

Groby Parish Neighbourhood Plan



What is a Neighbourhood Plan?

The 2011 Localism Act has given communities the right to draw up a Neighbourhood Plan. This right is aimed at giving local communities opportunities to influence the future of the places where they live.

The preparation of the Groby Parish Neighbourhood Plan is intended to allow people who live, work and have a business in the area to have a say where they think new houses and businesses should be located and what they should look like. A Neighbourhood Plan can also identify and protect important Local Green Spaces, conserve local heritage and protect areas of nature conservation interest. The Groby Parish Neighbourhood Plan will be a [statutory plan](#) which means that once it has been finalised, [decisions on planning applications](#) will be [made using](#) both the Local Plan and the [Neighbourhood Plan](#), and any other material considerations.

The Groby Parish Neighbourhood Plan covers the whole parish including Groby, Field Head and Bradgate Hill. A small part of The Brantings on the east side of the A46 Leicester Western Bypass lies within the Parish too. Groby Parish Council is the 'Qualifying Body' responsible for preparing the Neighbourhood Plan. It has been supported by a Neighbourhood Plan Steering Group comprising Parish Councillors and local residents.

A neighbourhood plan must meet each of a set of basic conditions before it can be put to a referendum and be made.

What is the purpose of this consultation?

One of the key issues for the Neighbourhood Plan concerns housing development and this is the focus of this consultation.

How many houses do we need to plan for?



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The Groby Parish Neighbourhood Plan must be in general conformity with the strategic policies of the Hinckley and Bosworth Local Plan and it should not promote less development.

The current Local Plan is out of date and preparation of the new Hinckley and Bosworth Local Plan has begun. The new Local Plan will set out the overall development strategy for Hinckley and Bosworth Borough for the period to 2041. The new Local Plan will not be finalised until 2025, but in the meantime the Borough Council is encouraging neighbourhood plans to plan for the period to 2041.

The Borough Council is unable to provide an indicative housing provision for Groby Parish Neighbourhood Area, so Groby Parish Council must undertake its own assessment.

Community Survey

In February 2022 a questionnaire was delivered to local households inviting residents to complete the survey. There were 811 responses, and 68% of respondents did not think that the neighbourhood plan should allocate additional housing sites. However, around 200 responses indicated that someone in their household needed to find a new home in the Parish within the next ten years. Much of this was from young people looking for their first home or older households looking to downsize.

Groby Housing Needs Assessment

Earlier in 2023, AECOM Infrastructure & Environment UK was commissioned to undertake a Housing Needs Assessment of Groby Parish. This Study recommends an overall Housing Need Figure of 518 dwellings for Groby for the period 2023 and 2041. This requirement does not take account of Leicester's unmet housing need.

Leicester's Unmet Housing Need

Where a local authority does not have sufficient land available to accommodate its housing needs in full, it is considered to have an 'unmet need'. Leicester City Council first declared an unmet housing need in February 2017. Subsequent evidence indicated a potential unmet need of 7,742 homes.

If the Borough requirement was increased to 659 dwellings per annum to take account of Leicester's unmet housing need, based on its share (6.5%), Groby's new housing requirement would be 42.8 dwellings per annum or 771 dwellings for the period 2023 to 2041.

