

Groby Parish Neighbourhood Plan

Pre-Submission
Draft (2024-2045)



Image courtesy of Mike Pratt





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1 Introduction

Neighbourhood Plans

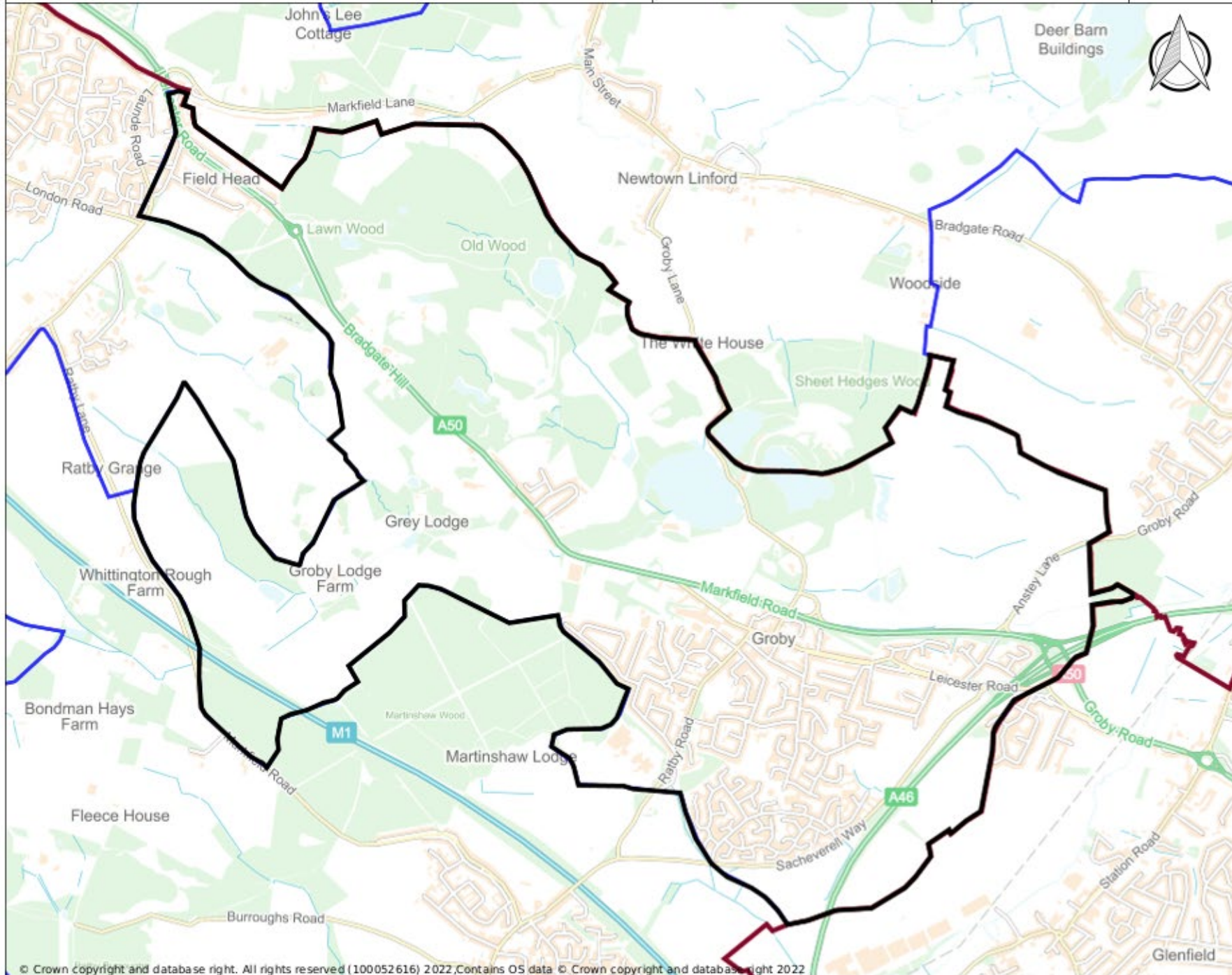
- 1.1 The 2011 Localism Act has given communities the right to draw up a Neighbourhood Plan. This right is aimed at giving local communities genuine opportunities to influence the future of the places where they live.
- 1.2 The preparation of the Groby Parish Neighbourhood Plan is intended to allow people 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.

Groby Neighbourhood Area

- 1.3 Groby Parish lies to the northwest of Leicester in the Borough of Hinckley and Bosworth, Leicestershire. The Parish adjoins both Blaby District and Charnwood Borough. The principal settlement is Groby. The other settlements are Field Head and Bradgate Hill.
- 1.4 The first formal step in the process of preparing a neighbourhood plan is for the local planning authority to designate the boundary of the neighbourhood area within which the plan will apply.
- 1.5 The Neighbourhood Area (black boundary-Map 1) for the Groby Parish Neighbourhood Plan includes the whole of Groby Parish. The historic parish and borough boundaries do not reflect the current pattern of development. Consequently, the Neighbourhood Area boundaries give rise to anomalies that mean that, for example, a small part of The Brantings on the east side of the A46 Leicester Western Bypass lies within the Neighbourhood Area.



- Parish 
- District, Borough, Unitary 
- Neighbourhood Area 





- 1.6 Groby Parish Council applied for Neighbourhood Area designation on 11 December 2020. Following a consultation period that ran for six weeks between Monday 11 January 2021 and Friday 5 March 2021, the Neighbourhood Area was designated by Hinckley and Bosworth Borough Council on 18 March 2021.
- 1.7 The Neighbourhood Area covers 867 hectares.

Plan Period

- 1.8 Groby Parish Council is the 'Qualifying Body' responsible for preparing the Neighbourhood Plan. It has been supported by a Neighbourhood Plan Advisory Committee comprising Parish Councillors and local residents. The plan period covers the period to 2045 to align with the emerging Hinckley and Bosworth Local Plan.

Basic Conditions

- 1.9 A neighbourhood plan must meet each of a set of basic conditions before it can be put to a referendum and be 'made' (adopted). The basic conditions state that plans must:
- Have regard to national policies and advice contained in guidance issued by the Secretary of State (see paragraph 1.10).
 - Contribute to the achievement of sustainable development.
 - Be in general conformity with the strategic policies contained in the development plan for the area (see paragraph 1.12).
 - Not breach, and otherwise be compatible with, EU obligations (now part of UK Law).
 - Comply with other prescribed matters.

National Planning Policy
Framework (NPPF)

The Government

Local Plan

Hinckley and Bosworth
Borough Council

Neighbourhood Plan

Groby Parish Council



National Policies and Guidance

- 1.10 The National Planning Policy Framework (NPPF) was first published on 27 March 2012 and last updated on 7 February 2025. This sets out the Government's planning policies for England and how these are expected to be applied.
- 1.11 The planning practice guidance that supports the NPPF is published online.

The Development Plan

- 1.12 The relevant Development Plan for the area is the Hinckley and Bosworth Local Plan. For the purposes of this Neighbourhood Plan, the relevant parts of the Local Plan 2006 - 2026 are:

Core Strategy Development Plan Document (DPD)

- 1.13 The Core Strategy adopted on 15 December 2009, provides the vision and spatial strategy for Hinckley and Bosworth Borough. Most new development will be accommodated in and around Hinckley. The Core Strategy also identifies development requirements for Key Rural Centres (such as Groby village and Markfield/Field Head), Rural Villages and Rural Hamlets.
- 1.14 Bradgate Hill is a Rural Hamlet where, because of the limited services, development will be confined to infill housing development, local choice schemes and conversion of agricultural buildings to employment uses.
- 1.15 The Core Strategy does not identify specific development requirements for the very small part of The Brantings that lies with the Borough, or any of the other small groups of houses in the Parish.

Site Allocations and Development Management Policies DPD

- 1.16 The Site Allocations and Development Management Policies Development Plan Document (DPD) identifies sites for uses such as housing, employment, retail, open space and community facilities that will deliver the aims, vision and objectives of the Core Strategy. It also contains 25 development management policies which will be used to assess planning applications over the plan period.



Local Plan review

- 1.17 Work on the new Hinckley and Bosworth Local Plan began early in 2017. The new Local Plan will set out the overall development strategy for Hinckley and Bosworth Borough for the period to 2045. It will include strategic policies and allocate sites to meet identified development needs such as for homes, jobs, retail, recreation/ open space, nature conservation and other required land uses as identified by evidence. It will provide appropriate policies and guidance by which to determine planning applications; for example design guidance, conservation and protection of natural resources.
- 1.18 Hinckley and Bosworth Borough Council consulted residents, community groups, businesses and other interested parties on the draft Local Plan in 2018 (Scope, Issues and Options Consultation), 2019 (New Directions for Growth Consultation), 2021 (Draft Local Plan Consultation) and 2022 (Regulation 19 Pre-Submission Consultation).
- 1.19 A further Regulation 18 consultation was considered necessary as emerging evidence was suggesting that the previous spatial strategy may not be deliverable. Consultation on this version of the Local Plan took place between 31 July and 27 September 2024.
- 1.20 On 30 September 2025, Hinckley and Bosworth Borough Council approved a further Regulation 18 draft Local Plan to take account of the latest National Planning Policy Framework published in December 2024 and related changes in the Standard Housing Method calculation. A period of formal public consultation is expected to run from 12 pm on Friday 17 October 2025 to 5pm on Friday 28 November 2025.
- 1.21 Account has been taken of the emerging Local Plan including proposed housing and employment allocations in Groby parish. To align with the emerging Local Plan, the Neighbourhood Plan will cover the period 2024 to 2045. Once the new Local Plan is adopted, there may be value in a review of the Neighbourhood Plan.

What has been done so far

- 1.22 Our plans for public consultation events in 2021 were disrupted by the COVID-19 pandemic. All members of society were required to adhere to guidance to help combat the spread of COVID-19 and the guidance had implications for neighbourhood planning including public consultation. Notwithstanding, the Parish Council has undertaken publicity in a



manner that is likely to bring it to the attention of people who live, work or carry-on business in the Parish. We have been keen to ensure that all groups in the community are sufficiently engaged, such as with those without internet access.

Community Survey

- 1.23 In February 2022 a questionnaire was delivered to local households inviting residents to complete the survey. There were 811 responses, and the results of the household questionnaire are available on the Parish Council website, <http://groby.com/page.php?id=2032>

Local Heritage Interest

- 1.24 In November 2022, residents attended a consultation event that helped identify important local buildings for protection through the Neighbourhood Plan.

Stakeholder Event

- 1.25 In February 2023, we invited businesses, service providers, developers and others to a stakeholder workshop to raise awareness of the Neighbourhood Plan and to identify opportunities and constraints related to the future development of the parish.

Housing Options Event

- 1.26 In November 2023, we held an event that invited views on housing development options. There were 21 attendees at the consultation event and 19 email responses were received.

Evidence

- 1.27 There is no 'tick box' list of evidence required for neighbourhood planning. Proportionate, robust evidence is required to support the choices made and the approach taken. The evidence supporting the preparation of the Neighbourhood Plan is also available on the Parish Council website, <http://groby.com/page.php?id=2032plan.html>



Consultation

- 1.28 The feedback from the 2022 Household Survey and information about the area have helped the preparation of this (Pre-Submission) Draft version of the Groby Parish Neighbourhood Plan. Under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, a pre-submission consultation period of no less than six weeks on the proposed Neighbourhood Plan will run from Monday 9 March 2026 to Monday 20 April 2026.
- 1.29 A copy of the Pre-Submission Draft of the Plan will be available to download, along with supporting documentation, on the Parish Council website, <https://grobyparishcouncil.gov.uk/>. A summary of the Pre-Submission Draft of the Plan will be delivered to all properties within the Parish. A drop-in event is to be held on Saturday 7 March 2026 from 1-4pm at the Parish Council Office.
- 1.30 To comment on any aspect of the Pre-Submission Draft of the Plan, please write to Groby Parish Council or complete and return a copy of the Pre-Submission Representation Form. The form can be downloaded from the Parish Council website. Comments may be returned:
- Via e-mail to: admin@grobyparishcouncil.gov.uk
 - By post to:
Parish Council Office
Village Hall
Leicester Road
Groby
Leicester
LE6 0DQ



What happens next?

- 1.31 All representations and comments received will be considered by Groby Parish Council and may be used to amend the Pre-Submission Draft of the Plan. Following this, a Consultation Statement, including a summary of all comments received and how these were considered, will be made available on the Parish Council website, <http://groby.com/contact.php?id=13>
- 1.32 The Plan will then be submitted to Hinckley and Bosworth Borough Council for publication and, under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012, a further six-week public consultation will take place before it is sent to an Independent Examiner.
- 1.33 The Examiner will either recommend that:
- the Plan is submitted to a referendum;
 - is modified to meet the 'Basic Conditions' and then submitted to a referendum; or that
 - the Plan is refused.
- 1.34 If the Examiner is satisfied, Hinckley and Bosworth Borough Council will arrange a referendum. If the Plan is approved by a simple majority of those voting in the referendum, the Borough Council will adopt it.
- 1.35 When the Plan is adopted, it will form part of the Statutory Development Plan for the area. Hinckley and Bosworth Borough Council will continue to be responsible for determining most planning applications, but in the Groby Neighbourhood Area, the policies in the Neighbourhood Plan will form the basis of those decisions along with the Hinckley and Bosworth Local Plan and other material considerations.

Note, when considering a development proposal, all the relevant policies of the Neighbourhood Plan will be applied.



2 Profile

Overview

- 2.1 Groby Neighbourhood Area lies to the northwest of Leicester and is separated from the main urban area by the A46 Leicester Western Bypass and Rothley Brook. The Neighbourhood Area is bisected by the A50 which is a major trunk road linking junction 22 of the M1 to the A46 and Leicester. Groby village is the principal settlement, but there are also communities at Field Head, Bradgate Hill and The Brantings.
- 2.2 The Neighbourhood Area is noted for its connection with two Queens of England- Elizabeth Woodville who married Edward IV and Lady Jane Grey, who became Queen of England for nine days in 1553.
- 2.3 Woodland is an important feature of the local landscape and much of the Neighbourhood Area lies within the Charnwood Forest Regional Park and the National Forest. The rocks underlying Charnwood Forest are some of the oldest in England and Wales and consist of a mixture of Precambrian and sedimentary rocks. This has led to quarrying in and around Groby parish which can be traced back to Neolithic times. Granite and slate from Groby quarries were used as local building materials and exported further afield. There now are no active quarries in the Neighbourhood Area. Former quarries have been used for landfill, been restored or have filled with water to create pools.
- 2.4 There were 7,400 residents in Groby Parish¹ as at Census Day 2021 living in 3,100 households (rounded to the nearest 100 people). The age profile is significantly older than England with 47.4% being over 50 years old compared with the national figure of 37.8%.

¹ The data and boundaries displayed in this profile are aggregated from small areas on a best-fit basis, and therefore may differ slightly from other sources.



Groby

- 2.5 Groby village is located to the northwest of Leicester occupying a location between the A50, A46 and M1, within the Rothley Brook corridor. The village occupies the southeastern corner of the Neighbourhood Area. Ratby is just 600m to the south, but on the south side of the M1. Anstey, a large village in Charnwood Borough, lies 1km to the northeast.
- 2.6 The historic core of Groby is to the north of the settlement with more modern development expanding down the valley slope towards the Rothley Brook river corridor. The core of the village retains much of its historic influence, particularly along the main routes of Markfield Road, Leicester Road and Ratby Road, and at the intersection of these areas in the setting of the 15th Century Old Hall and 19th Century church. The village has been extensively developed through post-war and 20th Century estate housing mainly to the southwest and southeast of the historic core and which now define the main entrances into the village.
- 2.7 Groby village is recognised as a Key Rural Centre relating to Leicester in the Hinckley and Bosworth Core Strategy. Groby village is constrained by the A50 to the north, the A46/Sacheverell Way to the south east and Martinshaw Wood to the west. Most new development has been generally detached and semidetached, single and two-storey residential. There are also some larger industrial buildings located north west of the settlement core. Development is interspersed by greens, allotments and playing fields.
- 2.8 The village contains around 2,700 dwellings that have access to a good range of local services and facilities. These include three primary schools, learning campus, pub, social club, convenience stores and other shops, Post Office, General Medical Services, community centres, allotments and play areas. Groby Cemetery, to the south of the village lies outside the neighbourhood Area in Ratby Parish.

Field Head

- 2.9 Field Head lies on the northwestern edge of the Neighbourhood Area alongside the A50 Leicester Road and to the northeast of Markfield. Field Head developed in the post-war period at Field Head farmhouse at the junction of the A50 and B5327. The farmhouse is now the Fieldhead Hotel, just outside the Neighbourhood Area.



- 2.10 Properties at Field Head are located alongside the A50 Leicester Road, though not all lie within the Neighbourhood Area. Field Head includes dwellings on Jacqueline Road and Charnwood Drive. Properties either side of Ratby Lane lie within the Neighbourhood Area too. Development has also extended along Markfield Lane, though most of these properties lie in Charnwood Borough, outside the Neighbourhood Area
- 2.11 Although Field Head initially developed as a separate community, the post-war expansion of Markfield means that Field Head is now functionally part of the Markfield built-up area. Field Head with Markfield is recognised as a Key Rural Centre relating to Leicester in the Hinckley and Bosworth Core Strategy.
- 2.12 There are around 230 dwellings at Field Head that lie within the Neighbourhood Area. Residents benefit from the good range of services that are available in Markfield including its primary school, medical centre, community library, Markfield Community and Sports Centre, playing fields, meeting places, churches, shops and pubs.

Bradgate Hill

- 2.13 Bradgate Hill is a community of around 160 dwellings located to the northwest of Groby village alongside the Markfield Road (A50), north of Slate Brook. The area developed after WWII either side of the A50 and through the development of the Wallace Drive/Lena Drive estate on the northeast side of the main road. Elsalene Drive is a more recent cul-de-sac extension north off Lena Drive. Most of the properties are detached houses, bungalows and chalet-bungalows.
- 2.14 There is a small cluster of around 20 larger detached houses further up Bradgate Hill near the entrance to Bradgate House.
- 2.15 There are no services and facilities at Bradgate Hill, though the community does benefit from regular bus services along the A50 linking Leicester to Swadlincote.



The Brantings

- 2.16 Separated from Groby village by the A46, The Brantings is a post-war development of around 280 homes located on Branting Hill. Most of the dwellings are semi-detached houses, though there are detached properties too, including bungalows and chalet-bungalows. The settlement is separated from the Leicester suburb of Glenfield by the Rothley Brook. Most of the properties lie in Blaby District and only around 20 homes, on Border Close, lie in the Neighbourhood Area. The rear gardens of properties on Overdale Avenue (odd numbers) occasionally extend into the Neighbourhood Area too.



3 Sustainable Development

Sustainable Development

3.1 Our Neighbourhood Plan must contribute to the achievement of sustainable development. The planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an **economic** objective – to help build a robust, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of appropriate infrastructure;
- a **social** objective – to support strong, vibrant and healthy communities, by ensuring a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed built environment with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- an **environmental** objective – to contribute to protecting and enhancing the natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

3.2 Our Plan shows what sustainable development in Groby Parish means in practice.

Priorities

3.3 Data collected from the 2022 Community Survey helped identify key issues the Neighbourhood Plan should address. The top issues, ranked in order of importance are:

- Green Wedge



- Local Green Space
- Wildlife Habitats and Biodiversity
- Air pollution
- Groby Village Centre
- Local Heritage
- Road noise
- Services and facilities
- Traffic
- Important views
- Flood risk
- Local Housing Needs
- Well-designed buildings and places
- Employment
- Local business needs

3.4 These issues are explored in greater detail in the following chapters. Non-planning issues are addressed in Appendix 1.

Vision

3.5 In setting out the aims for the Plan it is vital to consider how Groby Parish should be at the end of the plan period. The Plan needs to be aspirational, but realistic. The Plan also needs to respond to the priorities identified by local people. The vision statement set out below has helped guide the preparation of the Groby Parish Neighbourhood Plan and makes it clear what the Plan is aiming to achieve. Our vision statement is supported by eight objectives.



To enhance community well-being through responsible and sustainable development while protecting nature and our woodland parish character





4 Natural Environment

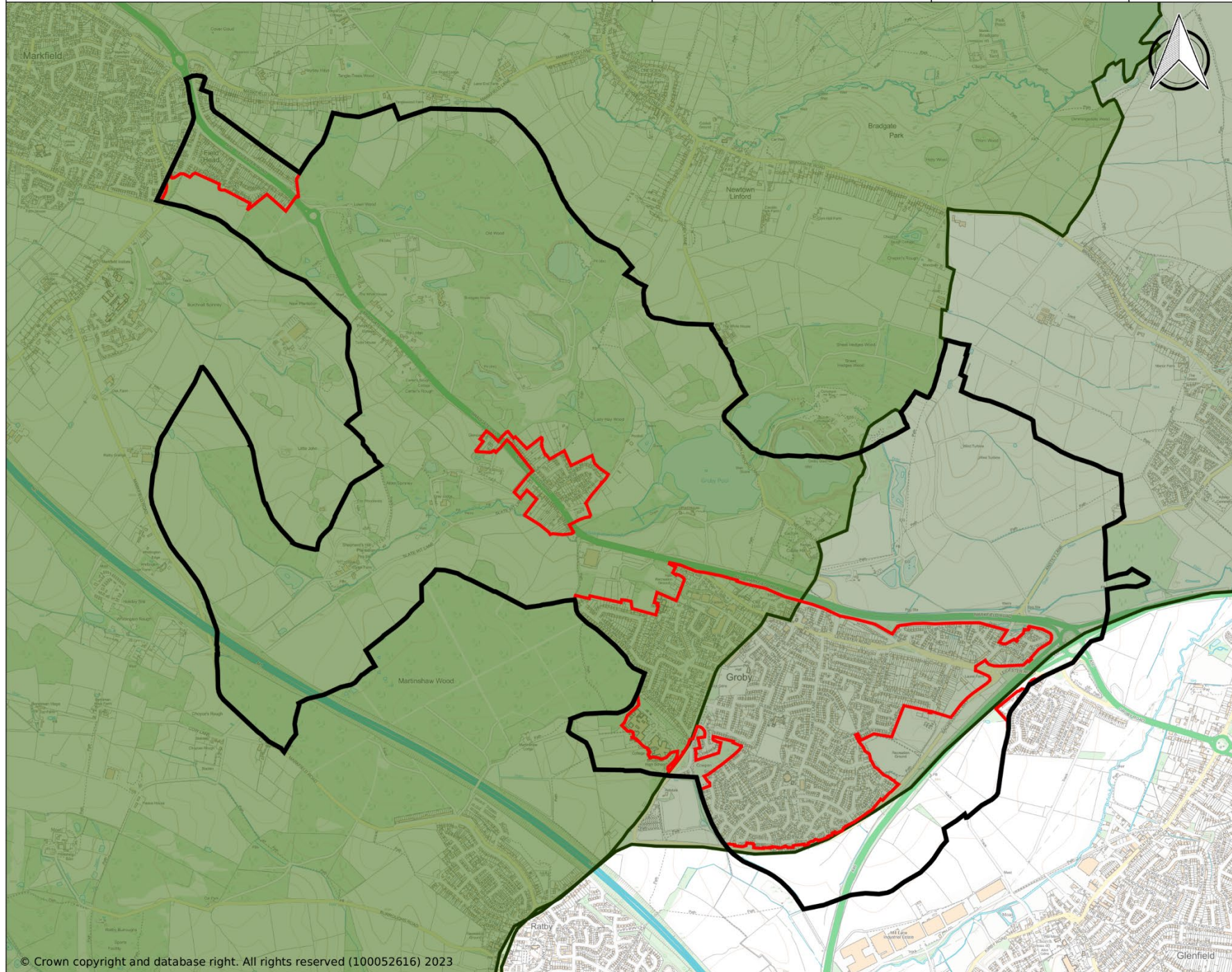
Countryside

- 4.1 Groby Parish benefits from a beautiful, rolling landscape with areas of woodland, agriculture and historic parkland. Quarrying is a feature of the area with former quarries scattered throughout. Much of the Parish lies within the Charnwood Forest Regional Park and the National Forest. These two designations provide extra protection to the Parish's landscape when planning applications are considered.
- 4.2 Our 2022 Community Survey shows that 99% of respondents believe that the Groby Parish countryside should be protected for the sake of its intrinsic character, beauty, heritage and wildlife. The local countryside is highly valued by local people- so development there will be limited to agriculture, forestry, recreation, tourism and other developments that are suitable for a rural location.

