the settlement and countryside areas where different policies may apply. Within the Sheepy Magna and Sibson Settlement Boundaries infill housing will be supported subject to proposals being at a scale appropriate to each settlement and in accordance with Policy S8.

Outside the Sheepy Magna and Sibson Settlement Boundaries, permission for housing development will be limited to:

- A. Land allocated for residential development at Hornsey Rise Memorial Home in accordance with Policy S13;
- B. Rural worker accommodation in accordance with Site Allocations and Development Management Policies DPD Policy DM5;
- C. Replacement dwellings in accordance with Site Allocations and Development Management Policies DPD Policy DM14;
- D. The re-use and/or adaptation of redundant rural buildings in accordance with Site Allocations and Development Management Policies DPD Policy DM15; and
- E. Exception site affordable housing in accordance with Policy S12.

## Meeting Local Housing Needs

- 5.10 In planning for new homes, there should be a mix of housing to meet the needs of people living locally. New evidence about the future need for housing in Leicester and Leicestershire was published on 31 January 2017. The 2017 Leicester and Leicestershire Housing and Economic Development Need Assessment identifies a range of factors which influence the need for different types of homes. This includes demographic trends, and in particular a growing older population, market dynamics and affordability.



5.11 For Hinckley and Bosworth Borough Council, the appropriate mix of homes of different sizes needed in the market and affordable sectors is as follows:

	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Market Housing	0-10%	35-45%	45-55%	5-15%
Affordable Housing	30-35%	35-40%	20-25%	5-10%

5.12 Using data from the 2011 Census, compared to Hinckley and Bosworth Borough, Sheepy Parish has a smaller proportion of young householders (under 35) but more households over the age of 65. Local house prices are high compared to neighbouring settlements, a high proportion of homes are detached and there are high levels of under-occupancy.

5.13 The provision of market housing units which cater for older households is a key supply gap which urgently needs to be addressed. While bungalows require more land and are therefore not attractive for developers, it is important that efforts are made within new developments to provide for older households.

#### Policy S11: Housing Mix

New housing development shall provide for a mix of housing types that will be informed by the most up to date evidence of housing need. In particular, development proposals for 10 or more dwellings should address the needs of older households and the need for smaller and/or low-cost homes.

#### Affordable Housing

5.14 Affordable housing is defined in the Glossary. New affordable housing will be allocated initially to people with a local connection, including those living, working or with close family ties in Sheepy Parish.

5.15 The Core Strategy requires that on large private-sector developments, 40% of dwellings should be affordable. The development of the Trout Ponds Farm site will provide five affordable homes which is less than the 40% requirement, but was acceptable to the Parish Council, as there was no evidence of significant demand. Large housing sites that come forward which have not been specifically identified in the Neighbourhood Plan will still be expected to contribute fully to affordable housing provision.

5.16 If there were to be a proven local need for additional affordable homes, the Neighbourhood Plan makes provision to allow planning permission to be granted for affordable housing on 'Rural Exception Sites', i.e. sites that would not normally be released for private market housing.

### Policy S12: Affordable Housing

Development proposals should include for affordable housing in accordance with the terms of Policy 15 of the Hinckley & Bosworth Core Strategy 2016.

Affordable housing may also be permitted on Rural Exception Sites within or adjoining the Sheepy Magna or Sibson Settlement Boundaries where the development is demonstrated to meet an identified local need for affordable housing that will not otherwise be met, for the avoidance of doubt, all such proposals will still need to address Neighbourhood Plan Policies S3 and S8.

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

### Hornsey Rise Memorial Home

5.17 Hornsey Rise Memorial Home, Bosworth Road, Wellsborough was run by the religious organisation Pilgrim Homes as a Christian care and respite home. Originally constructed for the National Society of Operative Printers and Assistants (NATSOPA) it opened as a convalescent home in 1921- a memorial to printers who fell in the First World War. It was later taken over by the Pilgrim's Friend Society in 1974 and closed in 2012. The site was purchased by a developer in 2014.



FIGURE 8: THE NATSOPA MEMORIAL HOME, WELLSBOROUGH, 1936

© HISTORIC ENGLAND

5.18 The site contained three main buildings, two bungalows, a pavilion, gardens, a chapel, and a hall.

5.19 This remote site has become victim to arson, vandalism and other anti-social behaviour and is a local eyesore. In June 2016, a major fire caused significant damage.

5.20 The redevelopment of the site for housing would be acceptable provided it helped meet the housing needs of older households and the need for smaller, low-cost homes (Policies S8 & S11). Although it is a Brownfield site, the whole site should not be developed to avoid too many homes being developed in a location that has poor access to key services and facilities.

5.21 An outline planning application (17/01050/OUT) was submitted on 12 October 2017 for the demolition of the care home buildings and the erection of up to 25 dwellings including conversion of the former chapel



FIGURE 9: HORNSEY RISE MEMORIAL HOME IN MARCH 2018

to a dwelling and associated access, drainage and landscaping works. A subsequent amendment reduced the scale of development to 20 dwellings.

5.22 Hinckley and Bosworth Borough Council's Planning Committee resolved on 31 July 2018 to approve outline planning permission subject to the prior completion of a suitable section 106 agreement and several planning conditions. Policy S13 establishes the principle of development should the current permission not proceed. It will also guide the determination of any subsequent, detailed planning application and ensure that any new proposals for the site stick to key guiding principles.

#### **Policy S13: Hornsey Rise Memorial Home**

Land at Hornsey Rise Memorial Home, Bosworth Road, Wellsborough, as shown on the adjacent map and the Policies Map, is allocated for the development of up to 20 dwellings subject to the following:

- A. The extent of the developable area is restricted to the 1.5 ha as shown on the adjacent map;
- B. The development provides for a mix of dwelling sizes which addresses identified housing need, in particular the needs of older households and/or the need for smaller and low-cost homes;
- C. The former chapel should be retained and converted to residential use;
- D. Any contamination present on the site shall be safely remediated prior to the commencement of any development;



## Sheepy Parish Neighbourhood Plan: Referendum

- E. The construction of a footpath/cycle path from the site to the south side of Bosworth Road to the point where there is a footpath on the north side of Bosworth Road; and
- F. A landscaping scheme should be implemented to provide for an improvement in biodiversity and include the retention and enhancement of trees and hedgerows along the boundaries of the site.





## 6. Services, Facilities and Infrastructure

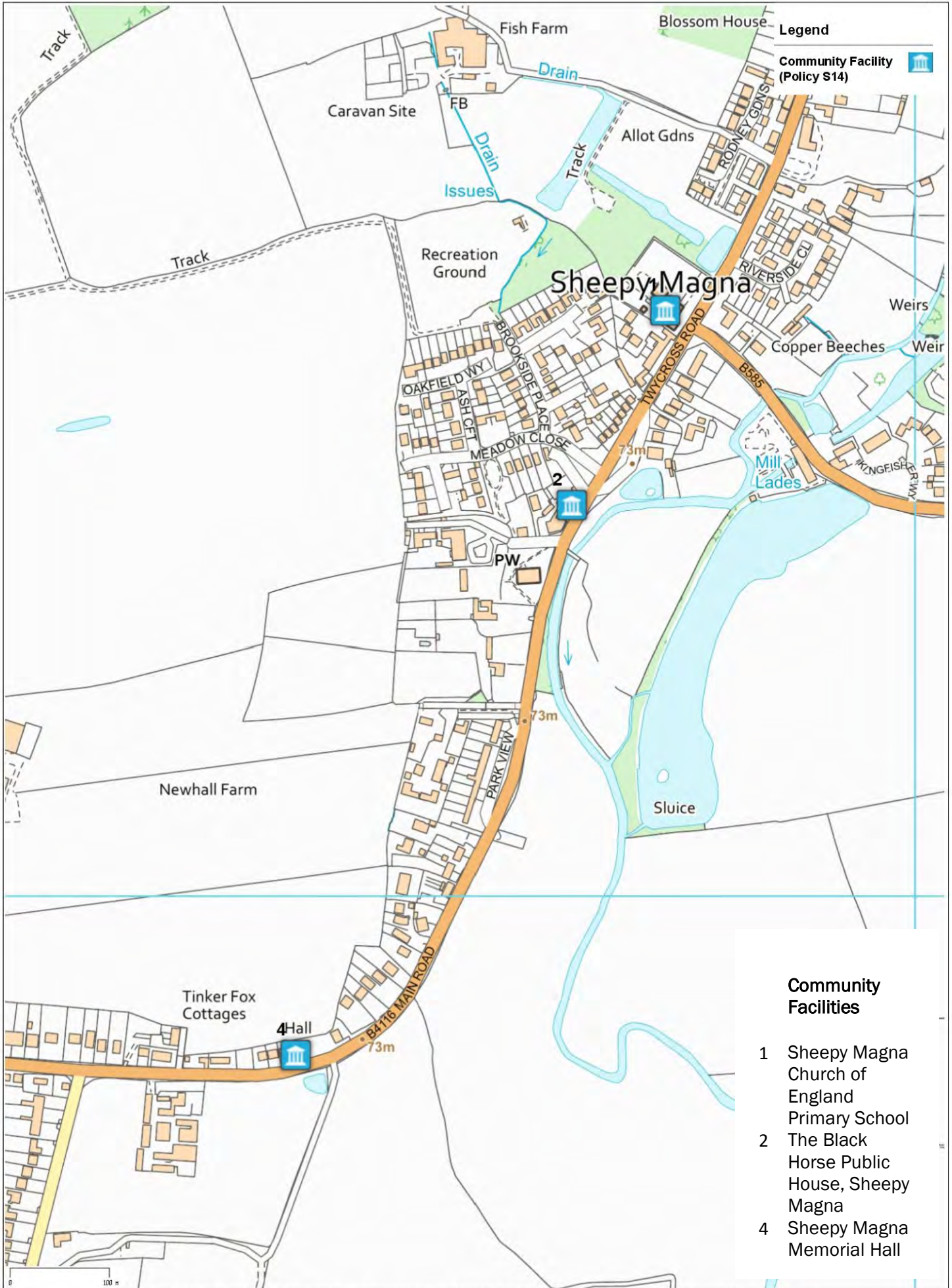
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- 6.1 The National Planning Policy Framework promotes the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship. However, the provision of such services and facilities in Sheepy Parish is limited. Sheepy Magna has a primary school, church, pub, memorial hall, sports and recreation facilities. There is a church, pub, and village hall in Sibson. Although there are a range of businesses throughout the Parish, there are no main facilities in Sheepy Parva, Upton, Wellsborough, Pinwall or The Cross Hands.
- 6.2 The only bus service is the Roberts Coaches Number 7 service between Measham, Atherstone, and Fenny Drayton. This is a two-hourly, Monday to Saturday service only, with a stop in Sheepy Magna and Pinwall and nowhere else in the wider Sheepy Parish.
- 6.3 Our 2016 Questionnaire showed that local people would like to see faster internet connections, better sports facilities, a shop/Post Office and improved public transport services.
- 6.4 The loss of even the limited services and facilities that residents do currently enjoy can have a significant impact on people's quality of life and the overall viability of the community. With an increasing proportion of older people in the population, especially those who have been resident in the Parish for many years, access to locally based services will become increasingly important due to lower mobility levels.
- 6.5 Our 2016 Young Persons Questionnaire showed that over 50% would like to stay in the area when they were an adult and that there needed to be better facilities for play, leisure and sport.

