



Ellistown & Battleflat
Neighbourhood Plan Review
2011 – 2040

Pre-Submission version

MARCH 2025

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Foreword

The Parish of Ellistown and Battleflat sits immediately south of the town of Coalville in the District of North West Leicestershire, the County of Leicestershire and within the National Forest.

We have a rapidly growing and ageing population, although the age profile of our residents overall remains younger than regional and national norms.

Levels of economic activity remain high within the Parish and Ellistown and Battleflat remains a popular place to live, with demand for new homes high. Residents have told us, through consultation, that they value the peacefulness of the Parish and its proximity to the countryside.

Residents wish to maintain these qualities, but also recognise that the Parish must continue to grow to reflect the need for development across the District. The Parish through major projects such as the South East Coalville Development Scheme will see a considerable amount of new housing and employment opportunities. The Parish Council understands the need for this development and wishes to make sure that growth occurs in a way that meets the priorities identified by people that live within the Parish and that any negative impact arising from the development activity is mitigated. We also recognise that there is a need to re-balance the housing stock with the provision of smaller homes and to introduce more affordable housing to enable older residents and those just starting out to remain in the Parish and to free up larger properties for families.

We initially embarked on the process of preparing a Neighbourhood Plan to give us control over these important matters and to help address other issues that have been raised through the process. We are now reviewing our Made Neighbourhood Plan to continue to exercise control.

I would like to thank Officers from North West Leicestershire District Council for their support as we have undertaken this work and for the grant funding received from Locality; Leicestershire County Council's Big Society and Big Lottery Awards for All, without which the preparation of this Neighbourhood Plan would not have been possible.

Councillor Keith Merrie

Chair

Ellistown and Battleflat Parish Council

1 What changes have been made?

The following changes have been made to the Neighbourhood Plan (other than planning policy updates and formatting amendments) which was Made by North West Leicestershire District Council District Council on 16 July 2019:

The introductory chapters have been updated to reflect changes since the Made Neighbourhood Plan was prepared, including updating the socio-economic data to reflect 2021 Census data and the results from an updated Housing Needs Assessment.

The following policies relate to those in the Made Neighbourhood Plan:

POLICY S1: ELLISTOWN LIMITS TO DEVELOPMENT – This is now Policy SF1. The Limits to Development boundary remains the same as in the Made Neighbourhood Plan, but the policy now also incorporates Policy S2 from the Made Neighbourhood Plan.

POLICY S2: LAND OUTSIDE OF ELLISTOWN LIMITS TO DEVELOPMENT – Now incorporated into Policy SF1 in the Review Neighbourhood Plan. However, the part of Policy S2 whose objective was preventing the coalescence of Ellistown and Hugglescote is now covered in the Review Plan by POLICY ENV 1: AREA OF LOCAL SEPARATION. This recognises the difference, when decisions are being made, between an open countryside policy in general and the identified objective in Ellistown of maintaining separation in a specified narrow tract of land between two existing settlements.

POLICY S3: SOUTH-EAST COALVILLE DEVELOPMENT SCHEME – This policy has been deleted from the Review Neighbourhood Plan as the Scheme is in the process of being built out.

POLICY H1: HOUSING PROVISION – This policy is the same in the Review Neighbourhood Plan, now titled Windfall Development, with the addition of a criterion on tandem development.

POLICY H2: AFFORDABLE HOUSING – This policy is now Policy H3 in the Review Neighbourhood Plan. It remains the same as in the Made Neighbourhood Plan with the addition of a criterion supporting the provision of First Homes at a discount of 30%, in line with the recommendations from the Housing Needs Assessment.

POLICY H3: NEW HOUSING MIX – This is now Policy H2 in the Review Neighbourhood Plan. It has changed from the Made Neighbourhood Plan to reflect the recommendations from the Housing Needs Assessment.

POLICY E1: SUPPORT FOR EXISTING EMPLOYMENT OPPORTUNITIES – This policy remains the same as in the Made Neighbourhood Plan, with class uses updated to reflect the changes made in September 2020.

POLICY E2: SUPPORT FOR NEW EMPLOYMENT OPPORTUNITIES – This policy remains the same as in the Made Neighbourhood Plan.

POLICY E3: CONNECTING LOCAL BUSINESSES AND PEOPLE TO THE NEW ECONOMIC AND EMPLOYMENT OPPORTUNITIES – This policy remains the same as in the Made Neighbourhood Plan.

POLICY SCF1: EXISTING SHOPS AND COMMUNITY FACILITIES – This policy has been updated to reflect the changes to the shopping offer in the Neighbourhood Area, and to incorporate support for

new community facilities.

POLICY SCF2: NEW SHOPS AND COMMUNITY FACILITIES –Now incorporated into SCF1 (above).

POLICY NE 1: LOCAL GREEN SPACE – This policy has been updated to strengthen the wording and to modify the boundary of the sites so designated, following adoption of a strip of land as public open space that previously had to be excluded; it becomes POLICY ENV 2.

A new POLICY ENV 3: OPEN SPACE, SPORT & RECREATION SITES has been added in the Review Plan to protect the OSSR functions of a range of other open spaces in the Neighbourhood Area.

POLICY NE 2: BIODIVERSITY has been extensively updated using existing designations data from various sources not used when the Made Plan was drafted, and to have regard for the provisions in the current National Framework for Biodiversity Net Gain. It has been separated into two: POLICY ENV 4: SITES OF NATURAL ENVIRONMENT SIGNIFICANCE to cover protection of wildlife on a limited number of specific identified sites, and POLICY ENV 5: BIODIVERSITY ACROSS THE PLAN AREA to deal with TREES AND HEDGEROWS (previously POLICY NE 3) and the protection of wildlife on development sites wherever they are in the Neighbourhood Area.

POLICY HBE1: BUILDINGS AND STRUCTURES OF LOCAL HERITAGE — This policy becomes POLICY ENV 7 NON-DESIGNATED HERITAGE ASSETS. The policy wording has been updated but the buildings identified (which subsequent to the Making of the Plan were added to the Leicestershire Historic Environment Record) are the same.

NEW POLICY ENV 6: SITES OF HISTORIC ENVIRONMENT SIGNIFICANCE has been added to the Review Plan to identify and protect, where practicable, historic and archaeological features on sites where new development is proposed.

POLICY GA1: ROAD SAFETY AND CONGESTION – This policy remains the same as in the Made Neighbourhood Plan.

POLICY GA2: CAR PARKING IN ELLISTOWN – This policy remains the same as in the Made Neighbourhood Plan.

POLICY GA3: WALKING AND CYCLING – This policy remains the same as in the Made Neighbourhood Plan.

POLICY CC1: SUSTAINABLE DESIGN AND CONSTRUCTION – This policy has been updated to reflect the outcome of a Design Guide and Codes document that was commissioned through technical support and is now POLICY S2.

2. About this Neighbourhood Plan

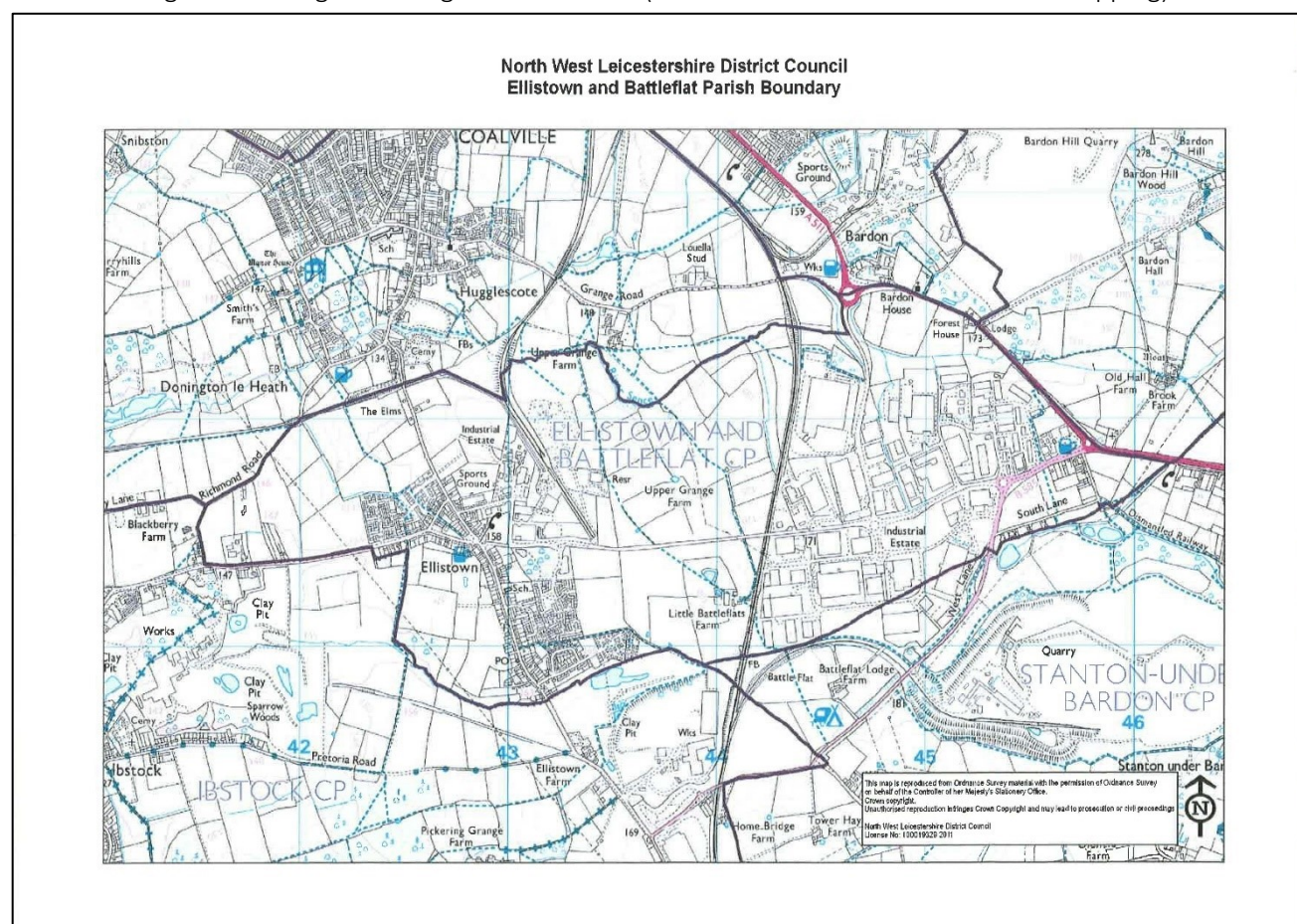
Background

The Localism Act of 2011 introduced the concept of Neighbourhood Plans. These plans give local communities a much greater opportunity to influence future development in their areas. The National Planning Policy Framework (NPPF 2024) is the Government's 'bible' on planning issues. It states that:

'Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan.' (NPPF, December 2024, paragraph 30).

North West Leicestershire District Council approved our application for designation as a Neighbourhood area in April 2014. The area to be covered by our Plan is defined by the Parish boundary (see Figure 1).