Policy G1: Countryside

The Countryside (land outside the Groby, Field Head, Bradgate Hill and The Brantings Settlement Boundaries as defined on the Policies Map) will be protected for the sake of its intrinsic character, beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and to ensure it may be enjoyed by all. Development in the Countryside will be strictly controlled in accordance with national and Hinckley and Bosworth Local Plan policies.

The character and beauty of the countryside and its natural environment are safeguarded



National Forest boundary



Charnwood Forest Regional Park boundary



Settlement Boundary



Neighbourhood Area



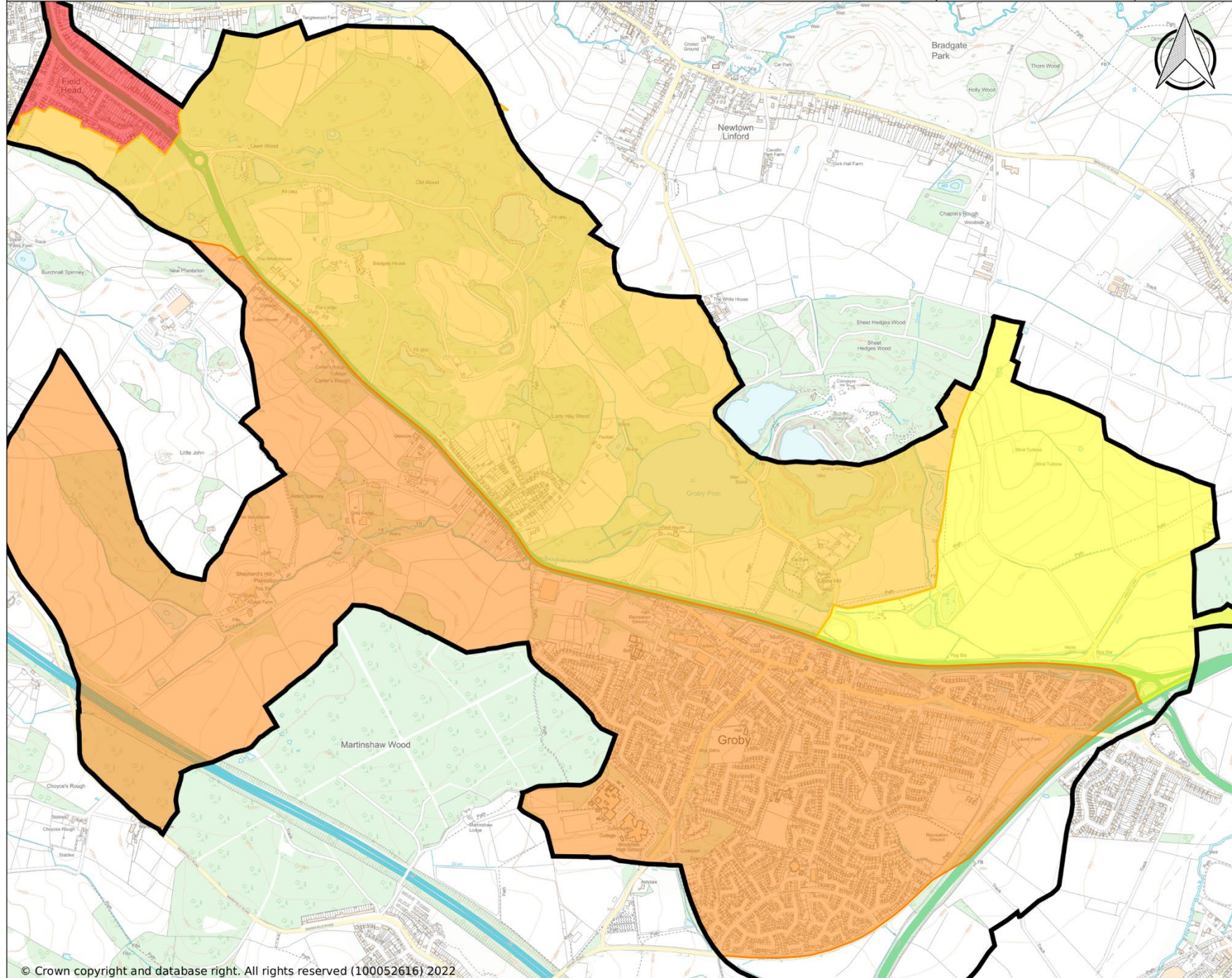
Charnwood Forest Regional Park

4.3 Charnwood Forest is a distinctive area of rugged unique upland landscape which lies towards the northwestern corner of Leicestershire. The Forest is rural in character and is valued for its rich ecological, geological and historical interests. The area is known for its rolling topography, high woodland content and areas of rocky outcrops. It is bordered to the south and east by the floodplain landscapes of the Rothley Brook system and to the northeast by the joined Grand Union Canal and River Soar corridor. The National Forest overlaps Charnwood Forest in the west of the Neighbourhood Area and continues to the west. Charnwood Forest is an important area for recreation and leisure and has long been identified in planning strategies and policies as being unique and requiring special consideration. Most of Groby Parish lies within the Charnwood Forest and Groby village marks the southeastern gateway to the Regional Park.

4.4 The Charnwood Forest Regional Park is a multi-partner initiative which looks to develop and implement a strategy for the unique natural and cultural heritage of Charnwood Forest. The 2019 Charnwood Forest Landscape Character Assessment reviews and refines the original Charnwood Forest Landscape Character Assessment (2008), but is also intended to be used as a tool for future decision making. The 2019 Landscape Character Assessment identified 11 distinctive Landscape Character Areas. Groby village lies within Area 10: Groby Wooded Farmland with most other parts of the Parish lying in two other Character areas.



Figure 1: Charnwood Forest (see also <https://www.charnwoodforest.org/map/>)



Area 6:
Thringstone/Markfield
Quarries and Settlement



Area 9: Rothley Brook
Lowland Farmland



Area 5: Groby Estate
Woodland



Area 10: Groby Wooded
Farmland



Neighbourhood Area





Area 10: Groby Wooded Farmland

- 4.5 This Landscape Character Area area includes the village of Groby but the countryside consists of a mix of arable and pastoral farmland with extensive woodland and some scattered trees. Much of the woodland is open access land, including the extensive Martinshaw Wood which is ancient woodland which straddles the M1 corridor, just outside the Neighbourhood Area. More recent plantation is also evident within the Landscape Character Area. Some small areas of rocky outcrops for example 'Little John' which is surrounded by a stone wall, located in the north of the area. Woodland generally consists of mixed broadleaved species although pine trees are also present.
- 4.6 Fields are a mix of sizes ranging from some large linear fields to smaller fields close to settlements. Fields are bound by hedgerows with hedgerow trees, often oak, with stone walls in some areas.
- 4.7 The Landscape Character Area has a generally open feel but enclosure is created by the extensive woodland which extends into settlements at Ratby and Groby through tree planting along the main roads. Away from the settlements, the area is generally quite tranquil, although disturbance is created as a result of underlying noise along major road corridors.

Area 5: Groby Estate Woodland

- 4.8 This character area has an undulating landform which reflects the historic quarrying which has occurred in the area. Groby Pool is a large expanse of open water fed by the Slate Brook while disused quarries have resulted in several large pools. Smaller watercourses and field ponds are also scattered within the woodland areas.
- 4.9 The area features a high proportion of deciduous woodland, the majority of which is ancient woodland. Within the woodland are areas of open, rough grassland. Woodland is mostly mature broadleaved species.
- 4.10 Around the former quarried areas are some rock faces, often with trees growing out of the exposed rock surfaces.

Area 9: Rothley Brook Lowland Farmland

- 4.11 This Landscape Character Area covers a lower lying landform which follows the Rothley Brook extending south west to north east along the edge of the Charnwood Forest. The area contains mainly arable farmland with only some smaller



areas of pasture along the Rothley Brook. There is also a much lower extent of tree cover, although a belt of willow and alder woodland and mature scrub follows the line of the brook.

- 4.12 The area has a lowland feel due to the lower lying landform and open corridor along the Rothley Brook. Views are possible out of the area to the higher ground of Bradgate Park to the north and towards the edge of Leicester City to the south.

Area 6: Thringstone/Markfield Quarries and Settlement

- 4.13 This area has a generally undulating landform but also includes several large quarries which have greatly altered the natural landform over time. The area is highly settled with quarrying and associated spoil heaps being locally significant landscape features. Field Head, which is now part of the Markfield built-up area, is located on the eastern edge of the Character Area. It has a clustered form and the A50/A511 runs nearby.

Policy G2: Landscape Character

Development should be located and designed in a way that is sensitive to its landscape setting, retaining and, where possible, enhancing the distinctive qualities of the landscape character area (identified by Map 3) which it would affect.

Development should:

- A. Conserve and, where possible, enhance the character and qualities of the local landscape through appropriate design of development proposals;
- B. Retain and where possible enhance woodland, hedgerows, mature trees, and stone walls as features of landscape importance unless it is demonstrated this is not viable or practicable;
- C. Be well integrated within the landscape with planting to soften urban edges; and
- D. Provide appropriate landscape mitigation and/or suitable off-site enhancements.

The character and beauty of the countryside and its natural environment are safeguarded

National Forest

- 4.14 The 25year-old National Forest lies at the heart of the country, embracing 200 square miles of the Midlands. It spans across parts of Derbyshire, Leicestershire and Staffordshire with the aim of linking the two ancient Forests of Charnwood and Needwood. The National Forest is one of the country’s boldest environmental projects, transforming an area with a history of coal mining, clay extraction, stone and gravel quarrying and heavy industry to a landscape that is now of rolling farmland, ancient forests and new planted woodlands. Most of the Neighbourhood Area lies within the National Forest and Groby village marks its eastern gateway.
- 4.15 From the outset, one of the key objectives for the National Forest was the creation of substantial new areas of forestry, with the ambitious goal to increase woodland cover to about a third of all the land within its boundary. Development and planning continue to have a key role in this creation. Around 22% of all the Forest created to date has come through the planning system.
- 4.16 Over its lifespan the National Forest has expanded its remit, from primarily forest creation to include: forest management; wildlife conservation; access creation, encouraging outdoor activity; tourism development and helping to develop a low carbon economy.

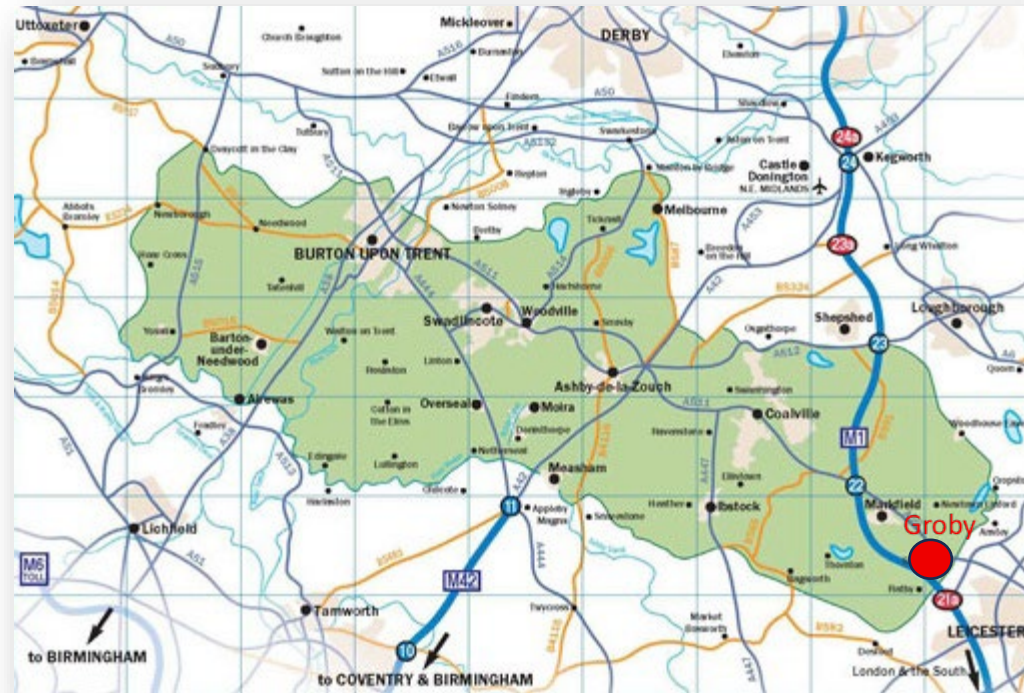


Figure 2: National Forest (see also <https://www.nationalforest.org/explore>)



- 4.17 Residential development over 0.5ha and commercial development over 1ha is expected to contribute towards the creation of the Forest. This expectation is contained within the Hinckley and Bosworth Local Plan (Core Strategy Policy 21) and is reflected in paragraph 14.2 of the National Planning Policy Framework.

Important Views

- 4.18 There are many scenic views in the Neighbourhood Area that local people value. The most important are set out at Appendix 2 and Map 4.
- 4.19 A Landscape and Visual Impact Assessment (LVIA) can be key to effective planning decisions since it helps identify the effects of new developments on views and on the landscape itself. A LVIA will be required for major developments and proposals that are likely to impact on Locally Important Views.

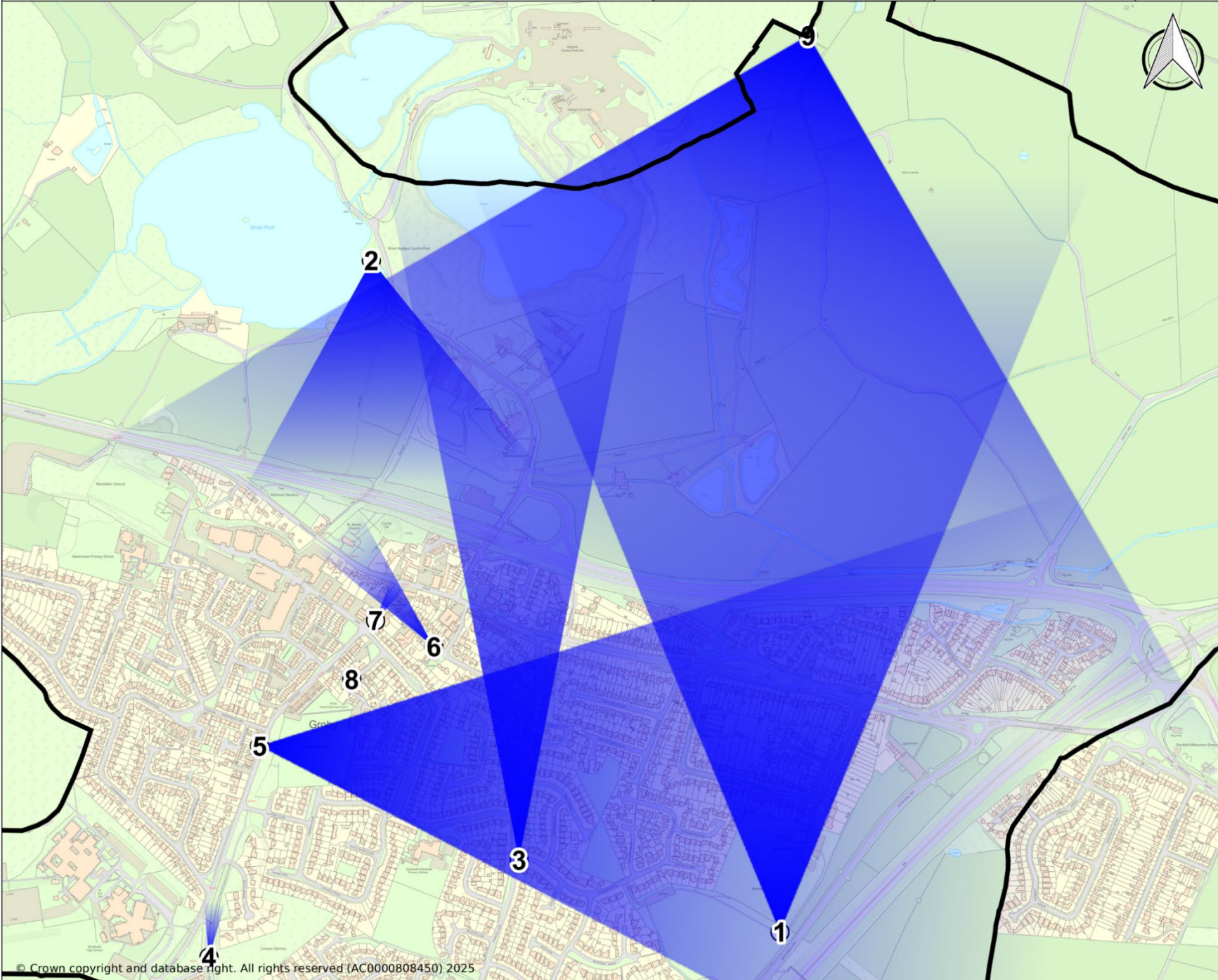
Policy G3: Locally Important Views

Sensitivity should be shown for the Locally Important Views from publicly accessible locations that are regarded as highly characteristic, as listed below and identified on Map 4:

1. View towards Bradgate Memorial from Stamford Memorial Park
2. View of Groby Pool and Groby village from public access point
3. View towards Bradgate Memorial from Pymm Ley Lane (junction with Sycamore Drive)
4. View of Groby Granite Railway from entrance to Cowpen Spinney
5. View towards County Hall from Ratby Road
6. View of St Philip and St James Church from Rookery Lane
7. View of the former Butchers Shop from Ratby Road
8. View of Chapel Hill from Chapel Hill
9. View of Groby village from public footpath J73

Major development proposals, and proposals that could affect Locally Important Views should be supported by a Landscape Visual Impact Assessment.

The character
and beauty of
the countryside
and its natural
environment
are safeguarded



Important Views & Vistas



Neighbourhood Area





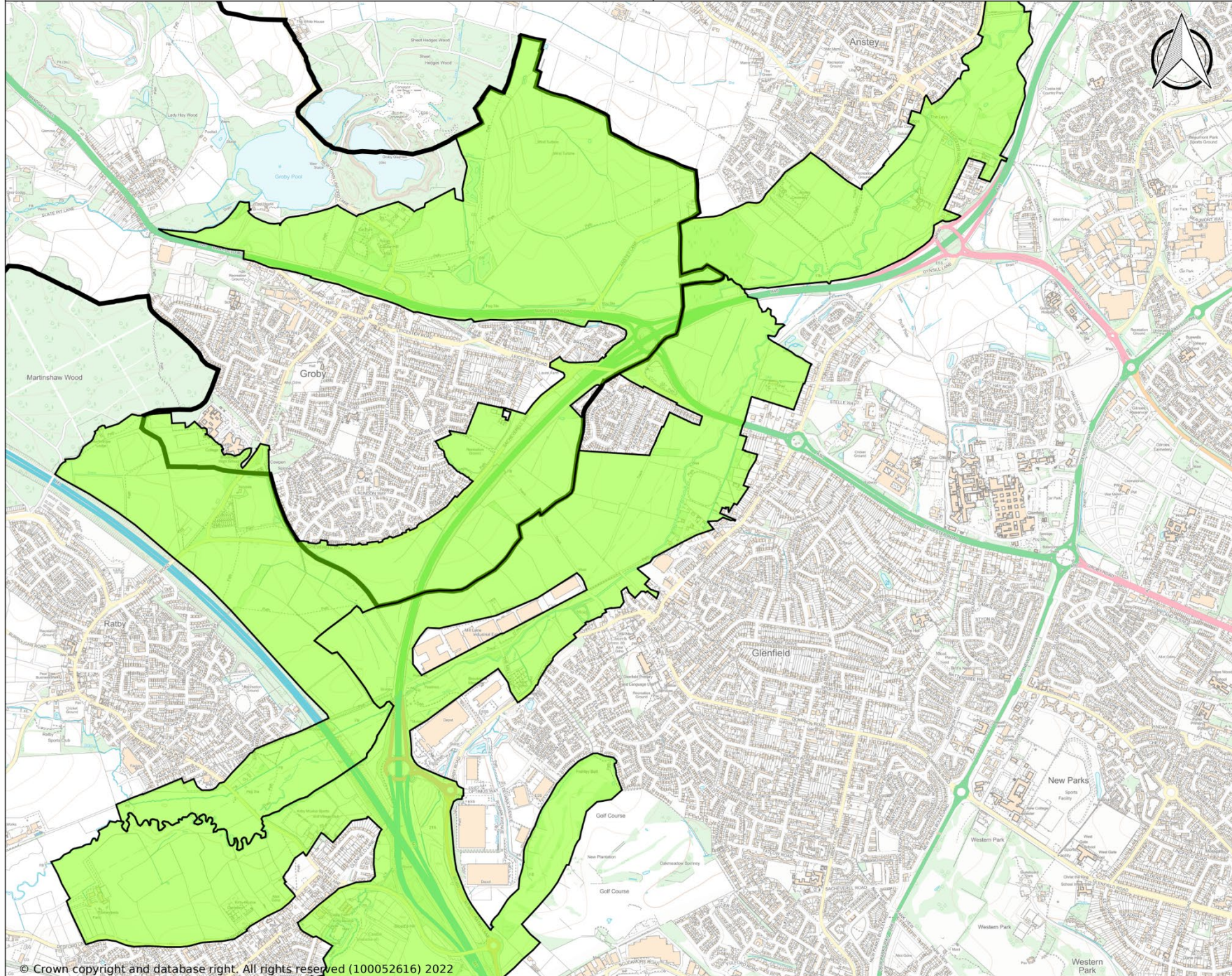
Green Wedge

- 4.20 Areas of Green Wedge have been designated in Leicestershire since the 1980s to guide the development form of urban areas. The presence of Green Wedge helps to maintain settlement identity whilst providing green infrastructure links between settlements.
- 4.21 The Rothley Brook Meadow Green Wedge measures 1,375 hectares of which 337 hectares is within Hinckley and Bosworth Borough. The Green Wedge extends into Charnwood Borough Council, Blaby District Council and Leicester City Council administrative areas and is protected by their respective Local Plans (Map 5).
- 4.22 From Groby village, the Green Wedge extends in two directions, firstly, southwards towards Ratby, Kirby Muxloe, Glenfield and Braunstone Frith and secondly, northwards in an arc following the built up edge around Beaumont Leys and Ashton Green in the Leicester City. The Green Wedge then arcs back towards the City between Ashton Green and Birstall.
- 4.23 The Green Wedge is large in area but is relatively narrow in some places, particularly in the section between Ratby and Groby villages. The part of the Green Wedge between Groby and Anstey villages, increases in elevation with the lower Rothley Brook Valley lying close to the A50.
- 4.24 The Rothley Brook Meadow Green Wedge was reviewed in 2011 and, more recently, in 2020. The 2020 Rothley Brook Meadow Green Wedge Review recommended no changes to the Green Wedge in Groby Parish, though revisions could be made to the area north of Sacheverell Way. The recommendations of the 2020 Review have not yet been taken forward, so our Neighbourhood Plan provides an opportunity to confirm the definition of the Green Wedge within Groby Neighbourhood Area. 98% of respondents to our 2022 Community Survey supported the Green Wedge in Groby Parish.