### **Policy S14: Community Services and Facilities**

Development must show appropriate regard for the retention of the community facilities listed below; proposals that would result in the loss of or harm to any of these (as shown on the adjacent maps and the Policies Map) will not be supported unless it can be demonstrated, with particular regard to Local Plan Policy DM25, that:

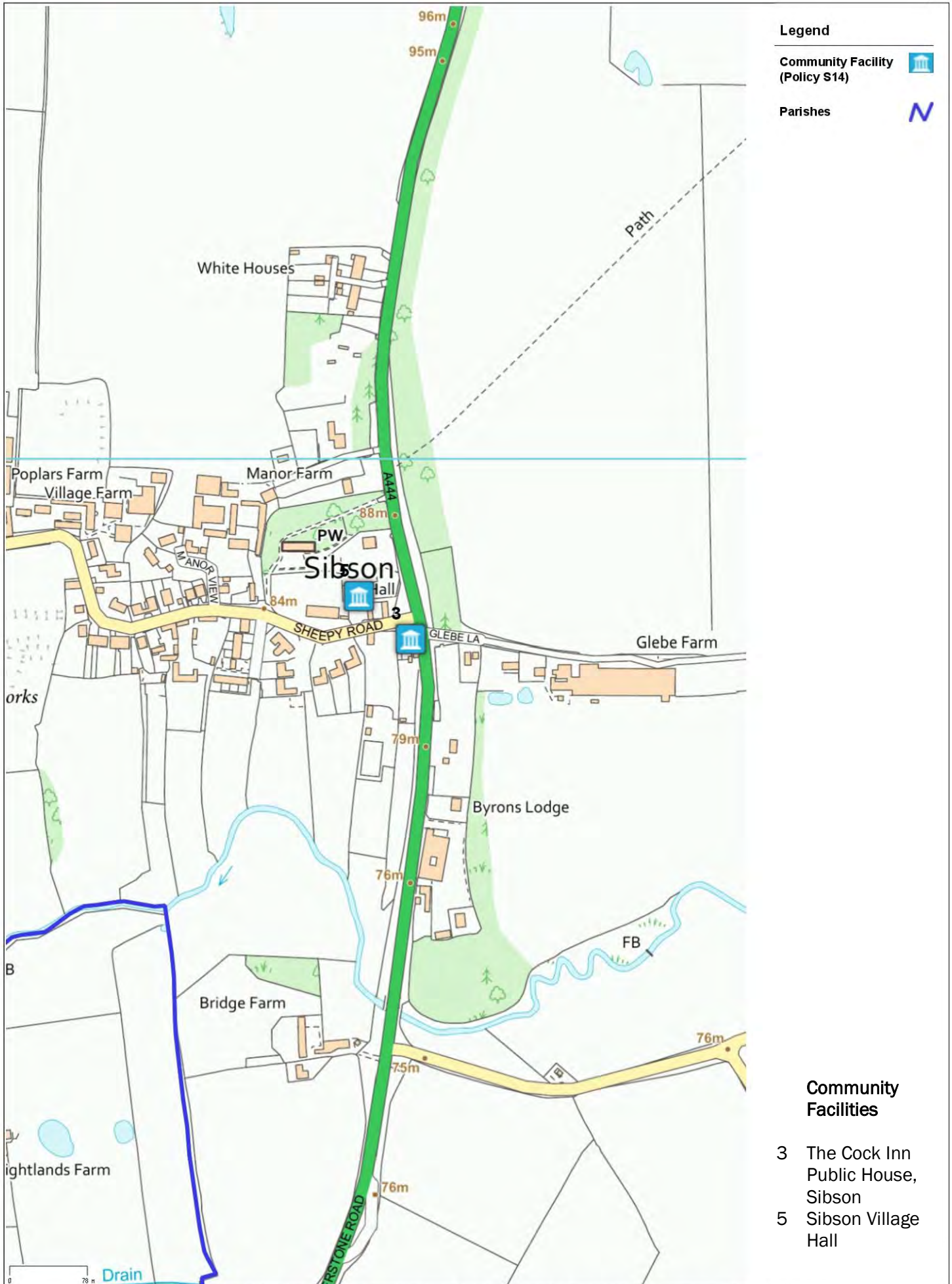
- A. It is no longer viable; or
- B. It is no longer needed by the local community; and
- C. It is not needed for any other community use or that the facility is being replaced by equivalent or better provision in terms of quantity, quality and location:
  - 1. Sheepy Magna Church of England Primary School
  - 2. The Black Horse PH, Sheepy Magna
  - 3. The Cock PH, Sibson
  - 4. Sheepy Magna Memorial Hall
  - 5. Sibson Village Hall



**Community Facilities**

- 1 Sheepy Magna Church of England Primary School
- 2 The Black Horse Public House, Sheepy Magna
- 4 Sheepy Magna Memorial Hall





- Legend**
- Community Facility (Policy S14)
  - Parishes

- Community Facilities**
- 3 The Cock Inn Public House, Sibson
  - 5 Sibson Village Hall

## Traffic and Parking

- 6.6 Traffic (particularly HGVs), road safety, speeding and inconsiderate parking were all concerns for adult and younger people. Parking problems were identified at Sheepy Magna Memorial Hall, Sheepy Cemetery, Mill Lane Sheepy Parva (particularly at the beginning and end of the school day), St Botolph Church and Sibson Village Hall.
- 6.7 There is very little support for measures to control the speed of traffic and promote calming as measures such as chicanes and speed humps are out of keeping with the rural character of the Parish. There is some support for vehicle activated speed signage and speed cameras which are now being taken forward by the Parish Council.
- 6.8 On-street parking was identified as an issue and to avoid exacerbating the problem further, new housing developments should include adequate car parking provision to minimise the need for on-street car parking within settlements and have regard to the level of public transport available.

### **Policy S15: Car Parking and New Housing Development**

Parking provision for new housing will be in accordance with Hinckley & Bosworth Site Allocations and Development Management DPD Policy DM18; developments within Sheepy Magna and Sibson should demonstrate that they would not exacerbate any existing problems in the vicinity with increased on-street parking.

## Superfast Broadband

- 6.9 Internet connectivity, be it for personal and home use or to support businesses, is an essential requirement today and its use will only grow in the future.
- 6.10 Further, with the modern commercial use of the Internet for business trading, supplier and customer management, Internet trading, the growth of wireless devices, smartphones, tablets etc, the growth of social media, online gaming and on-demand television, high-speed Internet connections have become essential to modern life and without which rural businesses and communities cannot prosper.
- 6.11 Traditional connections cannot handle the data volumes and speeds required to make realistic use of the technology. This can only be delivered by making fibre optic based Internet connections accessible.
- 6.12 In Sheepy Parish, 82 residents (2011 Census) worked from home. Unfortunately, large parts of the Parish are unable to receive Superfast Broadband despite the significant efforts and support from Sheepy Parish Council over recent years. Many of the residences, farms and hamlets are located too remotely for high speed connections to be made available in the near future on the country's priority programme i.e. they fall out of the targeted 95% coverage. This will therefore continue to inhibit the prosperity



of the Parish and the promotion of rural industry especially tourism and leisure.

**Policy S16: Communications Infrastructure**

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

## 7. Employment

### Economic Activity

- 7.1 The 2011 Census shows that of the 837 Parish residents aged 16 to 74, 579 were economically active. Of those economically active, 49% were in full-time employment, 21% were in part-time jobs and 25% were self-employed. In March 2018, the Job Seekers Allowance claimant count in Twycross and Witherley with Sheepy Ward was 0.6%.
- 7.2 The 2011 Census shows that a particularly high proportion of working residents were in managerial or professional occupations – 210 people or 37% compared with 27% in Hinckley and Bosworth Borough.
- 7.3 Historically, agriculture provided the bulk of local employment and it remains part of village life and the local economy.
- 7.4 We want to support economic growth in Sheepy Parish to create jobs and prosperity, reduce the need for people to travel to work by car, and provide opportunities for the expansion and growth of local enterprise.

### Tourism

- 7.5 Hinckley and Bosworth Borough is a growing tourist destination with around 50 hotels and guesthouses, as well as over 200 pubs, restaurants and bars, tea rooms, coffee houses and farm shops, and a wide range of supporting facilities and services. Several of the Borough's most important visitor attractions lie close to Sheepy Parish including Twycross Zoo, the Ashby Canal, Whitemoors Antiques Centre and The Battlefield Line railway.



FIGURE 10: BATTLE OF BOSWORTH RE-ENACTMENT

- 7.6 The Bosworth Battlefield Heritage Centre at Sutton Cheney is open to visitors to explore the stories of characters that would have been at the battle and can enjoy special events taking place throughout the year. The ongoing 'Richard III effect' provides local businesses with opportunities to benefit from the growing number of visitors to the area.



## Live/Work Units

- 7.7 Many people have historically had business premises and residential accommodation which are connected or attached in some way, such as homes with workshops attached and farmhouses. During more recent decades, due to changing employment and living trends, this has altered and new developments are normally exclusively for either residential or employment purposes with people typically commuting from their home to their place of work.
- 7.8 However, changing patterns of employment in recent years together with improvements in information technology means that often people can work or operate a business without the need to travel to premises some distance away.
- 7.9 A live/work unit is a property that is designed primarily for employment purposes, but which also includes ancillary residential space connected to the employment premises. Live/work units allow more people to work from home, but we are keen to ensure that there are controls to prevent proposals becoming a wholly residential use.

### **Policy S17: Rural Economy**

Small-scale business and enterprise development, including live/work units, through the conversion of existing buildings and well-designed new buildings will be supported where it meets the requirements of Site Allocations and Development Management Policies DPD Policies DM5 and DM20 and the other policies of the Neighbourhood Plan. Tourism development is particularly encouraged, especially that associated with Richard III and the Battle of Bosworth Field.

# APPENDICES

## Appendix 1: Non-planning issues

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The process of preparing the Sheepy Parish Neighbourhood Plan has highlighted non-planning issues or the need for community projects. Most of these matters were raised in response to the 2016 Questionnaire and are being considered by Sheepy Parish Council. They do not form part of the statutory Neighbourhood Plan, so are not subject to the independent examination nor referendum.

### Street lighting

General support for switching off lights late at night. However, there is some concern about increase in crime but others counter this.

### Flood maintenance

There is a need to undertake regular drainage cleansing and respond to any reports of blockages.

### Sport, recreation and open spaces

Providing more leisure and sport facilities.

Other than from young persons, there was a low response generally in relation to the requirement for improvements to be made to each of the sports facilities listed; namely additional sports fields, sports hall, changing rooms, bowls, tennis courts, an outdoor gym, senior citizens/youth facilities, improved play equipment and more parking.

There is a need (specified by young people) for better facilities for play- indicated by a 52.4% response for leisure and sports; with the following facilities being listed: tennis courts, a basketball court/net, a skateboard park, cycle track, an outdoor gym with a fitness instructor, a rugby/smaller football pitch and a netball court.

Additional designated wildlife areas/habitats.

### Trees

Where trees need to be felled they should be re-placed with sufficient numbers and of type to be carbon neutral.

Comments about the number of large/inappropriate trees in St Botolph's Church Yard.

### Public rights of way

Accessible footpaths for people with disabilities.

There were additional responses in relation to specific paths. There were also some suggestions as to improvements; namely increased sign posting, keep public rights of way clear, extend the walks in the Glade, provide picnic benches in the shade in the Glade and first grass cut earlier to prevent obstruction at junctions of roads and more wildflowers in the Glade.



## Transport

There is widespread recognition that a good bus service is important, particularly for the elderly, but some parts of the Parish are not served by the current bus service.

Current bus routes and timetables are not perceived as user friendly and the service is perceived as unreliable. Several parishioners commented that the buses are not inclusive for those with disabilities.

The most popular destinations for a wider bus service include Nuneaton, Market Bosworth, Tamworth (including Ventura Park), Hinckley and Ashby.

Traffic (particularly HGVs), road safety, speeding and un-neighbourly parking were all major concerns to adult parishioners. However, there is very little support for measures to control the speed of traffic and promote calming where those measures are seen as out of character with the rural nature of the Parish (for example chicanes and speed humps).

Parking hotspots were identified at Sheepy Magna Memorial Hall, Sheepy Cemetery, Mill Lane Sheepy Parva (particularly at the beginning and end of the school day), St Botolph Church, Sibson Church and Sibson Village Hall.

Most young people walk to sports and activities within the villages where they live (but are transported by car to activities outside their village).

A fifth (Young Persons Questionnaire) have no problems getting around but the remainder experience difficulties with speeding traffic, lack of cycle paths and pavements and crossing the road.

