

NEIGHBOURHOOD  
PLAN REVIEW FOR  
DESFORD PARISH

OPEN EVENT

22 April 2023

# What have we done so far?

The Desford Neighbourhood Plan was produced by residents following **significant engagement** with the local community. It passed Referendum on 6 May 2021 with 91% of voters voting 'yes' on a turnout of 42%. Hinckley and Bosworth Borough Council formally Made the Neighbourhood Plan on **10 May 2021**.

Since this time there have been **key changes** in the local and national planning system, including an updated National Planning Policy Framework (NPPF) in July 2021. Most importantly, the additional powers granted neighbourhood plans that allocate a site for residential development expire after two years.

By updating the Neighbourhood Plan we hope to continue to shape and control future development in the Parish.

As a result, Desford Parish Council took the decision to **review the Neighbourhood Plan** to see how the policies were working and whether any needed to be updated or added.

The opportunity has been taken to refresh and update the **residential site assessments** and to allocate further sites to meet the housing requirement in the Parish. The Neighbourhood Plan allocates two sites for residential development and has revisited the Settlement Boundary.

Many other provisions within the Neighbourhood Plan remain as they were in the version which passed referendum in 2021. We have sought to change **only those policies** that require updating in line with changed circumstances.

The Plan has been produced by a **Working Group**, appointed by and reporting to the Parish Council.

# What do we still have to do?

Following this consultation, the draft Plan will be finalised and there will be a 6-week period of **statutory consultation** with local and national stakeholders. Any changes that need to be made to the NP will be made and the Plan will be submitted to Hinckley and Bosworth Borough Council.

After undertaking a check to see that the correct processes have been followed and the right documentation included, the Borough Council will consult on the document for a further period of six weeks before submitting it for **Independent Examination** and possibly a **referendum**. The Examiner will decide whether the changes in the NP are so significant that a further Referendum is necessary.

The original NP stands and will continue to protect Desford Parish until the revised NP is Made, at which point it is this document that

will be used to determine **planning applications** in the Parish. If a policy is not changed, the original policy will still apply.

On the **display boards** there is a range of information. The following boards describe the policies that have changed significantly.

Please read the material on display and **let us know** if you agree with the proposals. In this consultation, we want to know if you broadly agree with the policy.

If you have any comments, please record them in the **exercise books** on the display. **Detailed comments** can also be made through the formal consultation which will commence shortly.

**The existing Neighbourhood Plan has been very successful in protecting the Parish to date. This is your opportunity to shape development in Desford up to 2041!**

# What changes have been made

The following changes have been made to the Neighbourhood Plan (other than planning policy updates /formatting) which was Made by HBBC on 10 May 2021:

The Chair of the Parish Council and the Chair of the Neighbourhood Plan Working Group have updated the Foreword to reflect the additional work that has been undertaken and the changed circumstances which led to the decision to undertake the Review.

The timeframe for the Neighbourhood Plan has changed to 2041 to align with the Local Plan timescales.

**Section 5 Housing requirement** – the housing requirement for the Parish has been updated.

**Policy H1: Settlement Boundary** – the boundary has been adjusted to accommodate the two allocations.

**Policy H2: Residential Allocations** – two new sites are allocated for residential development.

Former **Policy H3 Reserve Sites** has been deleted.

New **Policy H3: Affordable Housing** – the policy has been updated to reflect the new First Homes product that is available and to incorporate the evidence of local need as expressed through the Housing Needs Assessment that was commissioned for the NP Review.



**Policy Env 2 is new – Important Open Spaces** - and designates sites which meet the criteria for designations.

**Policy Env 3 ‘Protection of sites and features of natural environment significance’ and Policy Env 5 ‘Sites of historical environment significance’** were formally a single policy, Env 2 in the Made NP. The policy has been split to add further local detail.

**Policy Env 4: Biodiversity and wildlife corridors** – takes into account updated environmental designations.

**Policy Env 6: Ridge and Furrow** has a minor change relating to the status of one site.

**Policy Env 8: Important Views** – Viewpoint 4 from the Made Neighbourhood Plan has been removed following the buildout of a previously approved scheme.

**Policy T1: Traffic Management** – updated to incorporate the findings of a Transport Assessment.

**Policy T3: Electric Vehicles** – this policy has been removed following the incorporation of this provision within updated Building Regulations.

**Section 10 – Monitoring and Review** – the time period covered by the Neighbourhood Plan has changed and therefore the monitoring cycle has been amended too.

The changes made are described on the following displays:

# HOUSING REQUIREMENT

The Housing Needs Assessment recommends an overall housing needs figure of 265 dwellings for Desford Parish, which equates to 14 dwellings per year between now and 2041 (completions have been deducted). Of these 265 dwellings, 137 are already committed, leaving an outstanding 128 uncommitted dwellings to be accommodated. Extending the Plan period to 2041 adds an additional 28 dwellings to the requirement, minus 10 for windfalls, leaving a net additional housing requirement of 18.

