

# NEIGHBOURHOOD PLAN FOR SILEBY



OPEN EVENT  
16 SEPTEMBER 2017

# What is a Neighbourhood Plan?

An opportunity for local people to directly **shape and influence** planning policy on matters that affect them

Part of the Government's **localism** agenda that simplifies a **remote and complex** planning system

Involves drafting **planning policies** that become part of the planning decision-making process

# Why is the NP different to 2008 Parish Plan?

1. It has a statutory status which means that any decisions made on planning applications would need to have regard to it. Parish plans do not have this level of influence.
2. It provides the opportunity to focus on more detailed issues in our area, than a Local Plan.
3. It allows us to influence other Council departments e.g. street lighting, public spaces and highways.

# Why do it?

The Neighbourhood Plan will cover **planning issues** in areas such as housing; environment; community facilities; heritage; businesses; traffic and leisure.

It adds **local detail** to broader planning policy and can say what **open spaces** are protected; what type of **new housing** is built, where, and what it looks like and what **new facilities** are needed locally

# What can't it do?

The Neighbourhood Plan can't be used to block **all** development, but it can include policies to say where **new development** should take place and what **type of housing** is needed

The Neighbourhood Plan needs to be in **general conformity** with **strategic elements** of local and national planning policies

# What is involved?

Once a decision is taken to prepare a Neighbourhood Plan, the Parish Council needs to be formally designated as a **Qualifying Body**

**Consultation** needs to take place with local people through drop-in events and questionnaires

Other **evidence** will be gathered about what policies are needed, and the Neighbourhood Plan will take shape

Policies will be written and **further consultation** will take place

The draft Plan will be submitted to the Local Planning Authority (LPA) to confirm that it has followed the correct **processes**

The Plan will be publicised by the LPA and people will have a **further opportunity** to comment

The Plan will be subject to an **Independent Examination** to test compliance with what is known as **‘basic conditions’** – primarily conformity with local and national planning policy

Once the Plan passes the examination, there will be a **referendum** involving everyone on the electoral register in the Parish

If the referendum passes a ‘yes’ vote with a simple majority, the Plan is **‘Made’** and becomes part of the statutory **decision-making process** for planning applications

# What have we done so far?

There are many stages in the preparation of a Neighbourhood Plan and it is envisaged that a draft plan will be ready in about **12/15 months**.

The first stage, becoming a **'Qualifying Body'** has been secured after Charnwood Borough Council formally designated the Parish for this purpose.

An **Advisory Committee** of the Parish Council has been established involving residents and Parish Councillors and supported by Neighbourhood Planning Consultants *'Yourlocale'*.

Funding has been applied for to meet the cost of the delivery of the Plan. Funding from both **'Locality'** and Big Lottery **'Awards for All'** funding has been received.

A **12-month** delivery programme has been set which will see work being undertaken in consultation with the community to deliver policies that are right for Sileby.

The Advisory Committee has already met on six occasions and a number of **sub-groups** established to drive forward tasks such as:

- producing a **draft 'Vision'** for Sileby, which will now be tested and developed further through village consultation.
- a school competition to design a **'logo'** for the Neighbourhood Plan
- Preparation of a **questionnaire** to ensure as many views from the village are taken into account

This is the draft context and vision, started by a small sub-group of the Advisory Committee:

Sileby has experienced 'growing pains' associated with rapid development as the infrastructure required to meet the community's needs has struggled to keep pace with the increasing population.

The preparation of a Neighbourhood Plan, gives the community the opportunity to create a vision for the Parish behind which people can unite and to create an inclusive society for the benefit of all.

- Our vision sees Sileby as a village where people of all ages and backgrounds are proud and happy to live, work and relax. It will provide strong support, facilities and housing for all, from the young to the very old.

Public infrastructure (education, health and care facilities) will be excellent, fit for purpose for today and flexible for the needs of the future.

High added value commercial activities will be incorporated into development where appropriate.

- Our vision sees movement between different parts of the village as being easy on foot, cycle, public transport, (car if necessary) and safe at all times of the day and night.

Traffic will by-pass the village leaving streets free for local traffic with adequate public parking. The need for cars will be

reduced by better public transport and by better connected footpaths.