The young peoples' comments were supported by the adults desire for more cycle routes. People say they would cycle more if cycle lanes were available.

## Services and facilities

A few comments that there could be more events and that they need updating but not clear at which hall. Also, there were 15 responses that the "Village Halls" / Sports pavilions and playing fields could be used more frequently for a variety of uses but require upgrading. There were 4 comments that the Church (which one?) could be used for more community activity if heating upgraded and pews removed and as to the requirement for improvements to the maintenance of the church grounds.

The pubs and restaurants are important (and the pubs need to be improved and protected against closure).

There is clear dissatisfaction with mobile and broadband services in the Parish. The questionnaire responses were however inconclusive as to how the services could be improved with only 28 responders being in favour of a community-type solution, dependant on outcome and costs.

There is a clear desire for a shop of some sort in the Parish.

## Sheepy Parish Neighbourhood Plan: Referendum

There were 24 responses indicating dissatisfaction with the water supply- the responses ranged from statements that the water pressure needed to be improved and the pipes needed to be upgraded.

## Appendix 2: Important Views

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The following views have been identified as important in defining the character of the Parish. The views highlight the open countryside and extensive vistas enjoyed across the Parish. The varied landscape of arable and pasture land; meadows over rolling countryside; extensive woodland and the streams and ponds are all deemed by Parishioners as important in providing recreational benefits for walking, cycling and enjoying the outdoors.



**1.View of the mill pond from Mill lane, Sheepy Parva**

The view is located off the B585 Mill Lane, on the approach into Sheepy Magna from Sheepy Parva. The view takes in the mill pond and surrounding fields and woodland. Beyond the pond to the Southwest the view extends across fields and woodland towards



⌚



⌚

Merevale and Monks Park wood in the distance.

The view is important as it takes in the combined elements of the mill pond and rolling countryside, pasture land and woodlands beyond. The mill pond is an intrinsic part of Sheepy Magna /Sheepy Parva industrial history, as it was formed to provide water to drive the waterwheel to the old mill. The mill pond is now a private lake and a haven for wild life.

**2.View from the road & footpath between Sheepy Parva and Sibson**

The view can be admired when heading west from Sibson towards Sheepy Parva along the Sheepy Road. It reveals magnificent expansive views over diverse agricultural land. The view extends towards Atherstone and the wooded hills of Merevale estate.



⌚



⌚

This vista of arable, grazing pastures and traditional meadows is broken up by the many hedgerows, mature trees and the Sence Brook in the vale. The landscape supports a diverse flora and fauna providing habitat for birds and other wild life, including buzzards, herons, plover and partridge. As you look east towards Sibson there is a lovely view of the village rooftops and St Botolph's Church tower as it nestles in a substantial copse of mature trees.

The view is important as it illustrates the commanding position of Sibson its ancient meadows, and diverse agricultural land of the Parish. Sheepy Road is an important recreational route popular with walkers and cyclists.

**3. View of the fields to the rear of Long Row Cottages, Sibson**

This view can be seen from the public footpath adjacent to Long Row Cottages, Sibson and extends across agricultural land.

The view is important as it shows the ancient meadow and agricultural heritage of the area. According to locals, the ancient meadow has been undisturbed in living memory. Within the view you can also see the Sence Brook in the small valley.



⌚ South East

From: Footpath T6, adj to Long Row Cottages, Sibson



⌚ South

From: Footpath T6, adj to Long Row Cottages, Sibson

#### 4. View of the Playing Field and the Glade, Sheepy Magna

This view commences at the Sheepy playing fields and leads to Trout Ponds Lakes through the wooded area of Sheepy Glade. The playing field is an open grassed area to the foreground with mature trees and hedgerow in the background. The Glade is an area of woodland and wildflowers, with a wheelchair accessible footpath and seating.



④



④

The view is recreationally important, Parishioners were invited to plant trees in an allotted area of the Sheepy Playing Fields to create a tranquil space to enjoy the views, woodland and wildlife. It was opened on 15th March 1997 and provides a recreational facility for Parishioners including children from the nearby Sheepy Magna CE Primary School, who use the area as part of the school curriculum.

#### 5. View across the field at the end of Meadow Close and Oakfield Way, Sheepy Magna

The view is accessed from the public right of way adjacent to Meadow Close and Oakfield Way, Sheepy Magna. Looking west the view is of a small woodland area and a large tract of arable land. These features continue as the view moves around to the northwest.



④ West From: Footpath T14 adj to Meadow Close & Oakfield Way, Sheepy Magna



④ North West From: Footpath T14 adj Meadow Close & Oakfield Way, Sheepy Magna

The key essence of this view is that it shows wonderful rolling countryside, arable land and woodlands beyond, which extends uninterrupted from this side of Sheepy Magna. This view is important as it is a point where countryside and village sit side by side. It shows the agricultural heritage of the area and this view is enjoyed by many Parishioners as it is a very popular walk and one which is used heavily daily.

#### 6. View across Trout Ponds Lakes, Sheepy Magna

Trout Ponds, Sheepy Magna is an important view within the Parish in the context of bird life, other wildlife, landscape and recreation. Trout Ponds comprises of 2 large ponds used for recreational fishing and is viewed from either the B4116 Twycross Road or from the Glade via Brookside Place, or the footpath between the two. The ponds are surrounded by mature



④ North West

From: Twycross Road, Footpath T13, Sheepy Magna



④ North East From: SW corner of the Glade, Playing Fields, Sheepy Magna

trees, grasses and pond plants and are a haven for pond, bird and other wildlife.

The view at Trout Ponds is important as it is part of local history as the ponds were created by Cistercian monks from Merevale Abbey. The woodland and vegetation landscape is typical of that within the Parish. It forms part of the views to The Glade, a recreational woodland walk created as a millennium project in 2000 for Parishioners.

**7. View of Lovett’s Bridge and the River Sence, Sheepy Parva**

Lovett’s Bridge is approached from the non-maintained single track lane linking the B585 Wellsborough Road at Sheepy Parva, with Watery Lane off the B4116 Twycross Road at The Cross Hands. The lane is surrounded by mature trees and ancient hedgerows (botanists believe the hedgerows to be at least 1000 years old), and slopes down to an ancient ford -at least 1000 years old - which forms a crossing for the River Sence. A red brick arched footbridge -Lovetts Bridge sits to the side of the ford and was once a very old roadway



North



South East

From: South of the river, Sheepy Parva

From: North of the river, Sheepy Parva

The view at Lovetts Bridge is important as it links Sheepy Parva across the river Sence towards The Cross Hands and Orton on the Hill. It is a recreational area where children and dogs enjoy playing in the water, ‘pooh sticks’ on the bridge, and the peace and tranquility of the area

**8. View across the field to the rear of Sheepy Memorial Hall, Sheepy Magna**

This view looks north-westwards and then extending in an arc towards the north east. The northwest view is across grazing pasture to the Newhall Farm, north it extends to the tree line on the brow of a ridge. To the north east there are trees and hedgerows on the horizon.



North West

From: Memorial Hall carpark Sheepy Magna



North East

From: Memorial Hall carpark, Sheepy Magna

The view is important as it shows the agricultural heritage of the area; the typical open and rolling countryside; pasture land, ancient hedgerows and trees that are a main feature of the Parish.

**9. View across the field adjacent to the crossroads at Pinwall**

The view starts at the B5000 crossroad junction with the B4116 in Pinwall. It extends from the west with a hedgerow forming the field boundary to the B4116, across the field to the hedgerow forming the field boundary running parallel with Pinwall Lane to the east. To the north the view extends to the tree line on the brow of the hill.



North

From: Pinwall Lane, adjacent cross roads, Pinwall



East

From: Pinwall Lane, adjacent cross roads, Pinwall

The view is important as it shows the open and rolling countryside; the agricultural heritage with pasture land, ancient hedgerows and trees that are typically across the Parish.



**10. View from the road to Shenton from Sibson**

This view is taken on the road to Shenton from Sibson, between the A444 and Upton Lane. To the left it looks north-eastwards and then pans around to the right, looking eastwards, almost parallel to the road itself. In the foreground is a ditch, of the type common in the countryside surrounding and running into Upton and natural



North East From: Shenton Lane, Sibson



East From: Shenton Lane, Sibson

grasses that can be seen at the side of the road throughout the Parish on the minor roads and lanes. The view takes in a small field with traditional hedgerows, before opening out onto expansive arable land and then, in the far distance, a copse and hedgerows can be seen. The view is important as it illustrates the open and diverse countryside, and the beautiful vistas enjoyed across the Parish.

**11. View across the fields to New House Grange, Sheepy Magna**

The first view shows New House Grange Farm (with its Grade II Listed Great Barn and Dovecote) and the surrounding landscape, as seen from the footpath leading from Sheepy Magna. The second view shows the popular footpath leading to New House Grange Farm.



North West From: Footpath T13 between Sheepy Magna & New House Grange



North West From: Footpath T1 between Sheepy Magna & New House Grange

The view is important as it shows an example of the many historically important farm settlements in the Parish, as well as the rolling countryside and the mature trees and hedgerows typical across the Parish.

**12. View from the road and footpath to Shenton from Upton**

This view is taken from the Shenton Lane on the outskirts of Upton. It shows the footpath running from Upton towards Shenton. To the left, it looks north-northwesterly and pans around to the right towards the northeast.

This uninterrupted view is important as it is an example of open and expansive arable land with distant hedgerows and individual trees running alongside Sibson Lane (from left to right from Sibson to Shenton). This open countryside landscape is typical to the Parish.



North From: Shenton Lane Footpath T24, Upton

**13. View from the back of Sheepy Lodge/Dormer House, Sheepy Magna**

This view is taken from the B4116, Sheepy Magna, and shows the open pasture, mature hedgerows and trees typical across the Parish.

This view is important as this illustrates the open countryside between The Cross Hands and Sheepy Magna.



② South East From: B4116 Twycross Road, Sheepy Magna, ② East



From: B4116 Twycross Road Sheepy Magna

**14. View from the footpaths at the rear of Temple Hall across the fields, Wellsborough**

The view to the south of the B585 Bosworth Road (Wellsborough) shows the footpath across two grazing paddocks. (Manor Farm Cottage & Manor Farm) which descends in the direction of Shenton through arable farm land. Looking southeast farm buildings and the residential



② North East



From: Footpath S98, Wellsborough, ② South East

From: Footpath S98 Wellsborough

properties on Tinsel Lane can be seen, along with the tower of St. John's church at Shenton amongst trees. Various other steeples & spires are also visible in the distance. To the west in the direction of Sibson is extensive farmland as well as a cone shaped prominence nicknamed 'Mount Judd', a spoil heap from a former quarry. To the east, the town of Market Bosworth and the spire of St. Peter's Church in Market Bosworth.

To the north of the B585 Bosworth Road (Wellsborough) the footpath heads across arable farmland to Congerstone. To the west the grounds of the Dixie School and to the East Hoo Hills Farm buildings. The footpath rises steadily uphill intersecting a hawthorn hedgerow, skirting around the western perimeter of a copse on the brow of the hill before descending towards Temple Hill Farm.

The far-reaching views are important as these demonstrate the important connections of other parish countryside to that of Sheepy Parish.

## Appendix 3: Local Heritage Assets

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All of the assets determined to be Local Heritage Assets have been compiled from the sources set out below and can be summarised as follows:

### Historic Environment Records

The interests comprised in the Leicestershire & Rutland Historic Environment Records for Historic Buildings and Monuments and Findspots (HER), being information provided by Helen Wells, Archaeology, County Hall, July and August 2017.

These interests have all been determined to be Local Heritage Assets by virtue of them having already been identified in the HER Records as features of historic interest. The full list and HER justification can be viewed on the Neighbourhood Plan website.