Figure 1 – Designated Neighbourhood Area (North West Leicestershire Council mapping)



Our Neighbourhood Plan sits alongside, and is aligned with, North West Leicestershire District Council's Local Plan. We can't promote less development than in the Local Plan or undermine its strategic policies. Other than that, our Neighbourhood Plan is able to shape and direct sustainable development in the Parish. Once the Review document is approved, the policies it contains will take precedence over non-strategic policies in the Local Plan.

This Neighbourhood Plan has been written in line with the Basic Conditions:

- Having regard for national planning policy and guidance
- Contributing to sustainable development
- General conformity with strategic policies in North West Leicestershire District Council's Local Plan
- Compatibility with EU and human rights requirements, implemented in England
- Conservation of habitat and species regulations.

Before being made, this Neighbourhood Plan Review must pass a local, community referendum if the Examiner determines that the changes are significant.

Neighbourhood Plan Group

The Neighbourhood Plan was driven forward by a group of Parish Councillors, assisted by YourLocale consultancy. The preparation of a Neighbourhood Plan must conform to guidelines laid down by central Government and involves consultation with not only the local community, but also the District Council and local businesses and landowners. There is a prescribed procedure with appropriate checks and consultations, which we have observed.

3. Why Neighbourhood Plans are important.

A Neighbourhood Plan is an opportunity for local people to create a framework for delivering a sustainable future for the benefit of all who live, work or visit our area. It enables us to ensure we get the right types of development in the right locations; and to set planning policies that will be used in determining decisions on planning applications across the Parish.

A Neighbourhood Plan is part of the statutory Development Plan for the area and this statutory status gives Neighbourhood Plans far more weight than other local documents such as Parish Plans or Village Design Statements. But a Neighbourhood Plan must also comply with European (now consolidated into UK law) and National legislation and be in general conformity with local strategic planning policy. Whilst every effort has been made to make the main body of this Plan easy to read and understand, the wording of the actual policies is necessarily more formal so that they comply with these statutory requirements.

Robust evidence is the foundation on which a Neighbourhood Plan has to be based. This includes evidence of community engagement and consultation and how the views, aspirations, wants and needs of local people have been taken into account alongside stakeholder comment and statistical information to justify the policies contained within the Plan. A detailed Statement of Consultation has been produced to support this Neighbourhood Plan and will be available within the Consultation Statement on submission of the Neighbourhood Plan.

4. Why we need a Neighbourhood Plan in Ellistown and Battleflat

The Parish Council is very keen to promote the Parish of Ellistown and Battleflat and to take the decisions locally that will serve the best interests of the community in the years to come.

There is recognition that sustainable development is not only necessary but desirable, as without it our village and economy will stagnate, but we want to influence and direct the shape and nature of the development and where within our Neighbourhood Plan area it takes place.

A Neighbourhood Plan cannot be used to prevent development and we have been very clear from the outset that we will work within the broad housing requirements specified by North West Leicestershire District Council. Having a Neighbourhood Plan gives us the opportunity to identify the best ways to deliver development, directing it towards what the local community needs and wants, while protecting our natural environment and social and leisure assets and ensuring a more sustainable future for ourselves and future generations.

This Plan has been prepared with these goals in mind. We have embraced the NPPF's core principle of "a presumption in favour of sustainable development" and have approached our task to achieve a Plan that is *"prepared positively, in a way that is aspirational but deliverable"* (NPPF 2024, para 16).

5. Our Parish

The Plan area comprises the whole of the Parish of Ellistown and Battleflat, within the District of North West Leicestershire, as shown in figure 1. High resolution versions of all figures are available in the supporting information.

It embraces the village of Ellistown and the Hamlet of Battleflat and the surrounding area, as well as several industrial estates mainly to the east of the Parish. The village of Ellistown is currently the main location of housing and of facilities. Battleflat comprises three streets of fewer than 20 houses with a pub and hotel, as well as a large industrial estate.

The Parish has a long and proud history and origins can be traced back to medieval times and beyond.

Ellistown and Battleflat Parish in Leicestershire is a place mixed with historical and modern developments. Originally known for its coal mining, the area has grown into a community that balances its industrial roots with new residential needs.

The parish landscape combines housing with green, agricultural spaces, typical of an English rural setting but adjusted for suburban growth. This mix offers insights into how traditional village life can coexist with the demands of modern living. The area is home to a diverse population and supports various local businesses and facilities, contributing to a strong community spirit.

Although the Leicester to Burton rail line bisects the Neighbourhood Area (NA), this line closed to passenger traffic in the 1960s and there is no train station within or around Ellistown and Battleflat. As such, the main form of transport for residents is by car, and congestion can be a problem, especially within Ellistown village at peak times.

The primary vehicle route in the NA is the A511/Bardon Road which forms part of the northeastern boundary for Ellistown and Battleflat. This offers connections with the A42 to the west and the M1 to the east, allowing vehicles serving the large industrial area easy access to the motorway network without having to travel through the surrounding rural villages.

A joined-up network of secondary roads then provide access to settlements such as Ellistown, Hugglescote, and Coalville. Ellistown village itself is served by two key vehicle axes – the north/south Whitehill Road/Midland Road and the east/west Beveridge Lane/Ibstock Road.

These key roads are often narrow, being further restricted by on-street parking in many areas due to the age, style and plot arrangement of surrounding development. Terraced and semi-detached housing with minimal setbacks dominates along these main routes.

Several offshoot residential roads then form the backbone of the village's residential layout, including Spencer View, Channing Way and Sherwood Close. Nearly all these residential streets are cul-de-sacs, offering no through routes.

There is an extensive network of public footpaths and bridleways connecting Ellistown village with its surrounding countryside. This helps to promote health and wellbeing through facilitating an active lifestyle via walking, cycling or horseback. The Neighbourhood Area is however bisected by a railway line, with few footpaths and bridleways providing pedestrian crossings.

Notably, part of the 14-mile-long 'Grange Walk' also runs through the village – a route managed by the National Forest which takes in former coal mines, granite quarries and new woodlands.

Although not directly connected, Ellistown is close to two National Cycle Routes (not shown on map). To the south, route 63 runs from Burton on Trent to Wisbech. To the northwest, route 52 runs from Coalville – connecting with Warwick, Coventry, and Loughborough.

Richmond Road (to the west of Ellistown Village) is noted by North West Leicestershire District Council as a 'leisure route' or 'discovery lane' – meaning that although it is not a dedicated cycle path, it is a suitable route.

Although there are no nationally designated heritage assets (including listed buildings or structures, or scheduled monuments) located within the Ellistown and Battleflat Neighbourhood Area, there are several historical buildings and structures which are highly valued by local residents.

Much of the Ellistown and Battleflat Neighbourhood Area (NA) is rural in nature – a gently undulating landscape characterised by mixed farmland and low woodland cover. There has however been considerable development within the eastern side of the NA, with the construction of a large industrial estate which includes an Amazon depot.

The main settlement of Ellistown is generally surrounded by open countryside and contains several high-quality open spaces.

Ellistown and Battleflat today

2021 Census data for the Neighbourhood Area shows a population of 2,700, with 1,138 households, an increase of 103 people since the 2011 Census.

There has been some development in Ellistown & Battleflat in recent years. North West Leicestershire District Council has provided data showing that 76 new homes have been built between 2011/12 and 2022/23. Of these, 35 (46.1%) were delivered as Affordable Housing, although these were all delivered in 2011/12. According to the 2021 Census at this time there were 1,170 dwellings in the Neighbourhood Area. Adding the completions to the 2011 dwellings figure gives an estimate of 1,214 dwellings as of April 2023.

Current outstanding commitments (dwellings on sites with planning permission) as of March 2024 total 1,434 homes in the Neighbourhood Area. The majority of these relate to the South East Coalville development (which will total c.3,500 homes). A significant proportion of these will fall within the Ellistown & Battleflat Neighbourhood Area, with North West Leicestershire District Council noting that of the 1,434 outstanding commitments, 15 are within Ellistown (13 in St Christopher's mobile home park), and so it is assumed the remaining dwellings are related to South East Coalville. The Affordable Housing requirement here is 7.5%.

6. What we want the Neighbourhood Plan to achieve

The Plan covers the period up to 2040, which is the same period as the emerging Local Plan for North West Leicestershire. The Neighbourhood Plan is not intended to replace or supersede approved District wide planning policies, but rather it sits alongside it, to add additional or more detailed policies specific to the Parish. Where the Local Plan contains policies that meet the needs and requirements of the Parish these are not repeated here. Instead, it focuses on those planning issues which consultation shows matter most to the community, and which the Plan can add the greatest additional value.

Should the Neighbourhood Plan be 'Made', it would become part of the Development Plan for the District of North West Leicestershire.

After being 'Made', when North West Leicestershire District Council or any other body consider a planning decision, they will be required to refer to the Neighbourhood Plan (alongside the District's own Local Plan and other relevant documents) and check whether the proposed development is in accordance with the policies the community has developed.

This is the first time that communities have had the opportunity to create planning policies with this degree of statutory weight.

There are some restrictions to what Neighbourhood Plans can achieve. For example:

- They cannot promote less development than is set out in the Local Plan;
- They deal essentially with land use issues; they cannot address enforcement issues; and
- While issues such as improvements to a bus route do not directly relate to land use issues, Neighbourhood Plans can encourage funding for these through developer contributions.

The policies in the Plan must also support the NPPF's "presumption in favour of sustainable development" and be in general conformity with the District Council's strategic planning policies.

The Plan includes several elements, these include:

- A small number of Ellistown and Battleflat Parish specific planning policies grouped around the key policy issues identified by the community as being of special importance to them; and
- that the residents of Ellistown and Battleflat have a greater say over development affecting the Parish.
- A simple and clear vision for the Plan based on local consultation. This is "to set out policies for the years up to 2031 that will ensure that our area develops and grows in a way that is sustainable economically, socially and environmentally, and which enhances and improves the Parish in which we live".

The objectives flowing from this vision are as follows:

- Ensure that development takes place in the most sustainable locations;
- Encourage the right types of development that meets local needs;
- Protect and wherever possible enhance important buildings and structures;

- Protect important community facilities that are special to the local community;
- Promote good design;
- Ensure that the community continues to have good access to the surrounding countryside and green spaces;
- Protect open spaces that are important to the community and/or wildlife;
- Seek ways of addressing the problems of traffic speed on our roads; and
- Improve pedestrian and cycle connections within the Plan area and into the surrounding areas.

The objectives will be realised by a small number of planning policies specific to Ellistown and Battleflat grouped around the key objectives identified by the community as being of special importance to them.

The Plan will be kept under review.

Meeting the requirement for sustainable development

The NPPF states that there are three dimensions to sustainable development: social, environmental and economic, all of which are important and interrelated.

a) Social

Housing policies are designed to shape development to ensure that it takes place in the most suitable locations and is of a size and type that is appropriate to the parish and can meet the needs of present and future generations.