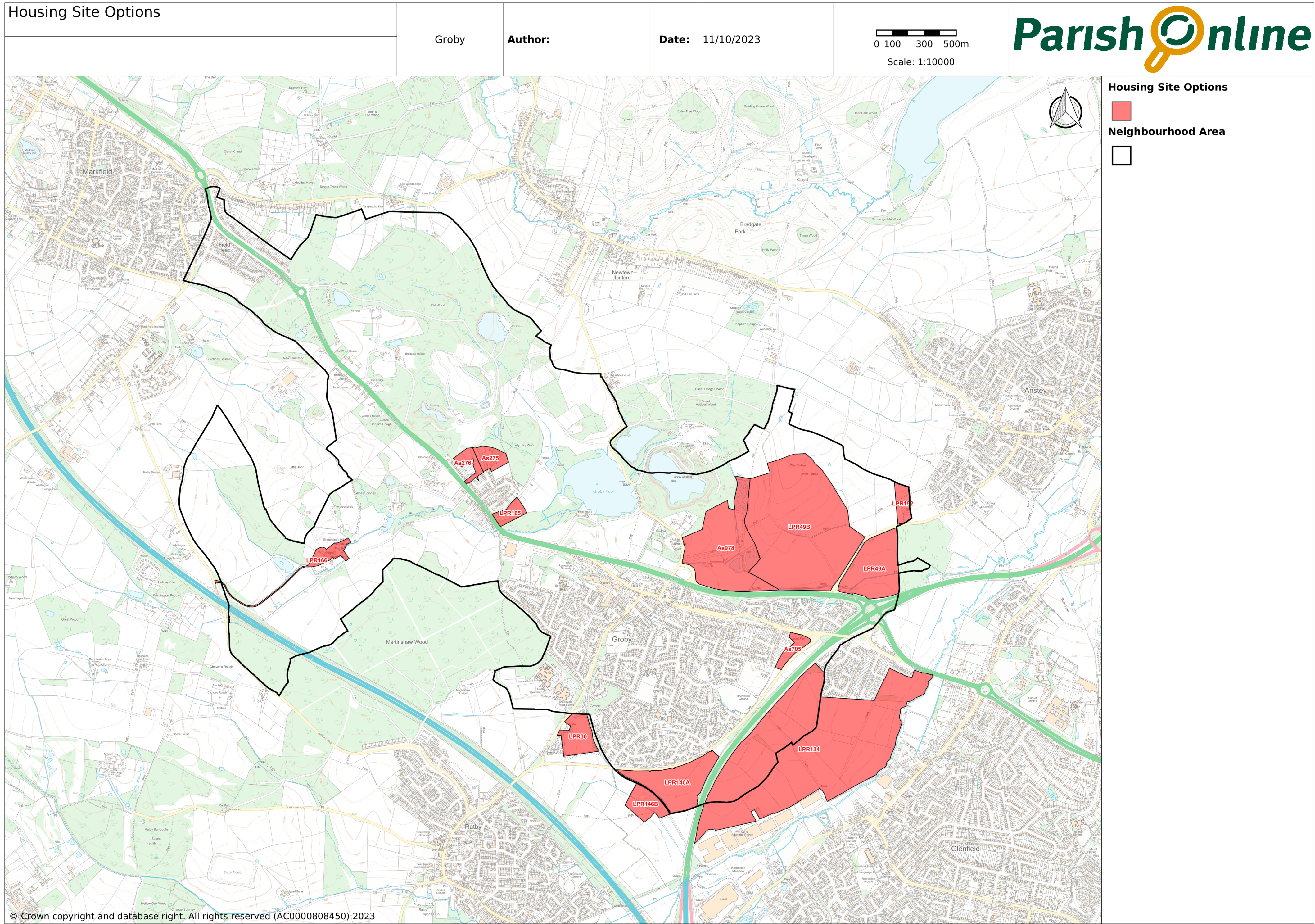
Conclusion

Groby Parish Council has not yet agreed a housing requirement, but it is clear that the scale of need is likely to require new housing sites to be developed.

Where did the site suggestions come from?



The National Planning Policy Framework requires strategic policy-making authorities to have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. The starting point for the identification of potential housing sites in Groby is Hinckley and Bosworth Borough Council’s Strategic Housing and Economic Land Availability Assessment (SHELAA). The SHELAA identifies 13 potential sites in and around Groby– not all are within the Parish.



Housing Site Profiles

Basic information about each of the 13 housing site options has been collected- address, site area, access, heritage and nature conservation constraints etc. This is set out in a set of Housing Site Profiles.



Site Assessment Criteria

Sustainability Appraisal is a process for considering and communicating the likely effects of plans, with a view to avoiding and mitigating negative effects and maximising the positives. Hinckley and Bosworth Borough Council assessed its Local Plan against a set of sustainability objectives developed in consultation with key stakeholders. Site options were appraised using a site appraisal framework which provided a largely objective process for identifying the potential constraints and benefits associated with each site option.

The same site appraisal framework has formed the basis of the Site Assessment Criteria to be used in the allocation of housing site(s) for the Neighbourhood Plan. Some of the criteria have been adapted to reflect local circumstances.