Policy G4: Green Wedge

Within the Groby Neighbourhood Plan Area, Hinckley and Bosworth Core Strategy Development Plan Document Policy 6 applies to the Rothley Brook Meadow Green Wedge defined by Map 5.

The separate
identity of
Groby village is
protected



Neighbourhood Area



Rothley Brook Meadow Green Wedge





Countryside Access

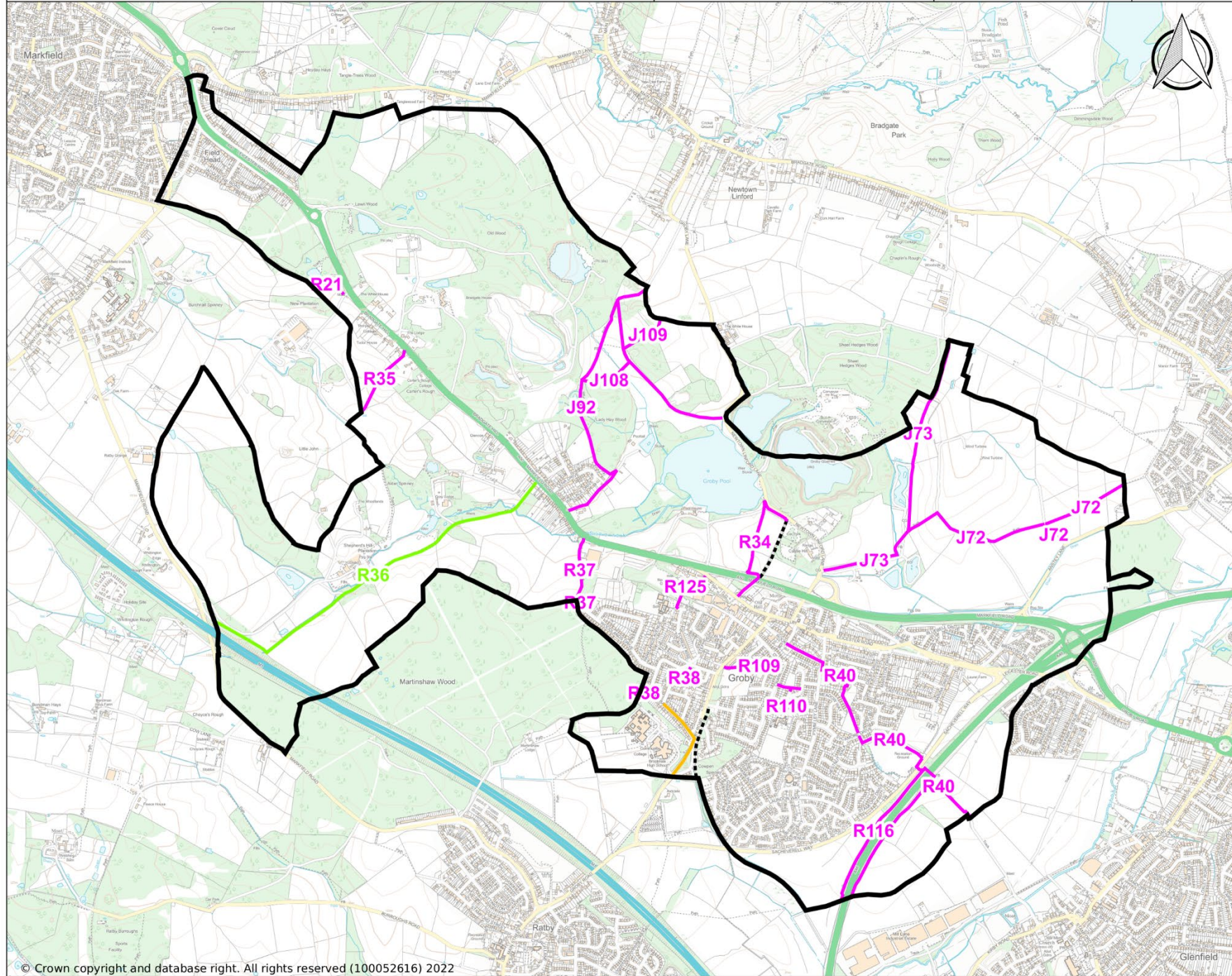
- 4.25 The Neighbourhood Area has an extensive network of Public Rights of Way that link communities to the surrounding countryside. These paths were originally part of an ancient network of tracks used to walk to the open fields, to market or between neighbouring villages, but they are now used almost exclusively for leisure activities. As such they are an appreciated and well-used community asset with 91% of respondents to our 2022 Community Survey using the countryside around Groby Neighbourhood Area for walking or rambling. Over 50% used the footpaths and bridleways in the area on a daily basis.
- 4.26 Country walking, horseriding and cycling brings benefits as a leisure activity that contributes to health and wellbeing. The community is keen to see the existing network extended and enhanced.

Former Groby Granite Railway

- 4.27 The Public Rights of Way network is supplemented by informal routes including the route of the old 'mineral line', which is currently useable between Oak Tree Close and Laundon Way. Within the Neighbourhood Area, this track is owned by Groby Parish Council, but the track between Brookvale Cottages and Laundon Way is within the Parish of Ratby. The route provides an important off-road facility for local walkers and cyclists, avoiding the busy Ratby Road. It also provides a safe route to walk and cycle to school.
- 4.28 The former Groby Granite Railway also remains from St Phillips and St James Church where it forms part of Public Footpath R34. North of the A50 the public footpath deviates from the former Groby Granite Railway, although the route of the old mineral line remains the most direct and locally preferred link to Newtown Linford Lane. The route has been in use for over 30 years and there have been moves to formally recognise it as a public footpath.

National Forest Way

- 4.29 The [National Forest Way](#) takes walkers on a 75-mile journey through a transforming landscape, from the National Memorial Arboretum in Staffordshire to Beacon Hill Country Park in Leicestershire. Stage 2 between Thornton Reservoir and Bradgate Park passes through Groby Neighbourhood Area. The route takes in part of Martinshaw Wood which has been a productive managed wood since the 13th Century.



National Cycle Network Route



Former Groby Granite Railway



Public Bridleway



Public Footpath



Neighbourhood Area





Martinshaw Wood

- 4.30 Martinshaw Wood, was bought by the Woodland Trust in 1985 with some local residents contributing to its purchase. While only a very small part is in the Neighbourhood Area, it is a key leisure resource for residents. It is an Ancient Semi-Natural Woodland likely mentioned in the Domesday Book and formed part of the Earls of Stamford estate which included several deer parks. Significant ditches and banks were built at the edge to keep foraging deer out of the wood. There are several ponds which are flooded marl pits. Marl was traditionally used by local farmers to condition their soil. From late March to early May, the woodland floor is transformed with a carpet of bluebells.
- 4.31 Martinshaw Wood is designated as Open Access and contains a network of tracks, which are used by walkers and cyclists. The Wood is also included in a [booklet](#) of 10 walks west of the city of Leicester designed to introduce local walking opportunities.

Groby Parish Walks

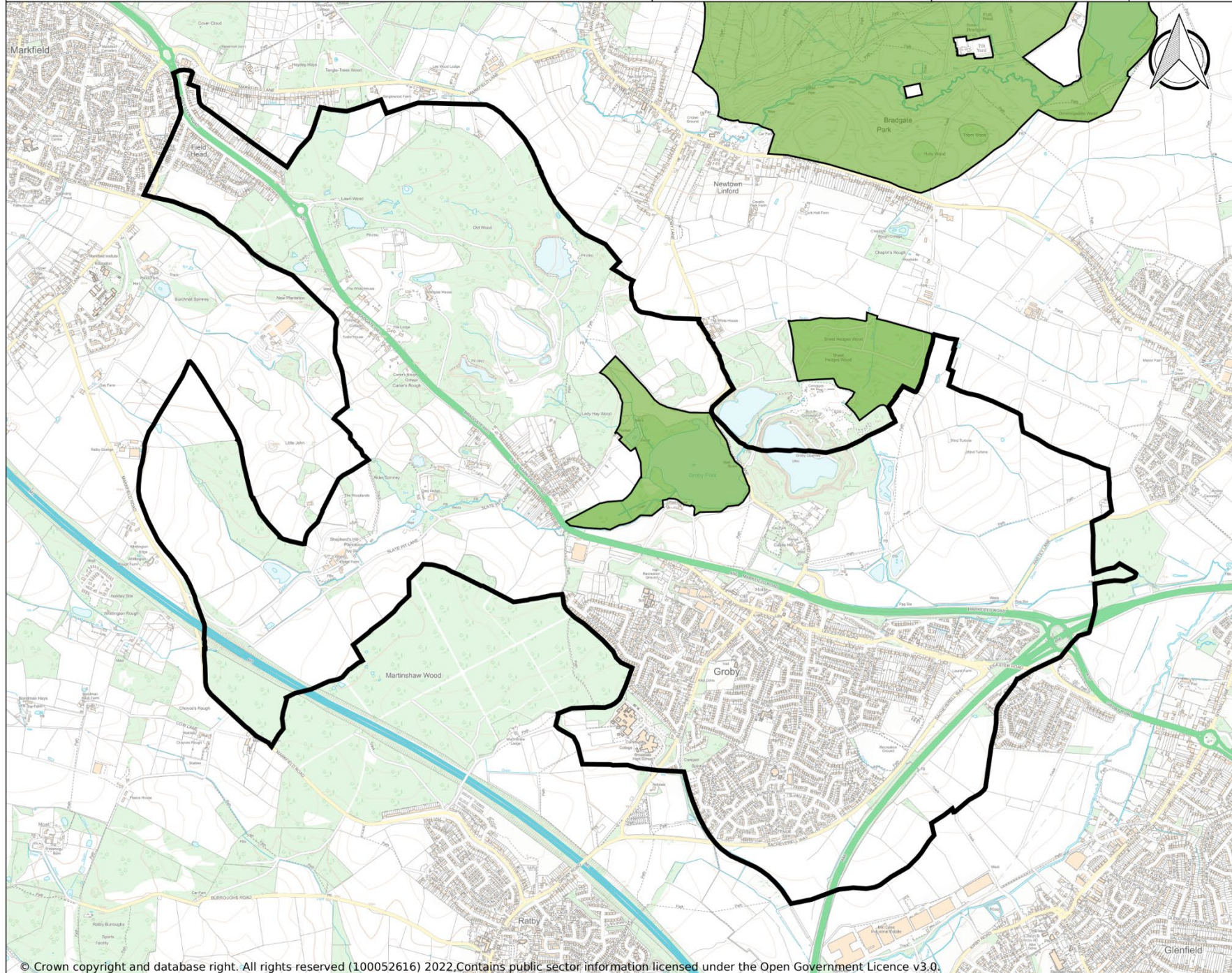
- 4.32 Parish Walks have been prepared to promote walking throughout Leicestershire. The [Groby Parish Walks brochure](#) promotes two circular walks around the local countryside. There is a short, wheelchair-friendly route at [Stamford Memorial Park](#).

National Cycle Route

- 4.33 Groby village is connected, by a link route, to [National Cycle Route 63](#) that starts at the Trent & Mersey Canal in Shobnall and passes through Leicester, Stamford and Peterborough before arriving at Wisbech. The link from Groby village passes along Ratby Road to Ratby, picking up National Cycle Route 63 at Markfield Road/Dane Hill.

Policy G5: Countryside Access

The loss of existing footpaths and cycleways will be resisted. Wherever possible, new development should create new footpath and cycleway links to the existing network connecting the development to neighbouring areas, nearby settlements and the wider countryside.



Sites of Special Scientific Interest (SSSI)



Neighbourhood Area





Biodiversity

- 4.34 The community places considerable value on the enhancement of biodiversity in the Neighbourhood Area, including the creation of wildlife habitats, the conservation of native hedgerows, the planting of native trees and wildflowers, and the protection of wildlife corridors.
- 4.35 There is one Site of Special Scientific Interest (SSSI) in the Neighbourhood Area together with Local Wildlife Sites.

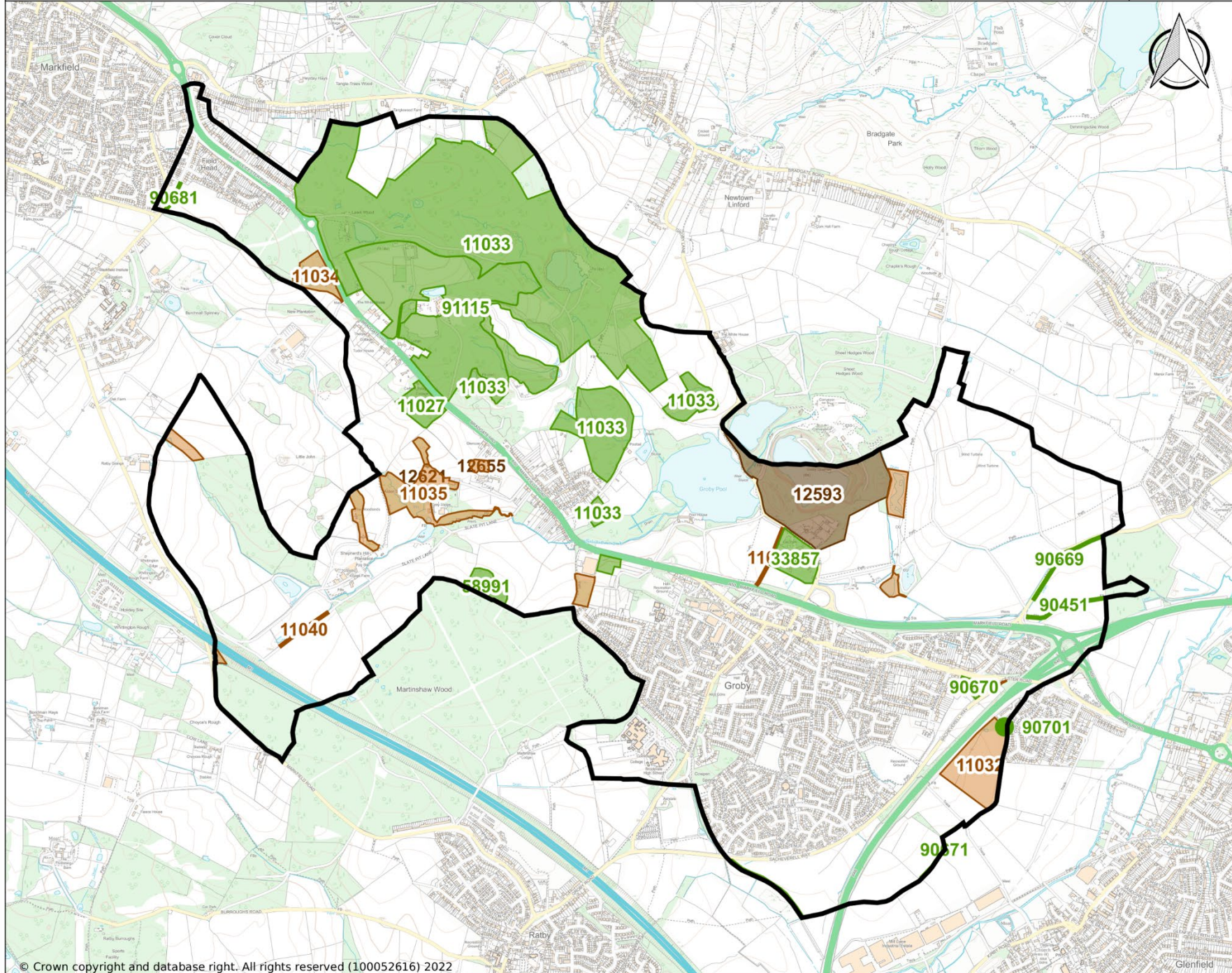
Groby Pool Site of Special Scientific Interest (SSSI)

- 4.36 Groby Pool and Wood is a 29 hectare biological Site of Special Scientific Interest north of Groby village. Groby Pool is used by many wintering wildfowl and the site includes fine examples of alder wood, dry and wet grassland, marsh, reedswamp and open water.
- 4.37 A small part of the site, alongside Newtown Linford Lane, forms part of Sheet Hedges Country Park.

Local Wildlife Sites (LWS)

- 4.38 Together with legally protected land such as SSSIs, Local Wildlife Sites are the most important places for wildlife in Leicester, Leicestershire and Rutland. The primary purpose of the LWS system is to contribute to the implementation of the Leicester, Leicestershire and Rutland Biodiversity Action Plan (BAP), by identifying the most important sites where BAP actions can be focussed. The criteria used for identifying these sites are closely linked to the priority habitats listed in the BAP.
- 4.39 In Groby Neighbourhood Area, LWS include woodland, trees, verges and hedgerow. There are 13 LWS and 13 Historic LWS² (See Map 8 and Appendix 3).

² These are sites known to have had important wildlife value in the past. They have not been surveyed on the ground since the 1980s/90s, but there is evidence from aerial photographs that they are still present.



- Regionally Important Geological and Geomorphological Site**
■
- Historic Local Wildlife Site (hedgerow, watercourse etc)**
/
- Historic Local Wildlife Site**
■
- Local Wildlife Site (hedgerow, watercourse etc)**
/
- Local Wildlife Site (pond, tree etc)**
●
- Local Wildlife Site**
■
- Neighbourhood Area**
□



Geology Sites

4.40 Regionally Important Geological and Geomorphological Sites (RIGS) are identified using local criteria. They are currently the most important places for geology and geomorphology outside statutorily protected land such as SSSIs. There are three RIGs (Map 8) in the Neighbourhood Area: Groby Quarries (east), Groby Slate Quarry and Bradgate Home Farm Quarry.

Notable Species

4.41 Notable species that have been recorded locally include:

- Amphibian: common frog, common toad, great crested newt, smooth newt;
- Bird: barn owl, bearded tit, bittern, black redstart, black tern, black-necked grebe, black-tailed godwit, brambling, brent goose, bullfinch, Canada goose, Cetti's warbler, common scoter, corn bunting, crossbill, cuckoo, curlew, dunnock, Egyptian goose, fieldfare, firecrest, garganey, goldeneye, grasshopper warbler, green sandpiper, grey partridge, greylag goose, hawfinch, herring gull, hobby, honey-buzzard, house martin, house sparrow, kingfisher, Lapland bunting, lapwing, lesser redpoll, lesser spotted woodpecker, linnet, little bittern, little gull, little ringed plover, mandarin duck, marsh harrier, marsh tit, Mediterranean gull, osprey, peregrine, pintail, quail, red kite, redstart, red-throated diver, redwing, reed bunting, Reeve's pheasant, ruddy duck, sand martin, scaup, skylark, song thrush, spoonbill, spotted flycatcher, starling, swallow, swift, tree pipit, tree sparrow, tundra swan, turtle dove, whimbrel, white-fronted goose, whooper swan, willow tit, wren, wryneck, yellow wagtail, yellowhammer;
- Flowering plant: oak fern, rustyback, bee orchid, bird's-foot orchid, blinks, bluebell, bog pimpernel, brown bent, buck's-horn plantain, caper spurge, cherry laurel, chicory, columbine, common bistort, common cornsalad, common mouse-ear, corn marigold, dwarf spurge, fennel, field woundwort, garden parsley, grape-hyacinth, grass vetchling, greater burdock, greater celandine, greater duckweed, Himalayan balsam, hound's-tongue, keeled-fruited cornsalad, lesser skullcap, little mouse-ear, marsh arrowgrass, marsh valerian, monkeyflower, montbretia, narrow-leaved everlasting-pea, Nuttall's waterweed, pear, rough hawk's-beard, round-fruited rush, rye brome, sand spurrey, shoreweed, slender trefoil, small alison, small pondweed, small-leaved lime, smooth brome, spotted medick, star sedge, three-cornered garlic, variegated yellow archangel, velvet bent, violet helleborine, wall cotoneaster, white stonecrop, wild onion;



- Insect: harlequin ladybird, small heath, wall, white-letter hairstreak, moth species³;
- Reptile: grass snake, slow worm;
- Mammal: badger, bats, hare, hedgehog, otter and water vole.

Biodiversity Net Gain

4.42 Biodiversity net gain is an approach to development which aims to leave the natural environment in a measurably better state than beforehand. Biodiversity Net Gain is proposed in the 25 Year Environment Plan and mandated as a condition of planning permission in the 2019 Environment Bill. Biodiversity Net Gain requires a 10% increase in biodiversity after development, compared to the level of biodiversity prior to the development taking place. The National Planning Policy Framework includes compulsory Biodiversity Net Gain.

4.43 From our 2022 Community Survey we know that local people prioritise the following for habitat improvement:

- Trees and woodland
- Meadows and grassland
- Ponds and Watercourses
- Hedgerows
- Bird roosting and nesting places

³ blood-vein, broom moth, buff ermine, centre-barred swallow, cinnabar, dark-barred twin-spot carpet, dot moth, dusky brocade, dusky thorn, forester, green-brindled crescent, grey dagger, knot grass, latticed heath, mottled rustic, mouse moth, narrow-bordered five-spot burnet, oak hook-tip, powdered quaker, rosy rustic, rustic, shaded broad-bar, shoulder-striped wainscot, small phoenix, small square-spot, white ermine



Policy G6: Ecology and Biodiversity

Development should conserve, restore and enhance the network of local ecological features and habitats which include (as shown on Map 8) Local Wildlife Sites (including historical sites) and Geology Sites.