We are also seeking to protect existing community facilities and ensure that we support the community's needs and its health, social and cultural wellbeing.

b) Environment

In order to protect and enhance our natural, built and historic environment, we are seeking to ensure that:

- Housing development is of the right type and design so that it does not harm but instead positively reflects the existing and historic character of the area;
- The important open spaces within Ellistown and Battleflat is protected from development, to safeguard the parish's identity and retain the rural nature of its surroundings;
- Local Green Spaces and important views are maintained for the enjoyment of future generations;
- Development recognises the need to protect and, where possible, improve biodiversity and important habitats; and
- Provision is made for improved pedestrian and cycling facilities.

c) Economic

There are large commercial areas within the parish and there is a desire to ensure that appropriate economic activity is maintained as long as the local infrastructure supports it and it does not impact detrimentally on the amenity of neighbours or the road network.

This document sets out local considerations for delivering sustainable development across the Neighbourhood Area. Development proposals should meet the requirements of all relevant policies in this Neighbourhood Plan and be in line with North West Leicestershire District and national policies.

Neighbourhood Plan Policies

7 The Strategic Framework

The NWLDC Local Plan was adopted in March 2021, using the Housing and Economic Development Needs Assessment (HEDNA) report as its base for calculating need. The Plan notes that the agreed housing need between 2011 and 2031 is for a district-wide provision of 9,620 dwellings. The Local plan is in the early stages of being reviewed. It will go through until 2040 but is at too early a stage to influence the policies in this Neighbourhood Plan.

The Local Plan establishes a hierarchy of settlements to help to determine the most appropriate locations for development. On the basis of this hierarchy, Ellistown is classed as a 'Sustainable Village'. The Local Plan describes Sustainable Villages as 'Settlements which have a limited range of services and facilities where a limited amount of growth will take place within the defined Limits to Development'. The Local Plan goes on to say 'Some development in these settlements will be appropriate, although there is already a significant level of provision made through planning permissions. Any further development in such settlements will be restricted to either infilling or previously developed land which is well related to the settlement concerned'. Battleflat is a Hamlet where there are 'no services and facilities and where development will be considered in the context of the countryside policy'.

There is no specific housing requirement for the Parish in the adopted Local Plan, beyond the South East Coalville Development Scheme.

NWLDC Officers were approached to indicate a housing requirement for the Parish through the Plan period. The requirement is 59 dwellings for the Parish up to 2040 and does not merit a specific site allocation. This figure can be met through windfall over the Plan period.

Through the preparation of the Neighbourhood Plan Review this situation was carefully considered and it was decided that in view of the limited housing need in the Parish through the Plan period, it would not allocate a site in the Neighbourhood Plan and instead rely on the policies in the Local Plan alongside the policies in this Neighbourhood Plan Review to shape the very limited development that is likely to take place in the Parish up to 2040.

IT IS IMPORTANT TO NOTE THAT WHEN USING THE NEIGHBOURHOOD PLAN TO DETERMINE PROPOSED DEVELOPMENT, ALL OF THE POLICIES CONTAINED IN THE PLAN MUST BE CONSIDERED TOGETHER IN FORMING A VIEW.

A. Limits to Development

Limits to Development are a commonly used tool in planning documents such as Neighbourhood Plans and Local Plans. They are used to define the extent of a built-up part of a settlement, and provide clear, defensible boundaries around settlements within which development will normally be confined. They distinguish between areas where in planning terms development would be acceptable in principle such as in the main settlements and where it would not be, generally in the least sustainable locations, such as in the countryside.

The existing Limits to Development were introduced by the North West Leicestershire Local Plan in

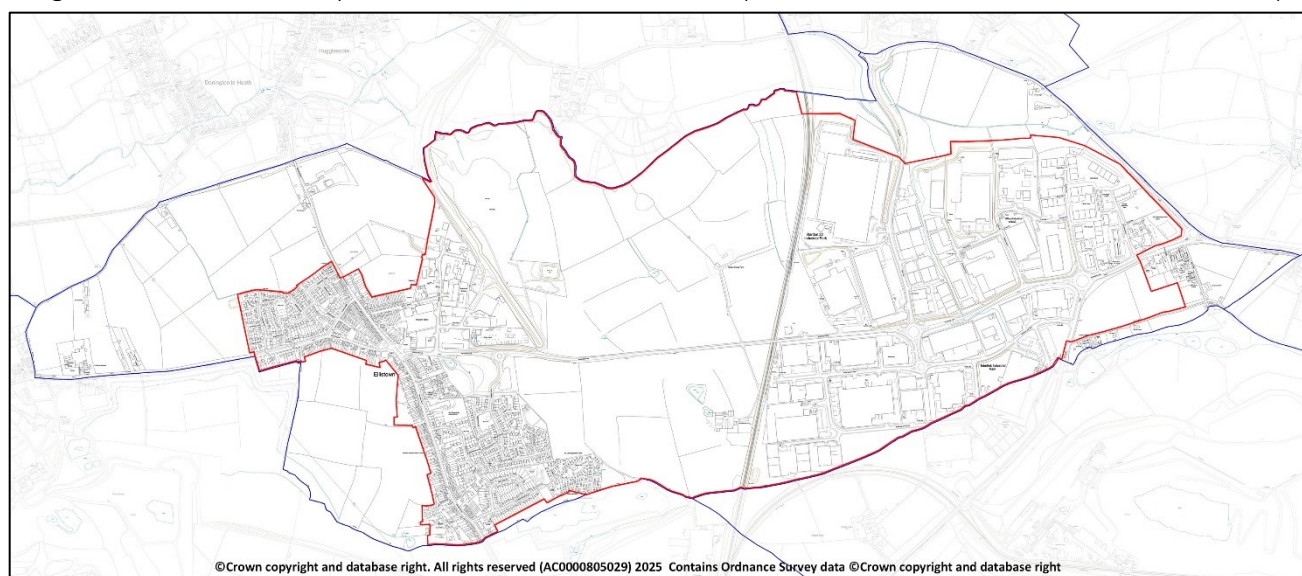
2002 and confirmed in the Adopted Local Plan (March 2021).

The consultation revealed that there is support for the continuation of the Limits to Development for Ellistown, especially to ensure that development is focused within the built-up area of the Parish as opposed to outside it.

Limits to Development have been reviewed and published by the District Council following consultation with the Parish Council and others (Fig. 2).

This incorporates the South East Coalville Development Scheme which is a strategic scheme where the District Council has made a 'resolution to grant planning permission', part of which falls with the Parish of Ellistown and Battleflat. The Limits to Development for Ellistown have been drawn around the built-up part of the village. The District Council's support for the strategic site along with approvals for employment sites within the Parish has meant that the Limits to Development for Ellistown have been extended to take these developments into account.

Figure 2 –Limits to Development for Ellistown and Battleflat (in North West Leicestershire Local Plan 2019)



The North West Leicestershire Settlement Fringe Study (2010) reviewed the quality of the landscape surrounding the main settlements in the District. The landscape of the Parish is typified as: “Gently undulating landscape with effects of past and present coal and clay working. It displays a relatively dense pattern of former mining towns and village. The landscape is characterised by mixed farmland with a generally low woodland cover”.

In planning terms, land outside the main built-up areas is treated as countryside. This includes any small groups of buildings or small settlements that may be found there.

It is established national and District wide planning policy that development in the countryside should be carefully considered. The NPPF (2024) states that planning should recognise “the intrinsic character and beauty of the countryside”. (Paragraph 187 b).

This approach is also supported by this Plan; in particular, as it will prevent the unplanned sprawl of Ellistown and Battleflat beyond the Limits to development. Development should be focused within the Limits to Development as Ellistown is identified as a sustainable village in the Settlement Hierarchy and is therefore deemed to be sustainable. This will help to safeguard the countryside for its own sake as an attractive, accessible and non-renewable natural resource. Any development in

these countryside locations would primarily require the use of a car to access services and facilities and would be less sustainable.

POLICY SF1: ELLISTOWN LIMITS TO DEVELOPMENT – In order to make a positive contribution to sustainable development and help meet local needs, future development proposals in the Neighbourhood Plan Area shall be focused within the built-up area of Ellistown as defined in Fig 2 by the Limits to Development. Development proposals on sites within the Limits to Development will be supported where they comply with the policies of this Plan.

Land outside the Ellistown Limits to Development, as in Figure 2, is identified as countryside, where development will be carefully controlled in line with local and national strategic planning policies.

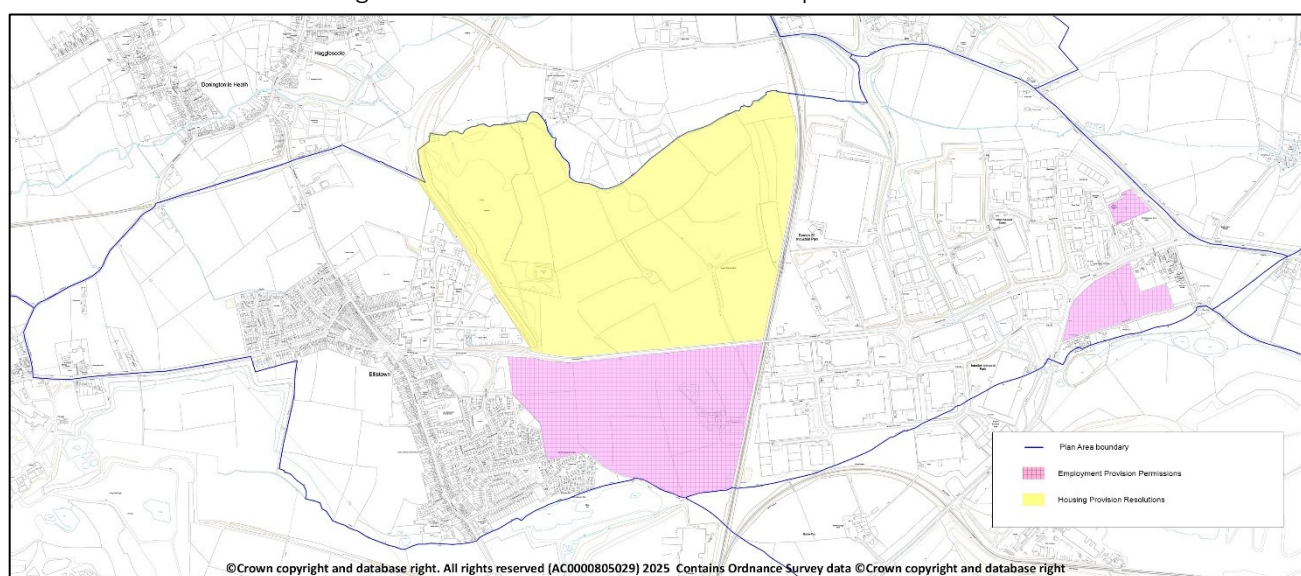
B. South East Coalville Development Scheme

The South East of Coalville Development Scheme is a major strategic site which is now well under way in terms of its development. In total this is likely to generate more than 3,500 new dwellings, around a thousand of which will be in the Parish.

The Scheme comprises new development on a largely greenfield site and makes provision for a new Primary School and local centre alongside improvements to the highways network and associated infrastructure, landscaping and public open space.