- Our vision sees the use of the many sports and recreation facilities being more integrated. The Park and its building will be redesigned to offer more flexibility and to facilitate inter-connection between social groups and societies.
- Our vision sees the village increase its environmental and sustainability offering, with tree and shrub planting, the brook widened and organised as an attractive and beneficial watercourse to enhance the natural environment and wildlife habitats. Electric vehicle charging will be embedded into highway developments and opportunities for energy self-sufficiency utilised.
- Our vision sees **us shaping** further employment and residential development to meet the changing needs of our community, integrating carefully and

sympathetically with the facilities of the village.

Homes will include a mix of design features including contemporary and traditional, adding to the village's vibrancy and community focus and including a mix of housing for young, elderly and infirm.

What do you think? Do you support this vision for the future of Sileby, would you like to see any changes or anything removed?

# What happens now?

Following this launch, it is hoped to progress 3 ‘Theme Groups’ which will look in detail at the key issues within the Parish:

- **Housing**
  - Location
  - Type
  - Design
  - Heritage issues
  
- **Environment**
  - Which ‘special’ local spaces to protect
  - Other important spaces to safeguard
  - Environmental enhancements
  
- **Transport/Community facilities & amenities/employment**
  - What transport problems are there?

- Parking? Speeding? Congestion?
- Community facilities to protect?
- What others are needed?
- Protect employment? Encourage new?

Are you interested in getting involved?

The **Theme Groups** will meet over the autumn and winter, between 3 and 6 times depending on the theme and its complexity. This is your opportunity to help shape the Neighbourhood Plan for Sileby.

We are not looking for everyone to have specialist knowledge, just an interest in the area and **an understanding** of the issues Sileby faces.

Once this open event and questionnaire has been concluded there will be **further consultation**.

A **draft Neighbourhood Plan** will be prepared and submitted to Charnwood Borough Council.

The aim is to obtain approval for the Neighbourhood Plan **by the summer next year**.

# HOUSING

For the purposes of determining the best distribution of housing across the district, Charnwood Borough Council has identified a hierarchy of settlements based on their level of services (shops; facilities etc.) and their capacity to absorb additional housing.

Sileby is categorised as a ‘**Service Centre**’ along with six other settlements (Anstey, Barrow, Mountsorrel, Rothley, Quorn and Syston). Service Centres sit below Loughborough and Shepshed and above ‘Other Settlements’ without access to services or facilities.

For Sileby, windfall/infill sites are only required up to 2028, although this may change as revised housing targets are being calculated.

The **Neighbourhood Plan** can produce policies on the **type; size and location** of any new housing in the Parish – executive houses, family houses or starter homes. **Specialist housing** for older people. Self-Build or Community Led housing can be promoted through the Neighbourhood Plan.

It will make recommendations about **housing tenure** – owner occupation; private rented; social rent. The Plan can consider the need for **occupancy conditions** to be attached to any affordable housing that is built to help local people secure the homes.

Do you think the existing ‘Limits to Development’ (the area within which any residential development will be concentrated other than in exceptional circumstances) is right for the village?