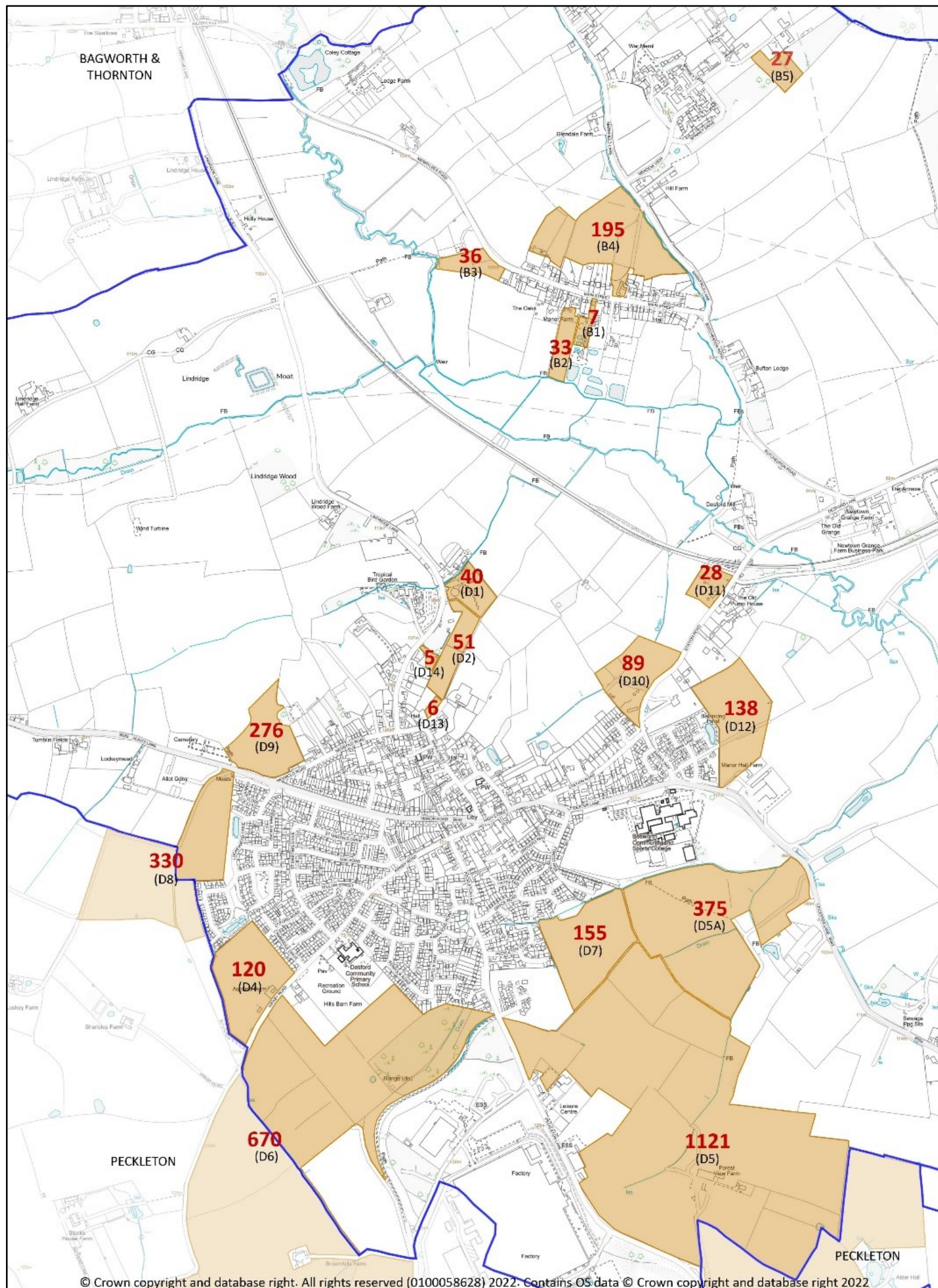
Taking into account the agreed level of windfall development of 5 dwellings per annum up to 2041 (5 x 18 years) takes a further 90 dwellings off the total leaving a net housing requirement of 66.

Allocating sites for above this number helps to future-proof the NP against increased need.



# Landowner interest

The following sites were put forward for consideration in the Neighbourhood Plan by landowners/developers.



Assessments of each of these sites were undertaken using independent professional support. Two sites were selected as allocations in the Neighbourhood Plan.

By allocating sites for development, the NP remains active even when the Local Plan (as it is now) is out of date and unable to offer any protection.