As the development is a strategic site, it would not be appropriate, nor do the rules governing the preparation of a Neighbourhood Plan allow, for the Plan to seek to change or amend the ‘strategic’ elements of the development. Equally, as the strategic site is likely to represent the biggest development in and around the Parish for many decades to come it is imperative that the community plays its part in ensuring that this reflects local needs and priorities.

Figure 3 - South East of Coalville Development Scheme



The area shaded yellow is earmarked for residential development whilst the pink shaded area represents employment land.

New development can bring significant benefits to the local community, including new homes, jobs and facilities. It can also have negative impacts, for example, where additional demand is placed on facilities and services which are already at or near capacity. Local people are especially concerned

about the impact of the proposed development on infrastructure, in particular the transport network especially in the village of Ellistown as well as community facilities, all of which are already under pressure. There is also a need to ensure that any benefits such as new housing, recreational and community facilities best meet and help meet the needs and aspirations of the community.

There is also a need to ensure that the development integrates into and responds positively to the character and sense of identity of the Parish. Through, for example, careful design and safe and secure pedestrian, cycle and transport links between the development and the Parish.

The provision of important infrastructure improvements through the planning permission granted on the scheme is welcomed. These include new bus routes and infrastructure, a network of footpaths through the site, the provision of ecological and biodiversity mitigation land, affordable housing, areas of public open space, a sum allocated for the provision and improvement of the formal recreation provision at South Street Recreation Ground and a civic amenity contribution. In addition, the policy seeks to ensure that the scheme mitigates the impact on Ellistown and Battleflat as it develops.

B. Design Standards

It is the view of the Ellistown and Battleflat community that the Neighbourhood Plan will ensure that any future development either reflects the Parish's architectural character and fully integrates into the village environment or makes a positive high level architectural contribution to the specific location.

There should be an expectation of high-quality materials and sustainability in any future house building in order to sympathetically integrate with the local character and environment. The proposed location of any development should not adversely influence any of the Local Green Space or community-defined Green Space areas within the Parish that make a strong contribution to its overall character and physical form.

In this section, the Neighbourhood Plan sets out design guidance which seeks to identify and protect the distinctive elements which together provide the special qualities of the landscape setting and built heritage of the Neighbourhood Area.

The NPPF (2024) notes that development that is not well designed should be refused, especially where it fails to reflect local design policies (paragraph 139).

A design guide and codes was commissioned as part of the process of preparing a Neighbourhood Plan and is available as appendix 2. Policy SF2 seeks to reflect the design principles which the community believes will help to achieve good design.

Existing settlement patterns have grown incrementally over time. The buildings date from many different periods, providing a richness and variety of styles and materials. This traditional rural character should be enhanced by new development; schemes should be designed to ensure that new buildings sit comfortably within the existing settlement pattern and are respectful of their surroundings.

It is not considered necessary to have uniform properties within any new development, rather to ensure that new developments respect the features of buildings which make Ellistown and Battleflat

a desirable place to live.

New development proposals should be designed sensitively to ensure that the high-quality built environment of the Neighbourhood Area is maintained and enhanced. New designs should respond in a positive way to the local character through careful and appropriate use of high-quality materials and detail. Proposals should also demonstrate consideration of height, scale and massing, to ensure that new development delivers a positive contribution to the street scene and adds value to the distinctive character of the Neighbourhood Area.

POLICY S2: DESIGN - All development proposals should demonstrate a high quality of design, layout and use of materials which make a positive contribution to the special character of the Neighbourhood Area.

Any new development applications should make specific reference to how the design guide and codes (Appendix 2) has been taken into account in the design proposals. New development should consider the prevailing character area in which the proposal resides and seek to contribute to and enhance the existing character.

8 Housing and the Built Environment

A. Introduction

Ellistown and Battleflat Parish is a popular place to live. It is easily accessible from major towns and cities such as Coalville and Leicester and has a good natural and built environment as well as community spirit. Average house prices, though high, are relatively more affordable than many of the surrounding towns and villages. Consequently, there is strong demand for housing in the Parish both to rent and buy.

B. Windfall Development

It is recognised that housing development will take place across the Parish over the Plan period. Windfall sites are small infill or redevelopment sites, normally a handful of dwellings that come forward unexpectedly and have not been specifically identified for new housing in a Local Plan, Neighbourhood Plan or any other planning document. Such sites have made a regular contribution towards the housing supply in the Parish at an average of 1 or 2 new dwellings per year. This is a trend which is expected to continue, as there remain opportunities for small scale redevelopment and infill windfall development over the lifetime of the Plan in the Parish, potentially bringing forward about 30 new homes over the lifetime of the Plan.

The consultation shows that the community is generally supportive of small-scale windfall sites within the village of Ellistown subject to any proposal being well designed and not affecting the amenity of neighbouring properties or leading to the over development of the site.

POLICY H1: WINDFALL DEVELOPMENT – Proposals for small-scale windfall sites (defined as schemes of five or fewer dwellings) within the Limits of Development for Ellistown village, will be supported where the development proposal can demonstrate that it has considered how it:

- a) Respects the local character, having regard to scale, density, massing, height, landscape, layout, materials and access, as appropriate;
- b) Has taken into account and does not adversely impact upon the amenity of the neighbouring occupiers, including daylight/sunlight, privacy, air quality, noise and light pollution; and
- c) Has safe and suitable access to the site for all people, including those with disabilities.

In gardens of existing properties, tandem and back land development will not be supported where it causes harm to residential amenity or harm to the local area. Harm includes where this development reduces existing garden space to such an extent it adversely impacts on the character of the area or provides inadequate levels of private residential amenity of neighbouring and proposed dwelling(s).

C. Housing Mix

Between 2011 and 2021 the Ellistown & Battleflat population grew by 3.9%. In 2011 the greatest proportion of the population was aged 25-44 (30.5%), whilst in 2021 the greatest proportion of the population was aged 45-64 (27.9%). There was clear growth in the older population over the decade, with the number of people aged 65-84 increasing by 45.5%. The 85+ population also increased at a similar rate.

Under-occupancy is relatively common in the NA, with 80.0% of households living in a dwelling with at least one extra bedroom based on their household size. This is most common in family households aged 66+ and family households aged under 66 with no children. This suggests that larger housing in Ellistown & Battleflat is not necessarily occupied by the largest households, but by households with the most wealth or by older households that have been unable or unwilling to downsize to smaller properties.

Population growth in the Neighbourhood Area is projected to be driven by older households, with those with a household reference person aged 65 and over, in the settlements of Ellistown and Battleflat, projected to increase by 70% up to 2031.

In both 2011 and 2021 the greatest proportion of households in Ellistown & Battleflat lived in detached dwellings, with this increasing over the decade (from 35.6% to 37.0%). The proportion of households living in semi-detached dwellings also increased, to 29.3%, whilst the proportion of households living in terraced dwellings decreased. 9.2% dwellings in Ellistown & Battleflat are bungalows in 2022, in line with national levels but below the district as a whole.

When the NA is compared to the district and country, Ellistown & Battleflat had a significantly greater proportion of households living in detached dwellings than England, but a smaller proportion than North West Leicestershire.

In both 2011 and 2021 the greatest proportion of households lived in mid-sized 3-bedroom dwellings, at 48%. The proportion of households living in smaller 1-bedroom and 2-bedroom dwellings decreased very slightly over the decade, to 4.3% and 26.4% respectively. The greatest change over the decade was in the proportion of households living in 4+ bedroom dwellings, increasing from 19.2% to 21.0%.

The modelling undertaken as part of the Housing Needs Assessment (Appendix 1) suggests that, outside of the large-scale development of South East Coalville, new housing in the Neighbourhood Area should focus on mid-sized (3-bedroom) dwellings. It is suggested that there is some provision of smaller 1-2 bedroom dwellings, as well as the delivery of larger 4+ bedroom dwellings suitable for larger family households, in line with the high proportion of households with dependent children in the Neighbourhood Area.

[POLICY H2: HOUSING MIX - New development should provide for a mixture of housing types as evidenced in the Neighbourhood Plan Housing Needs Assessment 2024 \(Appendix 1\) or more recent documents updating this report. The predominant need is for three-bed dwellings; also for bungalows and smaller dwellings suitable for young families.](#)

D. Affordable housing

The need for more affordable housing is a major concern for the Parish.

Average house prices have risen at a much faster rate than average earnings and therefore a high and growing number of people who wish to live in the Parish, including many residents, are unable to do so.

Between 2014 and 2023 there was an overall increase in house prices in Ellistown & Battleflat, with the median peaking in 2022 and a clear decline to 2023. In this time period the median house price

in increased by 52.0%, peaking in 2022 at £245,000. The 2023 median house price was £190,000. The lower quartile house price increased by 59.2% between 2014 and 2023, again peaking in 2022 at £160,000. The 2023 lower quartile house price was £156,000.

Local households on average incomes are unable to access even entry-level homes unless they have the advantage of a large deposit. The median house price would require an annual income approximately 20% higher than the current average. Private renting is affordable to households on average incomes or with two lower quartile earners. Households made up of one lower quartile earner cannot afford the given rental thresholds.

Looking at affordable home ownership, the Housing Needs Assessment (Appendix 1) has estimated the income required to afford First Homes. It is suggested that in Ellistown & Battleflat First Homes are delivered at a 30% discount, making the product affordable to households on mean incomes and households with two lower quartile earners. Increasing the discount level does not make the product accessible to further groups and may cause challenges with the viability of delivery of other Affordable Housing products.

A Housing & Economic Needs Assessment (HENA) was undertaken for Leicester & Leicestershire in 2022. The HENA identifies the need for social/affordable rented homes and affordable home ownership dwellings. Pro-rated to Ellistown & Battleflat this equates to a net need for 6.1 social/affordable rented homes per annum, or 42.7 over the Neighbourhood Plan period (2024-2031). When looking at affordable home ownership dwellings, this equates to a net need for 3.8 affordable home ownership dwellings per annum, or 64.6 over the Neighbourhood Plan period up to 2040.

The Local Plan identifies affordable housing requirements for both greenfield and brownfield sites. In relation to the South East Coalville Development Scheme, the Section 106 Agreement has an agreed affordable housing mix of 7.6% to meet the housing needs of the district.

The consultation also showed support for new affordable housing being allocated initially to people with a local connection, including those living, working or with close family ties in the Parish. Although the S106 agreement in relation to the South East Coalville Development Scheme has already been signed without the requirement for a local connection policy, this remains an important aspect which the policy seeks to promote wherever possible.

POLICY H3: AFFORDABLE HOUSING – Development proposals which include affordable housing should provide a mix of housing types and sizes to help meet the identified needs of the Parish. The provision of smaller homes, especially for young families and young people and for older people who wish to downsize, will be supported, as is the provision of affordable housing for people with a local connection.

The provision of First Homes at a discount of 30% is supported.