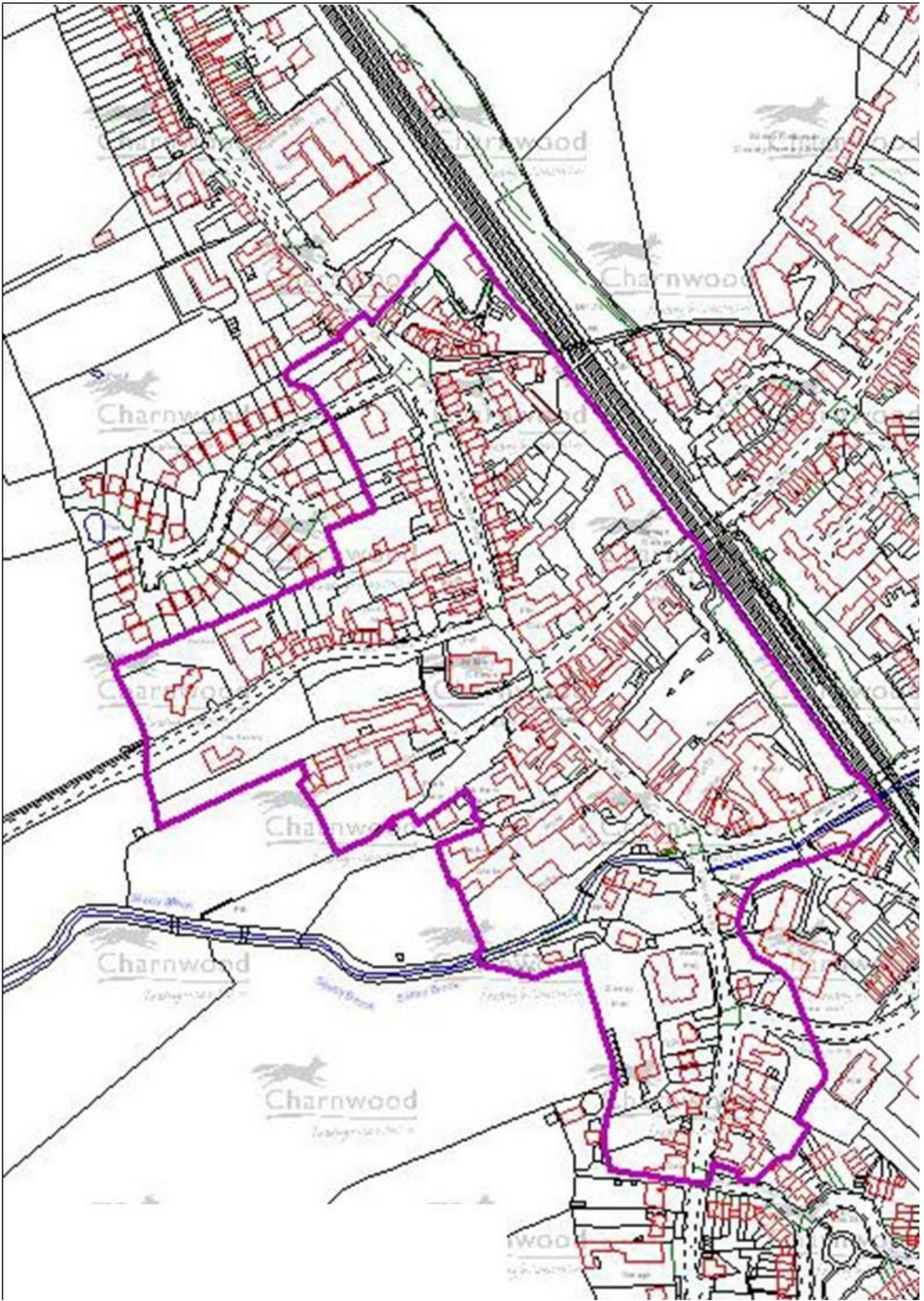
## **WHAT ARE HOUSING NEEDS IN THE PARISH?**

**Write on the post-it notes below**

# Sileby Conservation Area

The Conservation Area was designated in March 1988 and covers an area of about 11 hectares in the centre of the village to the west of the railway line. It is centred on St Mary's Church, which stands at the staggered crossroads between Barrow Road - High Street, running north south, and King Street - Mountsorrel Lane, running east west. The boundary of the Conservation Area generally defines the settlement that existed in 1884, and includes a broad range of built development that is representative of the mediaeval and post mediaeval settlement. The Area does not generally include the Victorian industrialisation and urban expansion of the village that took place outside the historic core.

A conservation area is an area of special architectural or historic interest whose character or appearance should be preserved or enhanced. In making decisions on potential development within a conservation area, the Council is required to '*pay attention to the desirability of preserving or enhancing the character or appearance of the area*'. Permission will not be granted for proposals that are likely to harm the character or appearance of a conservation area.



# ENVIRONMENT

The **Neighbourhood Plan** will consider policies that affect the local **environment**.

It can identify sites that are **suitable** for development and sites that need to be **protected** from development, including land separating communities from one another.

**Local Green Space** designations can help **protect** land and can be considered on sites that are **close** to communities; are **special**, hold local significance, and are **not extensive**.

# Local significance includes:

- Beauty
- Quality of views
- Historical significance
- Recreational value
- Tranquility
- Richness of Wildlife
- Separation from adjoining areas

You can also tell us what land in the Parish you think is **special** by placing dots on the map on the table.

**WHAT ENVIRONMENTAL FEATURES  
ARE IMPORTANT TO YOU?**

**Write on the post-it notes below**

# DESIGN

The Neighbourhood Plan will consider the **quality of design** in new housing within the Parish. What design standards do you think should apply?

This can include policy on density; style of development; materials used; renewable energy; space standards; car parking; size of gardens.