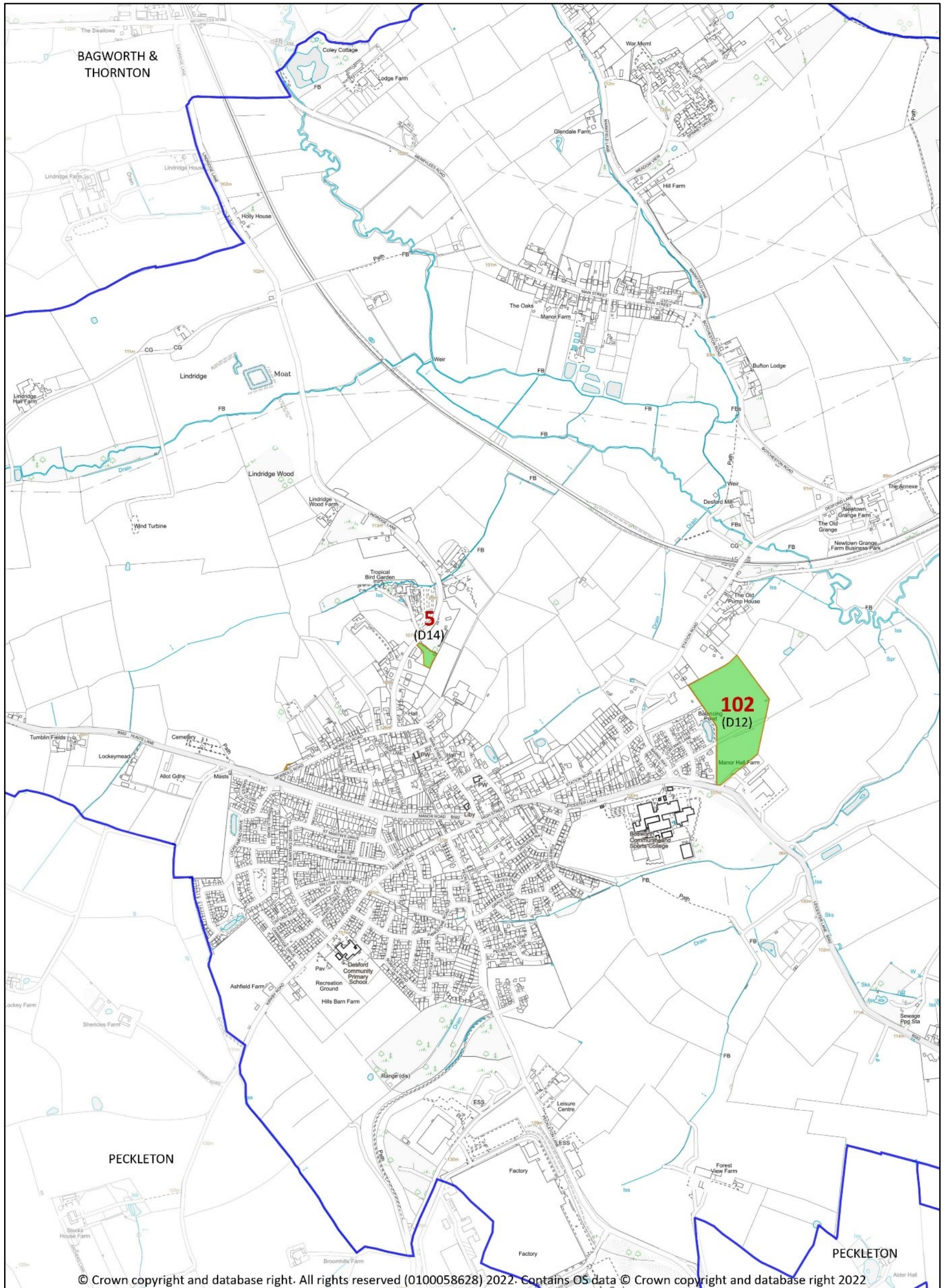
This extends the powers that were so effective in the appeal for development at Ashfield Farm being withdrawn.

**Do you support the allocation of these two sites to meet the Parish's housing requirement and to continue to protect the community from unwanted development?**

**Please let us know your thoughts.**



# Residential allocations





The policy says land is allocated for residential development at site 12 (land off Barns Way) for around 102 dwellings and at site 14 (rear of 34 Lindridge Lane) for 5 dwellings.

Development will be supported at land off Barns Way subject to the following criteria:

- a) The housing mix shall accord with Policy H4;
- b) The design should comply with the design quality principles included in Policy H6.
- c) Where possible, affordable units should be available to households with a local connection;
- d) The affordable units should be visually indistinguishable from the market housing and be provided as clusters of dispersed units;
- e) Where possible, all of the units to be developed will achieve Part M (2) of the 2016 Building Regulations
- f) Where possible, a minimum of 10% of all the units developed will achieve Part M (3) of the 2016 Building Regulations;
- g) Of the affordable units developed around 60% will be provided as “social rent” or “affordable rent” housing to be owned and managed by a housing association or charitable trust; and
- h) The First Homes will be offered at a full market discount of 50%.

Development will be supported at rear of Lindridge Lane, subject to:

- a) The housing mix shall accord with Policy H4;
- b) The design should comply with the design quality principles included in Policy H6.

**Do you agree?**

# Settlement Boundary

The Neighbourhood Plan confirms the designation of a Settlement Boundary for Desford. This updates the Settlement Boundary in the Made NP.

Focusing development within the agreed Settlement Boundary will help to support existing services within the village and help to protect the countryside and the remainder of the Plan Area from inappropriate development.

**The policy says: development proposals within the Plan area on sites within the Settlement Boundary as identified in figure 2 (below), will be supported where they respect the character of Desford.**

**Land outside the defined Settlement Boundary will be treated as open countryside, where development will be carefully controlled in line with local and national strategic planning policies.**

**Do you agree?**



# Affordable Housing

The NPPF (2021) defines affordable housing as 'housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)'. The definition goes on to list different types including affordable housing for rent (including social rent); starter homes, discounted market sale housing and other affordable housing routes to home ownership.

The policy has been updated to reflect the new First Homes product that is available and to incorporate the evidence of local need as expressed through the Housing Needs Assessment that was commissioned for the NP Review.