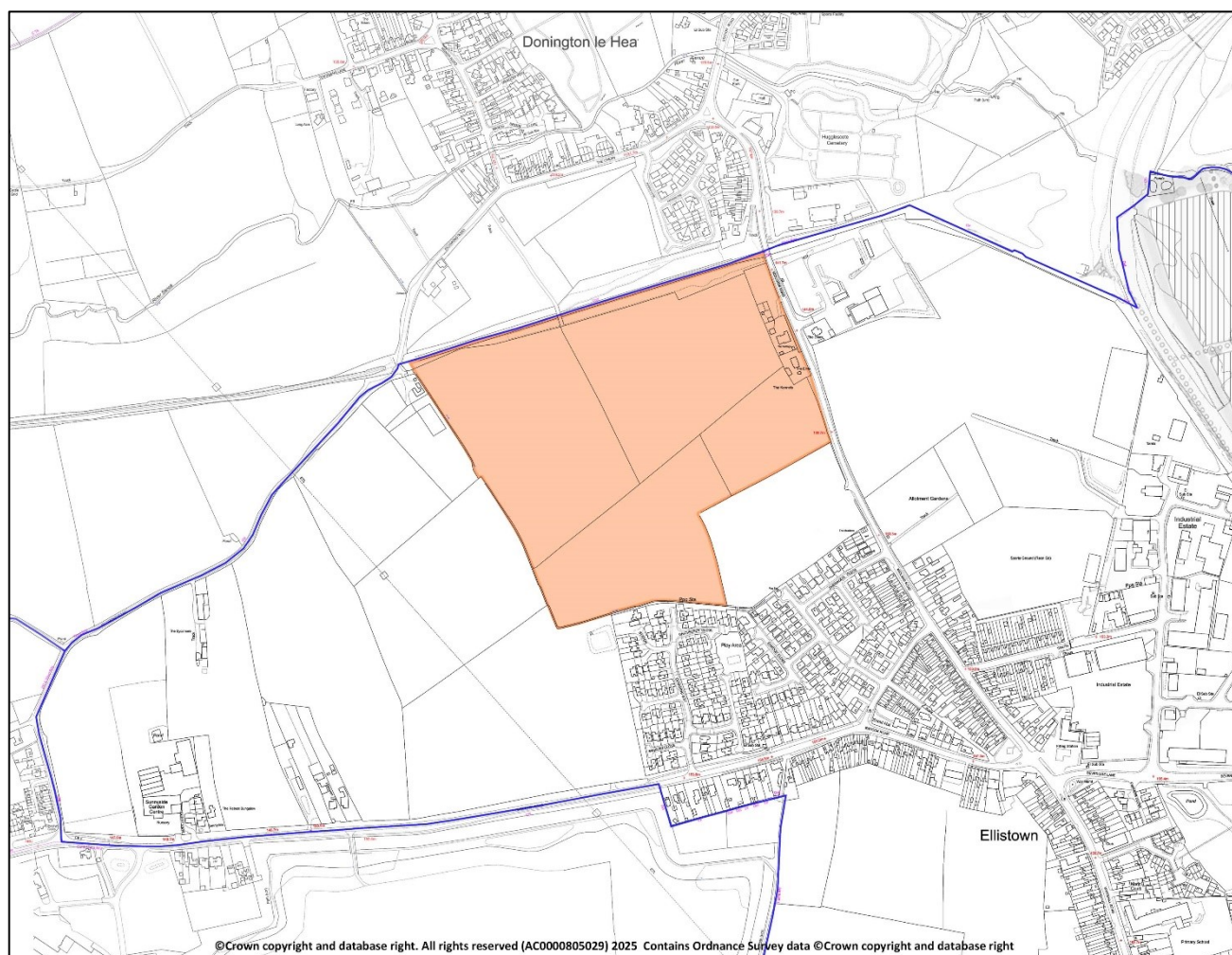
9. The Natural, Historic and Social Environment

Area of Local Separation

The geographical and social integrity of Ellistown has been compromised (in some sections of local community opinion) by the strategic development of the land south and east of Coalville. This means that, within the timescale of this Neighbourhood Plan, Ellistown will have no open countryside to its east and north, with only residential, industrial, retail/commercial and mineral extraction occupying the area. Although it could be argued that Ellistown itself was the result of development (of a farm) to provide housing and infrastructure for nearby Leicestershire collieries, lived memory and experience for a majority of local people today is of Ellistown as a village surrounded by countryside.

The objective of policy ENV 1 is therefore to prevent the coalescence of Ellistown with Hugglescote and Donington le Heath to ensure that Ellistown continues to have accessible countryside at least to its north, west and south. It takes into account the relevant potential development site allocations in the emerging North West Leicestershire Local Plan.

Figure 4: Area of Local Separation



POLICY ENV1: AREA OF LOCAL SEPARATION – The area shaded in figure 4 is designated as an Area of Local Separation between Ellistown and Hugglescote/Donington le Heath. Within this area only the types of development recognised in National Planning Policy as appropriate for open countryside will be supported. Development will not be permitted if, either individually or in combination with other

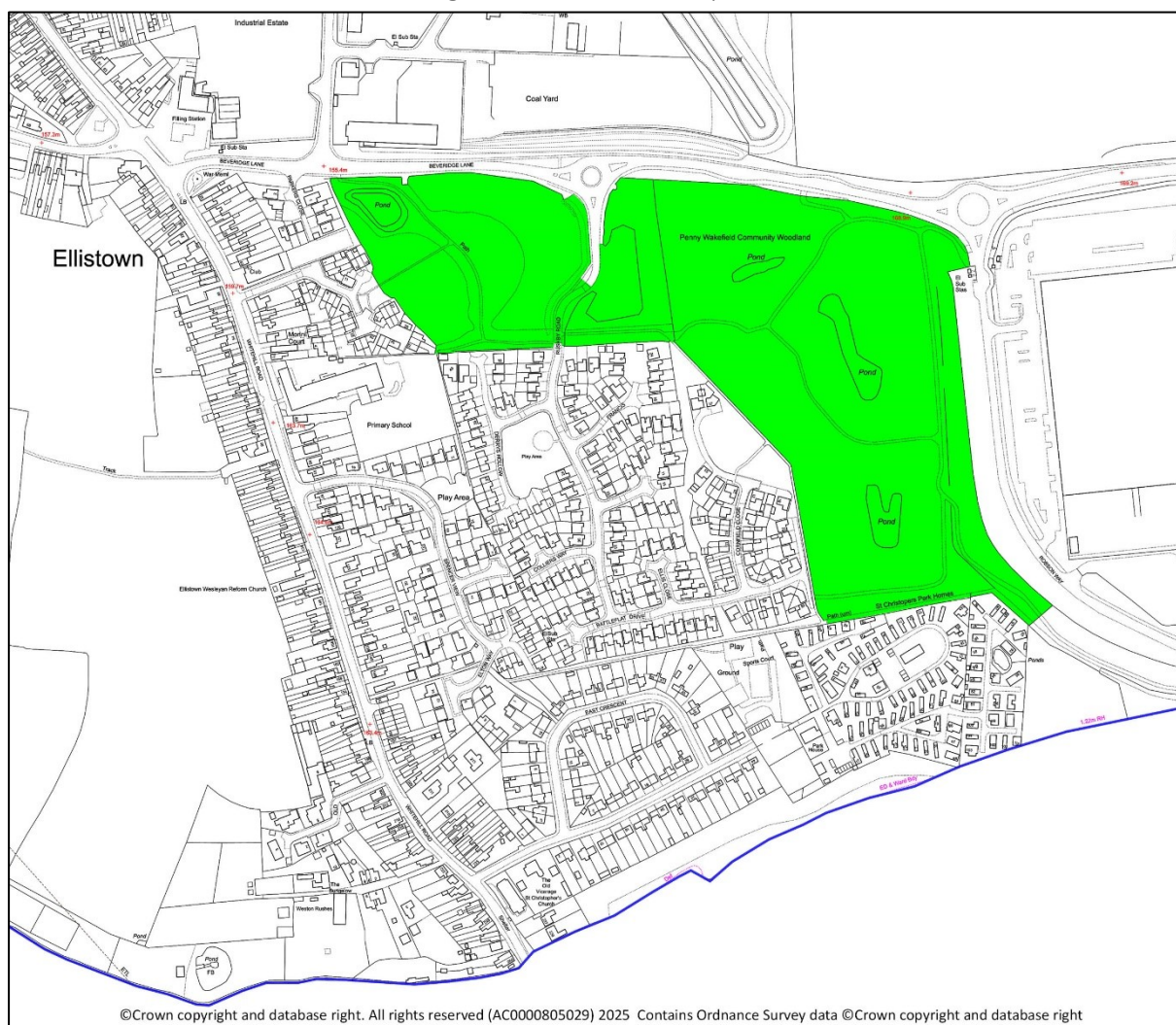
proposals, it would produce any significant coalescence of the settlements or reduce their geographical and visual separation.

Local Green Space

Local and National Planning Policy enables a community, through a Neighbourhood Plan, to protect the most important open land in the Neighbourhood Area from inappropriate development through designation as Local Green Space, provided it meets the specified criteria (NPPF December 2024, paragraph 107) where the green space is in reasonably close proximity to the community, is demonstrably special to a local community, has environmental significance, and is not an extensive tract of land.

In the Made previous Ellistown and Battleflat Neighbourhood Plan (2019), two Local Green Spaces were designated on this basis. They have matured – as well-used amenities and in terms of their biodiversity, which has become naturally richer – and further consultation during preparation of this Review NP has suggested that Beveridge Lane Open Space, Sport & Recreation site (as mapped as open space #3 in figure 4 of the 2019 Neighbourhood Plan), which occupies the area between them but is in fact an integral, continuous part of this important green area on the south side of Beveridge Lane, should be included in the designation.