New development will be expected to secure measurable net gains for biodiversity through the following opportunities:

- A. The integration of features such as bat boxes, bird boxes and hedgehog highways;
- B. Woodland, hedgerow and tree planting;
- C. Enhancement of ponds and watercourses; and
- D. Creation of meadow and grassland habitats.

The character and beauty of the countryside and its natural environment are safeguarded

Trees and Hedgerows

- 4.44 Trees and woodland are an important part of the character of Groby Neighbourhood Area. Trees soften hard architecture, create contrast, encourage wildlife, reduce extremes of climate and have been shown to benefit both physical and mental health.
- 4.45 Ancient woods are areas of woodland that have persisted since 1600. This is when maps started to be reasonably accurate so we can tell that these areas have had tree cover for hundreds of years. They are relatively undisturbed by human development. As a result, they are unique and complex communities of plants, fungi, insects and other microorganisms. There are areas of ancient woodland within the Neighbourhood Area, mainly around Bradgate Hill- Lawn Woods, Old Woods, Lady Hay Woods, Groby Pool Wood. [Martinshaw Wood](#) lies mainly outside the Neighbourhood Area.

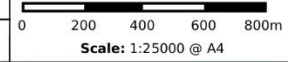


- 4.46 Mature hedgerows in the area mainly consist of hawthorn with some field maple and dog rose. There is evidence of hedgerow removal to create larger sized fields to allow modern arable farming practices. Farmland hedges now have a degree of protection in England under the Hedgerows Regulations 1997 (their removal requires permission from the Local Planning Authority). There is a strong desire in the community for hedgerows to be maintained as landscape features for their historical significance and biodiversity value.
- 4.47 Within Groby Conservation Areas, any tree over 75mm in diameter at 1.5m above ground level is given automatic protection. No cutting, removal, willful damage or destruction of such trees is allowed without giving prior notification to Hinckley and Bosworth Borough Council. Some trees are also protected through Tree Preservation Orders (TPOs).
- 4.48 The community wishes to protect and enhance the wooded appearance of the Neighbourhood Area, and to create new woodland wherever possible.

Policy G7: Trees and Hedgerows

Existing trees and hedgerows should be retained where possible and integrated into new developments. Development that damages or results in the loss or deterioration of ancient trees, hedgerows or trees of good arboricultural and amenity value will not be supported. Proposals should be designed to retain ancient trees, hedgerows or trees of arboricultural and amenity value. Proposals should be accompanied by a tree survey that establishes the health and longevity of any affected trees and hedgerows, indicating replanting where appropriate.

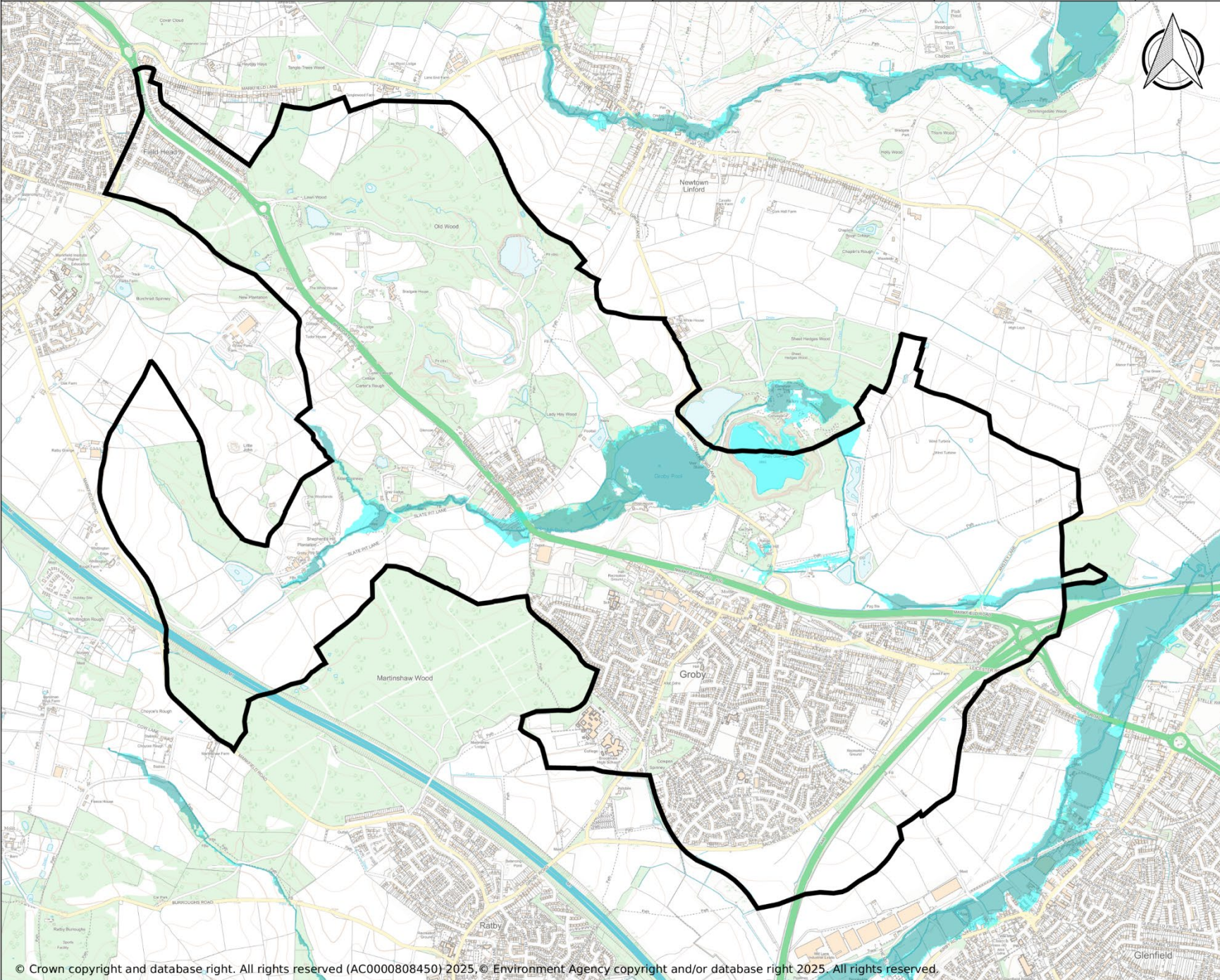
The character and beauty of the countryside and its natural environment are safeguarded



Flood Zones

- FZ2
- FZ3

Neighbourhood Area





Flood Risk

- 4.49 The National Planning Policy Framework sets strict tests to protect people and property from flooding which all local planning authorities are expected to follow. Where these tests are not met, national policy is clear that new development should not be allowed. These national policies are well-established, so there is no need for the Neighbourhood Plan to duplicate them.
- 4.50 Our 2022 Community Survey shows that most respondents (76%) were not concerned about flood risk where they lived, however a significant number- 154 (20%)- were concerned. 90% of respondents agreed that new development should be steered to areas of lower risk as far as possible.

Flooding from Rivers (fluvial)

- 4.51 Flood risk is an important consideration in guiding the location of new development. Flood Zones refer to the probability of river flooding, ignoring the presence of defences. Most of the Neighbourhood Area is in Flood Risk Zone 1 (low risk).
- 4.52 The Rothley Brook provides the main source of fluvial flood risk in the Neighbourhood Area which affects the area to the north of the A50, north of Groby village. Some properties at the bottom of Bradgate Hill are affected by the flooding of Slate Brook with areas in Flood Risk Zones 3 (high risk) and 2 (medium risk).

Surface Water Flooding (pluvial)

- 4.53 Flooding from surface water runoff is usually caused by intense rainfall that may only last a few hours and usually occurs in lower lying areas, often where the drainage system is unable to cope with the volume of water. Surface water flooding problems are inextricably linked to issues of poor drainage, drain blockage and sewer flooding.
- 4.54 At times of high rainfall, surface water either accumulates in puddles or runs off quickly with a propensity to localised surface water flooding in all three communities. Therefore, developments should seek to reduce flood risk and incorporate Sustainable Drainage Systems (SuDS). SuDS should ensure that the peak rate of run-off over the lifetime of the development, allowing for climate change, is no greater for the developed site than it was for the undeveloped site. 94% of



respondents to our 2022 Community Survey agreed that even minor development should incorporate water attenuation, storage and treatment arrangements.

Policy G8: Water Management

Development sites should be built to manage surface water sustainably and utilise resources sustainably during use. Major development should incorporate:

- A. Sustainable Drainage Systems (SuDS) unless demonstrated to be inappropriate. All schemes for the inclusions of SuDS should demonstrate they have considered all four aspects of good SuDS design, Quantity, Quality, Amenity and Biodiversity, and the SuDS and development will fit into the existing landscape. The completed SuDS schemes should be accompanied by a maintenance schedule detailing maintenance boundaries, responsible parties and arrangements to ensure that the SuDS are maintained in perpetuity;
- B. Surface water discharges that have been carried out in accordance with the drainage hierarchy, such that discharge to the public sewerage systems is avoided, where possible;
- C. Incorporate water efficient design and technology; and
- D. Protection of existing drainage systems. No development shall prevent the continuation of existing natural or manmade drainage features, where watercourses or dry ditches are present within a development site, these should be retained and where possible enhanced.



5 Local Green Space

- 5.1 National policy makes provision for local communities to identify green areas of importance to those communities, where development will not be permitted except in very special circumstances.
- 5.2 Local Green Spaces in the Neighbourhood Area have been designated by Groby Parish Council and are shown on Map 10 and a summary of reasons for their designation is set out at Appendix 4.

Policy G9: Local Green Spaces

The following areas identified on Map 10 are designated as Local Green Space:

1. Beacon Field
2. Branting Hill Amenity Green Space
3. Cowpen Spinney
4. Flaxfield Amenity Green Space
5. Groby Meadow
6. Groby Granite Railway North
7. Groby Granite Railway South
8. Dowry Furlong
9. Highfield Amenity Green Space
10. Land at Ratby Lane and Launde Road
11. Laundon Way Amenity Green Space
12. Marina Park
13. Orchard Close Allotments
14. Quarry Park
15. Queen Elizabeth II XC Park



16. Ratby Road Allotments
17. Ratby Road Copse
18. Stamford Memorial Park
19. St Philip and St James Churchyard
20. Martinshaw Wood
21. Greys Drive Amenity Green Space
22. Bluebell Drive Amenity Green Space
23. Land at Leicester Road and Bluebell Drive
24. Foxglove Drive Amenity Green Space
25. Land at Link Rise and Ratby Lane

Development proposals within the designated Local Green Spaces will only be supported in very special circumstances.

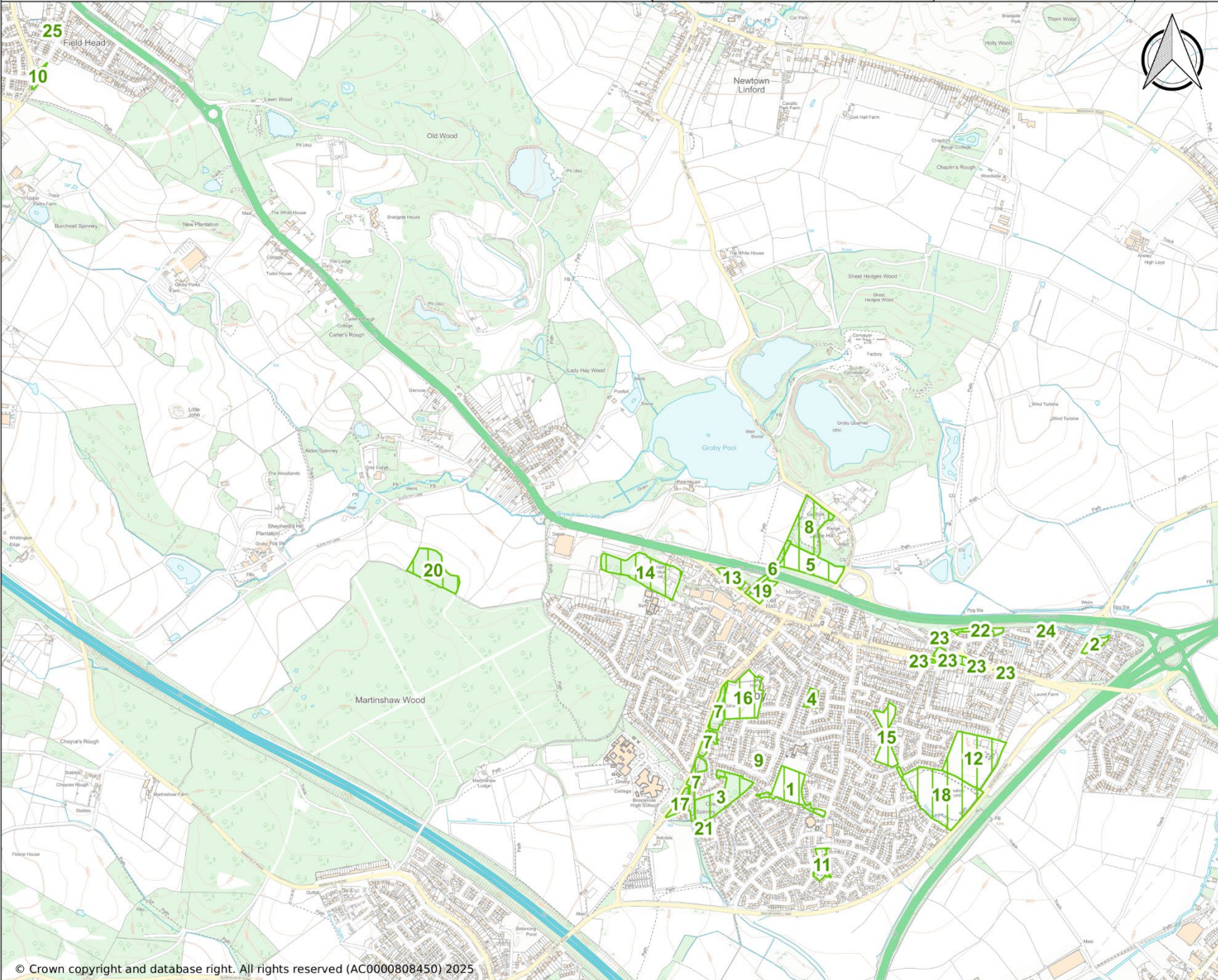
Promote
healthy and
safe
communities

Local services
and facilities
are protected
and improved

Important
green spaces
are protected



Local Green Space





6 Air Pollution

Air Quality

- 6.1 Air pollution has a significant impact on public health and wellbeing, and poor air quality is the largest environmental risk to public health in the UK. 74% of respondents to our 2022 Community Survey expressed concerns about air quality in Groby parish.
- 6.2 Air pollution is a complex mix of particles and gases; both natural and of human origin. Particulate matter (PM) and nitrogen dioxide (NO₂) are major components of urban air pollution; other pollutants include Sulphur dioxide, Ammonia, Ozone and Non-methane volatile organic compounds (NMVOCs).
- 6.3 Road vehicles are the main pollution source that people are exposed to in the most populated urban environments and the pollutants they cause and emit have the greatest health impacts. In the UK, transport is also the biggest contributor to greenhouse gas emissions. Combustion for heating, farming activities and certain industrial processes also contribute to air pollutant emissions, but these tend to be more diluted, contributing to background levels of air pollution.
- 6.4 The strongest evidence for effects on health is associated with fine particulate matter (PM_{2.5}). Long-term exposure from PM_{2.5} increases poor health, deaths from heart and lung diseases and incidence of lung cancer. In 2018, the [British Lung Foundation](#) mapped out levels of particulate matter around health centres across the UK highlighting potential risks. The recorded level at Groby Surgery was 10.44 PM_{2.5}- above the World Health Organisation's limit (10 μ g/m³ for the annual average) but below the UK legal limit.
- 6.5 NO₂ is known to be a respiratory irritant, there are associations between this pollutant and reduced lung development and respiratory infections in early childhood as well as effects on lung function in adulthood. Some studies have also shown associations of outdoor NO₂ with adverse effects on health, including reduced life expectancy.



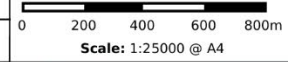
- 6.6 There is one non-automatic air quality monitoring site in Groby parish- alongside the Markfield Road (A50) at Bradgate Hill. The 2020 nitrogen dioxide results show that the air quality levels are below the objective of $40 \mu\text{g}/\text{m}^3$. However, in winter months $30 \mu\text{g}/\text{m}^3$ is exceeded and can approach the objective of $40 \mu\text{g}/\text{m}^3$.
- 6.7 New developments should help reduce exposure to poor air quality and maximise opportunities to improve it locally without detriment to air quality in other areas. Measures can include:
- Maintaining adequate separation distances between sources of air pollution and receptors;
 - Using green infrastructure to create a barrier or maintain separation between sources of pollution and receptors;
 - Good management of energy demand within the building, including installation of no or low emission technology such as solar, air source heat pumps, ultra-low/low NOx combustion technology;
 - Appropriate means of filtration and ventilation;
 - Including infrastructure to promote modes of transport with a low impact on air quality (such as electric vehicle charging points); and
 - Controlling dust and emissions from construction, operation and demolition.

Policy G10: Air Quality

Within the A46, M1 and A50 corridors (measured as 100m from the carriageway edge), an Air Quality Assessment should be submitted with applications for the following proposals:

- A. Major developments;
- B. Proposals that include potentially air pollution generating uses or combustion-based technologies;
- C. Proposals incorporating sensitive uses; and
- D. All developments for new dwellings.

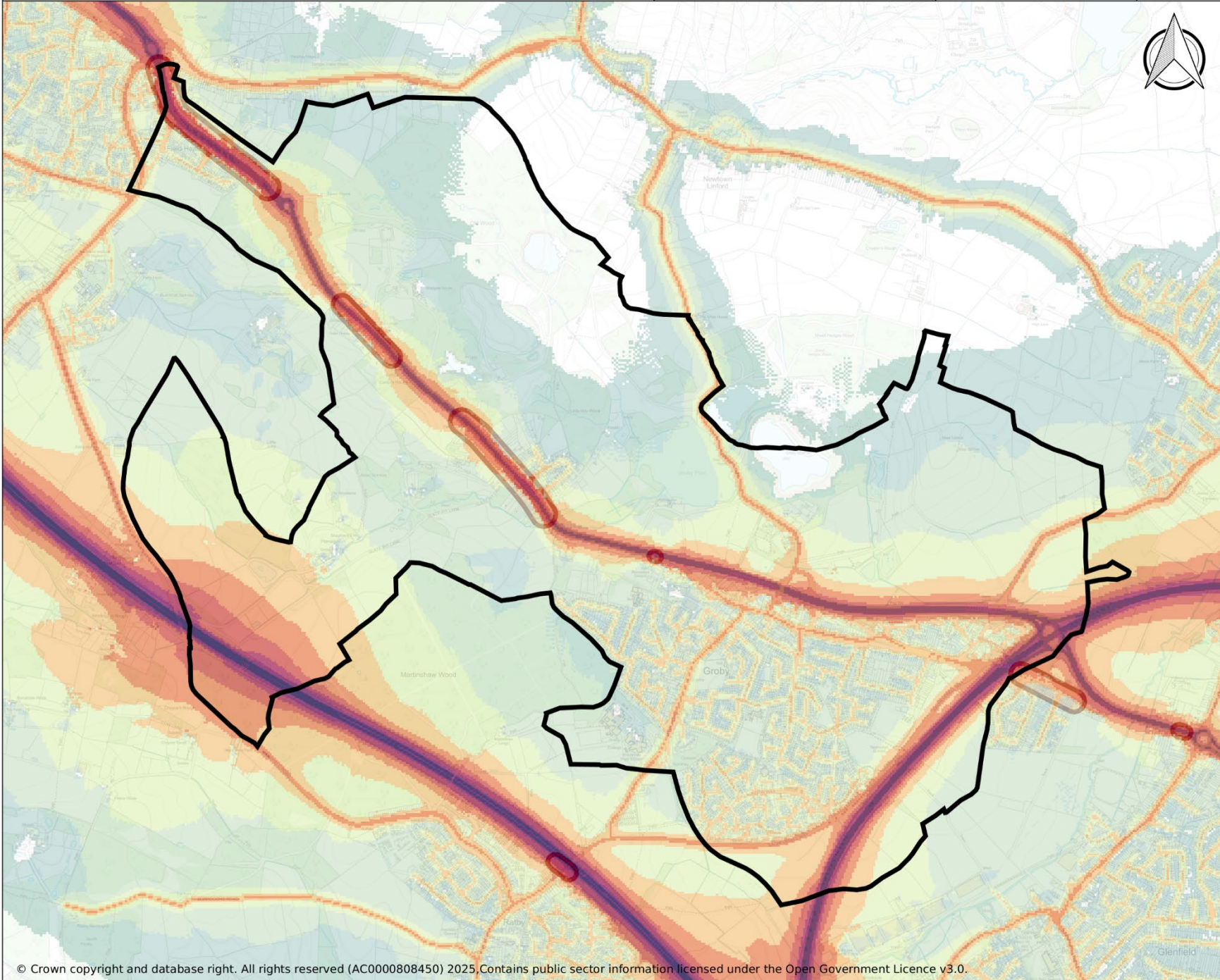
Air Quality Assessments should include a statement setting out how air quality has been accounted for in the design of the development and how the development improves the existing air quality position.



Noise Action Planning Important Areas Round 3 England



Neighbourhood Area





Noise

- 6.8 Noise from vehicles using the A46, M1 and A50 also affects people's peace and comfort, as well as posing risks to their health and wellbeing. 80% of respondents to our 2022 Community Survey said that road noise distracted from local quality of life, though there are other concerns including aircraft, industrial, construction and domestic noise disturbance.
- 6.9 On high-speed roads, most noise comes from vehicle tyres on the road surface. Over recent years, low-noise surfaces have become standard on new roads and on existing roads when they need resurfacing.
- 6.10 The Department for Environment, Food and Rural Affairs (Defra) has identified specific noise 'hotspots' – or noise important areas (NIAs) where road noise is impacting people living close by. There are NIAs along the A50 at Field Head, Bradgate Hill and The Brantings. Properties located within a NIA may be eligible for support with the installation of [noise mitigation measures](#).
- 6.11 Noise also needs to be considered when development would be sensitive to the prevailing acoustic environment. Defra has published strategic noise map data that give a snapshot of the estimated noise from major road and rail sources across England in 2022. The data was developed as part of implementing the Environmental Noise Directive and provides summary maps for major roads including the A46 and A50. Map 11 indicates the annual average noise levels for the 16-hour period between 0700 – 2300 along these major traffic routes.
- 6.12 An acoustic assessment should support any development proposal/planning application that is either "sensitive to noise" or is "likely to give rise to noise". Noise sensitive development includes residential properties, residential institutions, educational establishments and hospitals as well as noise sensitive land such as parks and gardens.