**The policy says to meet identified needs within the community at least 40% of all new housing developments of 10 units or more will be affordable housing. The provision of affordable**

housing through First Homes (at a discount of 50% as evidenced in Appendix B) or Shared Ownership schemes is supported alongside social rented housing in line with local evidence of need. A tenure split of 40% affordable home ownership and 60% affordable rent is supported in line with the findings of the Housing Needs Assessment (Appendix B)

The affordable housing stock should be made available as an integral part of the development, should be visually indistinguishable from the equivalent market housing on the site and should be provided as clusters dispersed throughout the development, subject to a registered provider being prepared to take the dwellings on if applicable.

The achievement of Lifetime Homes Standards for affordable housing will be supported, as will the provision of affordable homes for people with a local connection to the Plan area.

**Do you agree?**

# Important Open Spaces

A group of sites scored highly in the inventory under the relevant criteria for their community values. They have been identified in fieldwork, community consultations and in Parish records. These sites have been classified as:

Formal parks

Natural and semi-natural open space

Amenity green space

Children and young people

Outdoor sports facilities

Allotments

Cemeteries and churchyards

Their value as open space within and close to the built-up areas and for their value as formal or informal community assets, is recognised in this Policy.

The policy says development proposals that result in the loss of, or have a significant adverse effect on, the following open space, sport and recreation sites (See list in draft NP Review document) will not be supported unless the open space is replaced by equivalent or better provision in an equally suitable location, or unless it can be demonstrated that the open space is no longer valued or required by the community.

## Do you agree?

## Sites of natural environment significance

The policy says The sites and features mapped here have been identified as being of local or greater significance for biodiversity. They are ecologically important in their own right and are locally valued. The significance of the species, habitats or features present should be balanced against the benefit of any development that would adversely affect them. Development proposals affecting the identified sites will be expected to include evidence-based, measurable proposals for delivering biodiversity net gain at a minimum 10%. If significant harm to biodiversity cannot be avoided (through relocating to an alternative site with less harmful impacts), adequately mitigated by net gain as above, or compensated for, planning permission should be refused, in conformity with paragraph 175 of the National Planning Policy Framework, 2021.

Do you agree?

# Biodiversity and Wildlife Corridors

This policy has been updated to take into account the latest environmental designations.

The policy says: All new development proposals in the Plan Area will be expected to safeguard habitats and species, 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%) or compensation, planning permission should be refused, in conformity with paragraph 180a of the National Planning Policy Framework.

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.

Development proposals should not adversely affect the habitat connectivity provided by the wildlife corridor along the two tributaries and the main valley of Rothley Brook within Desford parish as mapped here.

Do you agree?



# Ridge and Furrow

From around the 12th century, Desford was surrounded by open fields, in which each man farmed one or more strips (see map).

The working of this agricultural system, until the Enclosure of Desford's open fields in 1760, left its mark in the ridge and furrows which survive, where fields have not been ploughed, right up to the present day. With the building of recent housing estates, Desford has lost many fine examples of ridge & furrow, so it is important to retain surviving examples.

The policy has a minor change relating to 1 site.

The policy says areas of ridge and furrow earthworks mapped here are non-designated heritage assets. Any loss or damage arising from a development proposal (or a change of land use requiring planning permission) is to be avoided; the demonstrable benefits of such development must be balanced against the significance of the ridge and furrow features as heritage assets.

Do you agree?