Figure 5: Local Green Space



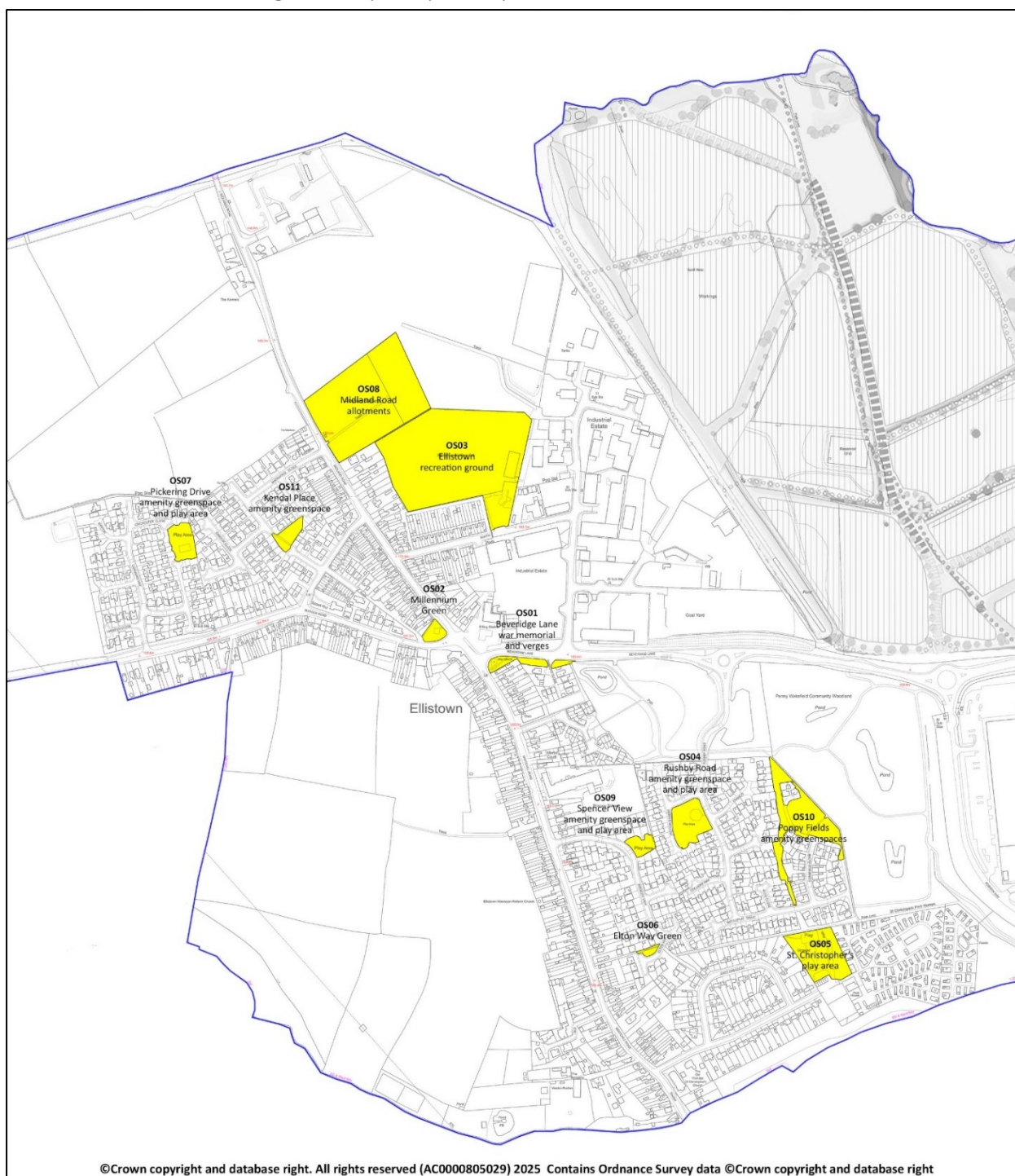
POLICY ENV 2: LOCAL GREEN SPACE – Development proposals that would result in the loss of, or have an adverse effect on, the following Local Green Space (details Appendix 3; location figure 5) will not be supported other than in very special circumstances:

Beveridge Lane greenspaces, including Penny Wakefield Community Woodland (15)

Open Space, Sport & Recreation sites

The previous Made Neighbourhood Plan identified and mapped a number of important open spaces that were either already recognised (NWL audit) as Open Space, Sport & Recreation sites or clearly had equivalent functions and values, but did not include a Policy to provide appropriate protection of their functions and amenities. This omission is rectified by Policy Env 3.

Figure 6: Open Space, Sports and Recreation sites



POLICY ENV 3: IMPORTANT OPEN SPACES - The following open spaces within or close to the built-up areas (locations figure 6; details appendix 3) are of high local value for sport, recreation and/or amenity. Development proposals that result in their loss, or have a significant adverse effect on them, will only be supported if the open space will be replaced by at least equivalent provision in an equally suitable location, or if it can be demonstrated that the open space is no longer required by the community.

Beveridge Lane war memorial and verges (map reference OS01 on figure 6)

Millennium Green (OS02)

Ellistown recreation ground, off South Street (OS03)

Rushby Road amenity greenspace and playpark (OS04)

St Christopher's Play Area (OS05)

Elton Way Green (amenity greenspace) (OS06)

Pickering Drive amenity greenspace and play area (OS07)

Midland Road Allotments (OS08)

Spencer View Play Area (OS09)

Poppy Fields amenity greenspaces (OS10)

Kendal Place amenity greenspace (OS11)

New open spaces (i.e. not listed above) in new residential and employment developments that have been provided to meet the nationally required Open Space, Sport & Recreation ratios (as conditions for planning consent set by North West Leicestershire Council) are covered by this policy, irrespective of their ownership or management status.

Open Spaces provided as a condition of planning consent, as above, in future new developments will fall under this policy following their completion and formalisation as open space, however owned and managed.

Sites of Natural Environment significance

Some 26 sites and features in the Neighbourhood Area have acknowledged significance for habitats and species. The map (figure 7) shows their locations. They comprise Local Wildlife Sites (Leicestershire County Council data), sites mapped by Natural England as Priority Habitat or as other Biodiversity Action Plan habitats, and other sites identified during the inventory process as adding local detail to the above by being of high biodiversity significance in the context of the Neighbourhood Area. Together, these sites are regarded as essential for biodiversity conservation in the Parish, having general regard for NPPF (December 2024) paragraphs 192-195.

Policy ENV 4 delivers site-specific compliance in the Neighbourhood Area with the relevant North West Leicestershire Local Plan policies, the Wildlife & Countryside Act 1981 (as amended), the Natural Environment and Rural Communities Act 2006, the Habitats and Species Regulations 2017-2019, and the UK Environment Act 2021. It has regard for National Planning Policy Framework (December 2024) policies 193 and 195. It also refers to the Planning Practice Guidance of December 14, 2023, in respect of the use of the biodiversity metric approach for assessing the wildlife value of development sites and for delivering biodiversity net gain.

POLICY ENV 4: SITES AND FEATURES OF NATURAL ENVIRONMENT SIGNIFICANCE – The sites and features mapped and annotated in figure 7 have been identified as being of at least local significance for the natural environment. They are ecologically important in their own right and are locally valued. Development proposals affecting them will only be supported if the value of the development can be shown to outweigh the biodiversity significance of the site, and they will be required to include evidence-based, measurable proposals for delivering biodiversity net gain at a minimum of 10%, using the appropriate metric for the scale of the development.

Figure 7: Sites of Natural Environment significance

Biodiversity across the Neighbourhood Area

The North West Leicestershire Settlement Fringe Study (2010) highlighted that Ellistown and the wider area is characterised by “generally low woodland cover”. The Parish still has some woodlands, hedgerows and a number of notable trees. They are highly valued, especially as the Area is part of the National Forest; they make an important contribution to the character of the Parish and are of ecological value due to the species they support, including flora and bird species. A significant amount of local work has been undertaken by the Parish Council, National Forest and other partners to maintain and enhance tree and hedgerow coverage in the Parish, such as tree planting in South Street Recreation Ground and on the Penny Wakefield community woodland.

While Policy ENV 4 delivers site-specific compliance in the Neighbourhood Area with the relevant North West Leicestershire policies, the Wildlife & Countryside Act 1981 (as amended), the Natural Environment and Rural Communities Act 2006, the Habitats and Species Regulations 2017-2019 and the UK Environment Act 2021, this policy (ENV 5) does the same for strategic planning and future development proposals across the Plan Area. It also refers to the DEFRA *Guidance* of July 7, 2021 in respect of the use of the *biodiversity metric* approach to assessing the value of a development site to wildlife. The policy is explicitly supported by NPPF (December 2024) paragraphs 192-195 on which this policy's wording is partly based. The community also expects all planning strategies, proposals and decisions affecting the Plan Area to comply with the requirements of the *Climate Change Act* 2008, to follow the spirit of the *Paris Agreement* (UK ratification 2017) and the UK's *25 year environment plan (2018)*, and to plan for *biodiversity net gain* through the mechanisms described in the *Environment Act 2021*.

POLICY ENV 5: BIODIVERSITY ACROSS THE NEIGHBOURHOOD AREA - All new development proposals will be expected to safeguard habitats and species across the Neighbourhood Area, including those of local significance, and to deliver biodiversity net gain. If significant harm to biodiversity cannot be avoided (through relocating to an alternative site with less harmful impacts), adequately mitigated, or dealt with through onsite or offsite enhancement via biodiversity net gain at 10% (for all proposals except those of 'householder' status) or compensation, planning permission should be refused, in conformity with paragraph 193a of the NPPF (December 2024).

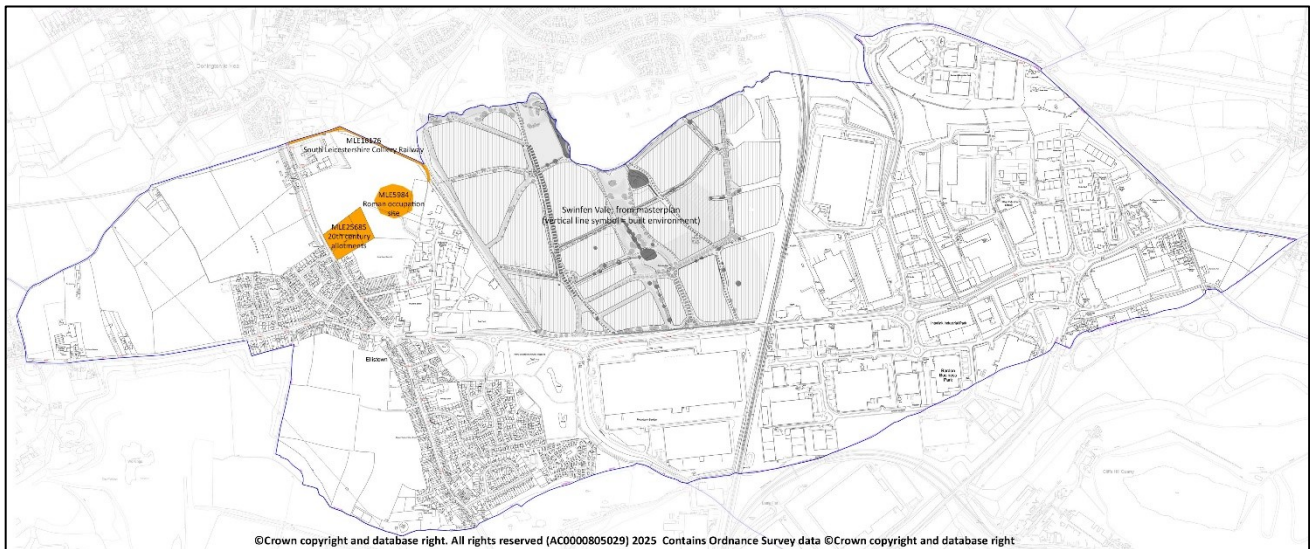
Development proposals that adversely affect trees, woodland and hedges of environmental (biodiversity, historical, arboricultural) significance, or of landscape or amenity value, will be resisted. New development should be designed to retain such trees and hedgerows wherever possible.

When fulfilment of biodiversity net gain involves trees and hedges, compensatory plantings should be of native or suitable exotic/ornamental species and should take account of current best practice regarding plant disease control and aftercare.

Sites of Historic Environment Significance

Three sites and features with visible remains, earthworks or proven buried archaeology survive as tangible evidence of the history of the Neighbourhood Area. A larger number are recorded in the Leicestershire Historic Environment Record, but they relate to previously known sites (in excavation reports, from finds, and in publications, etc.) that have been obliterated by the large-scale development of the eastern two-thirds of the Neighbourhood Area; several of them were excavated and recorded by archaeologists preparatory to the development going ahead. Even in the western third of the Area, mining and quarrying over many centuries has probably removed archaeological features, while the late establishment of Ellistown as a settlement in what had been historically a sparsely populated part of Leicestershire probably explains why there is little or no archaeological evidence of early English or medieval settlement here.