Policy G11: Noise

Where the unmitigated annual average noise levels for the 16-hour period between 0700 – 2300 is likely to exceed $L_{Aeq,16hr}$ 60dB proposals should be accompanied by an Acoustic Assessment. The principle requirement will be to achieve an acceptable acoustic standard through the application of good acoustic design. New noise



sensitive development that is likely to experience significant adverse effects from noise will not be supported unless it can be demonstrated that the economic, social or environmental benefits associated with the proposed development outweigh the adverse effects.

Promote
healthy and
safe
communities



7 Facilities and Services

- 7.1 Groby village has a good range of services and facilities – Brookvale Groby Learning Campus, primary schools, community centre, library, places of worship, GP Surgery, pub, club, Post Office, allotments, convenience stores, and bus service. However, Groby village does not have dedicated sports facilities for use by the community.
- 7.2 Residents of Field Head have access to a primary school, shops, churches, pubs, GP surgery, library and sports & recreation facilities in Markfield village.

Education

- 7.3 There are three primary schools in Groby village and the Brookvale Groby Learning Campus.

Elizabeth Woodville Primary School

- 7.4 Elizabeth Woodville Primary School off Glebe Road is a mainstream, state-funded mixed primary school for 4-11 year olds. The school capacity is 210, with 208 on the roll at August 2025. The school catchment area covers the centre of Groby village.

Lady Jane Grey Academy

- 7.5 Lady Jane Grey Academy is located off Wolsey Close. It is a mainstream, state-funded mixed primary school for 4-11 year olds. The school capacity is 210, with 201 on the roll at July 2025. The school catchment area covers the south of Groby village.

Martinshaw Primary School

- 7.6 Martinshaw Primary School off Forest Rise is a mainstream, state-funded mixed primary school for 3-11 year olds. The school capacity is 315, with 199 on the roll at July 2025. The school catchment area covers the north and west of Groby village together with Bradgate Hill.



Brookvale Groby Learning Campus

- 7.7 The Brookvale Groby Learning Campus is a Multi Academy Trust which until Sept 2019 comprised of two schools, Groby Community College and Brookvale High School. In September 2019 the two schools merged to form a new school called Brookvale Groby Learning Campus. The Campus has a capacity of 1,574 with 1,463 pupils on the role at February 2023.

Healthcare

Groby Surgery

- 7.8 Groby Surgery is located at 26 Rookery Lane. The practice accepts patients from Groby, Ratby, and some surrounding villages and parts of Glenfield. Our 2022 Community Survey shows that 60% of respondents wanted to see expanded healthcare provision. With Parish Council support, the practice is looking for new premises and any significant housing growth at Groby village should make provision for a new healthcare centre. We expect the proposed new development south of Sacheverell Way to include provision for a new health centre.

Crofton House Dental Practice

- 7.9 Crofton House Dental Practice is located on Ratby Road. The practice provides a range of dental treatments and looks after many family groups providing general dental services for children, adults and senior citizens.

Open Space and Recreation

- 7.10 There is a range of recreation grounds and play facilities provided by Groby Parish Council. Most are protected as Local Green Space (Policy G9):

Beacon Field

- 7.11 Beacon Field has access off Pymm Ley Lane and is adjacent to Elizabeth Woodville Primary School and Lady Jane Grey Primary School. The site has been used for informal recreation since it was created in the mid 1980s. There are permanent large timber goalposts for casual play. Groby Juniors Football Club create temporary pitches and play matches on Sundays.



Flaxfield Amenity Area

- 7.12 Flaxfield Amenity Area lies between Flaxfield Close and Crane Ley Road. There are goalposts and a basketball hoop.

Highfield Amenity Area

- 7.13 Highfield Amenity Area measures 0.08 hectares and is accessible by foot from Highfield Road. It contains play equipment for toddlers.

Marina Park

- 7.14 Marina Park is situated on the eastern edge of Groby village off Marina Drive/Castell Drive. It provides a play area for toddlers and juniors, as well as a BMX track. There is now a zip wire and climbing wall. There is a multi-games area for those of school age and upwards. A traditional park landscape, the main footpath is linked to Stamford Memorial Park by an avenue of trees.
- 7.15 The BMX track compliments the other recreational and games facilities in the village. It provides a safe and accessible venue for young people to ride their bikes and take part in a fast growing Olympic sport.

Quarry Park

- 7.16 Quarry Park is located adjacent to Martinshaw Primary School with access off Forest Rise. In late 2011, to encourage more and more people to follow a fitter and healthier lifestyle, Groby Parish Council installed an outdoor gym for teenagers, families and fitness enthusiasts right through to the over 60's. The equipment was purchased with the aid of a grant from the Parish Community Initiative Fund and offers several different levels of complexity appealing to all abilities right across the board. The equipment is versatile and a combination of different units can provide a whole body fitness programme.
- 7.17 Further major improvements to the area took place in May 2012 with the installation of new play equipment for ages 18 months to 14 years. The play area features swings, multi-play equipment, an orbiter, aero whirl, rota bounce and twin rider. There is also a fenced multi-use games area - a small artificial surface for football, cricket, basketball etc.
- 7.18 Quarry Park is also the venue for Groby Junior Club's Home games. Groby Scout HQ lies to the north of Quarry Park.



Queen Elizabeth II XC Park

- 7.19 Queen Elizabeth II XC Park lies off Sycamore Drive and is provided with outdoor exercise equipment.

Stamford Memorial Park

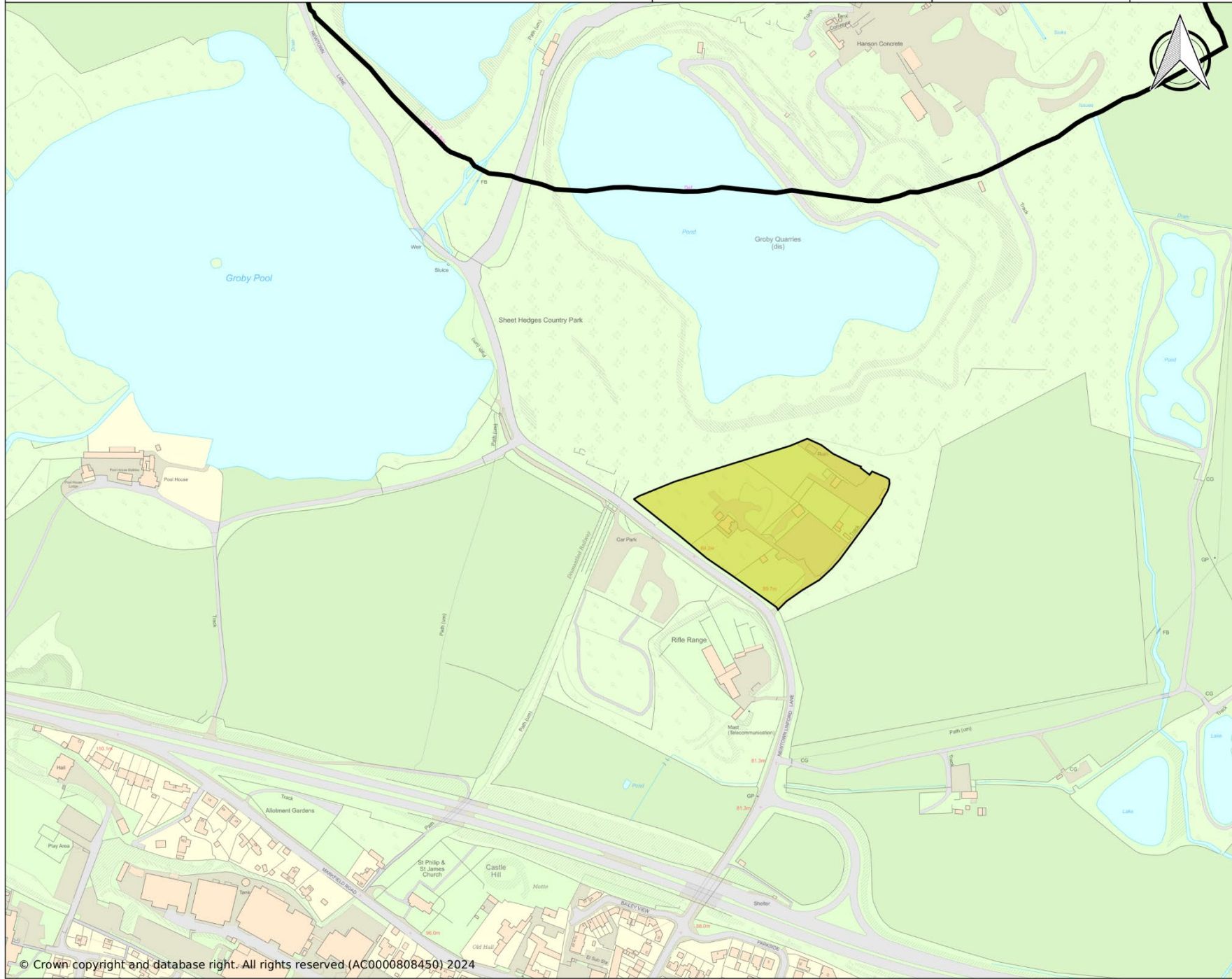
- 7.20 This Park lies off Sycamore Drive and Stamford Drive and to the south of Marina Park. Groby Juniors Football Club play at Stamford Memorial Park on Sundays, and there is Memorial Stone dedicated to five footballers who lost their lives in a tragic bus crash. There is also a memorial rose garden and commemorative trees.

Allotments

- 7.21 Use of allotments for home grown fruit and vegetables are now very popular and very much in demand. The [Groby Allotment Society](#) has been responsible for day to day management of two allotment sites on behalf of the Parish Council for some years, and more recently the Council has granted the Society 25 year leases. There are two sites- Ratby Road and Orchard Close, both in Groby village.

The Klondyke

- 7.22 The Klondyke lies to the north of Newtown Linford Lane and was originally allotment gardens divided up into parcels in various ownerships for quarry workers. Plots have been passed down to family and friends but various parts of The Klondyke have been subject to enforcement action in relation to waste tipping and other breaches of planning control over the last few years.
- 7.23 The Klondyke is located within the Green Wedge as well as within the National Forest and Charnwood Forest Regional Park. Access to The Klondyke is poor and the area lies within a Mineral Safeguarding Area, close to the permitted expansion of Groby Quarry. Much of The Klondyke lies within Flood Zone 2 and the whole site lies outside Settlement Boundaries and within the open countryside where new development is restricted. The Klondyke is not a suitable location for development and the Parish Council is keen to see the area restored to woodland.



The Klondyke

- Neighbourhood Area
-



Policy G12: The Klondyke
Development that would prejudice the restoration of The Klondyke, as defined by Map 12 and the Policies Maps, to woodland is not supported.

The character and beauty of the countryside and its natural environment are safeguarded

Local services and facilities are protected and improved

Cemetery

- 7.24 Groby Parish Council act as the burial authority for Groby Village Cemetery. The cemetery is on Ratby Road, outside the Neighbourhood Area.

Playing Pitch & Outdoor Sport Strategy

- 7.25 In 2025, Hinckley and Bosworth Borough Council commissioned a Playing Pitch & Outdoor Sport Strategy (PPOS) that looked at the provision and development of sports facilities in the Borough. The Strategy identified shortfalls in 3G pitch provision in the Northeast and Leicester Analysis Area, so the Groby area is targeted for a 3G pitch to service demand from Groby Juniors (21 teams) who are currently training on the sand-based pitch at Brookvale Groby Learning Campus. However, the pitch is currently used by seven hockey teams for match play and some training demand and therefore would not be feasible nor supported by England Hockey/ Sport England to resurface to 3G. Therefore, alternative sites for the development of a 11v11 3G pitch should be sought, given the current hockey use at Brookvale Groby Learning Campus and the need to accommodate both football and hockey usage.



Sport

- 7.26 Groby Neighbourhood Area does not have dedicated sports facilities for use by the community. 49% of respondents to our 2022 Community Survey wanted to see additional sports facilities in Groby parish. The PPOS is a broad overview of the Borough and does not look at the need for indoor sports facilities and therefore the Parish Council is seeking to commission a study that focuses on Groby Parish and looks into the need and feasibility for an indoor sports facility in the parish.

Village Centre

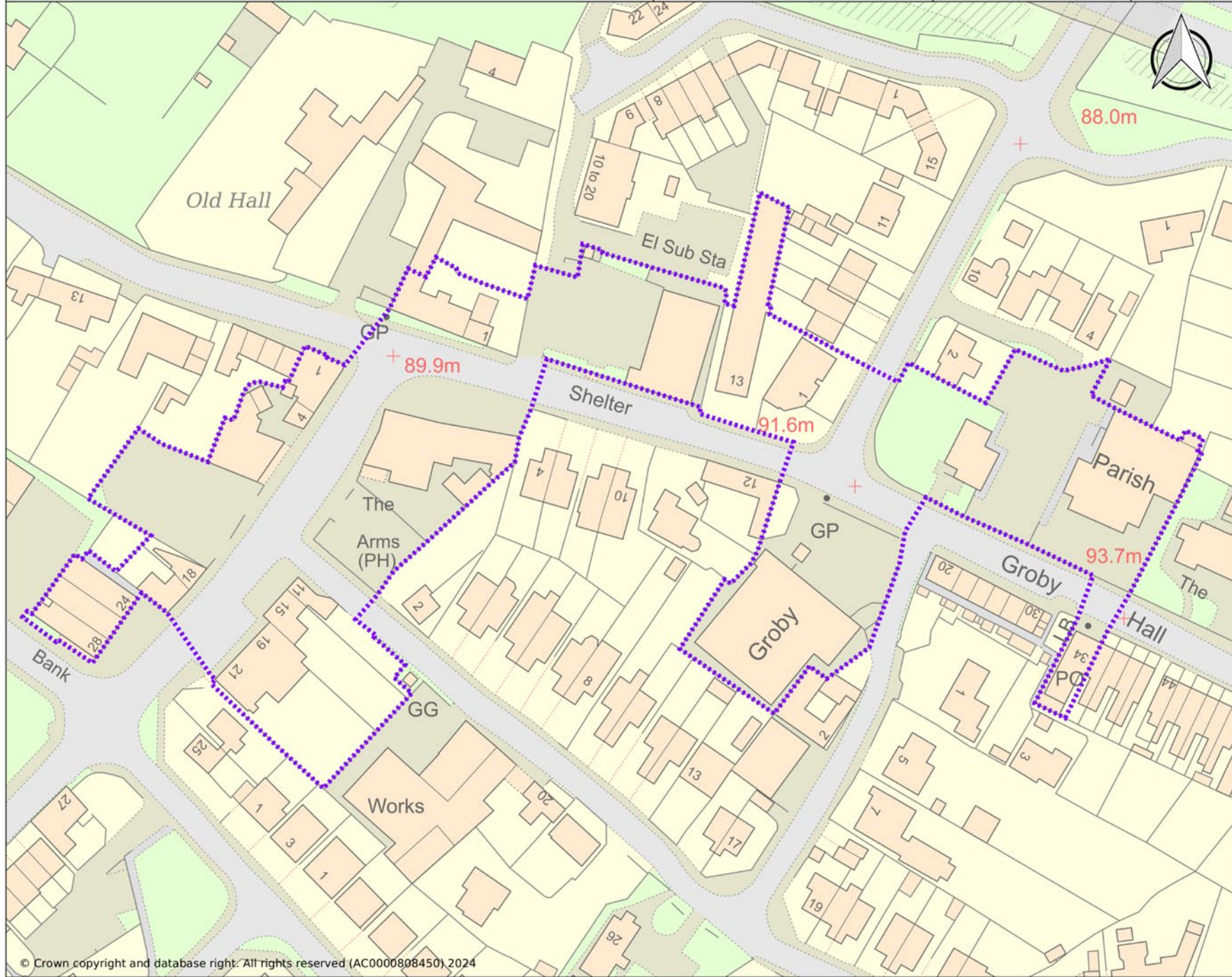
- 7.27 The Village Centre focused around the Leicester Road/Ratby Road/Newtown Linford Lane junctions contains the village pub, library, Post Office and village hall, plus a range of essential, everyday retail uses. There are 22 units with no vacancies at February 2023.
- 7.28 There are around 35 car parking spaces including spaces for disabled drivers at the library and Village Hall. There is limited on-street parking but patron parking is provided by The Stamford Arms and the Co-op store. Regular bus service pass through the centre.

Groby Village Hall

- 7.29 Groby Village Hall is located on Leicester Road with good parking. The hall caters for a wide range of events including keep fit clubs, arts activities, language classes, antique fairs, parties, and weddings, christening and funeral functions. It also caters for small business meetings and hosts after-school clubs.
- 7.30 The Parish Council office is based at the Village Hall.

Groby Community Library

- 7.31 Groby Community Library on Leicester Road, is operated by a small management team and staffed by volunteers. The book stock is managed by Leicestershire County Council Libraries. As well as a range of library services, there are organised events and outings and the library is made available to groups and societies. The library also has the Time Out café.



Village Centre

-  Neighbourhood Area
- 



The Stamford Arms

7.32 The Stamford Arms is a pub and restaurant on Leicester Road.

The Groby Club

7.33 The Groby Ex-Servicemen's Club on Leicester Road, has been the heart of the village since 1912. The Groby Club was founded by the Ex-Servicemen and is a members club. The Club has a bar, suite and entertainment rooms. This includes three large screen tv's with live Sky Sports & BT Sport. An entertainments room with full stage can accommodate up to 200 guests. Food including Sunday lunch is available.

Shopping

- 7.34 Groby Village Centre contains a range of retail and related uses such as a hairdressers/beauty salons, food stores, Post Office, florist, pharmacy, clothes shop, jewellers, take-aways and a financial advisor. Outside the Village Centre there is a small parade of units at Lawnwood Road and a second Co-op convenience store at Laundon Way. The responses to our 2022 Community Survey suggest that the range of shops meets local needs, though 47% wanted to encourage a café.
- 7.35 The Village Centre's retail units are fully occupied with no obvious room for the Centre to expand. The available car parking is well-used. As the retail offer in Groby village is already fragmented, new shops, cafes and restaurants will be welcome outside the Village Centre provided they are not so large as to affect its viability.
- 7.36 Following the coronavirus pandemic, the Government introduced significant flexibilities into the planning system by allowing many commercial, retail and certain leisure businesses to change use without needing planning permission, through Use Class E. This gives businesses freedom to adjust to changing circumstances - a shop can now become an office, health centre, day nursery, café, gym or day centre without requiring planning permission (or the other way around). Not all village centre premises fall within Class E. For example, hot-food takeaways and drinking establishments



(with expanded food provision) do not benefit from the Class E flexibilities and to change from one sui generis⁴ use to another sui generis use requires planning permission.

Policy G13: Village Centre

Development proposals that will enhance the commercial, business and service functions of the Village Centre, defined on Map 13 and the Policies Maps, will be supported.

Class E (Commercial, business and service uses) should remain the dominant use and development leading to an over-concentration of any other uses (such as hot food takeaways) will not be supported.

Development proposals outside the Village Centre that will adversely affect the vitality and viability of the Village Centre will not be supported.

Local services
and facilities
are protected
and improved

Community Centre

- 7.37 The Community Centre on Forest Rise is owned by Hinckley and Bosworth Borough Council. Regular bookings include Groby Age Concern and Dance Sensation School of Dance.

⁴ Sui Generis is a Latin word meaning 'of its own kind'. Effectively this is a range of different uses that don't naturally fall within any particular use class.



Worship

St Philip & St James Church

- 7.38 St Philip & St James Church offers Sunday services and a Wednesday morning Communion service. The Parish Church offers a traditional setting for baptisms, weddings and funerals. The church is on Markfield Road and is a Grade II Listed Building dating to 1840 and 1912.

Groby United Reformed Church

- 7.39 Groby United Reformed Church off Chapel Hill is a Bible-based church with a congregation drawn from many denominations. It offers Sunday worship and is part of Churches Together in Groby (CTG) with St Philip & St James Anglican parish church.

Mobile Network

- 7.40 A good mobile connection has a positive impact on the economy and promotes efficient delivery of public services, social inclusion and many other benefits. Across the UK, research by Ofcom has shown that in recent years, more people rely on a mobile phone than on a landline; and that people on lower incomes are even more likely to live in a mobile-only household, or to access the Internet using a mobile connection.
- 7.41 Good mobile coverage promotes sustainability. For example, it enables home working, thus reducing the need for travel, and so contributes to minimising pollution, and mitigating climate change and helps in the move towards a low carbon economy.
- 7.42 Mobile telecommunications networks are a crucial piece of infrastructure in economic, community and social terms. Ofcom's mobile availability checker shows that Groby Neighbourhood Area is likely to have good indoor and outdoor coverage for 4G voice/data services for all networks.
- 7.43 Each operator needs its own network in order to provide a service. Apart from some very small installations, operators will need to apply for some form of consent from Hinckley and Bosworth Borough Council prior to installing any equipment.



- 7.44 For smaller masts or smaller installations on buildings, an application for prior approval is required. For large installations, such as masts over 25m in height, or over 20m within a conservation area, a full planning application will be required. Planning applications will be decided using Site Allocations and Development Management Policies DPD Policy DM16.

Broadband

- 7.45 Internet connectivity, be it for personal and home use or to support businesses, is an essential requirement today and its use will only grow in the future. With the modern commercial use of the internet for business trading, supplier and customer management, internet trading, the growth of wireless devices, smartphones, tablets etc, the growth of social media, online gaming and on-demand television, high-speed internet connections have become essential to modern life and without which rural businesses and communities cannot prosper.
- 7.46 Traditional connections cannot handle the data volumes and speeds required to make realistic use of the technology. This can only be delivered by making fibre-optic based internet connections accessible.
- 7.47 Ultrafast (362Mbps-1000Mbps) connections are available throughout most of Groby village using Fibre To The Premises (FTTP) circuits, here fibre-optic cable is laid directly from the exchange to the house. However, this is not yet available from the Markfield Exchange, so Field Head residents rely on Superfast broadband (35Mbps-213Mbps) connections provided by Fibre To The Cabinet (FTTC) circuits, where the street cabinet is connected to the exchange via fibre-optic cable, then from the cabinet is via traditional copper lines.

Retention of Community Services and Facilities

- 7.48 The loss of key services and facilities that residents currently enjoy can have a significant impact on people's quality of life and the overall viability of the community. With an increasing proportion of older people in the population, especially those who have been resident in the Neighbourhood Area for many years, access to locally based services will become increasingly important due to lower mobility levels.