### Sibson Conservation Area Appraisal

The interests identified as buildings of Local Historic Interest of Architectural importance (as set out in the Sibson Conservation Area Appraisal dated January 2008). These interests have all been determined to be Local Heritage Assets by virtue of them having already been identified in the Appraisal as being of local historic interest. A further analysis was also separately undertaken by the Neighbourhood Planning Group. A list of these assets can be found in Schedule 1 to this Appendix 3 below and the assets themselves are identified on the map adjacent to Policy 7 entitled 'Local Heritage Assets- designated and non-designated assets in Sibson (Appendix 3 Schedule 1)'. A brief justification explaining the characteristics of the assets and basis for protection is also set out in Schedule 1 to this Appendix 3 below.

### Properties Nominated for Local Heritage List by Sheepy Historical Society.

The interests nominated for inclusion in a Local Heritage List by Sheepy Historical Society In 2014 as suggested by and confirmed at a public meeting are all properties and have been determined to be Local Heritage Assets by virtue of them having already been identified in a list suggested and confirmed by the Sheepy Historical Society for their history, historical association and rarity. A list of these assets can be found in Schedule 2 to this Appendix 3 below and the assets themselves are identified on the maps adjacent to Policy 7 entitled 'Local Heritage Assets- non-designated heritage assets (Appendix 3 Schedule 2)(Sheepy Magna)' and 'Local Heritage Assets- non-designated heritage assets (Appendix 3 Schedule 2)'. A brief justification explaining the characteristics of the assets and basis for protection is also set out in Schedule 2 to this Appendix 3 below.

### Interests Nominated by the Neighbourhood Plan Steering Group

The Neighbourhood Plan Steering Group has determined that further interests merit designation as Local Heritage Assets. A list of these assets can be found in Schedule 2 to this Appendix 3 below and the assets themselves are identified on



the maps adjacent to Policy 7 entitled ‘Local Heritage Assets- non-designated heritage assets (Appendix 3 Schedule 2) (Sheepy Magna)’ and ‘Local Heritage Assets- non-designated heritage assets (Appendix 3 Schedule 2)’. A brief justification explaining the characteristics of the assets and basis for protection is also set out in Schedule 2 to this Appendix 3 below.

## Schedule 1: Neighbourhood Plan Analysis for Sibson Conservation Area

Local Heritage Assets Schedule 1 Map Reference	Asset	Justification
1	Poplars Farmhouse	The double fronted façade of Poplars farmhouse greets visitors to Sibson from the west, and emphasises the former farming origins of Sibson.
2	Huntington House	Huntington House is an attractive dwelling built in 1830. It is the first dwelling in the conservation area approached from the western entrance.
3	Vine Cottage	Vine Cottage is a two storey extended brick property located within the conservation areas, between Huntington House and Corner Cottage.
4	Corner Cottage	Corner Cottage is located within the conservation areas adjacent to Long Row. The attractive cottage has the unusual eyebrows windows *, a typical feature in the village.
5	Long Row	Long Row comprises of two separate rows of attractive two-storey traditional red brick estate cottages. The cottages are located in the heart of the conservation area, and are a focal point with the long façade and unusual eyebrow windows*.
6	Glebe House	Glebe House is a prominent two storey brick property converted from a row of cottages to one dwelling and is in the heart of the conservation area. The grass verge fronting the property is a common feature in Sibson.
7	Rose Cottage	Rose Cottage is an attractive character property, and is one of the few traditional thatched cottages in the village.
8	Sibson Manor	Sibson Manor is hidden behind mature trees and
9	Carriers Croft	A good example of an imposing three storey -
10	The Stables	The Stables is a two-storey brick cottage set within

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Local Heritage Assets Schedule 1 Map Reference	Asset	Justification
11	Coachmans Cottage	Coachmans is located at the eastern edge of the conservation area opposite The Cock Inn and adjacent to the small village green. The cottage is a two-storey brick.
12	Ushers Cottage	Ushers Cottage is located in the most attractive part of the conservation area and adjoins the School House. The property has the unusual eyebrow windows * , a typical feature in the village.
13	School House	School House is located in the most attractive part of the conservation area and adjoins Ushers Cottage. The School House has retained its original design features including the unusual eyebrow windows * , a typical feature of the village.
A	Swiss Cottage	Grade 2 listed
B	Houghton House	Grade 2 listed
C	St Botolph's church	Grade 2 listed
D	The Cock Inn	Grade 2 listed

## Schedule 2: Features of Local Heritage Interest

Local Heritage Assets Maps for Schedule 2 Reference	Asset	Justification
A	All Saints Church, Main Road, Sheepy Magna	Grade 2* listed
B	Elms Farmhouse, Ratcliffe Lane, Sheepy Magna	Grade 2 listed
C	Newhouse Grange Tithe Barn, Orton Lane, Sheepy Magna	Grade 2 listed
D	Newhouse Grange Dovecote, Orton Lane, Sheepy Magna	Grade 2 listed
E	Newhouse Grange Old Cottage (now store), Orton Lane, Sheepy Magna	Grade 2 listed
F	Sheepy Lodge, Twycross Road, Sheepy Magna	Grade 2 listed

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O	Pinwall Hall, Sheepy Road, Pinwall	Grade 2 listed
<b>The following assets were nominated by Sheepy Local History Society and others for inclusion in the Local Heritage List in 2014 and confirmed at a public meeting</b>		
1	The Trout Ponds, (part of Trout Ponds Farm) Main Road, Sheepy Magna	<p><b>Age:</b> circa 13<sup>th</sup> century</p> <p><b>Rarity:</b> Unusual formation – unique in the area</p> <p><b>Aesthetic Value:</b> Mainly set within agricultural land and copse. Habitat of water fowl and water lilies.</p> <p><b>Group Value:</b> 3 ponds believed to have been created at the same time – see aerial photo supplied</p> <p><b>Evidential Value:</b> Medieval Earthworks of SW Leicestershire by Robert F Hartley.</p>



1815 Enclosure Map of Great Sheepy (National Archives MPL 1/47)

**Historic Association:** Local folklore relates that these were created by the monks at Merevale Abbey which owned some land in the village but no documentation has been discovered yet. The ponds were part of the Gresley family's agricultural estate from 18<sup>th</sup> century, acquired through marriage with the Vincents. The Gresleys were an ancient Norman family from Drakelow, however this branch had settled at Netherseal, Derbyshire and were Rectors there. The Vincents were a "long known and respected Jacobite family" in Sheepy; 3 members were Rectors in the late 17<sup>th</sup>/early 18<sup>th</sup> centuries and one became Dean of Westminster.

**Archaeological interest:** Recent report by University of Leicester (ULAS 2013-114) dug 2 trenches immediately to the east of the formation; "clear evidence for medieval occupation ....12 to mid-14<sup>th</sup> centuries".

**Landmark status:** Strong communal association as used for fishing by the locals but now let to an angling club. Public footpath runs alongside. Probably the oldest feature in the village with the exception of the church.

**History of Asset:** Due to the unusual formation, local archaeologists believe that they may have been ornamental and in the grounds of a manor house. Probably in the ownership of the Vincents in the 17<sup>th</sup> century; a George Vincent, gentleman, appears on the Hearth Tax Returns as declaring 8 fireplaces. They appear on the 1815 enclosure map within an area called Fishpond Close, in the ownership of Mary Gresley, as part of "Hirons Farm". They stayed in the Gresley's ownership until the mid twentieth century when a local family who were tenants at Gresley Farm in Sheepy, built a new farmhouse on the edge of the village, incorporating the ponds and naming it Trout Ponds Farm.

## Sheepy Parish Neighbourhood Plan: Referendum

Local Heritage Assets Maps for Schedule 2 Reference	Asset	Justification
2	<p>“Mill View” Cottages, 12 to 20 Main Road, Sheepy Magna</p>	<p><b>Age:</b> Believed to be circa 1871-1881. Built when Sheepy Mill was at its most prosperous.</p> <p><b>Rarity:</b> Unique group appearance compared to local characteristics.</p> <p><b>Aesthetic Value:</b> Strong impact from the Main Road. Unusual and pleasing appearance with 3 storeys and some timber framing.</p> <p><b>Group Value:</b> 5 cottages of the same design built by the owners of Sheepy Mill for their workers.</p> <p><b>Evidential Value:</b> 1901; 1911 census – mentioned by group name. 1924 Auction catalogue of Sheepy Hall Estate. Lot 11. Five cottages known as “Mill View” 1941 Auction catalogue J L Vero deceased. Lot 17 – Five dwelling houses known as “Mill View”</p> <p><b>Historic Association:</b> Built by Charles Bodington Lowe, JP, Lord of the Manor of Sheepy Magna and proprietor of Sheepy Mill to house some of his workers. Great benefactor and well regarded as an employer and landlord. Subsequently owned by Joseph Lester Vero a sock manufacturer in Atherstone.</p> <p><b>History of Asset:</b> Built between 1871 and 1881 by the proprietor of Sheepy Mill, Charles Bodington Lowe to house some of his mill workers and domestic servants e.g. stokers, foreman, waggoners. domestic gardener, coachman etc.. In 1924, the last of the Lowe family line died and their estate was put up for auction. This included “Mill View”, at which time, 2 were still on service tenancies and the water supply was from a pump and a well at the rear. The cottages were purchased by Joseph Lester Vero and were offered for auction on his death in 1941 when each house comprised: front sitting room, kitchen with range, sink and copper, pantry, 2 bedrooms and attic, 5 coal places, 3 closets, and a small garden to each. The water supply was still by pump. Today, the majority are privately owned and apart from vehicle access on the foregardens, the frontages remain virtually unchanged.</p>

## Sheepy Parish Neighbourhood Plan: Referendum

Local Heritage Assets Maps for Schedule 2 Reference	Asset	Justification
3	Levinge's Charity Cottages, 1 & 2 Twitchell Lane, Sheepy Magna	<p><b>Age:</b> Pre 1600. Cruck frame form of building virtually finished by this date.</p> <p><b>Rarity:</b> The only example of cruck frame cottages and only charity cottages in the area.</p> <p><b>Group Value:</b> Originally 3 but now a pair of charity cottages administered by the Thomas Levinge's Charity trustees</p> <p><b>Evidential Value:</b> Auction catalogue/plan of 150 acres &amp; other tenements 9/9/1811. Lot 6          "3 cottages with gardens in the village of Great Sheepy". DE1621/87/1 Leicestershire county record office          1815 Enclosure map of Great Sheepy (National Archives MPL1/47).          1838 – Report of the Commissioners for Charity: "Leavinge's Charity (see attachment)          Charities Ledger of payments/receipts 1895-1950 &amp; 1951-2005 &amp; Charities minute book 1897- 1957, on loan to Sheepy Local History Society.</p> <p><b>Historic Association:</b> Until they were acquired by the parish, they were owned by the various Lords of the Manor of Great Sheepy. Thomas Levinge, in whose name they are "held" built and occupied Sheepy Hall in the early 18<sup>th</sup> century (demolished 1955) and was a great benefactor to the village including the donation of several silver vessels to All Saints Church, which still exist today and are stamped with his crest. Trustees of the charity have included Rectors of the parish and members of the 2 gentry families in the village, the Lowes and the Hammers.</p> <p><b>Landmark status &amp; Social &amp; Communal Value:</b> Because of their rarity and charity status, they are fondly regarded. Current long-term residents have a collective memory of past tenants and the conditions they lived in.</p> <p><b>History of Asset:</b> Due to the style of building, it is believed that the cottages date back to 14<sup>th</sup>/15<sup>th</sup> centuries and would have been one storey only. Originally owned by the Lord of the Manor of Great</p>