Figure 8: Sites of Historic Environment Significance



POLICY ENV 6: SITES OF HISTORIC ENVIRONMENT SIGNIFICANCE – The sites mapped and annotated in figure 8 are of at least local significance for their historical features. The features are extant and have visible expression or there is proven buried archaeology on the site, and they are locally valued. Development proposals adversely affecting them will only be supported if the benefits of the development can be shown to outweigh the value of the heritage assets.

Statutorily Protected Heritage Assets

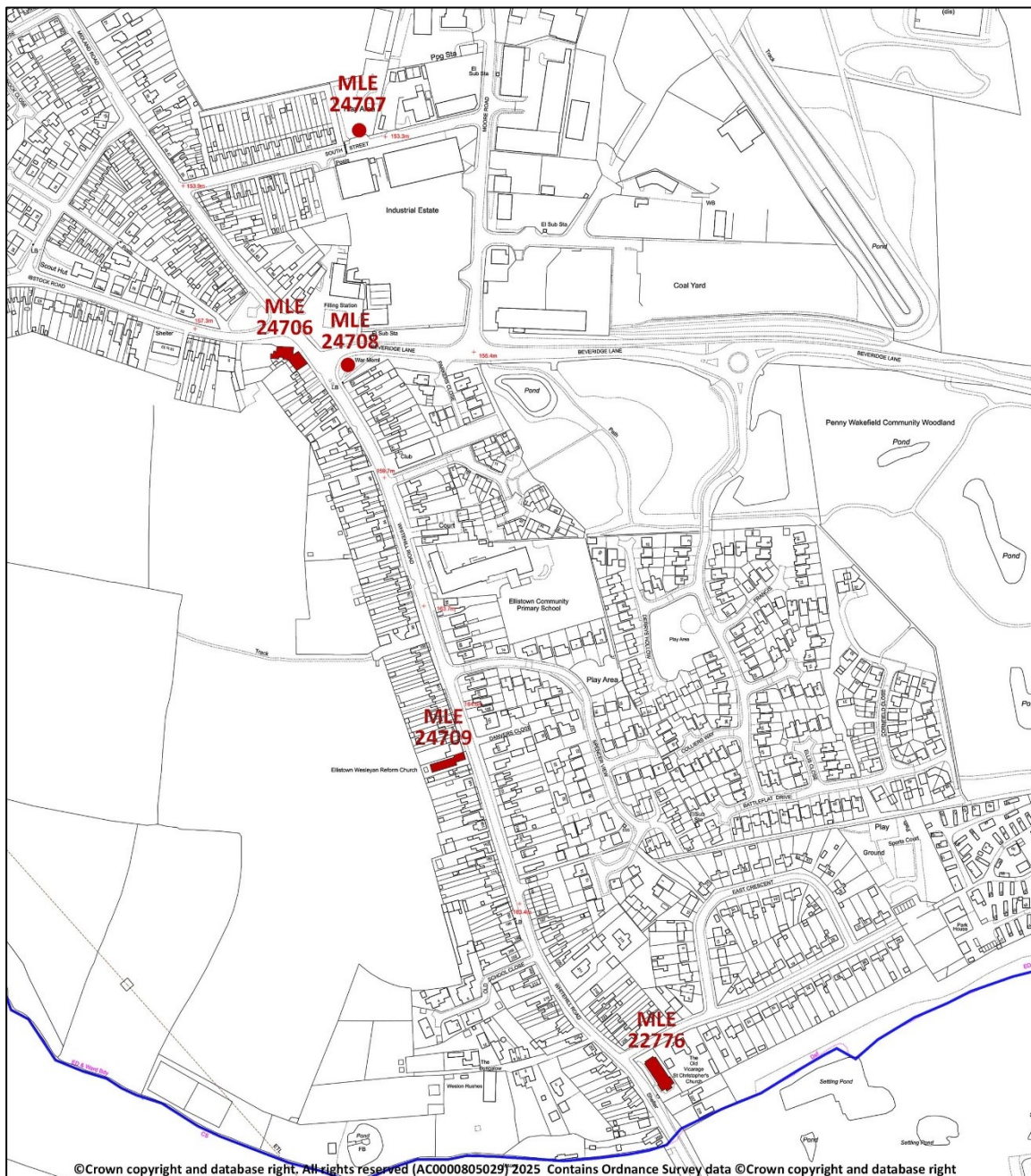
Ellistown and Battleflat is probably unique among Leicestershire parishes in that there are no Listed Buildings or Scheduled Monuments in the Neighbourhood Area.

Non-designated Heritage Assets

The absence of Listed Buildings means that the identification of non-designated heritage assets takes on extra significance for the protection of the features of the historic built environment that help characterise the Area and its community.

The following buildings were identified as Buildings and Structures of Local Heritage in the previous Neighbourhood Plan, were subsequently validated as locally significant by Leicestershire County Council, and are now in the Leicestershire Historic Environment Record (and in the Historic England 'Heritage Gateway' database) as 'unlisted buildings'.

Figure 9: Non-designated Heritage Assets



POLICY ENV 7: NON-DESIGNATED HERITAGE ASSETS - The buildings and structures listed here (locations figure 9, descriptions Appendix 4) are Non-designated Heritage Assets. They are important for their contribution to the layout and characteristic mix of architectural styles in Ellistown, and their features and settings will be protected wherever possible. The benefits of a development proposal, or of a change of use requiring planning approval, will need to be judged against their significance as heritage assets.

MLE 22776 St Christopher's church

MLE 24706 The New Ellistown Hotel

MLE 24707 Ellistown Colliery pit wheel ('the South Leicestershire pit wheel')

MLE 24708 Ellistown war memorial

MLE 24709 Wesleyan Methodist Chapel

11 Employment and the Economy

Introduction

The Parish has a proud and rich employment history. It was the home of the former Ellistown Brick and Pipe Company and Ellistown Colliery and from which the modern origins of the settlement of Ellistown can be traced.

Traditionally it has acted as a centre of related employment activity not only for the Parish but for the wider area; a role it continues to perform.

Existing Employment Areas

The Parish remains a popular place for businesses to locate and prosper. It is home to many large businesses. These are mainly based on existing purpose-built employment sites such as the South Leicester Industrial Estate, Hill Top Industrial Estate and Interlink Business Park. In addition, there are numerous small businesses scattered across the Parish.

The continued popularity of the Parish for business development is reflected in the approval for a major 36-hectare employment related development off Beveridge Lane, now completed.

Levels of economic activity in the Parish are also high, with above average numbers of people in employment. However, many people travel long distances, mainly by car, to work, and an above average number of people work in sectors of the economy where average wages are below the national average.

Consultation shows that the community is generally supportive of the existing employment provision in the Parish but is concerned about some of the adverse consequences associated with it, especially in terms of road safety and congestion, impact on the environment and encroachment onto important Greenfield sites.

They would also like to more to be done to ensure that local people benefit from these new economic and employment opportunities.

POLICY E1: SUPPORT FOR EXISTING EMPLOYMENT OPPORTUNITIES - There will be a presumption against the loss of commercial premises or land (Class E and B) which provides employment or future potential employment opportunities. Applications for a change of use to an activity that does not provide employment opportunities will be supported if it can be demonstrated that the commercial premises or land in question has no potential for either reoccupation or redevelopment for employment generating uses and as demonstrated through the results of a marketing campaign lasting for a continuous period of at least six months.

Small Scale Employment Development

Ellistown and Battleflat Parish is home to some small-scale employment related development scattered across the Parish.

This includes offices, the conversion of existing buildings and homeworking. These businesses are an

important source of jobs and help to diversify the economy.

Many of these businesses are situated in residential areas. This includes a growing number of residents that work from home. The vast majority of such businesses can operate and prosper in residential areas without issue.

Consultation shows that the community is keen to support and encourage such small-scale employment related development where it can be carried out in residential areas or the countryside without causing unacceptable disturbance to the residential amenity or a negative impact on the road infrastructure.

Though often this type of development, for example, homeworking does not necessarily need planning permission, where it is required the Plan is generally supportive of their provision where in a suitable and appropriate location.

POLICY E2: SUPPORT FOR NEW EMPLOYMENT OPPORTUNITIES – New employment-generating opportunities will be supported where it:

- a) Falls within the boundary of the limits of development unless it relates to small scale leisure or tourism activities, or other forms of commercial/employment related development appropriate to a countryside location or there are proven exceptional circumstances; and
- b) Reuses land or buildings wherever possible; and
- c) Is of a size and scale not adversely affecting the character, infrastructure and environment of the village itself and the Neighbourhood Plan area, including the countryside; and
- d) Does not involve the loss of dwellings; and
- e) Does not increase noise levels to an extent that they would unacceptably disturb occupants of nearby residential property; and
- f) Does not generate unacceptable levels of traffic movement; and
- g) Contributes to the character and vitality of the local area; and
- h) Is well integrated into and complement existing businesses

The small-scale expansion of existing employment premises across the Parish will be supported.

Connecting Local People and Businesses to the New Economic and Employment Opportunities.

A major theme of the Neighbourhood Plan consultation was to help local people and businesses benefit from the existing and planned economic development opportunities in the Parish and the wider area. In particular, it identifies a need to ensure that all local people (especially young people) have the skills needed to access jobs and meet the needs of employers.

To reinforce this the Plan will support and promote actions aimed at connecting local people to the new job opportunities and preventing the barriers such as training or transport that restricts them doing so. This benefits both businesses and local people

POLICY E3: CONNECTING LOCAL BUSINESSES AND PEOPLE TO THE NEW ECONOMIC AND EMPLOYMENT OPPORTUNITIES – The Neighbourhood Plan supports and encourage actions aimed at maximising opportunities for local people to access jobs and meet the needs of the economy, including the promotion of local employment and training opportunities such as local labour agreements or similar; improved public transport, cycling and walking provision; travel plans and supporting the development of micro and start- up businesses.

Shops and Community Facilities

Providing sufficient community facilities such as leisure, cultural, health, education and community facilities, shops and places of worship are important in supporting strong, healthy and sustainable communities. They are also important for providing a sense of local community and community life as well as sustainable development.

The Parish has some shops and community facilities, including a Primary School, two Churches, a pub, convenience store/post office, Scout hut, a newsagent and a fish and chip shop and some more are planned as part of the South East Coalville Development Scheme such as a primary school and an Aldi retail outlet (now operational).

It lacks, however, a wide range and number of shops and community facilities that are available in neighbouring communities such as Ibstock and Coalville. For example, it does not have a doctor's surgery, chemist or a parish/community hall.

This under-provision of community facilities is underlined through consultation with the community - with 41% of residents taking part describing social, community and educational facilities in the Parish as poor. The lack of community facilities was also highlighted in consultation undertaken with young people alongside and as part of the development of the Plan. Specific questionnaires developed by and for young people in the Parish identified a range of shortcomings such as a skate park, the need for more football pitches, clubs and activities including a youth centre.