**WHAT DO YOU THINK ABOUT THE DESIGN OF NEW HOMES?**

**Write on the post-it notes below**

# EMPLOYMENT/ BUSINESSES

The **Neighbourhood Plan** will look at **employment** and if more **employment opportunities** should be available. It will also look at **existing** provision.

Is **business development** needed to meet existing or future needs?

- Where might new **businesses** be based?
- What about **Homeworking**?
- What about shops – are any more needed?

**TELL US WHAT YOU THINK!**

**Write on the post-it notes below**

# ACCESS & HIGHWAYS

The **Neighbourhood Plan** will look at issues of **access** in the Parish and consider policies that **improve** the current situation.

Do you have views on:

- Quality of public transport?
- Congestion?
- Car parking in the village?
- Footpaths/cycle ways
- The road system?

**TELL US WHAT YOU THINK!**

**Write on the post-it notes below**

# COMMUNITY FACILITIES/AMENITIES

The **Neighbourhood Plan** can look into the need to **protect** local facilities and whether or not more local facilities are needed.

**Important buildings** and services can be protected from inappropriate **change in use** by designating them as assets of community value.

Also, if **community facilities** are not available locally, the Plan can make a case for their **introduction** and look at how they can be funded.

Are some local services important to you? Which ones? And which ones are missing?

**TELL US WHAT YOU THINK!**

**Write on the post-it notes below**

# HERITAGE

The Neighbourhood Plan can help preserve and enhance the built environment. There are 17 buildings in the Parish **listed** for special architectural or historic interest – 12 have a Grade II listing whilst 5 are ‘locally listed’.

Through the Neighbourhood Plan it is possible to produce what is known as a ‘Local List’ of buildings that are important to the local community for a range of reasons – the first terrace building perhaps; a famous person used to live there; something important happened there or the building is important for its architectural significance.

**ARE THERE ANY OTHER BUILDINGS  
THAT THE PLAN SHOULD SEEK TO  
ENHANCE OR PROTECT?  
HOW ELSE MIGHT THE PLAN PROTECT  
AND ENHANCE THE BUILT  
ENVIRONMENT?**

# Listed Buildings – 17

**No. 238 Barrow Road, Sileby (Locally Listed)**

Listed on Thu 17th June, 2004

**13 to 15 Barrow Road, Sileby (Grade II)**

Listed on Fri 12th October, 1984

**Cemetery Chapels, Cemetery Road, Sileby (Locally Listed)**

Listed on Thu 17th June, 2004

**35 to 37 Cossington Road, Sileby (Grade II)**

Listed on Wed 1st June, 1983

**Free Trade Inn Public House, 27 Cossington Road, Sileby (Grade II)**

Listed on Wed 1st June, 1966

**The Maltings, High Street, Sileby (Grade II)**

Listed on Tue 28th August, 2007

**Church of St Mary, High Street, Sileby (Grade II\*)**

Listed on Wed 1st June, 1966

**Poundstretcher, 10 High Street, Sileby (Grade II)**

Listed on Fri 12th October, 1984

**7 King Street, Sileby (Grade II)**

Listed on Fri 6th May, 1983

**33 Little Church Lane, Sileby (Grade II)**

Listed on Fri 12th October, 1984

**35 Little Church Lane, Sileby (Grade II)**

Listed on Fri 12th October, 1984

**Brook Farm, Farmhouse and Barns, Main Street, Sileby (Locally Listed)**

Listed on Thu 17th June, 2004

**Sileby Mill and Footbridge, Mountsorrel Lane, Sileby (Locally Listed)**

Listed on Thu 17th June, 2004

**Quebec House Farmhouse, Seagrave Road, Sileby (Grade II)**

Listed on Fri 12th October, 1984

**War Memorial at Sileby Memorial Park, Seagrave Road, Sileby (Grade II)**

Listed on Fri 12th October, 1984

**Barn and 2 Outbuildings at Quebec House Farm, Seagrave Road, Sileby (Grade II)**

Listed on Fri 12th October, 1984

**St Gregory (Locally Listed)**

# ANYTHING ELSE?

Is there anything else you would like to see our **Neighbourhood Plan** include?

Thank you for your time and for any **comments** you may have made. They will all be considered as the **Neighbourhood Plan** develops and you will have many more **opportunities** to become involved before the Plan is finalised.

**TELL US WHAT YOU THINK!**

**Write on the post-it notes below**