## Sheepy Parish Neighbourhood Plan: Referendum

Local Heritage Assets Maps for Schedule 2 Reference	Asset	Justification
		<p>Sheepy which during the 17<sup>th</sup> and 18<sup>th</sup> centuries were the Levinge family. In the will of Thomas Levinge in 1727 he charged his estate with £2.10s for the poor. This charge was paid irregularly by his descendants and when the estate was advertised for sale in 1811 on the coming of age of his 2 x great grandson, the parish put in a claim for arrears and received Twitchell cottages (there were three at the time) in lieu, and they were reserved for the poor of the parish. In 1882, the cottages suffered some damage, when a riot broke out at after the annual club feast. There have been many instances of “running repairs” mainly carried out by the village wheelwright. According to the minutes, repairs at a cost of £54 were carried out in 1897, which were presumably substantial and it would appear from subsequent census returns and minutes, that from this date, the tenants were in employment and paid rent. Occupiers were still drawing water from a well at the Black Horse pub nearby in the 1950s. Some of the income from the cottages, together with another charity in the village has traditionally gone to local needy causes. Over the last 2 years, the interiors have been renovated and some funding has been obtained from the Heritage Lottery Fund.</p>
4	Black Horse Pub, 44 Main Road, Sheepy Magna	<p><b>Age:</b> Pre 1811. It is situated next to 2 Georgian houses which are listed and dated circa early 1700s so may be of the same era.</p> <p><b>Rarity:</b> Only public house in the village and the design is different to other properties in the vicinity of the same age.</p> <p><b>Evidential Value:</b> 1811 Auction catalogue (Leics County Record office DE1621/587/1)  1815 Enclosure map of Great Sheepy (National Archives MPL 1/47)  1841 to 1911 census returns (National Archives)  1846 onwards – Trade directories for Leicestershire  1854 onwards - various newspaper articles  1934 Original Inventory due to change of tenancy (donated to History Society)  Features on several postcards published during the early 20<sup>th</sup> century.</p>

## Sheepy Parish Neighbourhood Plan: Referendum

Local Heritage Assets Maps for Schedule 2 Reference	Asset	Justification
		<p><b>Historic Association:</b> Part of the Lord of the Manor’s estate until 1811 when it was sold to John Walton, the owner of the nearby coaching inn and local benefactor. Used for local inquests including the death of the manager of Sheepy Mill in 1882; property auctions; meeting place of the Sheepy “Hope &amp; Benevolence Lodge”. The flash point of the 1882 riot in Sheepy which involved some 400 people. Was used occasionally by the Atherstone Hunt as a starting point for their meets, but this ceased in the 1970s.</p> <p><b>Landmark Status and Social &amp; Communal Value:</b> A vital asset to the village for over 200 years with both strong communal and historical association and situated in the centre on a major turnpike road. The History Society holds details of interviews with past landlords including some newspaper publications. Many local memories of social events, such as beer festivals, Morris dancing, hunt meetings etc.. From the mid 19<sup>th</sup> century to the 1970s, the pub also comprised a general store, bakers, etc..</p> <p><b>History of Asset:</b> First documented in 1811 as Lot 5 of an auction of part of the Lord of the Manor’s estate. “The Black Horse Public House, Brew House, Stable Yard, Garden and Pasture Land”, it was sold for £525 to the owner of the Sun (coaching) Inn which was close by. At some point it also had a committee/club room on the first floor. It was let to members of the same local family for over 40 years in the 19<sup>th</sup> century and incorporated a grocer’s/bakery. In the latter years of the 19<sup>th</sup> century it was combined with a smallholding and butchery business. It became tied to Marston’s brewery in the mid 20<sup>th</sup> century and included a skittle alley. The present kitchen used to be an 8’ square baker’s oven and after the building was refurbished in the 1960s, the old oven door was kept and is still on display in the restaurant.</p>
5	War Memorial, All Saints Churchyard, Main Road, Sheepy Magna	<p><b>Evidential Value:</b> 1797 Apprentice Indentures 1815 Enclosure map of Great Sheepy (National Archives MPL 1/47) 1841 -1911 Census Returns (National Archives)</p>

## Sheepy Parish Neighbourhood Plan: Referendum

Local Heritage Assets Maps for Schedule 2 Reference	Asset	Justification
		<p>1846 to late 20<sup>th</sup> century – trade directories            1919 - Tamworth Herald – for auction            1999 – Take it to Moody’s of Sheepy Magna ( a village wheelwright remembers) by Dorrien Carr Moody            2000 - Heartland Evening News</p> <p><b>Historic Association:</b> Home of the village wheelwright/undertaker from pre 1742 to 1980s. Examples of their work are still evident in the area. The workshops were transported brick by brick to Snibston Discovery Park in 1992. Ben Skelton was the wheelwright for over 50 years and was well known in the area and involved in many village organisations.</p> <p><b>History of Asset: (see also Historic Association)</b>            Originally included a 1 acre site which incorporated the wheelwright’s workshops. According to estate agents details, the second floor is “cruck beamed”. The cottage was also home to a number of apprentices over the years. Members of the Skelton family lived there for almost 100 years. In 1919, the house comprised 2 front rooms, 2 kitchens, 2 pantries, scullery, 5 bedrooms and 2 attics so it would appear that it had been divided by this time to form an additional dwelling called Box Bush Cottage.</p>
<b>6</b>	The Yews & Box Bush Cottages, 90/92 Main Road, Sheepy Magna	<p><b>Age.</b> When it was offered for sale in 2010, the details claimed it dated from approx. 1650, making it one of the oldest in the village.</p> <p><b>Rarity:</b> Different in appearance to other properties in the village.</p>
<b>7</b>	Athol House, 108 Main Road, Sheepy Magna	<p><b>Age:</b> Probably built around 1750.</p> <p><b>Aesthetic Value:</b> Double fronted – Georgian. Of similar appearance to 2 other Georgian properties which are listed and situated in the centre of the village.</p> <p><b>Evidential Value:</b> 1815 Enclosure map of Great Sheepy (National Archives MPL 1/47)            1901 &amp; 1911 census returns, mentioned by name (National Archives)            1873 Leicester Journal – for auction.            1919 Tamworth Herald – for auction</p>



## Sheepy Parish Neighbourhood Plan: Referendum

Local Heritage Assets Maps for Schedule 2 Reference	Asset	Justification
		<p>1934 Tamworth Herald – for auction</p> <p><b>Historic Association:</b> Believed to have been originally owned and built by the Lord of the Manor and sold to the Abell family, who were one of the founding members of the Amicable Society of the Parish of Great Sheepy. In the ownership of the Dawkins family of Temple Mill, Wellsborough in the late 19<sup>th</sup>/early 20<sup>th</sup> centuries. Purchased by Charles Everitt Thurlow, owner of Sheepy Hall and Managing Director of Sheepy Mill and let to members of the management team at Sheepy Mill.</p> <p><b>History of Asset: (see also Historic Association)</b> Probably owned by the Lord of the Manor and sold as part of his estate in 1811 to the Abell family. Appears on the enclosure map for Great Sheepy in 1815. Home of the Key family in the mid 19<sup>th</sup> century who were maltsters, followed by Sarah Miles, the niece of Alderman Miles of Atherstone. Seems to have had links with Sheepy Mill from the late 19<sup>th</sup> century to mid 20<sup>th</sup> century. In 1919 it comprised: entrance hall, front rooms, kitchen, scullery, pantries, cellar, 4 bedrooms and boxroom. Stable, coalhouse and closet. In 1934 it sold for £520 subject to an annual tenancy of £30 to Mr Cook who was an ARP Warden for the village in World War 2.</p>
8	Sheepy Memorial Hall, 112 Main Road, Sheepy Magna	<p><b>Age:</b> 1816.</p> <p><b>Rarity:</b> Originally the only chapel and alternative place of worship to the church in the village. Now the only community building</p> <p><b>Evidential Value:</b> 28/8/1815 - Original deeds signed by the trustees. 1816 – Evangelical Magazine. Congregational Year Book 1855 – Independency in Warwickshire by John Sibree &amp; M Caston Various trade directories 21/10/1921 – Charity Commission document agree to sale. 2/1/1922 – Conveyance from Trustees of the Independent Chapel to W G Southwell &amp; others</p>

## Sheepy Parish Neighbourhood Plan: Referendum

Local Heritage Assets Maps for Schedule 2 Reference	Asset	Justification
		<p><b>Historic Association:</b> Initiated by the Rev Robert Matsell Miller under whose pastorship, the congregation numbers increased significantly. Highly regarded in the area and a considerable author. There were 16 trustees, including the Rev Miller, 5 Reverends all well known in their respective areas and some published authors, and 10 gentlemen of some note, resident and employers in the area surrounding Atherstone. The trustees of the Memorial Hall have included many residents of note including the Rector of Sheepy and the Managing Director of Sheepy Mill.</p> <p><b>Social &amp; Communal Value:</b> Conveyance reads: “to be used as a Memorial Hall to perpetuate the memory of all the men of Sheepy who fought in the Great War – for any parochial or private gathering or entertainments” etc.. Managed by trustees since 1922, and in order to maximise potential, a sense of community and income, the hall has been used as a school for evacuees, dances, youth club, WI, Darby &amp; Joan etc and for any major event in the village, e.g. Jubilee celebrations and continues to provide this function.</p> <p><b>History of Asset:</b> Erected in 1816 as a “branch” chapel to Atherstone for the Protestant Dissenters of the Denomination of Independents on part of the garden of the adjoining cottage. A Sunday school was established and worship took place every Sunday by persons connected with a Village preaching union. There were 80 pew sittings and a first floor gallery. From 1890 to 1920 it was served by a Lay Preacher. In 1920 there was a re-organisation of the Congregational movement in the area and Sheepy Chapel was sold, the money being used for improvements to the chapel in Atherstone. In 1921 the Charity Commission gave the Chapel Trustees permission to sell for not less than £185 and on 2/1/1922 it was conveyed to the Memorial Hall Trustees. It was officially opened on 8/2/1923. In the 1930s dances were held regularly with live music. In 1939 it was used by Leicestershire Education Committee as a school for the evacuees from Handsworth. It continues to be a vital asset to the community and is in regular use by various local</p>

## Sheepy Parish Neighbourhood Plan: Referendum

Local Heritage Assets Maps for Schedule 2 Reference	Asset	Justification
		<p>organisations and the parish church. With help from Lottery Funding, the gallery was converted to a dual purpose Heritage/Meeting Room with disabled access via a stairlift. The room houses the village archives which are substantial and maintained by Sheepy Local History Society.</p>
9	<p>Lovetts Bridge, Wellsborough Road, Sheepy Parva</p>	<p><b>Age:</b> Medieval. "Ancient Gate". Recent study of surrounding hedgerows suggest 1000 years.</p> <p><b>Rarity:</b> Only packhorse bridge and ford in the parish</p> <p><b>Aesthetic Value:</b> Attractive 3 arch span over the River Sence with ford adjoining.</p> <p><b>Evidential Value:</b> Glebe Terrier 1674, 1703 (Ref: DIOC/TER BUNDLE/LEICS/SHEEPY Lincolnshire Archives)  Enclosure map of Little Sheepy 1769: Lovatts Bridge Gate (Ref QS47/1/28 – Leicestershire County Record Office)  Burton on Trent to Market Bosworth Turnpike Trust 1780 – "from the town of Tamworth through Polesworth and on the direct road over Lovatt's Bridge" (Ref: Derby Mercury)</p> <p><b>Historic Association:</b> Thomas Lovat of Twycross Will 1567 (Register book of wills 1560-1579)</p> <p><b>Landmark status:</b> Striking Aesthetic value. Possibly part of the old Salt Road. Recognised locally as part of a route favoured by walkers and cyclists. Long term residents have fond memories of playing there.</p> <p><b>History of Asset:</b> One local historian believes that the name may derive from old Scandinavian "Lov-vattan" (Shallow water). Currently little is known about the Lovat family who resided in Twycross in the 16<sup>th</sup> century.  Documentation of ownership is sparse. The bridge is used however as a geographical reference point in the Glebe Terriers from 1674 "Foure lands in Little Sheepy shooting towards Lovatts Bridge in the Brookeffield abutting on the Cow pasture". The same statement appears in the terriers of 1703 and 1709.</p>