This means that many people travel, overwhelmingly by car, to the nearby centres of Coalville and Ibstock to meet their shopping and community facility needs. This contributes to the congestion in the Parish and carbon emissions and can create challenges for those residents in the Parish that have a disability or do not have access to a car. In addition, in recent years there has also been a decline in the number of shops in the Parish, as some have been lost to non-core shopping uses including takeaways, whilst others have been converted into houses.

Consultation shows that the protection and enhancement of shops and community facilities is a top priority of the local community who wish to see the existing provision protected and enhanced.

POLICY SCF1: EXISTING SHOPS AND COMMUNITY FACILITIES - Development leading to the loss of an existing community facility will not be supported unless it can be demonstrated that any of the following apply:

- a) There is no longer any proven need or demand for the existing community facility;
- b) The existing community facility is no longer economically viable and there are no alternative uses for the building that meet a community need;

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

Proposals that provide new community facilities or improve the quality and range of existing community facilities, will be supported provided that the development:

- a) Meets the design criteria stated in Policy S2;
- b) Will not result in unacceptable traffic movements that generate increased levels of noise, fumes, smell or other harmful disturbance to residential properties including the need for additional parking which cannot be catered for within the curtilage of the property;
- c) Provides appropriate levels of car parking;
- d) Is of a scale appropriate to the needs of the locality and conveniently accessible for residents of the village wishing to walk or cycle; and
- e) Takes into full account the needs of the wider community.

11 Getting Around

Transport and accessibility is key to enable people to get to the locations, goods and services they need or want, and to foster a successful economy.

However, a balance must be struck between the importance of promoting accessibility and travel choice and a sustainable, vibrant and healthy Parish.

The issue of transport and accessibility is of special significance to the Parish. Its rural nature means that the vast majority of residents do not live, work or shop all in one place.

Many residents travel long distances to access key services such as work, education, healthcare, and shops.

The predominant means of travel is by car. There is no railway station in, or in close proximity to, the Parish. 89% of households in the Parish have access to one or more cars. A rate well above the national average at 76%.

The Parish's road network was not designed for high volumes of traffic and as such congestion is a problem on the main roads especially around and within the village of Ellistown. Ellistown village is generally congested during peak periods.

There is serious concern that further traffic growth arising from development, if left unchecked, would lead to more congestion and road safety issues that would deter future economic growth and increase the emission of air pollutants and greenhouse gases as well as noise pollution.

It is recognised that the major new development in the Parish such as part of the South East Coalville Development Scheme will inevitable result in a major increase in transport movements especially by car and lorries. This however has been designed to encourage vehicle movements away from the village of Ellistown and towards the motorway network. It is important that this development requirement becomes a reality once the houses are built and become occupied.

Parking is also a major concern in the core of Ellistown. The roads and street pattern in the village have developed over many centuries and are not suited to modern traffic. There is a serious issue with parking on the narrow streets in the village with the consequent detrimental effect on pedestrian and road safety and the ease by which traffic, including emergency and service vehicles, can travel within Ellistown.

The location and design of development, such as housing, employment, education, health, and retail and leisure facilities can have a significant impact on patterns of travel, and accessibility of such services and facilities, especially for those who do not have access to a car.

Residents expressed strong views about traffic issues, highlighting problems with congestion, road safety and issues with car parking. In the community questionnaire, 85% of respondents cited roads, traffic and parking issues as the primary concern over future development. In addition, at 86% the number of people who travel to work by car, for example, is well above the District (80%) and National averages (62%).

Road safety and congestion

Speed readings for Ellistown undertaken by the County Highways Authority demonstrate a pattern of recorded speeds being in excess of the speed limit for the area in question. This is particularly so in locations later highlighted for concerns in relation to parking on roads (Whitehill Road and Ibstock Road). Accident data for Ellistown confirms a total of 8 accidents in the village between July 2010 and July 2015, two of which were classed as serious and 3 of them being on Whitehill Road.

Accident data for Battleflat reveals a significant number of both slight and serious accidents since 2010. A total of 40 accidents, 5 of them classed as serious, have been recorded during this time period, demonstrating why transport related issues are so high on the list of concerns amongst residents in the Parish. Although Battleflat is a relatively small community of only a handful of houses, the Bardon Industrial Park is located within the area and the main A511 runs along the eastern boundary.

Congestion in Ellistown has been long recognised as a major concern, especially at peak times along the main road through the village.

This impacts negatively on community life and road safety and contributes to pollution. Consultation shows that residents wish to see it addressed and are concerned about the impact the planned developments in the Parish will have. To bring about improvements and to avoid a worsening situation, new developments are expected to help facilitate measures to address the issue of congestion in Ellistown.

The Parish Council will work with the Highway Authority, District Council and other partners to assess the benefits and costs of improved traffic management schemes. Schemes include: (i) establishing 20mph speed limits on roads central to the village; (ii) slowing traffic entering Ellistown to establish safe travel; (iii) re-routing traffic near to the Primary School; and (iv) minimising safety impacts from on-road parking.

POLICY GA1: ROAD SAFETY AND CONGESTION - Development proposals should be designed to ensure that the current problems with congestion and road safety are not exacerbated and, where possible, reduced.

The inclusion of traffic calming, or shared space features will be supported.

Car parking in Ellistown

Car parking is a serious issue in parts of Ellistown.

There is a serious issue with parking on some of the narrow streets in the village. It has a negative impact on quality of life, including noise, pedestrian and road safety and the ease by which traffic, including emergency and service vehicles, can travel within Ellistown.

Parking on roads is particularly bad on Whitehill Road from Beveridge Lane to St Christopher's Road where cars are often parked on both sides of the road and access is severely restricted, a situation that is exacerbated by cars pulling in to use the shops and to drop children off, or pick them up, from the Primary School. Parking problems in this part of Ellistown can result in on-street parking on Spencer View, adding to the difficulties with safety and inconvenience to residents.

Parking is also bad on Ibstock Road at its junction with Kendal Road where the Scout hut attracts visitors most weekday evenings and cars can park on pavements alongside both a T-Junction and a bend in the main Ibstock Road which restricts visibility at a place where children are often walking. This impacts on parking along Ibstock Rd and subsequent congestion between the junction of Kendal Rd and the garage roundabouts. Midland Road is also a problem from the other junction of Kendal Road towards the garage roundabouts where traffic is reduced and is single file in both directions because of parked cars on both sides of the road.

The way in which car parking is designed into development will have a major effect on addressing this issue, in particular, the extent to which parking is provided within the curtilage of a development and ensuring that the extent of existing car parking provision is protected and wherever possible enhanced.

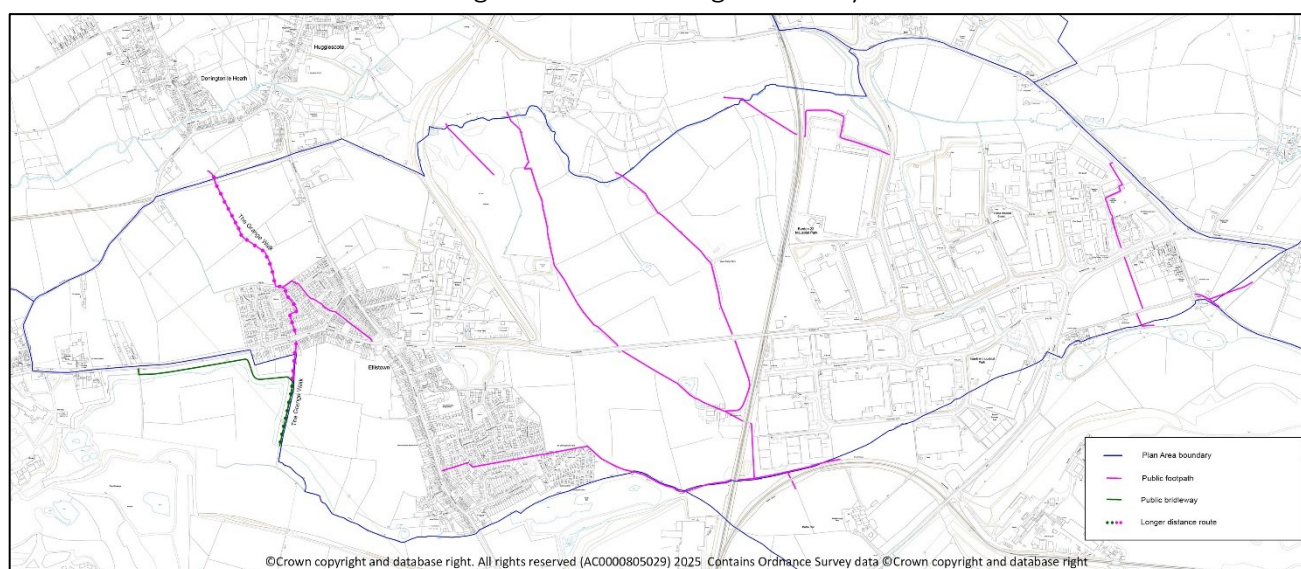
POLICY GA2: CAR PARKING IN ELLISTOWN – Development proposals that result in the loss of, or adversely affect, the existing car parking provision along Whitehill Road and Ibstock Road will not be supported unless they provide for more or at least the same number of existing parking spaces lost, ideally within or adjacent to the curtilage of that development. Where highway safety is an issue and where it is not possible to provide car parking on or adjacent to the site a funding requirement will be sought toward providing public facilities or traffic management schemes in Ellistown.

Walking and Cycling

The Parish is well suited to walking and cycling. It is relatively flat and compact, for example. While it has some footpaths (see figure 10, including part of the Grange Walk a 14-mile circular long-distance trail, the network is not as developed as you would expect for a Parish of its size. There is some evidence however that levels of walking and cycling by residents are below the national average with the number of people that walk or cycle to work less than half the national average.

Consultation shows that the existing network is highly prized by residents and that they would like to improvements, so that people are encouraged to walk or cycle rather than drive especially for short journeys. In particular, it is considered that there is scope to provide safe and attractive routes to connect the village of Ellistown and the Parish more generally to the major new employment and residential planned developments in the pipeline.

Figure 10 – Public Rights of Way



POLICY GA3: WALKING AND CYCLING – The provision of new and /or the enhancement of existing footpaths and cycleways will be supported especially where these provide safe and attractive routes to the new major employment and residential areas from Ellistown village and/or connect to the existing network of such routes.

12 Monitoring and Review

The Neighbourhood Plan covers the period up to 2040. During this time, it is likely that the circumstances which the Plan seeks to address will change.

The Neighbourhood Plan will be regularly monitored. This will be led by Ellistown and Battleflat Parish Council on at least an annual basis. The policies and measures contained in the Neighbourhood Plan will form

the core of the monitoring activity, but other data collected and reported at the Parish level relevant to the delivery of the Neighbourhood Plan will also be included.

The Parish Council proposes to formally review the Neighbourhood Plan on a five-year cycle commencing in 2030 or to coincide with the review of the North West Leicestershire Local Plan if this cycle is different.