7.49 Policy G14 supports the retention of key services and facilities in Groby village. A similar policy in the Markfield Neighbourhood Plan protects services and facilities used by residents of Field Head.

Policy G14: Community Services and Facilities

The community facilities listed below should be retained in accordance with Site Allocations and Development Management Policies DPD Policy DM25:

1. Beacon Field
2. Highfield Amenity Area
3. Flaxfield Amenity Area
4. Marina Park
5. Quarry Park
6. Queen Elizabeth XC II Park
7. Stamford Memorial Park
8. Ratby Road Allotments
9. Orchard Close Allotments
10. Groby Village Hall
11. Groby Community Library
12. The Stamford Arms PH
13. The Groby Club
14. Post Office
15. Groby Surgery

Promote
healthy and
safe
communities

Local services
and facilities
are protected
and improved



Infrastructure

- 7.50 New development will have some impact on the existing, and the need for new, infrastructure, services and amenities. Sometimes these impacts can be detrimental and so developers must expect to contribute towards the cost of providing additional infrastructure. However, developer contributions are intended to address matters resulting from new proposals, not existing deficiencies.
- 7.51 To enable new housing development to take place, there will need to be improvements to village services and facilities. However, the Neighbourhood Plan must be deliverable. Therefore, the developments identified in the Plan should not be subject to such a scale of obligations and burdens that their viable implementation is threatened. Planning obligations must only be sought where they meet all of the following tests:
- necessary to make the development acceptable in planning terms;
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development.
- 7.52 There are also circumstances where contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small-scale and self-build development.
- 7.53 Contributions are governed by the provisions of the Community Infrastructure Regulations 2010. To ensure the viability of housing development, the costs of the Plan's requirements may be applied flexibly where it is demonstrated that they are likely to make the development undeliverable.

Policy G15: Infrastructure

Developer contributions will be utilised for new or improved infrastructure relating to the following:

Improvements to the operation of the A50, A46 and other highways;

The improvement, remodelling or enhancement of:

Education facilities



Community Libraries
Community meeting places
Healthcare provision
Sports and recreation provision

The provision of park, amenity greenspace, children's play areas, facilities for young people, allotments and burial space;

The creation of new footpath and cycleway links;

Community infrastructure improvements including the provision of parish notice boards, seats, children's play area equipment, bus shelters, litter bins, Green Infrastructure; and

National Forest planting in accordance with Hinckley and Bosworth Local Plan Core Strategy Policy 21.

For development within or close to the Groby, Bradgate Hill and The Brantings Settlement Boundaries, contributions will be directed to infrastructure improvements in Groby village. For development within or close to the Field Head Settlement Boundary, contributions will be directed to Markfield and/or Field Head.

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8 Heritage and Design

Historic Development

- 8.1 Groby was mentioned in Domesday Book of 1086, when it was described as having "land for 4 ploughs, 10 villagers with 1 Freeman and 5 smallholders have 3 ploughs...the value was 20s; now 60s." Ulf is shown as the lord of Markfield, Groby, Blaby and Ratby in the hundred of Guthlaxton in Leicestershire in 1066. By 1086, the lord was Hugh de Grandmesnil who was also associated with the hundreds of Goscote, Guthlaxton and Gartree in Leicestershire.
- 8.2 In 1338 Henry Ferrers obtained a grant for a Market and Fair in the village. In the mid-1440s, the last of the Ferrers line, married Sir Edward Grey of Astley Castle, near Nuneaton. During the 1490s the Greys started to improve Groby Old Hall which had fallen from its grandeur in medieval times. However subsequently they built their great brick house in Bradgate Park, at Newtown Linford. Their royal ambitions grew and they attempted to make Lady Jane Grey, Queen of England – she reigned from 10 to 19 July 1553 but she and her father, the Duke of Suffolk were beheaded and the family went into disgrace. Subsequently the Grey family moved to their large houses in the West Midlands. They returned to Groby in the Victorian era, building a house reputedly of 52 rooms and 365 windows, on Bradgate Hill, Groby. It also had an elegant large stable quadrangle, which still exists as a ruin.
- 8.3 During the 19th Century the Greys, by now Earls of Stamford and Warrington, were very active businessmen in quarrying and selling Groby granite and slate and this is the reason for the very early mineral railway line from the quarry in Groby village to the main line near Glenfield, that was later extended to Groby Pool. Bradgate estate was sold off in 1925 and village houses were mostly bought by the tenants living in them.
- 8.4 The settlement has a great number of interesting historic buildings. The most important is The Old Hall and Tower off Markfield Road, which in medieval times was very extensive and consisted of two large courtyards. Only one section survives and has been much altered over the centuries. The brick-built Tower, one of the earliest Tudor brick buildings in Leicestershire if not England, was part of a great gateway into an entrance courtyard.



- 8.5 The Norman castle mound encloses a stone staircase and room with a door pivot.
- 8.6 The oldest cottages may date from the early Tudor period and include the thatched, timber-framed Blacksmith's Cottage, the original lath and plaster now replaced with brick. Some of the oldest remaining houses were cruck-built, and retain their thatched roofs. Not all the old cottages are listed but a dendrochronology date from one has a beam felled in the spring of 1551.
- 8.7 Later buildings include the Stamford Arms, a framesmith's workshop, stone quarry cottages, Victorian brick terraces, and an early 20th Century, grand, Leicester Co-Op store.
- 8.8 Granite and slate from Groby quarries were used to build houses, two Victorian schools and other walls including a rather long, high, retaining wall on the hill above Groby's Anglican, granite church. Groby granite and slate (known as Swithland Slate) was exported by rail to London for use in St Pancras station and other prestigious buildings. The quarries were linked to the main line by an early steam-fired, mineral line. The only steam-saw for cutting all the slate tombstones, widely seen in Leicestershire, was in Groby. Groby granite is very variable in colour. Swithland Slate does not shear as finely as Welsh slate so it is easy to identify Groby slate from the grading in size of the slates, the largest and heaviest being on the eaves of the buildings.

Designated Heritage Assets

- 8.9 A Scheduled Monument, 14 Listed Buildings and a Conservation Area have already been designated under relevant legislation within the Neighbourhood Area.
- 8.10 The National Planning Policy Framework requires that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.



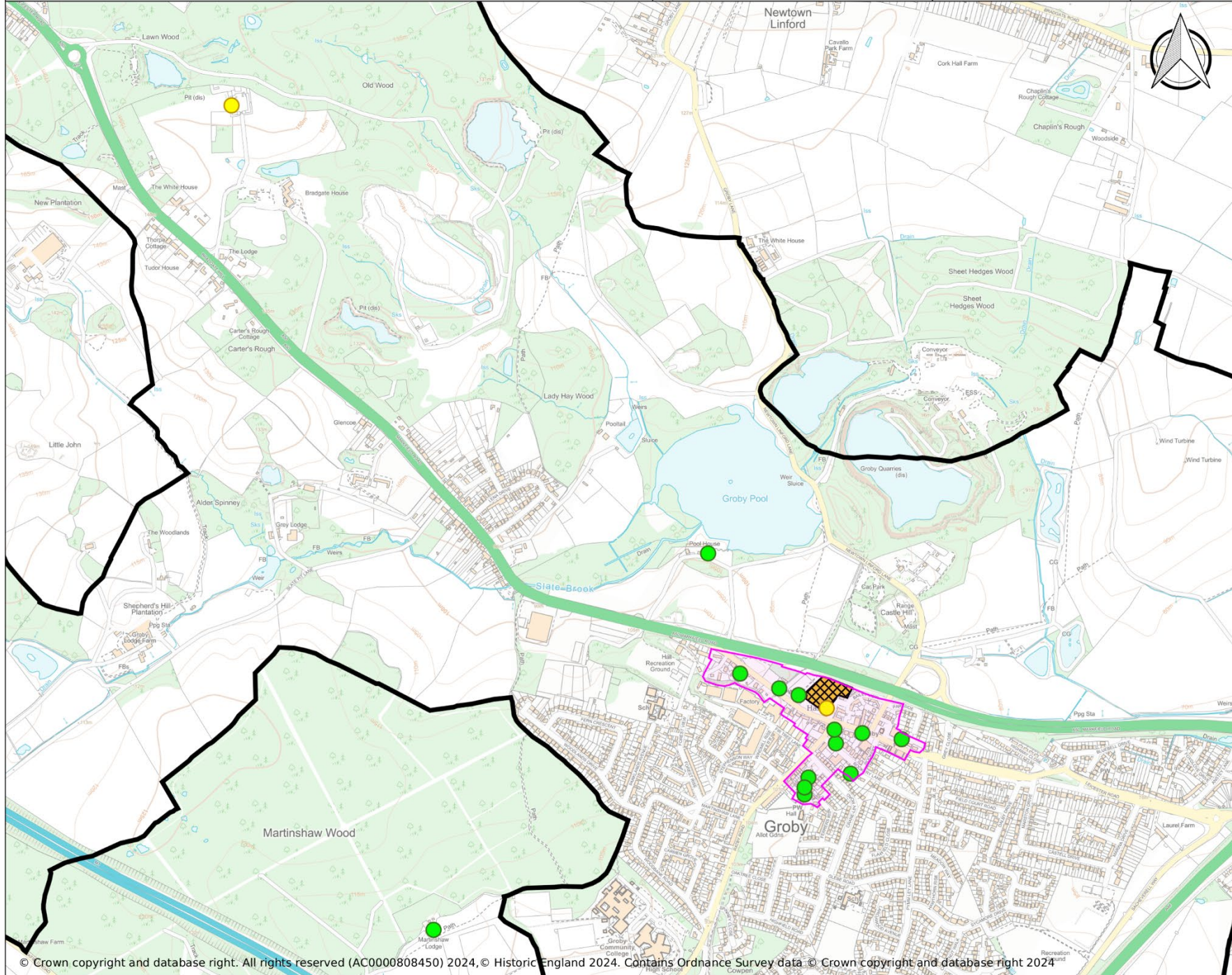
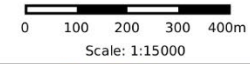
- 8.11 Substantial harm to or loss of a Grade II listed building should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, Grade I and II* listed buildings should be wholly exceptional.
- 8.12 Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

Motte and Bailey Castle and Manorial Complex

- 8.13 Scheduling is shorthand for the process through which nationally important sites and monuments are given legal protection. The motte and bailey castle and manorial complex situated on the north side of the village, is a Scheduled Monument.
- 8.14 Motte and bailey castles are medieval fortifications introduced into Britain by the Normans. They comprised a large conical mound of earth or rubble, the motte, surmounted by a palisade and a stone or timber tower. The castle motte is situated on the north side of the site at Groby village. To the east of the motte is a flat bailey area extending for 20m and enclosed by a ditch. Excavations in advance of the by-pass road which now truncates the site on the north side revealed evidence that the motte had been built around a substantial stone building measuring 7m x 5m with walls standing at up to 2m high. The exact nature and function of this early building is not fully understood. The castle was built by Hugh de Grantmesnil towards the end of the 11th Century. It was besieged and eventually destroyed by Henry II in 1176. Subsequently the site was re-used as the location for a medieval manorial complex. Extant and below ground ruins of this manor survive in the area to the south of the motte, some incorporated into the buildings of Old Hall which now occupy the site.

Listed Buildings

- 8.15 Listing a building marks its special architectural and historic interest and brings it under the consideration of the planning system, so that it can be protected for future generations.



Scheduled Monuments



Listed Buildings



Neighbourhood Area



Groby Conservation Area





- 8.16 The older a building is, the more likely it is to be listed. The general principles are that all buildings built before 1700 which survive in anything like their original condition are likely to be listed, as are most buildings built between 1700 and 1850.
- Grade I buildings are of exceptional interest, nationally only 2.5% of Listed buildings are Grade I
 - Grade II* buildings are particularly important buildings of more than special interest; 5.5% of Listed buildings are Grade II*
 - Grade II buildings are of special interest; 92% of all Listed buildings are in this class and it is the most likely grade of listing for a homeowner.
- 8.17 When making a decision on all listed building consent applications or any decision on a planning application for development that affects a listed building or its setting, a local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. This obligation, found in sections 16 and 66 of the [Planning \(Listed Buildings and Conservation Areas\) Act 1990](#), applies to all decisions concerning listed buildings.
- 8.18 There are 14 Listed buildings in the Neighbourhood Area (all Grade II except The Old Hall, and the stables and kennels to Bradgate House which are Grade II*):
- [20 Chapel Hill](#)
 - [23-27 Chapel Hill](#)
 - [33 Chapel Hill](#)
 - [Old School, Leicester Road](#)
 - [The Cottage, 12 Leicester Road](#)
 - [Earl of Stamford Arms, Leicester Road](#)
 - [The Old Hall, Markfield Road](#)
 - [Church of St Philip and James, Markfield Road](#)
 - [The Old Cottage, 30 Markfield Road](#)
 - [Pool House and attached Stable Range and Cottage, Markfield Road](#)



- [Pool Cottage, 45 Markfield Road](#)
- [Blacksmiths Cottage, Rookery Lane](#)
- [26 Rookery Lane](#)
- [Stables and Kennels to Bradgate House, Bradgate Hill](#)

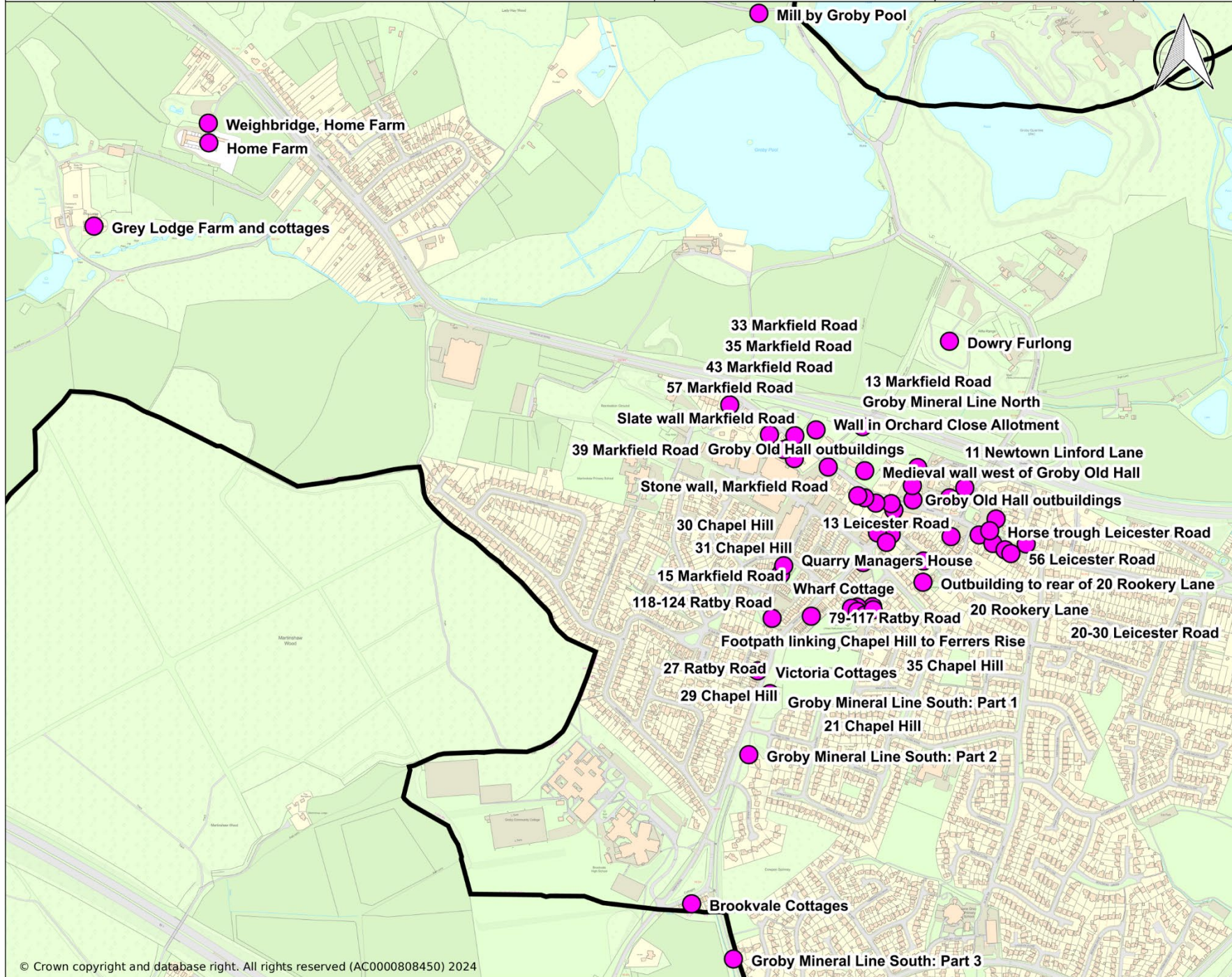
8.19 The Grade II* complex of brick stables and kennels at Bradgate House were built in 1856 to house the 7th Earl of Stamford's 47 horses. The buildings are now derelict and in very bad condition notwithstanding consolidation work undertaken in the early 2000s. The complex has not been maintained for many years and is deteriorating. The buildings are on Historic England's [Heritage at Risk programme](#). There are multiple structural concerns and periodic collapses of masonry. There is uncontrolled and significant ivy growth and self-seeded trees. Hinckley and Bosworth Borough Council has served an Urgent Works Notice. Historic England has awarded grant aid and is providing technical advice. 85% of respondents to the 2022 Community Survey supported the Borough Council's efforts to secure the future of the buildings.

Groby Conservation Area

- 8.20 Conservation Areas are 'areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance'. Local planning authorities have a general duty to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas, consequently there are more stringent planning controls and obligations in respect of new development, demolitions, alterations, highway works and advertisements.
- 8.21 The [Groby Conservation Area](#), centred around the historic core of the village, was designated by the Hinckley & Bosworth Borough Council in January 1976. A review of the Groby Conservation Area was completed in November 2010 with relevant documentation approved in March 2011. The extent of the Conservation Area includes land to the south of the A50, Markfield Road, part of Leicester Road and Chapel Hill.

Neighbourhood Area

□
Features of Local Heritage Interest





Non-Designated Heritage Assets

- 8.22 The above places (Scheduled Monument, Listed Buildings and Conservation Areas) have already been designated and offered protection through national and local planning policies, however there are other buildings and sites in the Neighbourhood Area that make a positive contribution providing local character because of their heritage value. Although such heritage assets may not be nationally designated, they may be offered a level of protection through our Neighbourhood Plan.

Features of Local Heritage Interest

- 8.23 A list of Features of Local Heritage Interest (Map 15) has been compiled for the Parish Council to identify those heritage assets which are of local architectural or historic value. The details are available separately. This list has been compiled from a range of sources, including:

Leicestershire & Rutland Historic Environment Record

- 8.24 The Leicestershire & Rutland Historic Environment Record (HER) is the most complete record of Leicestershire and Rutland's known archaeological remains, including historic buildings. The HER identifies 11 historic buildings in the Neighbourhood Area which are not already listed.

Groby Conservation Area Appraisals

- 8.25 The Groby Conservation Area Appraisal and Management Plan identifies unlisted buildings which are considered to make a positive contribution to the streetscape.

2022 Community Survey

- 8.26 The 2022 Community Survey invited local people to nominate places that should be protected for their local heritage interest.



1925 Sale Map

- 8.27 Since the late Middle Ages, Groby was an estate village belonging to the Grey family, the Earls of Stamford and Warrington. After the death of the 8th Earl, Lady Venetia Grey decided to sell off the estate. There were six farms and some small holdings, and many of the cottages were sold to the tenants occupying them.

Non-Designated Heritage Assets of Archaeological Interest

- 8.28 The National Planning Policy Framework identifies two categories of non-designated heritage assets of archaeological interest:
- Those that are demonstrably of equivalent significance to scheduled monuments and are therefore considered subject to the same policies as those for designated heritage assets;
 - Other non-designated heritage assets of archaeological interest. By comparison this is a much larger category of lesser heritage significance, although still subject to the conservation objective. On occasion the understanding of a site may change following assessment and evaluation prior to a planning decision and move it from this category to the first.
- 8.29 Throughout the Neighbourhood Area there are prehistoric, Roman, post-medieval and modern non-designated archaeological sites (Appendix 5).

Ridge and Furrow

- 8.30 Ridge and furrow is an archaeological pattern of ridges and troughs created by a system of ploughing used in Europe during the Middle Ages, typical of the open field system. During the 1990s the Monuments Protection Programme investigated survival and loss of medieval and post-medieval agricultural earthworks in the English Midlands. The region was identified as preserving the best surviving examples in Europe. The work was published as 'Turning the Plough' (Hall 2001), and identified 40 parishes where the most significant earthworks were located. In 2011 it was decided to update records of what survives in the 40 parishes. English Heritage took new oblique photographs, allowing the condition of ridge and furrow to be mapped and recorded in detail.



- 8.31 Large areas of ridge and furrow remain in and around the Neighbourhood Area (Appendix 6). Ridge and furrow sites are non-designated heritage sites of archaeological interest.

Policy G16: Non-Designated Heritage Assets

Development proposals that will affect the following locally valued heritage assets or their setting will be assessed having regard to the scale of any harm or loss and the significance of the heritage asset:

Features of Local Heritage Interest (Map 15):

2-4 Ratby Road
11-15 Ratby Road
18, 18A & 18B Ratby Road
Former Groby Co-operative
27 Ratby Road
Victoria Cottages
79-117 Ratby Road
118-124 Ratby Road
Quarry Manager's House
Chaplins Butchers Shop
Cattle trough, Leicester Road
Village Hall
The Old Schoolmasters House
War Memorial at Groby Club
20-30 Leicester Road
Victoria Stone Terrace, 32-42 Leicester Road
Victoria Stone Terrace, 44-54 Leicester Road
56 Leicester Road



65 Leicester Road
21 Chapel Hill
29 Chapel Hill
30 Chapel Hill
31 Chapel Hill
35 Chapel Hill
Footpath linking Chapel Hill to Ferrers Rise
1-9 Markfield Road
11 Markfield Road
13 Markfield Road
15 Markfield Road
33 Markfield Road
35 Markfield Road
43 Markfield Road
57 Markfield Road
Home Farm
Weighbridge, Home Farm
Slate Wall, Markfield Road
Stone Wall, Markfield Road
Wall in Orchard Close Allotment
Groby Old Hall Outbuildings
Medieval wall west of Groby Old Hall
11 Newtown Linford Lane
Mill by Groby Pool
20 Rookery Lane



24 Rookery Lane Outbuilding
Wharf Cottage
22 & 24 Stephenson Way
The White Cottage
Groby Granite Railway
Memorial on Stamford Memorial Park

Non-designated archaeological sites (Appendices 5 and 6)

The unique
character and
heritage of the
area is
conserved

Design

- 8.32 All development should contribute positively to the creation of well-designed buildings and spaces. Through good design the character of Groby parish should be maintained and enhanced with places that work well for both occupants and users.
- 8.33 In 2020, Hinckley and Bosworth Borough Council confirmed the adoption of “[The Good Design Guide Draft Supplementary Planning Document \(SPD\)](#)”. It aims to substantially raise design quality in Hinckley and Bosworth Borough whilst ensuring that the local identity and heritage of the Borough is preserved and enhanced. The SPD incorporates specific design guidance on the character of the Borough’s settlements. Applicants will be required to demonstrate how proposals respect the prevailing character and reflect the established key principles.