## Sheepy Parish Neighbourhood Plan: Referendum

Local Heritage Assets Maps for Schedule 2 Reference	Asset	Justification
		<p>It appears on the 1769 enclosure map as Lovatts Bridge Gate with land either side in the ownership of Richard Hill of Leicester. In the accompanying document is the following statement:                      “to an ancient Gate or Gate place in the said Lordship of Great Sheepy called Lovatts Bridge Gate”                      During the early to mid 20<sup>th</sup> century the Staffordshire Otter Hounds would meet in the village and it is reported that the water at Lovetts Bridge was out of bounds to them.                      At a parish council meeting 12/10/1964 it was minuted that the County Council accepted responsibility for bridge repairs, which would be carried out when funds allowed.                      In 2002 the then residents of Lovetts Bridge Cottage expressed serious concern on the state of the bridge. It is believed that the County Council wanted to demolish it and so a Conservation Group was formed, which succeeded in preserving the bridge and arranging for its refurbishment.</p>
10	Sheepy Lake, Mill Lane, Sheepy Parva	<p><b>Age.</b> Created sometime between 1810 and 1838 when James Bodington took over the running of Sheepy Mill.</p> <p><b>Aesthetic Value:</b> Very picturesquely situated and home to water fowl and swans.</p> <p><b>Evidential Value:</b> 1845 – Survey of the Rivers Anker &amp; Sence from Polesworth Mill to Ravenstone Mill by engineer John Sinclair.                      1924 Auction catalogue – Sheepy Hall Estate.                      Various published postcards.</p> <p><b>Historic Association:</b> Believed to have been created by James Bodington of Cubbington, to assist the working of Sheepy Mill.                      Became part of Sheepy Hall Estate when James’ son-in-law and Lord of the Manor of Sheepy Magna , Charles Lowe, took over the Mill.</p> <p><b>Landmark Status:</b> Used for pleasure boating in the 19<sup>th</sup> century by the Lord of the Manor and his guests. Also used by village organisations in the early 20<sup>th</sup> century for boating and by Staffordshire Otter Hounds. Currently used by anglers. Birdlife includes swans, arctic terns, Canada geese and ducks</p>

## Sheepy Parish Neighbourhood Plan: Referendum

Local Heritage Assets Maps for Schedule 2 Reference	Asset	Justification
		<p><b>History of Asset: (see also Historic Association)</b>            Created at a time of great expansion for Sheepy Mill by James Bodington. The water from the lake ran through the culvert under the road to inside the old mill building to work the turbine (before electricity) and was controlled by gates. In 1924, Sheepy Hall Estate was put up for auction and included the “large fishing and boating pool”. Sold to Charles Everitt Thurlow of Atherstone. In 1979, the managing director of the Mill and owner of Sheepy Parva Manor House, Mr J Vero was granted planning permission to fill in part of the lake to form vehicle access. In 1985 planning permission was granted for “new access from Mill Lane, parking for 19 cars and a small timber building”.</p>
11	Site of Sheepy Mill, Mill Lane, Sheepy Parva	<p><b>Age:</b> Mill site nearly 1000 years. Remaining building circa 1770.</p> <p><b>Rarity:</b> 1086 - 123 Mills in Leicestershire; 1779 - 79 working water mills; 1930s – 31 still working; 1976 – 43 watermill buildings, 2 still operative including Sheepy. Locally it is the only building of its type. (<i>Leicestershire Water Mills by Norman Ashton, 1977</i>)</p> <p><b>Aesthetic Value:</b> Very distinctive and unique to the area – 4 storeys high and attractively renovated, keeping the appearance of the original building. Executive detached houses, green open spaces and beautiful communal garden in keeping with the rural feel of a designated hamlet. Overlooks Sheepy Lake which attracts many visitors and fishermen.</p> <p><b>Evidential Value:</b> Various documents/maps are held by County Record Offices at Wigston and Lichfield &amp; The National Archives:            1376 Grant by Nicholas Temple of his manor of Shepeye Parva, land and a mill and pond – <i>Ancient Deed C6612</i>            1637 Sale of water &amp; corn mills at Little Sheepy – <i>13D44/1</i>            1681 Lease of watermill at Little Sheepy <i>MISC 1158</i>            1769 Enclosure of Little Sheepy, plan, ownerships &amp; field names <i>QS47/1/28</i></p>

## Sheepy Parish Neighbourhood Plan: Referendum

Local Heritage Assets Maps for Schedule 2 Reference	Asset	Justification
		<p>1770 Manor, moated house , new erected booting water corn mill at Little Sheepy <i>D15/35/2</i>            1798 Diversion of old roadways and formation of Mill Lane, includes plan of the site <i>QS48/1/26</i>            1829-34 &amp; 1922-24 Ledgers of Sheepy Mill <i>DE2504/1-2</i>            1845 Survey by John Sinclair of the Rivers Anker &amp; Sence showing position of the mills. <i>DE798/15</i>            1894 Will of Charles Bodington Lowe            Copies of the above mentioned plus newspaper articles, books, mill related artefacts, oral history and catalogue of approx 40 photos dating from late 19<sup>th</sup> century to present day, held in the archives of Sheepy Local History Society.</p> <p><b>Historic Association:</b> See “Rarity” also.            Traditionally the freehold was owned by the Lords of the Manor of Little Sheepy, together with the nearby Grade 2 listed Manor House which provided accommodation for the Miller and subsequent managers/directors.            The Temple family from Wellsborough, descended from the Knights Templar, owned the mill in the 13<sup>th</sup> - 15<sup>th</sup> centuries. The Culey family (of Ratcliffe Culey) leased it from the Temples for a time.            From the early 19<sup>th</sup> century it was owned and run very successfully by the Lord of the Manor of Sheepy Magna, Charles Lowe, succeeded by his son Charles Bodington Lowe (both acted as Justices of the Peace for Leicestershire and were on the board for the Guardians of the Poor). The Lowes were the most important family in the area and great benefactors, regularly contributing both financial and practical aid to Leicester Royal Infirmary. They provided employment for many of the locals not only at the mill, but at their farm and manor house and they were highly respected by the villagers. They were responsible for creating a “model village feel” in both Magna and Parva, building cottages for their workers, many of which still exist today. They also created the mill pool (now Sheepy Lake) which together with the remaining mill building, defines the area. <b>(Note:</b> A separate nomination is being prepared for the lake and its surroundings). The Burne-Jones/William Morris &amp; Kempe stained glass windows in All Saints</p>



## Sheepy Parish Neighbourhood Plan: Referendum

Local Heritage Assets Maps for Schedule 2 Reference	Asset	Justification
		<p>Church, Sheepy Magna were installed in their memory by the daughters of the family.</p> <p>Charles Lowe was granted a patent in 1853 for “Improvements in Mills for grinding wheat and other grains”.</p> <p><b>Archaeological Interest:</b> English Heritage/Pastscape records:            HER MLE3205 Historic Settlement core of Sheepy Parva            HER MLE3191 Medieval watermill, Sheepy Mill, Sheepy Parva            HER MLE3192 Post medieval watermill (“probably the largest old mill building in Leicestershire”)            HER MLE8953 Medieval remains, Sheepy Mill – Croft, House &amp; Toft 1100-1349            HER MLE19382 Village earthworks centre of Sheepy Parva            National Monument Record 964953 – Medieval &amp; Post Medieval Watermill.            July 1998 - Roman pots found, medieval ditches and post holes – see attached newspaper article            Sturgess, J, 1999, <i>An archaeological watching brief, salvage recording and photographic survey at Mill Lane, Sheepy Parva, Leicestershire (Unpublished document)</i></p> <p><b>Designed landscapes:</b> The site adjoins the River Sence. The communal garden which is visible from Mill Lane, has been attractively landscaped</p> <p><b>Landmark status:</b> As demonstrated, this is the most historic and unique site within the area and important in the history of the county. Its appearance is especially striking due to its past use and the special setting it commands.</p> <p><b>Social and Communal Value:</b>            It can be stated with certainty that Sheepy Mill defined the character of the immediate area, much of which is visible today. Some former mill workers still live in the vicinity and their memories of their employment have been captured orally on CD and in interviews which have been documented. (<i>Memories of Sheepy recorded March 2009</i>). It touched the lives of many</p>

Local Heritage Assets Maps for Schedule 2 Reference	Asset	Justification
		<p>villagers not directly employed, such as local farmers, the village wheelwright, the village blacksmith, the village store etc. and memories of the sight of the fleet of steam lorries and their drivers at a favourite water stop at the River Sence opposite Sheepy Church and their attempts to get over the river bridge when fully laden are often related. It always features strongly in well-supported local history exhibitions, where the displays instigate more discussion and stories.</p> <p><b>History of Asset (see also, Evidential Value; Historic Association &amp; Archeological Interest)</b></p> <p>There has been a mill on this site for nearly 1000 years; first recorded in the Domesday book of 1086 when it was one of the largest in the county.</p> <p>In 1360 the lessees were to have as much timber as necessary to repair the mill and its bays. (<i>Ancient Deed 6444</i>)</p> <p>During the early 19<sup>th</sup> century, the mill had a breast shot wheel of approx. 14 feet in diameter. The buildings were considerably enlarged by the Lowes and a mill pool was constructed. The company also extended its operations to include a grain warehouse in Atherstone and other mills at Polesworth &amp; Coventry. In a trade directory from 1846 it is described as a large water and steam mill and in 1849 as an “extensive corn mill” (<i>Post Office directory</i>).</p> <p>In 1882, Charles Bodington Lowe attempted to sell after a fatal accident at the mill in which his manager, George Stafford was killed. It was advertised as having the following: 10 pairs of stones driven by 1 turbine &amp; 2 compound but independent Donkin Steam Engines (installed c1880), 2 boilers by Galloways, 2 Carter’s Roller Mills &amp; Purifier. Output averaged 60,000 4-bushel sacks of flour, mainly delivered direct to customers who were mostly local. A notable feature was the fine team of 30 horses.</p> <p>The will of C B Lowe in 1894 leaves the property and business to his executors “upon trust for sale”.</p> <p>In 1909 the mill purchased its first steam wagon, a 5-ton Foden which replaced 6 horses. Between 1914 &amp; 1920 they acquired 4 Sentinel lorries &amp; in 1934 a second-hand Super Sentinel which had been converted to a 6-wheeler.</p> <p>1895 C B Lowe Limited incorporated.</p>

## Sheepy Parish Neighbourhood Plan: Referendum

Local Heritage Assets Maps for Schedule 2 Reference	Asset	Justification
		<p>In 1915 the company placed adverts for several mill hands over or under military age</p> <p>In 1920 C B Lowe (1920) Ltd was formed for the purpose of acquiring C B Lowe Ltd.</p> <p>In the early 1930s the power supply was changed to electricity and the mill stones were replaced by a hammer mill in 1937.</p> <p>In 1959 a T &amp; T Upper Duty Sack elevator was specially built which was capable of taking 10 ton of grain up to the 3<sup>rd</sup> floor in 14 minutes.</p> <p>1940 New company formed “Feeding Products (Sheepy)” to acquire goodwill of retail &amp; distributing business C B Lowe (1920) Ltd. Post war saw production switch from flour to feedstuffs. Towards the end of the mill’s life, over 10,000 tons of wheat were being produced.</p> <p>1970s C B Lowe (1920) Ltd no longer trading and most of the buildings dating from the late 18<sup>th</sup> century are demolished. Colborn Vitafeeds take over.</p> <p>1998/9 Demolished with the exception of the administrative offices (now an Italian Restaurant) and part of the main building (now 4 apartments).</p>
<b>12</b>	Vine Cottage, 26 Main Road, Sheepy Magna	<p><b>Age:</b> Information gleaned from the deeds of the 1794 or prior.</p> <p><b>Rarity &amp; Aesthetic Value:</b> Around 75% of the dwellings in the village are post 1960s, an era generally regarded as having little architectural merit. A large proportion of the remaining 25% were purpose built as farms or mill workers cottages. This cottage and garden does not fall into this category. It is believed that this is the only property currently with a water well.</p> <p><b>Evidential Value &amp; Historical Association:</b></p> <ol style="list-style-type: none"> <li>1) Appears on 1815 enclosure map (National Archives MPL1/47).</li> <li>2) Indenture from 1863 listing schedule of deeds (<b>see attachment</b>)</li> <li>3) Newspaper articles from 1930, 1966, &amp; 1990s regarding the discovery of a document held with the deeds containing the same latin transcription that appears on the cairn marking King Richard III’s well at</li> </ol>