# Important Views

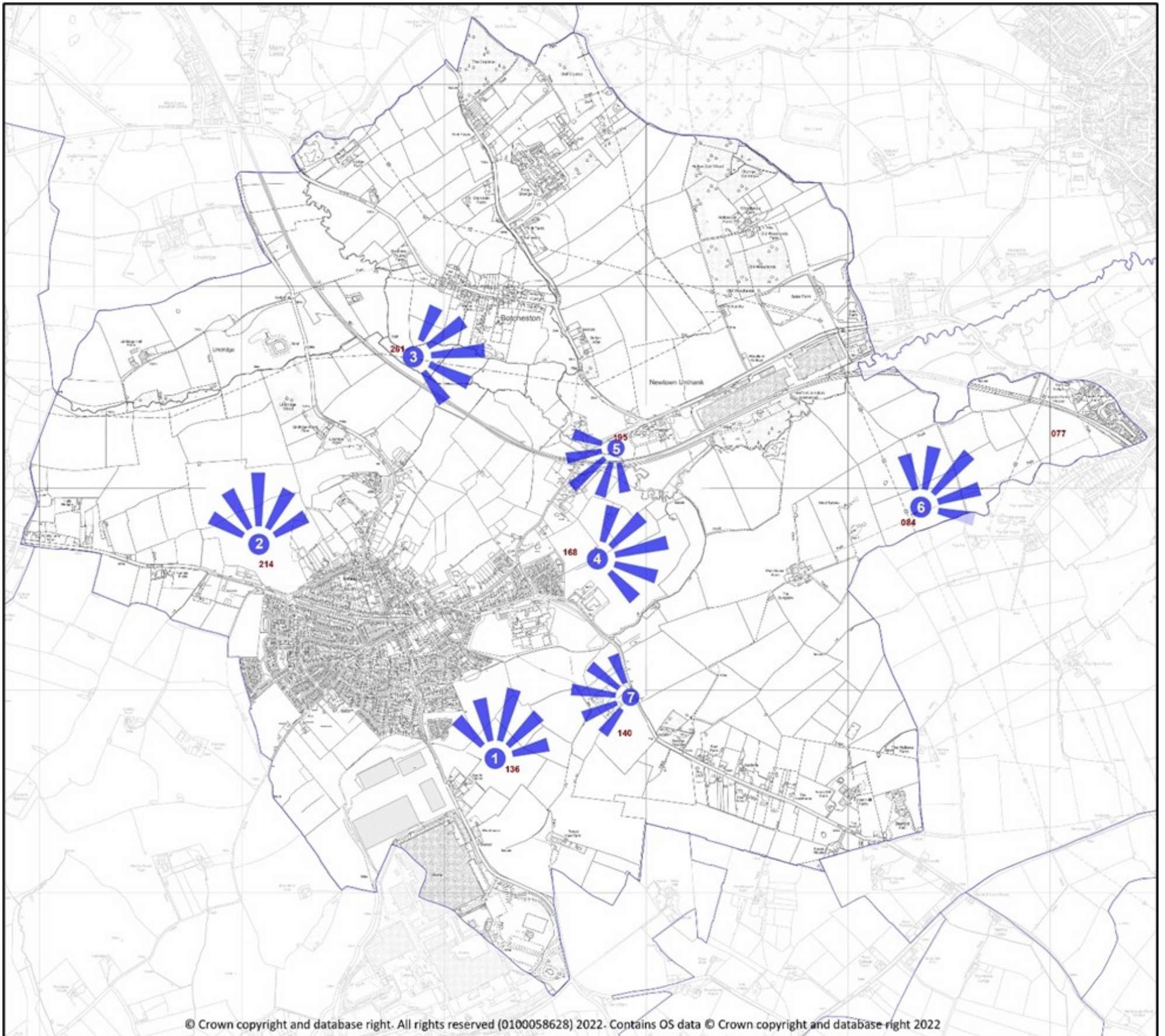
A number of highly-valued views were identified across the parish and toward the village from the surrounding countryside. These most important views should be protected by careful siting of all development in the parish during the lifetime of the Plan.

A single view from the Made NP has been removed in this Review version.

The policy says Development that adversely effects the following identified locally important and valued views (see map) will not be supported unless the proposal includes effective site-specific mitigation measures. Development shall be designed to sustain significant views that contribute to the character and appearance of the area.

Do you agree?

# Important Views





# Traffic Management

This policy has been updated to incorporate the findings of a Transport Assessment undertaken as part of the Neighbourhood Plan review.

The policy says with particular regard to the rural highway network of the Parish and the need to minimise any increase in vehicular traffic all housing and commercial development must:

- a) Be designed to minimise additional traffic generation and movement through the villages. In particular, development leading to significant additional traffic at the following locations as identified in the Transport Assessment is to be avoided:
  - Mini roundabout in the centre of Desford village
  - High Street in Desford
  - Peckleton Lane and Kirkby Road
- b) Incorporate sufficient off-road parking;
- c) Not remove or compromise the use of any existing off-road parking areas unless a suitable equivalent alternative is provided.
- d) Provide any necessary improvements to site access, communal parking and the highway network either directly or by financial contributions, and
- e) Consider, where appropriate, the improvement and where possible the creation of footpaths and cycleways to key village services

Do you agree?

# Electric Vehicles

The policy from the Neighbourhood Plan Made in 2021 has been deleted from this Review as electric charging points for residential and commercial dwellings now feature in the building regulations. The Parish continues to support the provision of communal charging points.

The policy says the provision of communal vehicular charging points within the Parish will be encouraged, where there is universal access, and their presence doesn't impact negatively on existing available parking in the Parish.

Do you agree?



Most policies have remained the same as in the Made Neighbourhood Plan.

They are as follows:

**HOUSING MIX** - Housing development proposals should provide a mixture of housing types specifically to meet identified local needs as evidenced by the Parish Housing Needs Assessment (Appendix B) or more recent document updating this report. The provision of dwellings of 1, 2 and 3 bedrooms and of homes suitable for older people including single level living and a supported living complex will be supported.

Dwellings, where possible, are required to be built for people with restricted mobility including those with disabilities or special needs requiring support in the community. Where possible, all homes should be built to Building Regulations M2 (accessibility standard), with 10% built to the Building Regulations M3 (wheelchair standard).

The inclusion of 4 bedroom or larger houses in housing developments will only be supported where they are subservient in number to 1-, 2- and 3-bedroom accommodation and meet a specific housing need.

**WINDFALL SITE DEVELOPMENT**- Small residential development proposals on infill and redevelopment sites will be supported, subject to proposals being well

designed and meeting the relevant requirements set out in other policies in this Plan and Borough wide planning policies and where such development:

- a) Comprises a restricted gap in the continuity of existing frontage buildings or on other sites within the built-up areas of the Parish or where the site is closely surrounded by existing buildings;
- b) Is within the Settlement Boundary;
- c) Respects the character of each settlement in order to maintain its distinctive character and enhance it where possible;
- d) Retains and enhances, where possible, existing important natural boundaries such as trees, hedges and streams;
- e) Does not reduce garden space to an extent where it adversely impacts on the character of the area, or the amenity of neighbours and the existing and future occupiers of the dwelling(s);
- f) Does not result in an unacceptable loss of amenity for neighbouring occupiers by reason of loss of privacy, loss of daylight, visual intrusion or noise in line with HBBC advice and Planning Guidance.