Groby Character

- 8.34 The modern village has been extensively developed through post-war 20th Century housing which has created several extensions to the northwest and southeast of Groby village and which define entrances into the village. The exception is



the approach to the village along Markfield Road to the west of the village core, which is characterised by larger historic cottages and houses and high granite boundary walls and hedgerows.

- 8.35 The core of the village retains much of its historic influence, particularly along the main routes of Markfield Road, Leicester Road and Ratby Road, and at the intersection of these areas in the setting of the 15th Century Old Hall and 19th Century church which remain dominant in views across the village given their scale and a rise in topography. Along these routes are important survivals of smaller-scale vernacular agricultural dwellings, including quarrymen's cottages, and 18th and 19th Century social buildings bearing the characteristic Groby granite alongside red brick.

Traditional Building Styles and Materials

- 8.36 Built style is typically modest (two storeys) and simple in plan and elevation. The principal building material in the Conservation Area is red brick and granite. The granite was extracted locally and it has given the village a unique appearance which is important to maintain. Where brickwork has been used it has generally been laid in Flemish bond which was common in the 19th Century. Roofing materials are generally natural slate, clay tiles and thatch. The roofs of several older buildings are covered in Swithland Slate in diminishing courses which is important to retain.

Stone Walls

- 8.37 Stone walls are a key feature of the village, particularly in the Conservation Area. Not only do they maintain a link with the village's history, but they also create a strong intimate feel and help unifying the different areas of the village. However, the fragility of this aspect of the area's character can be seen where the walls have been broken through, to allow development, vehicular access or off-road parking. This has had a detrimental impact on this important feature. There is also evidence of repairs with inappropriate materials, which not only impacts on the visual appeal but also exacerbates the weathering of the stone. The use of stone walls in new development together with the retention and sensitive maintenance of existing granite stone walls is key to retaining the unique character of Groby.



Field Head, Bradgate Hill and The Brantings

- 8.38 Like much of Groby village, the built character of Field Head, Bradgate Hill and The Brantings is dominated by post-war 20th Century housing. There are few examples of traditional building styles and materials in these settlements but this does not excuse the continued use of generic building designs which do not reflect traditional character and building materials.

Policy G17: Design

To be supported development must be sympathetic to local character and history, unless the development is of exceptional quality or innovative design. Development must also:

1. Be in keeping with the scale, form and character of its surroundings;
2. Protect important features such as granite setts, traditional walls, hedgerows and trees;
3. Have safe and suitable access;
4. Integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site;
5. The amenities of residents in the area should not be significantly adversely affected, including by loss of daylight/sunlight, privacy, air quality, noise and light pollution;
6. Create a place with a locally inspired or otherwise distinctive character and:
 - a. Resist the encroachment of modern, generic, domestic forms along key historic routes such as Markfield Road, Leicester Road and Ratby Road;
 - b. Ensure development responds to the agricultural and quarrying precedents in the village through materials and form;
 - c. Protect the influence of agricultural buildings and quarrymen's cottages to the south and west of the village.
 - d. Meets the general design principles of the National Forest.



7. Take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates;
8. Ensure buildings are designed and positioned to enhance streets and spaces;
9. Be designed in a way that encourage low vehicle speeds;
10. Ensure parking is integrated so that it does not dominate the street;
11. Ensure public and private spaces are clearly defined and designed to be attractive, well managed and safe; and
12. Provide adequate external storage space for bins and recycling as well as vehicles and cycles.

Promote
healthy and
safe
communities

The unique
character and
heritage of the
area is
conserved

Low Carbon Energy Design

- 8.39 The UK has a legal target to reduce its greenhouse gas emissions to net zero by 2050. The planning system is a key lever for carbon reduction in new buildings, refurbished and retrofitted buildings, so our Neighbourhood Plan supports the transition to a low carbon future. Ultimately, all buildings in Groby parish will need to operate at or near to carbon neutral standards if targets are to be achieved. New developments provide opportunities to minimise the carbon impact of buildings and design them to meet the standards of a net zero carbon future. Any development that fails to achieve these standards risks becoming a carbon liability that will require remedial action and further investment in the future.
- 8.40 New and existing homes make up about 20% of current emissions. The Future Homes Standard is a proposed government standard for new homes that will make them far more energy efficient so that homes built now are fit for the future. This means that homes will need to be much better insulated and will have low-carbon heating – so no more fossil fuels. 97% of respondents to our 2022 Community Survey thought that new buildings should minimise the carbon impact of buildings and design them to meet the standards of a net zero carbon future.



Policy G18: Climate Change

All development proposals will be expected to mitigate against and adapt to climate change and to comply with national targets on reducing carbon emissions and energy use.

Development, including extensions and refurbishment where it requires planning permission, will be expected to take account of the following:

1. How it makes effective use of sustainably sourced resources and materials, minimises waste, and water use;
2. How it is designed to withstand the impacts of climate change, particularly the effect of rising temperatures, sustained periods of high temperatures and periods of intense rain and storms;
3. How it is designed to promote the use of sustainable modes of transport and minimise car usage;
4. That the building form and its construction allows for adaptation to future changes in climate;
5. That the building form and its construction permits further reduction in the building's carbon footprint, where feasible and viable; and
6. That in addressing the above measures, the development's design and layout also strives to maximise health and well-being and enjoyment of its residents and net gains in biodiversity, where at all possible.

Promote
healthy and
safe
communities



9 Transport

- 9.1 Although Traffic and Transport are key issues for Groby Neighbourhood Area, there is sometimes confusion over what kinds of traffic/transport issues a neighbourhood plan can address. Many traffic and transport matters fall outside the scope of planning. For example, changes to traffic management on existing transport networks are usually a matter for the highway authority to deal with.
- 9.2 However, a Neighbourhood Plan can highlight localised traffic, parking, cycling and walking issues that need to be addressed.

Road Network

- 9.3 Groby Neighbourhood Area is bisected by the A50 which is a major trunk road linking junction 22 of the M1 to the A46 and Leicester. To the east of the Area is the A46 Leicester Western Bypass which has a grade separated junction with the A50. The Neighbourhood Area has very good road links to the surrounding area including local destinations such as Leicester and further afield to Nottingham, Derby and Coventry. Development in Groby Neighbourhood Area may have a significant impact on the A46/A50 junction which operates close to capacity at peak times and also M1 Junction 22.
- 9.4 The [Crashmap](#) website contains information about reported crashes from 1999 onwards. As could be expected, the A50 has experienced several traffic accidents over the five-year period to 2022, especially near the A50/A46 roundabout.

Groby

- 9.5 The principal access to Groby village is off the A46/A50 roundabout where there is a slip road (Leicester Road) that passes over the A46 and onto another roundabout with Sacheverell Way. Leicester Road continues towards the centre of the village in an east-west direction where it gradually narrows. There is a 7.5T weight restriction on entering the built-up part of the village. In the centre of the village, at its junction with Ratby Road, the route becomes Markfield Road which continues onto the A50. There is no eastbound access from the A50 into Groby village via Markfield Road.



- 9.6 Sacheverell Way passes along the eastern edge of Groby village alongside the A46 towards Ratby. At its junction with Groby Road/Ratby Road, the route becomes Groby Road which passes over the M1 and into Ratby village. Sacheverell Way was built in the 1980s to modern standards providing access to the Laundon Way residential area on the southeastern edge of the village. Sacheverell Way has a 40mph speed limit and is well lit.
- 9.7 Ratby Road provides a road link between Groby and Ratby villages. The road starts in the centre of Groby at its junction with Leicester Road/Markfield Road and passes north-south through the middle of the village. At Brookvale Learning Campus, Ratby Road there is a mini-roundabout and the route becomes Groby Road and goes on to meet Sacheverell Way. For much of its length, Ratby Road is tree-lined, particularly along its eastern side. There is a 7.5T weight restriction on entering Groby Road/Ratby Road from the south.
- 9.8 Newtown Linford Lane starts in the village centre at its junction with Leicester Road near the community library. The road passes north and under the A50 where there is a slip road onto the A50 which allows villagers to drive in an easterly direction towards Leicester. The slip road also allows vehicles travelling eastwards to exit the A50 and into Groby village centre, although there is a 7.5T weight restriction. North of the A50, Newtown Linford Lane changes character to become a winding rural road providing access to the countryside north of Groby.
- 9.9 The principal routes of Leicester Road, Markfield Road, Sacheverell Way and Ratby Road are used to access the village's residential areas. The roads within the village mostly have a 30mph speed limit with footways and street lighting.
- 9.10 There are some concerns about speeding traffic, with Sacheverell Way being identified as a particular hotspot. There is some support for vehicle activated signs, speed indicator devices and improved signage and road markings to help reduce vehicle speeds.
- 9.11 The Crashmap website records only a few traffic accidents in Groby village over the five-year period to 2022. There is a small cluster in the village centre of two slight and one serious accidents. Two slight accidents have been recorded near the entrance to Brookvale Learning Campus on Ratby Road.



Field Head

- 9.12 Field Head lies alongside the A50 Leicester Road, to the northeast of Markfield. Field Head includes dwellings on Jacqueline Road and Charnwood Drive. Properties either side of Ratby Lane lie within the Neighbourhood Area too.
- 9.13 The A50 through Field Head is subject to a 40mph speed limit with average speed cameras. Off the main road there is a 7.5T weight restriction and 30mph speed limit. Houses alongside the main road do not have direct access onto the A50.

Bradgate Hill

- 9.14 Bradgate Hill is a community of around 160 dwellings located either side of the A50. The A50 along Markfield Road/Bradgate Hill is subject to a 40mph speed limit with average speed cameras.
- 9.15 There is a signal-controlled junction on the A50 with Lena Drive with access then onto Wallace Drive and Elsalene Drive. There is a small accident cluster on the A50 at this junction. The Lena Drive/Wallace Drive/ Elsalene Drive residential area is subject to a 30mph speed limit and 7.5T weight restriction. The roads are quite narrow with significant on-street parking. It is possible to access the A50 from Wallace Drive, though the dual carriageway prevents right-hand turning.

The Brantings

- 9.16 Separated from Groby village by the A46, the principal access to The Brantings is off the A46/A50 roundabout via the Leicester Road slip road and onto Groby Road. The Brantings is subject to a 30mph speed limit and 7.5T weight restriction. There have been no recorded traffic accidents in this area.

Walking and Cycling

- 9.17 Most residential streets have footways but there are very limited, dedicated off-road cycle routes. Some of the principal routes have footways that may be suitable for dual use. A range of measures to support walking and cycling have been set out at Appendix 1. Section 4 of this Neighbourhood Plan addresses countryside access.



Bus Services

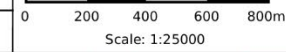
- 9.18 Groby is served by the [Arriva 27/28](#) service linking Groby and The Brantings to Leicester and Ratby. This operates at hourly intervals weekdays and on a Saturday. The [Arriva 29/29A](#) service also runs regularly to Leicester, Markfield, Coalville, Ashby de la Zouch and Swadlincote. This service has bus stops in The Brantings, Groby, Bradgate Hill and Field Head.



10 Housing

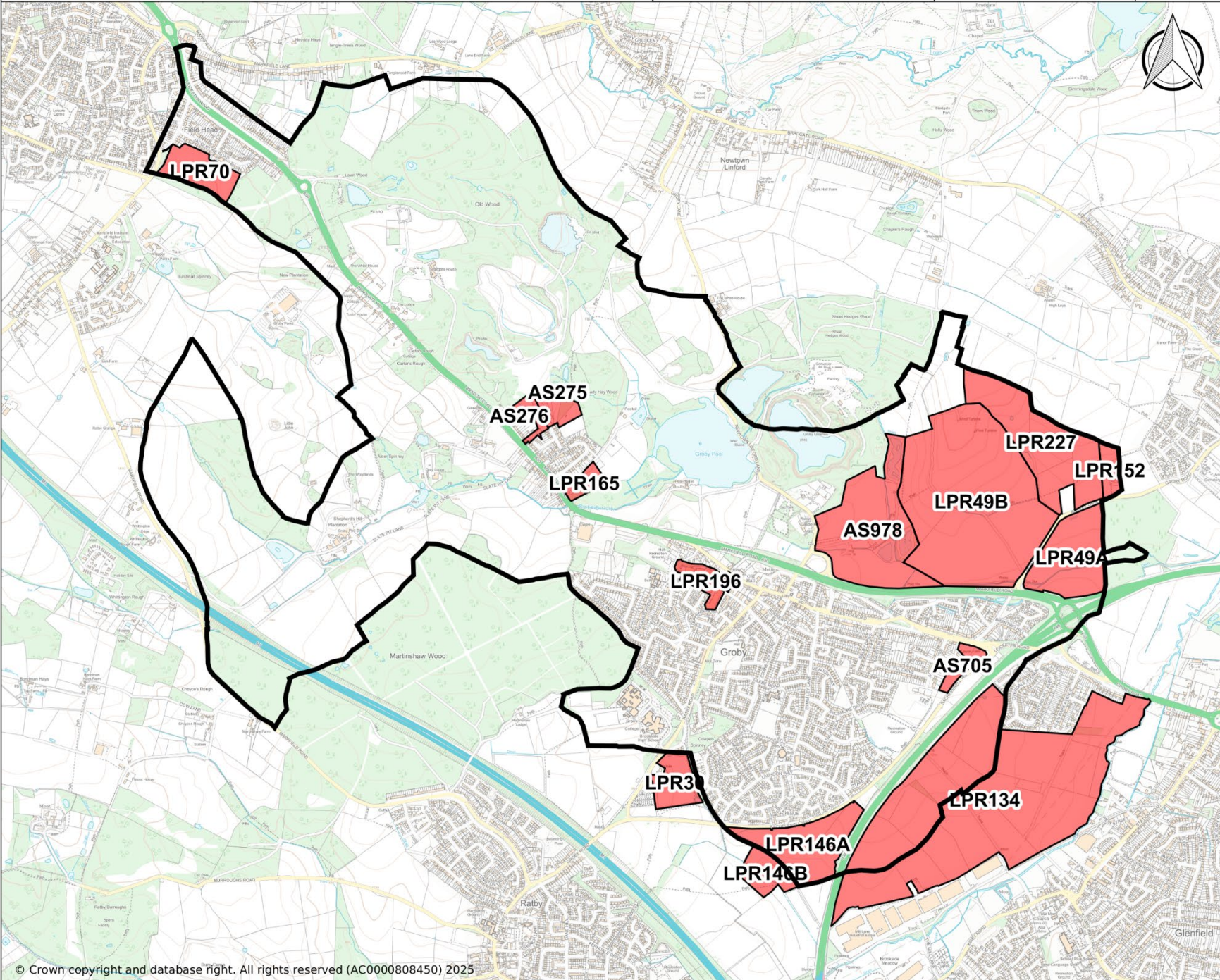
Hinckley and Bosworth Local Plan

- 10.1 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 than set out in the Local Plan or undermine its strategic policies.
- 10.2 The Hinckley and Bosworth Core Strategy makes provision for the development of a minimum of 110 new homes in Groby village over the period 2006 - 2026. This was met when the Site Allocations and Development Management Policies DPD allocated three housing sites:
- GRO02 Land south of Martinshaw Lane (now Bennion Close) 11dw
 - GRO03 Land to the rear of Daisy Close (now Highway Close) 38dw
 - GRO04 Land at Laurel Farm 45dw
- 10.3 Sites GRO02 and GRO03 were subsequently built, albeit with a lower total capacity of 39 dwellings, while site GRO04 remains undeveloped.
- 10.4 Preparation of the new Hinckley & Bosworth Local Plan began in 2017. The new Local Plan will set out the overall development strategy for Hinckley & Bosworth Borough for the period to 2024 to 2045. The new Local Plan will not be finalised until the end of 2027 at the earliest, but in the meantime the Borough Council is encouraging qualifying bodies preparing neighbourhood plans to plan for the period to 2045 to align with the new Local Plan. The emerging Local Plan includes housing provision in Groby parish:
- A housing allocation of 130 dwellings east of Ratby Lane and South of Jacqueline Road, Field Head (see Policy G19)
 - A housing allocation of 170 dwellings south of Sacheverell Way, Groby (see Policy G20)



2024 Housing Site Options

- Neighbourhood Area
-





Housing Requirement

- 10.5 The Borough Council is unable to provide an indicative housing provision for Groby Neighbourhood Area, so Groby Parish Council must undertake its own assessment. In 2023, Groby Parish Council commissioned a Housing Needs Assessment of Groby Neighbourhood Area. This Study recommended an overall Housing Need Figure of 518 dwellings for Groby for the period 2023 to 2041. Since then, councils in England have been given new housing targets and the plan period for the emerging Local Plan has been extended to 2024-2045. Using the same methodology as the 2023 Groby Housing Needs Assessment⁵, the requirement for Groby parish would be about 1,010 dwellings for the period 2024 to 2045. The emerging Hinckley and Bosworth Local Plan is making provision for 300 dwellings.

Meeting the Housing Requirement

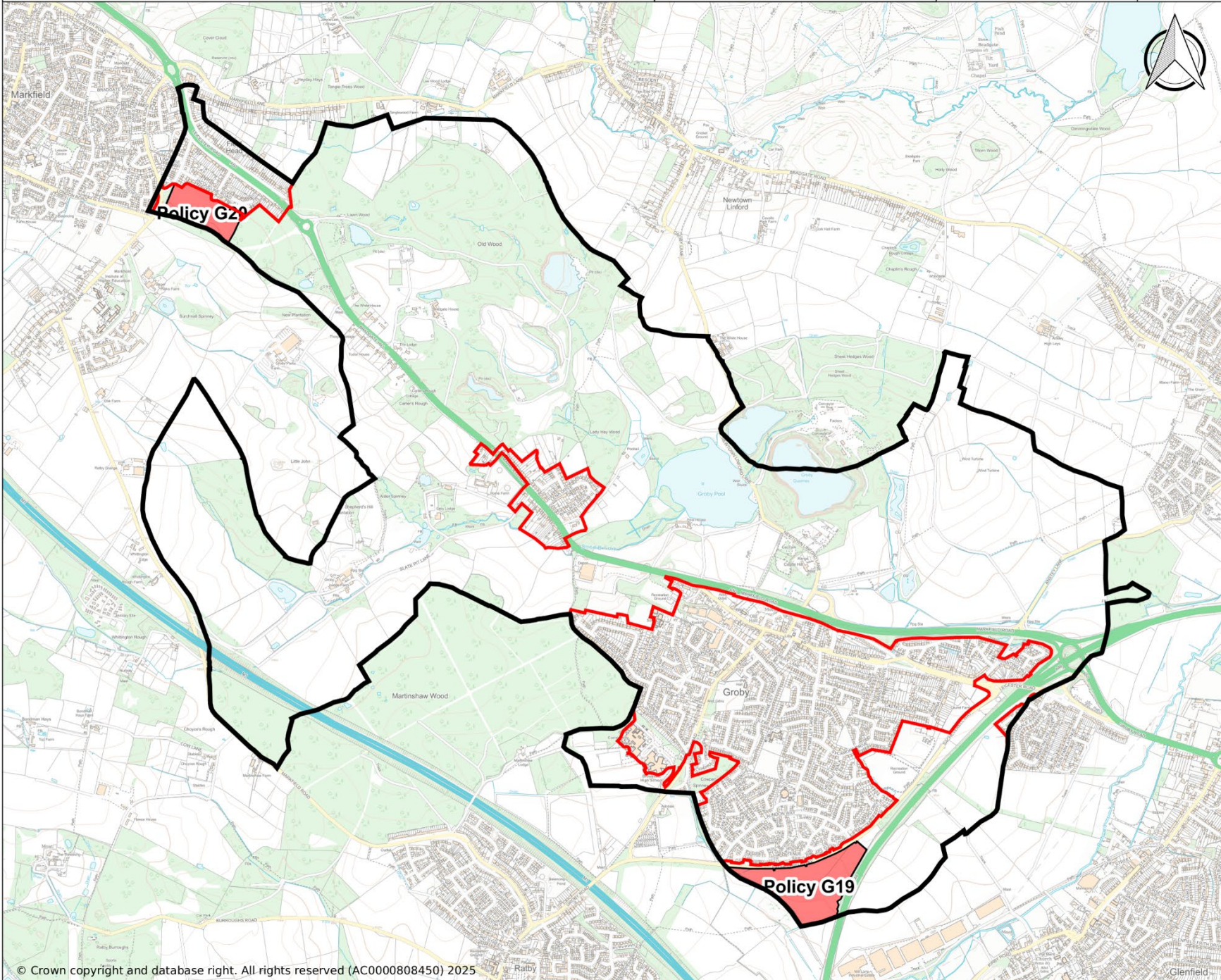
- 10.6 The National Planning Policy Framework requires strategic policy-making authorities to have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. The starting point for the identification of potential housing sites in Groby parish is [Hinckley and Bosworth Borough Council's 2022 Strategic Housing and Economic Land Availability Assessment \(SHELAA\)](#). Some sites were subsequently submitted in preparation for the 2024 SHELAA review. Map 16 identifies the 15 potential housing sites⁶ in and around the settlement of Groby– not all are within the Neighbourhood Area.
- 10.7 Basic information was gathered for each site, and we appraised each option for its suitability, availability and achievability using clearly defined sustainability criteria. Factors such as access to services and facilities, heritage, nature conservation and landscape have been considered. The findings of the site assessment were subject to community consultation in November 2023 and the site assessment was then revisited to consider the consultation feedback any new sites.

⁵ Revised Borough housing need figure of 743 dwellings per annum. The 2021 Census data shows that Groby has a population of 7,385, or 6.5% of the 113,640 people in Hinckley and Bosworth Borough. Therefore, applying this percentage to Hinckley and Bosworth's need of 682 gives a baseline indicative housing requirement for Groby of 48.3 dwellings per annum, or 1,014 dwellings (rounded) over the Neighbourhood Plan period 2024-2045.

⁶ The Parish Council was subsequently advised that the Druck site (LPR196) was no longer being promoted for housing development.