Local Heritage Assets Maps for Schedule 2 Reference	Asset	Justification
		<p>Bosworth Battlefield Heritage Centre. <b>(see attachments including image of the document).</b></p> <p>4) This has also been researched and published in local history books. E.g. "Hats, Coal &amp; Bloodshed" by John D Austin.</p> <p>5) On the 1886 Ordnance Survey map for Sheepy Magna, a pump symbol appears in the garden of the cottages.</p> <p>6) It is understood that the occupier from 1866 to 1908 – William Choyce, carpenter, has carved his initials into the woodwork in the interior.</p> <p>7) See also entry on English Heritage Pastscape Monument No. 312873 More information.</p> <p><b>Archaeological Interest:</b> In light of the above, there may be grounds for investigative work.</p> <p><b>Landmark Status:</b> Due to the site's "possible" historical association with Richard III, and since the discovery of his remains, tourists have visited the cottage and garden.</p> <p><b>History of Asset:</b> It has been possible to trace its history from the deeds (and census returns) which list the various owner/occupiers and tenants and confirms that it was originally two cottages with 4 acres incorporating an orchard. It appears that its first owner was a member of the Choyce family from Harris Bridge at Wellsborough who had connections with Edward Burne-Jones. During the 19<sup>th</sup> century they were utilised as a grocers, blacksmiths, wheelwrights and carpenters and owned by the Lord of the Manor and owner of Sheepy Mill, Charles Lowe. In 1908 the cottages were purchased by a coach builder and subsequently inherited by members of the family. In 1931 the gardens were let to 4 different tenants. The cottages changed hands again in 1945 and the owners exchanged some of the land with a neighbouring farm in 1954. In 1966 a further piece of land was sold to builders to facilitate a substantial new development called Hall Farm Estate. In 1969 the main road through the village was straightened and 28 sq yards of the frontage was sold to Leicestershire County Council. It is believed that these owners combined the two cottages into one dwelling. The garden was part of the</p>

## Sheepy Parish Neighbourhood Plan: Referendum

Local Heritage Assets Maps for Schedule 2 Reference	Asset	Justification
13	Sheepy Glade, Brookside Place, Sheepy Magna	<p>National Gardens Scheme under the current owners who have lived there since the early 1980s. During its history the cottage and its land has been a significant asset to the community and directly involved in some of the major changes that this small village has experienced, thereby making a contribution to its current appearance. A transcription of the deeds is</p> <p><b>Designed Landscape:</b> Planted by parishioners by subscription</p> <p><b>Rarity:</b> Unique area to the village of Sheepy Magna. Extended in 2012 as part of the Woodland Trust initiative for the Diamond Jubilee</p> <p><b>Aesthetic Value:</b> Pleasant woodland glade with seating areas and pathways. Variety of trees, shrubs and fruit trees &amp; bushes. Inhabited by several bird species, including woodpeckers, sparrowhawks etc..</p> <p><b>Landmark status:</b> Strong communal association. Also used as a footpath to public right of way at rear and side of village school to Twycross Road.</p> <p><b>Social and Communal Value:</b> Used for: nature walks by the village school, picnics, fruit picking, dog walking, bird watching, treasure hunts, etc.</p> <p><b>History of Asset:</b>Originally part of fields named Keays Croft &amp; Briggs Croft (National Archives: Enclosure map 1815), and included in the deeds of Vine Cottage, 26 Main Road (Deeds 1863).</p> <p>Sold to the Lord of the Manor and owner of Sheepy Mill, Charles Lowe in the mid-19<sup>th</sup> century and incorporated into Sheepy Hall Estate Farm (Hall Farm). At the auction in 1924 of Sheepy Hall estate Field 360 (Pasture) was sold as part of Lot 2 Hall Farm (see file attached Hall plan 1924 1) and was purchased together with Lot 1 by Charles Everitt Thurlow of Atherstone.</p> <p>In the late 1960's/ early 1970's Hall Farm &amp; land was acquired by Wicliff Estate Company Ltd to build a new housing development and it is believed that this area</p>

## Sheepy Parish Neighbourhood Plan: Referendum

Local Heritage Assets Maps for Schedule 2 Reference	Asset	Justification
		may have been surplus to requirements and sold to Sheepy Playing Fields Association/Parish Council.
		<p>This interest can be seen on the 1884 -1885 ordnance survey map. It was renovated in May 2017 by the excavation of the trough and its planting with flora. It has historical commemorative value and due to its position on the Main Street, is pleasing to the eye. The plaque on the interest and a map indicating its location in the village is set out below</p> <p><i>“Sheepy Local History Society</i>  <b>VILLAGE PUMP &amp; HORSE TROUGH</b>  <b>Renovated May 2017</b>                      (by kind permission of Mr. Blackburn)                      1884-1885 Map confirming location                      With grateful thanks to                      Rob Thompson who carried out the restoration                      This Project was co-ordinated by Sheepy Bonfire Society on behalf of Sheepy Parish Council.”</p>
15	The Telephone Box, Sheepy Road, Sibson	This telephone box is the last of its kind, being the only original red telephone kiosk remaining in a public place in Sheepy Parish. It is located on the main street (Sheepy Road) in Sibson and is determined to be a feature of local heritage interest because of its nostalgic value and its current community use; it being used as a mini library.



## Appendix 4: Local Green Spaces: Summary of Reasons for Designation

No.	Local Green Space	Green space is in reasonably close proximity to the community it serves	Green area is demonstrably special to a local community	Green area concerned is local in character and is not an extensive tract of land	Holds a particular local significance, for example because of its beauty	Holds a particular local significance for example because of its historic significance	Holds a particular local significance, for example because of its recreational value	Holds a particular local significance, for example because of its tranquility	Holds a particular local significance, for example because of the richness of its wildlife	Holds a particular local significance, for any other reason	Land is already protected by designation
	Sheeepy Magna Playing Fields	Y	Y	Y	Y	N	Y	Y	Y	N	N
	Sheeepy Glade	Y	Y	Y	Y		Y	Y	Y	N	N
								Y			
	Sheeepy Cemetery	Y	Y	Y	N		N	Y	Y	N	N
								Y			

## Appendix 5: Methodology for defining the settlement boundaries and its application for Sheepy Magna and Sibson

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### Background

Village Boundaries provide clear, defensible boundaries around settlements within which development will normally be confined. They have been used as a planning policy tool in Hinckley and Bosworth Borough for a considerable time and are a well understood planning tool for managing development.

Village Boundaries are currently defined by the 2016 Site Allocations and Development Management Policies DPD. The Sheepy Parish Neighbourhood Plan provides an opportunity to review the Village Boundaries to ensure they remain up to date. The Village Boundaries distinguish between areas of development and development potential and areas of restraint, such as countryside.

### Methodology

The Village Boundaries currently defined by the 2016 Site Allocations and Development Management Policies DPD Proposals Map provide a good starting point for a review. The existing Village Boundaries define the principal built-up area of Sheepy Magna and Sibson.

The review will ensure that, generally, open areas of countryside- agricultural land, paddocks, meadows, woodland, rivers and lakes, and other greenfield land (except for residential curtilages)- will continue to lie outside Village Boundaries.

The following methodology applies:

- Where possible, boundaries should follow a defined feature that is visible on-site and on an OS plan e.g. field boundary, building, road, stream, wall or fence.
- Boundaries should generally follow the curtilage of properties. In the case of residential gardens, occasionally the curtilage of the property is not well defined or so large that it appears to form part of the countryside surrounding the settlement. In these cases, the boundary should be defined to protect the landscape setting of the settlement.
- Isolated or sporadic development which is clearly detached from the principal built-up area should be excluded from within the boundary.
- Boundaries need not be continuous. It may be appropriate given the form of a settlement to define two or more separate areas.
- Village Boundaries should be extended to include peripheral sites where there is an extant planning permission for residential or employment development. Similarly, sites that are to be allocated for development should be included within settlement boundaries.

## Sheepy Parish Neighbourhood Plan: Referendum

- Peripheral playing fields, environmental space, garden centres and nurseries, allotments and community gardens should not be included within the boundary.
- Sewage Treatment Works, electricity sub-stations, pumping stations and other utility buildings on the edge of a settlement should be excluded from within the boundary.
- Agricultural buildings may be included in development boundaries if they are well related in terms of scale and positioning to the rest of the settlement. Account will also be taken of the availability of defensible boundaries and the age of the building (i.e. how established the building is in the settlement).

The primary consequence of the application of this approach in Sheepy Magna is that the boundary is extended to include land to the north of the settlement with planning permission for housing as follows:

1. Land North of Dormer House Twycross Road: site of three dwellings (17/00340/FUL);
2. Rodney Gardens, off Twycross Road: Trout Ponds Farm site of 24 dwellings (14/00136/FUL);
3. Land North of Holly Tree Cottage: site of three dwellings (14/00292/FUL).

For Sibson the resultant boundary variation was of little consequence and the Hinckley & Bosworth Site Allocations and Development Management Policies DPD Settlement Boundary alignment is retained for simplicity.



## Appendix 6: Glossary

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**Affordable housing:** Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.

**Biodiversity:** The degree of variation of life forms within a particular ecosystem. Biodiversity is a measure of the health of an ecosystem. Human activity generally tends to reduce biodiversity, so special measures often need to be taken to offset the impact of development on natural habitats.

**Brownfield Land:** See previously developed land below

**Conservation Areas:** Areas of special architectural or historic interest, the character, appearance or setting of which it is desirable to preserve or enhance; permitted development rights may be restricted in these areas.

**Commutated sum:** A commuted sum (or payment in lieu) is an amount of money, paid by a developer to the local planning authority. For example, where the size or scale of a development triggers a requirement for affordable housing, but it is not possible to achieve appropriate affordable housing on site.

**Consultation Statement:** Explains and demonstrates how engagement with the community and others has shaped the development of a neighbourhood plan.

**Core Strategy:** The Core Strategy Development Plan Document (DPD), a local plan document that was adopted on 15 December 2009 and sets out the long-term

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vision for Hinckley and Bosworth Borough, the strategic objectives, and the strategic planning policies needed to deliver that vision.

**Designated Heritage Asset:** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

**Development:** The legal definition of development is “the carrying out of building, mining, engineering or other operations in, on, under or over land, and the making of any material change in the use of buildings or other land” (Sec 55 of 1990 Act); this covers virtually all construction activities and changes of use.

**Development plan:** This includes adopted Local Plans, neighbourhood plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

**Development Plan Documents (DPDs):** Planning policy documents which make up the Local Plan.

**Economically active:** Comprises all persons of either sex who furnish the supply of labour for the production of economic goods and services.

**Eyebrow windows:** Low dormer windows on the slope of a roof

**Heritage Asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

**Historic environment:** All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

**Historic Environment Record:** Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

**Independent examination:** An examination of a proposed neighbourhood plan, carried out by an independent person, set up to consider whether a neighbourhood plan meets the basic conditions required.

**Infill:** Development of new houses, business buildings, etc. on land between other buildings in already developed areas

**Infrastructure:** Basic services necessary for development to take place e.g. roads, electricity, water, education and health facilities.

**International, national and locally designated sites of importance for biodiversity:** All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

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**Legislation:** The Acts of Parliament, regulations, and statutory instruments which provide the legal framework within which public law is administered.

**Listed Buildings:** A building of special architectural or historic interest. Listed buildings are graded I, II\* or II, with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells within its curtilage).

**Local Green Space:** Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities.

**Local Planning Authority:** The public authority whose duty it is to carry out specific planning functions for a particular area. All references in the Sheepy Parish Neighbourhood Plan to local planning authority apply to Hinckley and Bosworth Borough Council.

**Local Plan:** The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

**Local Wildlife Site:** Areas identified and selected locally for their great wildlife value. The designation is non-statutory but is recognition of a site's significance with many sites being of county and often regional importance for wildlife.

