

2016 July

NEIGHBOURHOOD PLANNING REPORT: - Mr T Lockley had written the following report and circulated it to the members prior to the meeting:

Application by Markfield Parish Council

Town and Country Planning Act 1990

As amended by the Localism Act 2011, Schedule 9, Part 1

The Neighbourhood Planning (General) Regulations 2012 – part 2(5)

Application for designation of a neighbourhood area

Application Area

The application area shown on the accompanying map comprises all of the Markfield Parish Council area, plus the Field Head part of Groby Parish, the western residential area of Ratby Parish and those parts of Newtown Linford Parish, which lie between Leicester Road/Ashby Road, Markfield and the A50.

Appropriate area statement

Markfield Parish Council operates within the confines of the Markfield Parish boundaries as shown on the accompanying map.

Because of the intimate way the Markfield Parish Boundaries relate to areas of predominately residential developments at Field Head (Groby Parish Council), Thornton Lane/Markfield Road (Ratby Parish Council) and between Leicester Road/Ashby Road and the A50 (Newtown Linford Parish Council) it is considered appropriate to include these 3 areas within the designated “Markfield Neighbourhood Area”.

Markfield Parish Council is a long established, democratically elected body, representing the entire local community within the parish. Whilst Markfield village is the major settlement, the parish also includes smaller settlements at: Copt Oak; Shaw Lane; Little Shaw Lane and around the Flying Horse roundabout.

As previously mention there are 3 other areas of residential development which, although not lying within Markfield Parish boundaries have an intimate

relationship with Markfield village, where local shops, doctors' surgery, infant/junior school etc. are provided.

Markfield Parish lies close to the centre of Charnwood Forest, which is a very distinctive upland area formed from some of the oldest known rocks in the world. Extensive view across the Midland Plain are possible from various high points within the parish. Hard-rock quarrying is a significant feature in parts of what otherwise is a rural, agricultural parish. The M1 motorway cuts north/south through the parish, within junction 22 being close to Markfield village itself. The A50 and A511 are the two other main roads, which pass through it. The parish also lies within the National Forest, the existence of which has brought and continues to bring considerable beneficial changes to the area.

In planning terms Markfield Parish is one of the "Northern" group of parishes, within the Borough of Hinckley and Bosworth. It is recognised that, because of their ease of access to the motorway network, and their closeness to Leicester, Loughborough, Nottingham and major infrastructural developments in North West Leicestershire and along the motorway, these parishes are attractive to developers.

Whilst it is appropriate to consider the area as a whole, Markfield village is the focal point for the other settlements. Planned expansion in the Markfield/Field Head area is the likeliest way to housing requirements for the parish. However, the impact of any growth needs to be planned in relation to:

- The need to preserve the surrounding countryside
- The need to ensure that the local infrastructure can support new development
- Ensure that any amenities/benefits arising from developments are accessible to all residents of the proposed plan area.

The aim of Markfield Parish Council is to create a neighbourhood development plan, with the involvement of key local interest groups and residents.

Consultation with the community will generate evidence, which will ensure through planning guidance Markfield village and the other settlements, within the neighbourhood area, can develop in such a manner as to:

- Protect the area's heritage
- Maintain its character
- Provide for future infrastructure, housing and employment needs
- Create and maintain a viable and sustainable outlook

In applying for designated area status the key aims of the resulting Neighbourhood Development Plan will be to:

- Protect and enhance the area's existing natural and physical heritage.
- Retain and develop a distinct group of communities
- Preserve the character of Markfield village and especially the conservation area
- Meet defined housing needs in line with national policy and local strategic planning policy
- Meet defined employment needs to ensure availability of sites for adequate local employment opportunities
- Ensure that improvements to local infrastructure go hand in hand with any growth and are accessible to residents and workers across the plan area.
- Facilitate the needs of residents in the areas of education, health, leisure and transport
- Retain, protect and increase green spaces, public rights of way and recreation facilities

Qualifying body statement

Markfield Parish Council, the organisation applying for designated area status for the purpose of developing a Neighbourhood Plan for the previously defined area, is adjudged to be a "relevant/qualifying body" (specified in Section 61G of the 1990 Act) in making an application for the area delineated on the attached map.