**DESIGN** - All new development proposals of commercial properties, one or more houses, replacement dwellings and extensions will need to satisfy the following design principles:

- a) New development should enhance and reinforce the local distinctiveness and character of the area in which it

is situated, particularly within the Conservation Area. Care should be taken to ensure that the development does not disrupt the visual amenities of the street scene and impact negatively on any significant wider landscape views;

b) Adequate off-road parking should be provided as a minimum of two car parking spaces for dwellings of three bedrooms or less and three spaces for dwellings of four bedrooms or more;

c) All new housing should continue to reflect the character and historic context of existing developments within the Parish and incorporate a diversity of materials. However, contemporary and innovative design and materials will be supported where positive improvement can be robustly demonstrated without detracting from the historic context. Roof and wall construction that follows technical best- practice recommendations for integral bird nest boxes and bat breeding and roosting sites will be supported;

d) Development should be enhanced by fostering biodiversity and landscaping with existing trees and hedges preserved whenever possible;

e) Where possible, enclosure of plots should be of native hedging, wooden fencing, or brick/stone wall with ground-level gaps that maintain connectivity of habitat for hedgehogs;

f) Development should incorporate sustainable design and construction techniques to meet high standards for energy and water efficiency, including the use of renewable and low carbon energy technology, such as

high levels of thermal efficiency, water butts, photovoltaic cells and ground heat source pumps as appropriate; ensuring running costs are manageable;

g) Security lighting should be operated by intruder switching, not on constantly. Maximum light spillage onto bat foraging corridors should be 1 lux;

h) Development should incorporate sustainable drainage systems with maintenance regimes to minimise vulnerability to flooding and climate change; ensure appropriate provision for the storage of waste, recyclable materials and rain water for use in gardens. The Drainage Hierarchy (Planning Practice Guidance Paragraph 80) should be applied to ensure that where possible, surface water is directed towards infiltration or watercourses before considering the use of the sewerage system;

i) Development should be of a density that respects the desirability of maintaining an area's prevailing character and setting;

j) Properties, where appropriate, should have built-in facilities for wildlife, for example, bee bricks and swift boxes.