**National Planning Policy Framework:** The government policy document adopted in March 2012 intended to make national planning policy and guidance less complex and more accessible. The National Planning Policy Framework introduces a presumption in favour of sustainable development.

**Neighbourhood Area:** The local area in which a neighbourhood plan or Neighbourhood Development Order can be introduced. For the purposes of this Plan the Neighbourhood Area is Sheepy Parish.

**Neighbourhood Plan:** A planning document created by a parish or town council or a neighbourhood forum, which sets out vision for the neighbourhood area, and contains policies for the development and use of land in the area. Neighbourhood plans must be subjected to an independent examination to confirm that they meet legal requirements, and then to a local referendum. If approved by a majority vote of the local community, the neighbourhood plan will then form part of the statutory development plan.

**Older people:** People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.

## Sheepy Parish Neighbourhood Plan: Referendum

**Parish Council:** Where an area is designated as a civil parish, the community it contains may be represented by a Parish Council which is an elected local government body. For the purposes of this Plan, the Parish Council concerned is Sheepy Parish Council. This provides a limited range of local public services and makes representations on behalf of the community to other organisations; particularly significant to planning in that it can make submissions on behalf of its community when development plan documents are being prepared and on planning applications submitted within the Parish. An increasingly important role is in being proactive in the preparation of Neighbourhood Plans.

**Permitted Development:** Permission to carry out certain limited forms of development without the need to make an application to a local planning authority, as granted under the terms of the Town and Country Planning (General Permitted Development) Order.

**Planning Obligation:** Planning obligation under Section 106 of the Town and Country Planning Act 1990, secured by a local planning authority through negotiations with a developer to offset the public cost of permitting a development proposal. Sometimes developers can self-impose obligations to pre-empt objections to planning permission being granted. They cover things like highway improvements or open space provision.

**Previously developed land:** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

**Policies Map:** An important part of the development plan showing the location of proposals, designations and area based policies in the Local Plan or Neighbourhood Plan on an Ordnance Survey base map.

**Public Footpath:** A right of way for walkers. A walker includes a person who uses manual or powered mobility aids such as a wheelchair or scooter.

**Public Right of Way:** A way over which the public have a right to pass and repass. The route may be used on foot, on (or leading) a horse, on a pedal cycle or with a motor vehicle, depending on its status. Although the land may be owned by a private individual, the public may still gain access across that land along a specific route. Public rights of way are all highways in law.

**Referendum:** A vote by the eligible population of an electoral area may decide on a matter of public policy. Neighbourhood plans and Neighbourhood Development



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Orders are made by a referendum of the eligible voters within a neighbourhood area.

**Registered Battlefield:** Important English battlefields of clear historical significance registered by Historic England.

**Rural exception sites:** Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

**Site of Special Scientific Interest:** Sites designated by Natural England under the Wildlife and Countryside Act 1981.

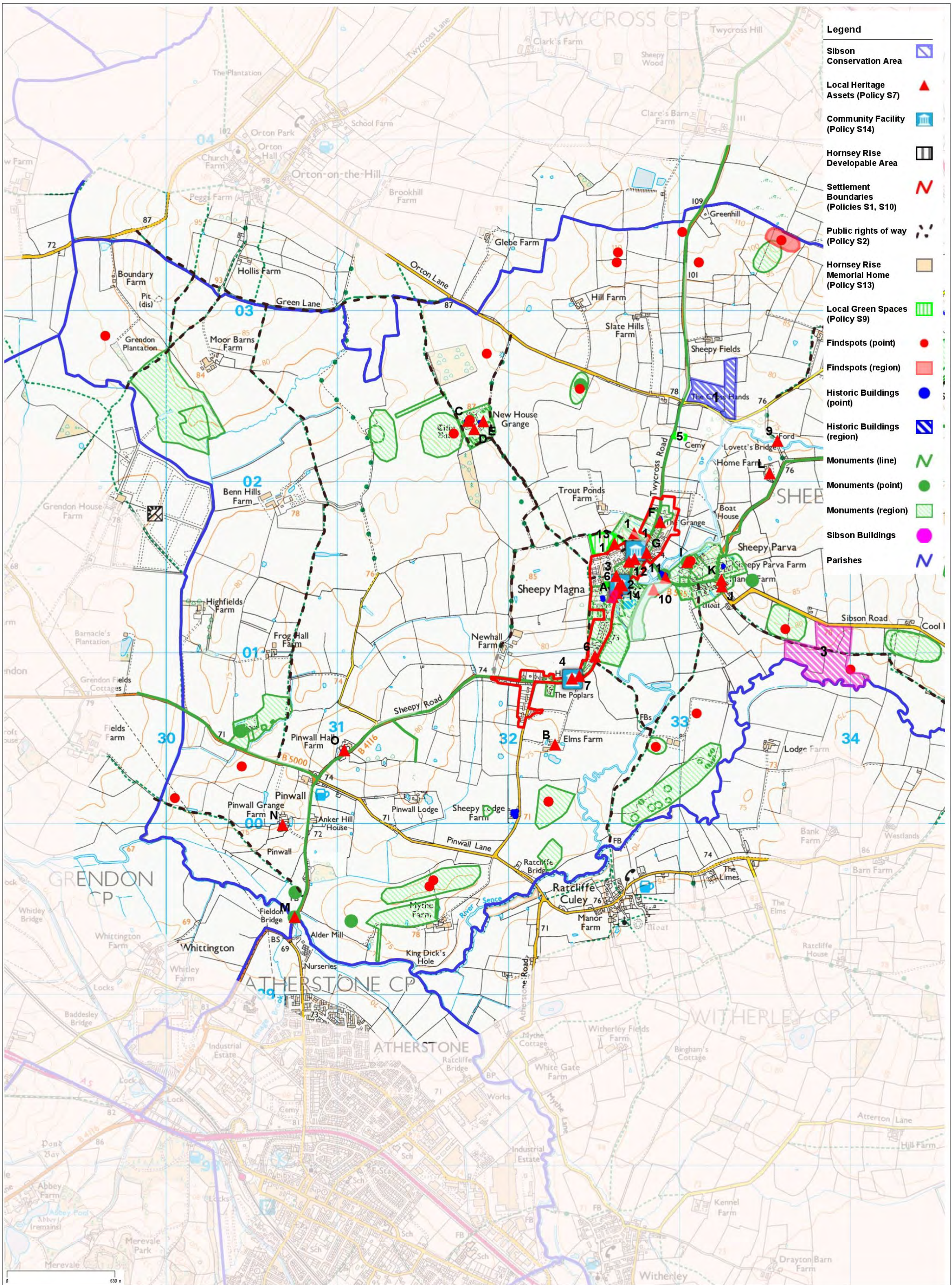
**Stakeholders:** People who have an interest in an organisation or process including residents, business owners and government.

**Sustainable Development:** An approach to development that aims to allow economic growth without damaging the environment or natural resources. Development that “meets the needs of the present without compromising the ability of future generations to meet their own needs”.

**Sustainable Drainage Systems (SuDS):** Drainage solutions that provide an alternative to the direct channelling of surface water through networks of pipes and sewers to nearby watercourses. By mimicking natural drainage regimes, SuDS aim to reduce surface water flooding, improve water quality and enhance the amenity and biodiversity value of the environment.

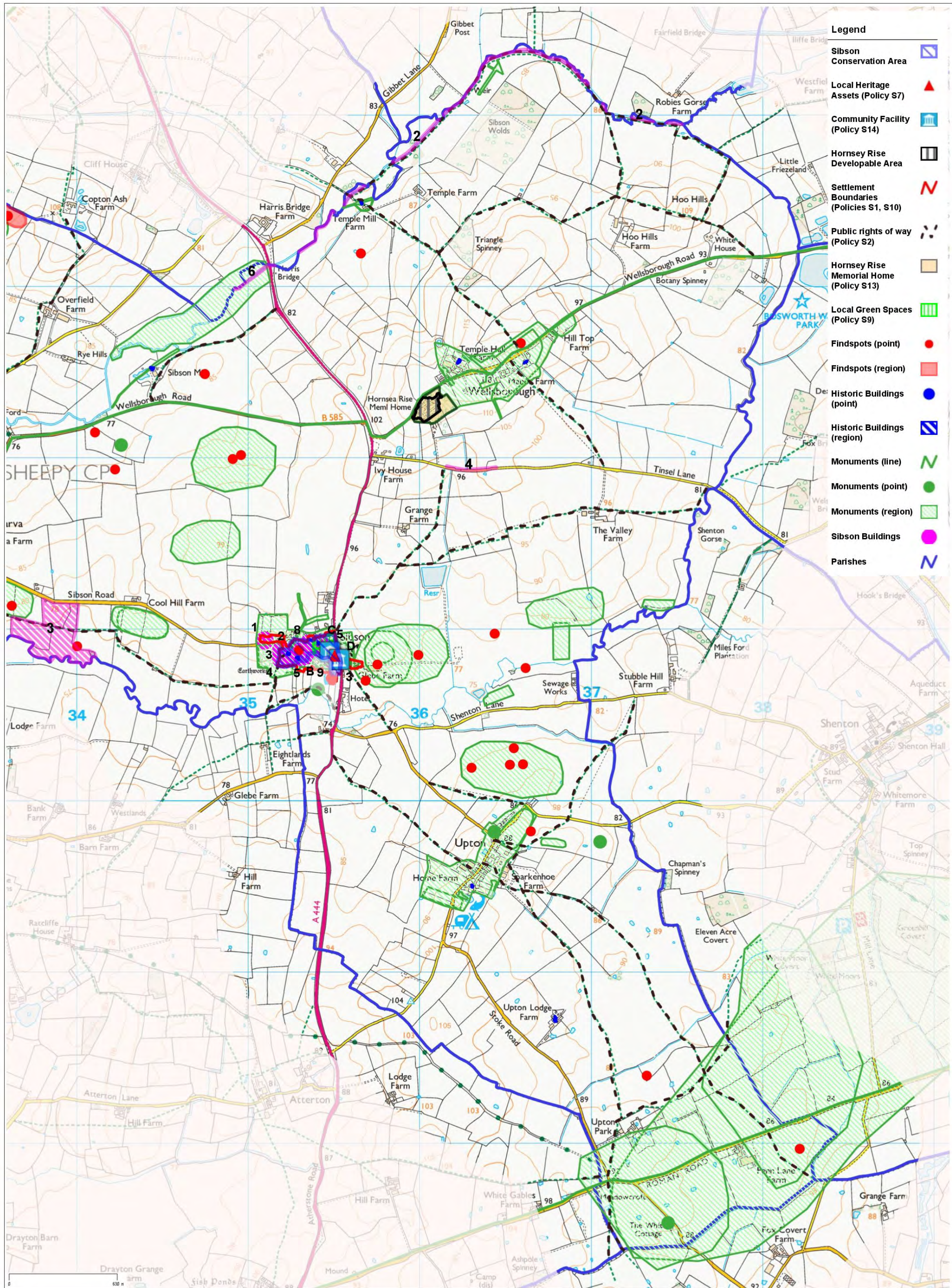
**2016 Questionnaire:** means the questionnaire sent to residents in 2016 in respect of the Sheepy Parish Neighbourhood Plan asking for responses in relation to a number of local issues in Sheepy Parish, including housing, views, transport, heritage and facilities. A Young Persons questionnaire was also undertaken.





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- Legend**
- Sibson Conservation Area
  - Local Heritage Assets (Policy S7)
  - Community Facility (Policy S14)
  - Hornsey Rise Developable Area
  - Settlement Boundaries (Policies S1, S10)
  - Public rights of way (Policy S2)
  - Hornsey Rise Memorial Home (Policy S13)
  - Local Green Spaces (Policy S9)
  - Findspots (point)
  - Findspots (region)
  - Historic Buildings (point)
  - Historic Buildings (region)
  - Monuments (line)
  - Monuments (point)
  - Monuments (region)
  - Sibson Buildings
  - Parishes

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