15 Site Assessment Criteria were applied to the 13 housing site options. Each of the 15 criteria had different components.

Assessment

The 13 sites were assessed by members of the Neighbourhood Plan Steering Group, with support from a planning consultant. Each site was scored **Green**, **Amber** or **Red** against the 15 criteria. A ‘**Green**’ score usually indicates that the site performed well against that particular criterion whereas a ‘**Red**’ score indicates that the site performed poorly, with an ‘**Amber**’ score somewhere in between.



		AS275	AS276	AS705	AS978	LPR30	LPR49A	LPR49B	LPR134	LPR146A	LPR146B	LPR152	LPR165	LPR166
		Land at Elsalene Drive, Bradgate Hill	Land to the rear of 232 Markfield Road, Bradgate Hill	Laurel Farm	Lakes and land at Old Hall, New- town Lin- ford Lane	Land east of Groby Cem- etery	Land north of Markfield Road (A50) (Part A)	Land north of Markfield Road (A50) (Part B)	Land south of Groby Road, Glen- field	Land south of Sa- cheverell Way (Part A)	Land south of Sa- cheverell Way (Part B)	Land north of Groby Road, An- stey	South of Wallace Drive, Bradgate Hill	Groby Lodge Farm
1	Landscape	A	A	A	R	R	R	R	R	R	R	R	R	R
2	Biodiversity and nature conservation	R	A	R	R	R	R	R	R	R	R	R	R	R
3	Water quality	G	G	G	R	A	A	R	A	A	R	G	G	R
4	Flood risk	R	R	A	R	G	G	G	G	G	R	R	R	G
5	Land	A	A	A	A	R	A	A	A	A	A	A	A	A
6	Air pollution	A	A	A	R	A	R	R	R	R	R	R	A	R
7	Climate	R	R	R	R	R	R	R	R	R	R	R	R	R
8	Historic environment	A	A	A	A	A	A	A	A	A	A	A	A	A
9	Community	A	A	A	R	A	R	R	R	R	R	R	R	R
10	Health	R	R	R	R	R	R	R	R	R	R	R	R	R
11	Housing	G	G	G	G	G	G	R	G	G	G	G	G	R
12	Local economy	R	R	R	R	A	R	R	R	R	R	R	R	R
13	Material assets	R	R	R	R	R	R	R	R	R	R	R	R	R
14	Mineral resources and waste	A	A	A	A	A	A	A	A	A	A	A	A	A
15	Deliverability	R	R	A	G	A	R	R	R	A	R	A	R	R

Red	7	6	5	10	6	9	11	9	8	11	9	9	11
Amber	6	7	8	3	7	4	3	4	5	3	4	4	3
Green	2	2	2	2	2	2	1	2	2	1	2	2	1
Total	15	15	15	15	15	15	15	15	15	15	15	15	15

Rank (least red score)	4	2	1	10	2	6	11	6	5	11	6	6	11
Rank (most green score)	1	1	1	1	1	1	11	1	1	11	1	1	11

Conclusions

None of the sites are ideal. The least worst option is the development of land at Laurel Farm (AS705) on the eastern edge of Groby. This site is already allocated for housing development in the current Hinckley and Bosworth Local Plan.

The next best sites would involve the development of land outside the Parish on land east of Groby Cemetery where development has previously been refused (LPR30) and land to the rear of 232 Markfield Road, Bradgate Hill (AS276) which is remote from Groby's facilities and where there might be access problems.

It is possible that Groby's housing requirement cannot be met without releasing land in the Rothley Brook Meadow Green Wedge.

Next Steps

We are seeking your views on the way we have assessed these potential housing sites and whether you agree with our conclusions. All of the consultation material is on the Parish Council's website

www.groby.com

Please let us have your comments in writing by [Friday 24 November 2023](#). Comments may be returned:

Via e-mail to: parishclerk@groby.com

By post to:

[Groby Parish Council](#)
[Council Offices](#)
[Village Hall](#)
[Leicester Road](#)
[Groby](#)
[Leicester](#)
[LE6 0DQ](#)

Once the Parish Council has reviewed any comments, it will confirm the preferred site(s) and finalise the Draft Neighbourhood Plan for consultation with residents and key stakeholders.



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