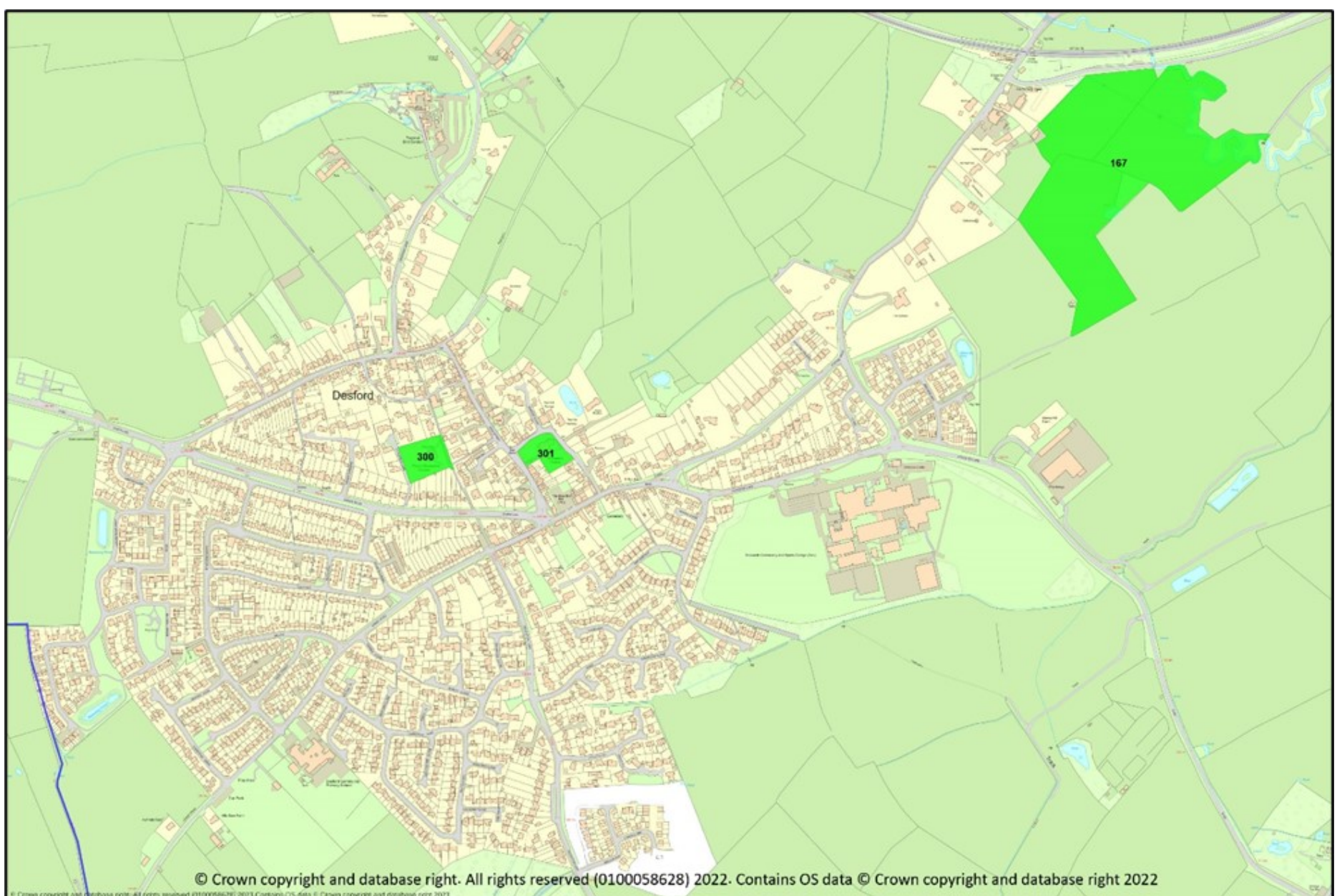


PROTECTION OF LOCAL GREEN SPACE – Development proposals that would result in the loss of, or have an adverse effect on, the following designated Local Green Spaces (mapped above, full details in Appendix F), or their settings, will not be permitted other than in exceptional circumstances.

St Martin's churchyard (Inventory reference 301; also protected as burial ground and as the setting of the Listed Building)

Pickard Recreation Ground (300)

Barns Charity Fields (167)



**NON-DESIGNATED HERITAGE ASSETS** – The buildings and structures listed here (details Appendix J1, location map Figure 12) are non-designated local heritage assets. They are important for their contribution to the layout and characteristic mix of architectural styles in the village, and their features and settings will be protected wherever possible. Any harm arising from a development proposal or a change of use requiring planning approval affecting any of them will need to be balanced against their significance as heritage assets.

MLE2730 Post medieval watermill, Desford Mill, Newtown Unthank

MLE16048 18, High Street (South side), Desford

MLE21321 Leicester Industrial School for Boys, Markfield Lane, Botcheston

MLE21322 Air Raid Shelter, Leicester Industrial School, Botcheston

MLE21346 Bosworth Academy, Leicester Lane, Desford

MLE21526 County Asylum Farm, Desford Road, Botcheston

MLE22523 35, Newbold Road, Desford

MLE22724 C20th Avila sculpture, Bosworth Academy, Leicester Lane, Desford

MLE23191 Desford County Primary School, Kirkby Road, Desford

MLE24308 72 Main Street, Desford

MLE26152 General Baptist Chapel, now Free Church, Chapel Lane, Desford

MLE26456 Barron Park Farm, Desford Lane, Kirby Muxloe



MLE26468 Barons Park Farmhouse, Desford Road, Kirby Muxloe

MLE26469 Green Acres, Desford Lane, Kirby Muxloe

MLE26581 Bufton Lodge, Botcheston Road, Botcheston

MLE26582 K6 Telephone Box, Main Street, Botcheston

MLE26583 Manor Farm Complex, Main Street, Botcheston

MLE26584 The Greyhound Inn, Main Street, Botcheston

MLE26585 Underbank Farm, Main Street, Botcheston

MLE26586 Village Hall, Main Street, Botcheston

MLE26587 Wayside Farm, Main Street, Botcheston

MLE26588 White Cottage, Main Street, Botcheston

MLE26589 Leicester Lodge, Markfield Lane (Kirby Grange), Botcheston

MLE26614 Markfield Lodge, Markfield Lane, Botcheston

MLE26615 Meadow Rise, Markfield Lane (Kirby Grange), Botcheston

MLE26616 The Old Grange, Desford Road, Newtown Unthank

MLE26617 Newtown Grange Farm complex, Desford Road, Newtown Unthank

MLE26618 Desford Hall Lodges, Leicester Lane, Desford

MLE26619 Garden Cottage, Desford Hall Lodges, Leicester Lane, Desford

MLE26620 Former White Horse (PH), Leicester Lane, Desford

MLE26621 The Forest, Leicester Lane, Desford

MLE26622 Stud Farm complex, Leicester Lane, Desford

MLE26623 The 29 Steps, Leicester Lane, Desford

MLE26624 1, Kirkby Road, Desford

MLE26625 3, Kirkby Road, Desford

MLE26627 Village Hall and No.12, Lindridge Lane,  
Desford

MLE26637 Linwood Cottage, Lindridge Lane, Desford

MLE26638 Lindridge Lodge, Lindridge Lane, Desford

MLE26639 55 & 57, Newbold Road, Desford

MLE26640 59, Newbold Road, Desford

MLE26641 61, Newbold Road, Desford

MLE26643 Former Roebuck Inn, Newbold Road, Desford

MLE26644 Gables Farm, Newbold Road, Desford

MLE26645 Debdale (now Topsham Nursery), Peckleton  
Lane, Desford

MLE26646 20 & 22, Station Road, Desford

MLE26647 Lancaster Arms, Station Road, Desford

MLE26648 Station House, Station Road, Desford



## RENEWABLE ENERGY INFRASTRUCTURE –

Renewable energy developments of an appropriate scale in relation to the size, character and level of other facilities, the built environment and services in the parish will be supported, so long as the following harmful amenity and environmental factors are avoided or mitigated:

a) adverse impact (noise, shadow, flicker, other visual impact, water pollution, smell, air quality impairment, gaseous or particulate emissions) on the health, wellbeing or amenities of residents and visitors

b) adverse impact on identified views or the character of the landscape

c) adverse effect on biodiversity (species and habitat sites, as in Policy ENV 4), and

d) adverse effect on statutory historic environment sites, non-designated heritage assets or ridge and furrow (Policies ENV 6 and ENV 7)

Applications will be supported by appropriate and relevant assessments and documentation in respect of transport, heritage, archaeology, landscape impact, environmental impact, flood impact, ecology, arboriculture (impact and method) and tree protection.

Wind turbine development proposals will generally be acceptable if:

- I. Turbine tip height is less than 50 metres
- II. The proposal is for no more than one turbine
- III. The land is also used for other purposes e.g. animal grazing, and
- IV. Low-level noise generated does not interfere with residential homes

Large-scale solar energy generation development proposals will generally be acceptable if the panel array does not cause significant visual harm from any valued and accessible viewpoint.

Small-scale, local resident, business, amenity or community-initiated, solar and wind generation infrastructure will be supported, subject to the above conditions.

## RETENTION OF EXISTING COMMUNITY

FACILITIES - Development leading to the loss of an existing community facility will not be

supported unless it can be demonstrated that:

- a) There is no longer any need or demand for the existing community facility; or
- b) The existing community facility is, demonstrably, no longer economically viable; or

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.

The community facilities and amenities covered by this policy include the following:

Library; sports facilities including the 5 acre Sport in Desford site in Peckleton Lane; the Kirkby Road playing field and Pickard Recreation Ground; Botcheston Recreation Ground; Parish Church of St Martin's and Church Centre; Desford Free Church; village halls in Desford and Botcheston; Bosworth Academy; Desford Primary School; Topsham House and Bosworth Academy day nurseries; Chapel Lane Playgroup; Medical Centre; Pharmacy; 2 Cooperative stores; convenience store including Post Office; Bluebell Inn, Greyhound Inn and Lancaster Arms pubs; Pesto at the White Horse; café; hairdresser; barber; allotments; Tropical Birdland sanctuary.

## NEW OR IMPROVED COMMUNITY FACILITIES -

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

- a) Meets the design criteria stated in Policy H6 where appropriate
- b) Does not harm highway safety;
- c) Will not generate a need for parking that cannot be adequately catered for;
- d) Is of a scale appropriate to the needs of the locality and conveniently accessible for residents of the parish wishing to walk or cycle; and
- e) Takes into full account the needs of people with disabilities.

Desford Railway Station - The re-opening of Desford railway station to passenger services including provision or alteration of station buildings and car parking facilities will be supported.

EXISTING EMPLOYMENT USE - Development proposals that result in the loss of, or have a significant adverse impact on, an existing employment use will not be permitted unless it can be demonstrated that:



- a) The building has not been in active use for the past 6 months; and
- b) The commercial premises or land in question has no potential for either reoccupation or redevelopment for employment-generating uses as demonstrated through the results both of a full valuation report and a marketing campaign lasting for a continuous period of at least 6 months.

## SUPPORT FOR NEW EMPLOYMENT

OPPORTUNITIES - In supporting new employment opportunities, development will be required to:

- a) Fall within the planned settlement boundary for the village of Desford, 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 exceptional circumstances, or are sited in existing buildings or on areas of previously developed land in sustainable locations;
- b) Be of a size and scale not adversely affecting the character, infrastructure and environment of the Parish itself and the neighbourhood plan area, including the countryside;
- c) Not involve the loss of dwellings;

- d) Not increase noise levels or light pollution or introduce any pollution to an extent that they would unacceptably disturb occupants of nearby residential property;
- e) Not generate unacceptable levels of traffic movement;
- f) Contribute to the character and vitality of the local area;
- g) Be well integrated into and complement existing businesses.

HOME WORKING - Proposals for the use of part of a dwelling for office and/or light industrial uses, and for small-scale free-standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported where:

- a) Development will not result in unacceptable traffic movements and appropriate parking provision is made;
- b) No significant adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, light pollution, or other nuisance associated with the work activity; and
- c) Any extension or free-standing building shall be designed having regard to policies in this Plan and

should not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction.

**FARM DIVERSIFICATION** - In order to support farm diversification and the sustainable growth and expansion of businesses, the conversion of existing agricultural and commercial buildings will be supported subject to:

- a) The use proposed is appropriate to the rural location;
- b) The conversion/adaptation works respect the local character of the surrounding area;
- c) The development will not have an adverse impact on any archaeological, architectural, historic or environmental features;
- d) The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site;
- e) There is no significant adverse impact on neighbours through noise, light or other pollution, increased traffic levels or increased flood risk.

**TOURISM -** Tourism and visitor economy development proposals will be supported where they do not have adverse residential or visual amenity impacts.

The loss of tourism and leisure facilities will not be supported unless they are no longer viable or alternative provision is made available.

**MOBILE PHONE AND BROADBAND INFRASTRUCTURE -** Proposals to improve the mobile phone coverage and Broadband infrastructure for all businesses and households in Desford Parish will be supported.

Such improvements, possibly requiring above ground network installations, must be sympathetically located, designed to integrate into the landscape or be hidden and not be in or near to open landscapes so as to not interfere with the parish biodiversity or natural beauty.