- 10.8 None of the sites are ideal. Many are large, greenfield sites within the Rothley Brook Meadow Green Wedge. Some are outside the Neighbourhood Area. A housing requirement of 1,000 dwellings or more cannot be met without the release of some of these large housing sites. However, the release of Green Wedge for development would not be compliant with the strategic policies of the Local Plan and therefore would be outside the scope of the Groby Parish Neighbourhood Plan.
- 10.9 There are some sites that do lie within the Neighbourhood Area that are outside the Green Wedge. The largest of these is south of Jacqueline Road, Field Head (LPR70) – this site is addressed below. There are some smaller sites that could be considered for housing development, but none are in a suitable location with a reasonable prospect that they will be available and viably developed. In any event, if they are necessary, the release of larger strategic sites is preferred over piecemeal development as there is a greater prospect of delivering important community infrastructure which would be of wider benefit to residents.
- 10.10 For the above reasons, the Groby Parish Neighbourhood Plan does not allocate housing sites at Groby village. However, it is important to set out the community’s preferred strategy for meeting housing requirements for Hinckley and Bosworth Borough Council to consider through the preparation of its new Local Plan. Having regards to the Site Selection Process, the preferred strategic land releases within the Neighbourhood Area would be (Map 16):
- LPR146A: Land south of Sacheverell Way for around 200 dwellings to include the provision of a new healthcare centre and sports centre;
 - LPR134: Land south of Groby Road, Glenfield for around 450dw as part of a larger, cross-boundary development with the remainder being in Blaby District. Improved links between the development and Groby village via the A46 footbridge should be included.
- 10.11 Although the community does not want to see any loss of Green Wedge, such an approach would in large part preserve the Green Wedge between Groby and Anstey and between Groby and Ratby villages. The floodplain of the Rothley Brook would be retained as a Green Wedge between Groby village and Leicester/Glenfield. Developer contributions to the provision of improved sports and recreation facilities and a new healthcare centre should be sought from all developments.



Provisional Housing Allocation



Settlement Boundary



Neighbourhood Area





South of Sacheverell Way, Groby

- 10.12 Consultation on a further Regulation 18 draft Local Plan is expected to run from 17 October to 28 November 2025. The Draft Local Plan allocates a non-strategic major development site south of Sacheverell Way, Groby for up to 170 dwellings. The residential element of the scheme lies wholly with Groby Neighbourhood Area while an area of natural parkland with sustainable drainage system features and opportunities for biodiversity improvements lies just to the south, outside the Area.
- 10.13 Although allocated in the emerging Local Plan, the site lies within the Rothley Brook Meadow Green Wedge. Even though the site performed well in the Parish Council's housing site assessment the release of a Green Wedge site in the Groby Parish Neighbourhood Plan for development would not be compliant with the strategic policies of the current Local Plan. However, the Parish Council has therefore decided to provisionally allocate this land south of Sacheverell Way for housing development. The allocation will be confirmed, if it is retained in the emerging Local Plan.

Policy G19: Provisional Housing Allocation- Land south of Sacheverell Way, Groby
Some 10.74 hectares of land at south of Sacheverell Way, Groby, as defined on Map 17 and the Policies Maps, is provisionally allocated for housing development. Housing development will be supported subject to the following criteria:

1. The proposed development is identified as a housing allocation in the forthcoming Regulation 19 Pre-Submission Consultation version of the Hinckley and Bosworth Local Plan;
2. The development shall provide for approximately 170 dwellings with housing mix in accordance with Policy G21 and affordable housing in accordance with Policy G22;
3. Developer contributions to local infrastructure improvements in accordance with Policy G15. Land should be made available for a new Healthcare Centre within the site to be offset against developer contributions to healthcare provision;
4. The provision of a Transport Assessment concerning the operation of the A50, the A511, M1 J22 and the A46/A50;



5. The principal points of vehicular access will be from Sacheverell Way;
6. New pedestrian crossings on Sacheverell Way should be provided to enable new residents to access the Laundon Way Co-op, Jane Grey Primary School and Stamford Memorial Park safely;
7. Pedestrian and cycle connectivity should be significantly enhanced through the creation of a new network of routes within the development and the retention and improvement of the existing footpath route R116;
8. A landscaping scheme to provide for an improvement in biodiversity and include:
 - a) Multi-functional green corridors alongside Sacheverell Way and the A46;
 - b) The retention of existing hedgerows and trees along the site's boundaries; or replacement, using native hedgerow species, where loss is essential;
 - e) Using green infrastructure to reduce exposure to poor air and noise quality arising from the A46;
9. The site entrance gateways, feature squares, private drives, walls, and house building materials should respond to local quarrying precedents through the use of granite unless it is demonstrated to be not practicable or viable.

Local housing
needs are met

South of Jacqueline Road, Field Head

- 10.14 Consultation on proposed site allocations for inclusion in the emerging Hinckley and Bosworth Local Plan took place between 31 July and 27 September 2024. Strategic sites (of 500 dwellings or more) and non-strategic major sites (of 100 – 499 dwellings), were identified. The only site proposed for allocation in Groby Neighbourhood Area was for 130 dwellings on land south of Jacqueline Road, Field Head.
- 10.15 An outline planning application for the development of the site for up to 140 dwellings and associated infrastructure (Ref: 15/00889/OUT) was refused by Hinckley and Bosworth Borough Council on 21 March 2016 because it was outside the



settlement boundary for Markfield and Field Head, and due to landscape harm. In July 2025, Taylor Wimpey submitted an outline planning application for the erection of up to 135 dwellings (Ref: 25/00676/OUT).

- 10.16 Although Field Head is functionally part of the Markfield built-up area and benefits from the good range of services that are available in Markfield, the settlement forms part of the Groby Neighbourhood Area and the proposed housing allocation would contribute to meeting the Neighbourhood Plan's housing requirement. Therefore, the Parish Council considered the site South of Jacqueline Road, Field Head as part of its site assessment process. The site assessment concluded that the site was one of the most suitable sites available and, because it lies outside the Rothley Brook Meadow Green Wedge, it could be allocated for development in the Neighbourhood Plan.
- 10.17 So as not to prejudice the outcome of the consultation on the emerging Hinckley and Bosworth Local Plan, the Parish Council has decided to provisionally allocate the land south of Jacqueline Road, Field Head for housing development. The allocation will be confirmed, if it is retained in the forthcoming Local Plan. Policy G20 contains measures that mitigate landscape harm, address impact on the residential amenities of existing residents at Field Head and secure improvements to services and facilities that will benefit Field Head.

Policy G20: Provisional Housing Allocation- Land south of Jacqueline Road, Field Head
Some 5.3 hectares of land at south of Jacqueline Road, Field Head, as defined on Map 17 and the Policies Maps, is provisionally allocated for housing development. Housing development will be supported subject to the following criteria:

1. The proposed development is identified as a housing allocation in the forthcoming Regulation 19 Pre-Submission Consultation version of the Hinckley and Bosworth Local Plan;
2. The development shall provide for approximately 130 dwellings with housing mix in accordance with Policy G21 and affordable housing in accordance with Policy G22;
3. Developer contributions to local infrastructure improvements in accordance with Policy G15;
4. The provision of a Transport Assessment concerning the operation of the A50, the A511, M1 J22 and the A46/A50;



5. The principal point of vehicular access will be from a new priority T-junction on Ratby Lane;
6. New and/or improved pedestrian crossings on Ratby Lane/Launde Road should be provided to enable new residents to access Chitterman Way Neighbourhood Centre and Mercenfeld Primary School safely;
7. Pedestrian and cycle connectivity should be significantly enhanced through the creation of a new network of routes within the development and the retention and improvement of the existing Public Right of Way network. This shall include:
 - a) Provision of links to footpath route R21 together with improvements to the existing footpath between Leicester Road, west of Bradgate House, to Ratby Lane;
 - b) Off-site contributions to achieve a convenient, all weather pedestrian and cycle route from the site to South Charnwood School;
8. A landscaping scheme to provide for an improvement in biodiversity and include:
 - a) A multi-functional green corridor alongside the northern edge of footpath route R21;
 - b) The retention of existing hedgerows and trees; or replacement, using native hedgerow species, where loss is essential;
 - c) Woodland planting along the western boundary of the site to strengthen screening of the site from Ratby Lane;
 - d) The protection of the adjoining woodland to the south and east;
 - e) The provision of an over 18 and adult football 11-a-side pitch in accordance with The FA Guide to Pitch and Goalpost dimensions;
 - f) A children's play area;
 - g) Using green infrastructure to reduce exposure to poor air and noise quality arising from the A50;
 - h) A sustainable drainage system with suitable surface water and foul water drainage strategies devised in consultation with the relevant infrastructure bodies;
9. The on-site provision of a Community Centre (200 person capacity) with appropriate parking facilities;
10. The residential amenities of adjoining properties are protected;



11. The removal of overhead power lines;
12. The site entrance gateway, feature squares, private drives, walls, and house building materials should respond to local quarrying precedents through the use of granite unless it is demonstrated to be not practicable or viable.

Local housing
needs are met

Infill Housing Development

- 10.18 The Core Strategy supports infill development in Groby village, Field Head (as part of Markfield built-up area) and Bradgate Hill. To clarify where infill development would be acceptable, the Neighbourhood Plan defines settlement boundaries for Groby village, Field Head and Bradgate Hill (Map 17). A settlement boundary has also been defined for The Brantings. These replace the Settlement Boundaries defined by the Site Allocations and Development Management Policies DPD.
- 10.19 Outside the Settlement Boundaries, new build residential development will be considered using Policy G1 Countryside.

Policy G21: Infill Housing Development

Housing development proposals will be supported within the Groby, Field Head, Bradgate Hill and The Brantings Settlement Boundaries identified on Map 17 and the Policies Maps.

Local housing
needs are met



Meeting Local Housing Needs

- 10.20 In planning for new homes, there should be a mix of housing to meet the needs of people living locally. In 2022, the local planning authorities across Leicester and Leicestershire, and the Leicester and Leicestershire Enterprise Partnership, commissioned a [Housing and Economic Needs Assessment](#) (HENA) to inform the preparation of local plans across the sub-region.
- 10.21 Having regard to demographic changes and how households of different ages occupy homes, together with adjustments to address overcrowding, the HENA identifies the mix of homes needed in different tenures. The analysis linked to long-term demographic change concludes that the following represents an appropriate mix of affordable and market homes in the Borough:

	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Market Housing	5%	35%	45%	15%
Affordable Home ownership	20%	40%	30%	10%
Affordable housing (rented)	30%	40%	25%	5%

- 10.22 Within this context, new housing also needs to reflect local characteristics. In 2023, Groby Parish Council commissioned AECOM to undertake a Housing Needs Assessment as part of a Locality led, Government-funded neighbourhood planning support programme. On the type and size of housing, the Groby Neighbourhood Plan Housing Needs Assessment concluded:
- Groby parish has a much higher proportion of detached dwellings (57.3%) compared to Hinckley & Bosworth (37.8%) and England (22.9%), a smaller proportion of semi-detached dwellings (31.5%) compared to Hinckley and Bosworth (37.7%) and a smaller proportion of terraced houses and flats (9.3% and 1.8%) compared to Hinckley & Bosworth (15.7% and 8.4%) and England (23.0% and 22.2%). The small proportion of flats may cause affordability issues for those seeking small properties.



- Groby parish has a smaller proportion of 1-bedroom properties (2.7%) compared to Hinckley and Bosworth (6.0%) and England (11.6%). The proportion of 2-bedroom properties in Groby parish is slightly lower (23.1%) than Hinckley and Bosworth (25.9%), which in turn is slightly lower than the England average (27.3%). The proportion of 3-bedroom properties is approximately the same across all three areas, whilst Groby parish has a higher proportion of 4+ bedroom dwellings (31.9%) compared to Hinckley and Bosworth (24.4%) and England (21.2%).
- Data estimates show an ageing population in Groby parish. It is estimated that there have been large increases in the 65-84 and 85 and over categories between 2011 and 2020, whilst there has been a 28.9% decrease in the 16-24 age group. This could suggest affordability issues in the Neighbourhood Area, forcing younger people to move away from the area.
- Under-occupancy is high in Groby parish, with 86% of households living in a home with at least one extra bedroom. Under-occupancy is particularly high in families aged 65+, families under 65 with no children and single persons 65+, at 98.1%, 98.0% and 94.2% respectively. This may suggest that the larger housing isn't being occupied by households with the most family members, but by the people with the most wealth or by older people who have not chosen or able to move to smaller properties. There is some over-occupancy in the Neighbourhood Area with 2.5% of families under 65 with dependent children over-occupying their homes.
- Population growth can be expected to be driven by the oldest households, with an 86.0% increase expected in the 65 and over category. This increase is much higher than the next largest increase of 30.0% for the 25 to 34 age group. The age group expecting to see the smallest increase is 55 to 64, at 14.0%.

10.23 To reach the suggested housing mix, priority should be given to 1, 2 and 3-bedroom dwellings. In particular, 3-bedroom dwellings should account for approximately 51.6% of new properties, followed by 34.4% of new properties having 2 bedrooms and 14.0% having 1 bedroom. This suggested dwelling size mix would allow for the elderly to downsize and new families to purchase their first properties. This indicative mix supported by the 2022 Community Survey which indicates the preference for 2-bedroom properties, followed by 3-bedroom properties.



Policy G22: Housing Mix

On developments of five or more dwellings, market housing should broadly reflect the following mix:

1 or 2 bedroom	48%
3-bedroom	52%
4+bedroom	0%

Variations to this housing mix will only be acceptable if justified by:

1. More recent evidence of housing need;
2. The characteristics of the site or adjoining properties; or
3. A need to provide a greater variety of housing on sites of 100 dwellings or more.

Local housing
needs are met

Affordable Housing

10.24 Affordable housing is defined in the National Planning Policy Framework. Affordable housing is 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). Affordable housing can include affordable housing for rent, starter homes, discounted market sales housing and other affordable routes to home ownership.

10.25 The HENA identifies the need for 498 affordable housing dwellings each year in Hinckley and Bosworth as a whole, of which 321 should be affordable rented homes and 177 should be affordable home ownership dwellings.



- 10.26 Based on its share (6.5%), Groby parish's affordable housing requirement would be 33 homes per annum or 583 homes over the period 2023-2041. The Community Survey shows that 89 people have had to leave the parish because of a lack of affordable, suitable housing.
- 10.27 On large private-sector developments, the Hinckley and Bosworth Local Plan requires 40% of dwellings to be affordable. As the Neighbourhood Plan does not allocate housing sites, the affordable housing requirement for Groby parish will not be met unless strategic housing land releases are made. Even then, there is likely to be a shortfall in affordable housing provision which will require other options for delivering affordable housing to be explored.

Policy G23: Affordable Housing

For developments of 10 or more homes, or if the site has an area of 0.5 hectares or more, the minimum affordable housing provision is 40%. This may be negotiated on a site by site basis taking into account identified local need, existing provision, characteristics of the site and viability. All affordable housing will be subject to conditions, or a planning obligation will be sought, to ensure that when homes are allocated or sold, priority is given to people with a local connection to Groby Parish (i.e. including living, working or with close family ties in the Parish).

Local housing
needs are met



11 Business and Employment

Economic Activity

- 11.1 The 2021 Census shows that of the 6,003 parish residents aged 16 and over, 61% were economically active. Of those aged 16 years and over in employment, 70% were in full-time employment and 30% were in part-time jobs.
- 11.2 Historically, agriculture and quarrying provided the bulk of local employment and it remains part of village life and the local economy. However, by 2021 (Census) only 2% of the parish's workers were employed in agriculture, energy or water industries.

Business

- 11.3 Groby Neighbourhood Area is home to a range of businesses including:
- Druck
 - Midlands Distribution Centre: Westermans International Ltd, Keltruck Ltd and Quinto Cranes Ltd;
 - Fir Tree Lane Business Units
 - Various premises in Groby village including shops and offices;
 - Various rural businesses including farms and a fishery.

Employment Land

Key Employment Sites

- 11.4 The main business location is at Fir Tree Lane Industrial Estate, which comprises the Druck complex and three blocks of small business units off Fir Tree Lane.
- 11.5 Druck designs and manufactures pressure sensors, test and calibration equipment at its 3.2 hectare site at the end of Fir Tree Lane. Formerly, GE Sensing and Inspection Technologies, the site is situated within an industrial estate constructed on the site of an old quarry near Groby village centre. The company is an important local employer, with around 2,000



people working across the site. The site is fully occupied with limited room for expansion, especially as there are existing residential properties neighbouring.

- 11.6 The three blocks of around 20 small business units are located off Fir Tree Lane. The two-storey units are fully occupied with a range of local businesses. A fourth block faces Ratby Road and accommodates a convenience store, physiotherapist and a bookmaker on the edge of the Village Centre.
- 11.7 Keltruck Scania provides truck parts and repairs in a unit at the 1.3 hectare Midlands Distribution Centre off the A50. The site also accommodates Westermans International a welding supply shop and Quinto Cranes Ltd. In December 2023, full planning permission (Ref: 20/01284/FUL) was granted for the replacement and refurbishment of the site to provide employment uses for the existing users/tenants of the site. Development has commenced.
- 11.8 Hinckley and Bosworth Borough Council's 2020 Employment Land and Premises Review identifies both the Fir Tree Lane Industrial Estate and Midlands Distribution Centre as key flagship employment sites for retention. 91% of respondents to the 2022 Community Survey supported the retention of these two key sites for employment uses.

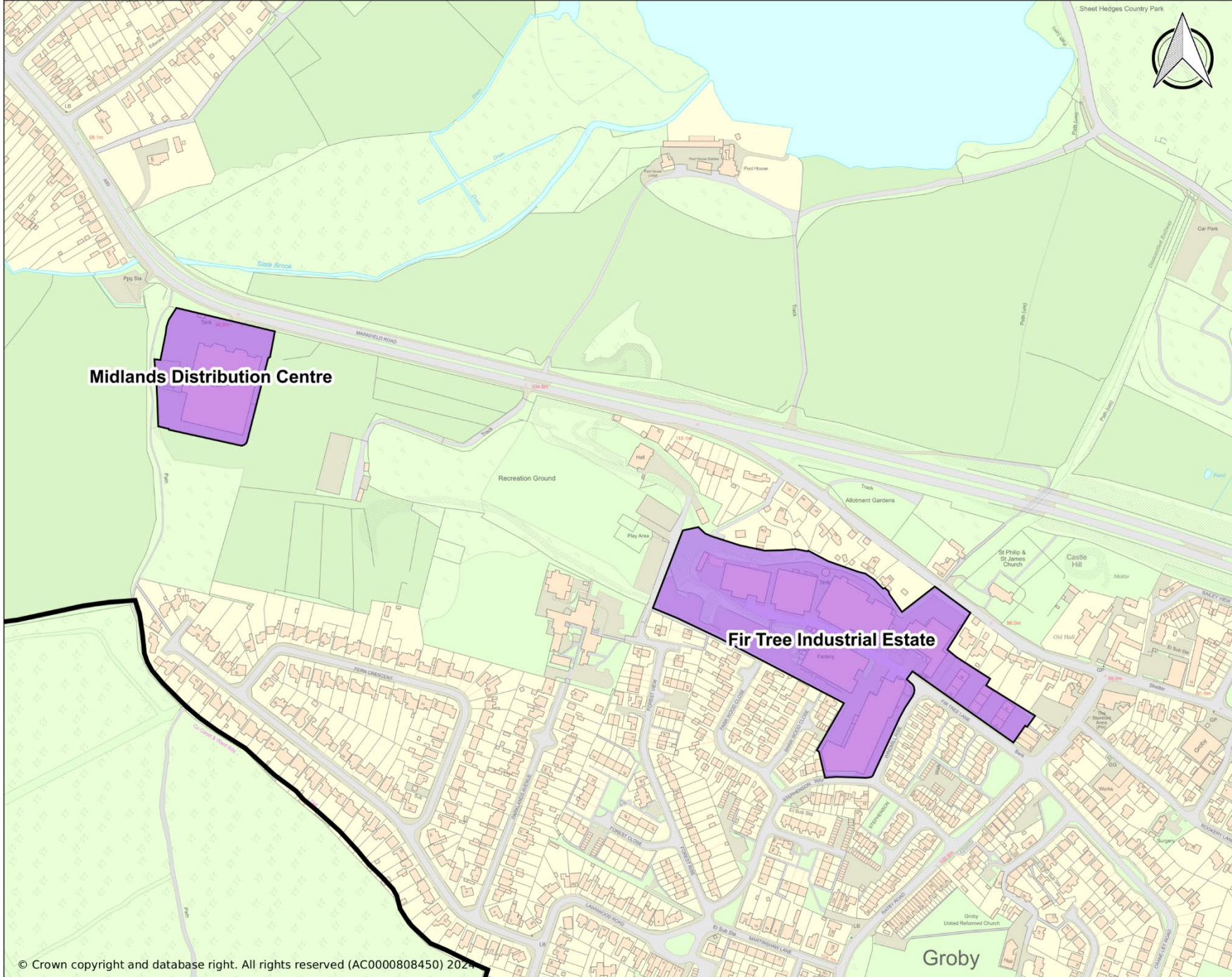
Policy G24: Key Employment Sites

Fir Tree Lane Industrial Estate and Midlands Distribution Centre, as defined on Map 18 and the Policies Maps, will be retained for class B uses⁷. Non-B class uses development will only be supported if it:

1. Is for small-scale uses providing services to support the businesses on the Fir Tree Lane Industrial Estate or Midlands Distribution Centre; or
2. Would not result in any significant loss in employment;
3. Would, where possible, enhance the quality and attractiveness of the Industrial Estate; and
4. Would not, alone or cumulatively, result in either site ceasing to be predominantly in B class use.

Improved local
employment
opportunities

⁷ Use Class B of the Use Classes Order 1987 (as amended) are generally business that serve people either as factories or storage etc.



Key Employment Sites



Neighbourhood Area





Employment Land Requirement

- 11.9 The Leicester and Leicestershire Housing & Economic Needs Assessment (HENA) recommends that future planning for industrial and warehouse stock is based on projections of past development trends (gross completions), which assumes that some older stock will continue to be lost and need to be replaced. The employment land need for Hinckley and Bosworth Borough for the period 2021 to 2036 is 57.6 hectares of which 4.2 hectares is for offices (including research and development) and 53.4 hectares for class B uses (excluding strategic B8). This need has already been met but it is important that further employment proposals are given opportunity to flourish to encourage sustainable economic growth in the Borough.
- 11.10 Groby Neighbourhood Area's location near the A46 and the A50 makes it an attractive location for class B uses and strategic warehousing (B8) development. Several sites in the Neighbourhood Area have been put forward in response to the Hinckley and Bosworth Borough Council's 'Call for Sites'. Indeed, early in 2023, IM Properties consulted on plans for a 57 hectare employment park north of the A50 in the Rothley Brook Meadow Green Wedge. This proposal is not supported by Groby Parish Council.
- 11.11 The IM Properties proposal is not being taken forward in the new Local Plan. However, the Draft Local Plan does identify an area for future employment development north of Glenfield in Groby Neighbourhood Area. The 10.64 hectare site lies on the Leicester City side of the A46 and forms part of a larger parcel of land which extends into Blaby district. Access to the parcel is dependent on the land within Blaby district and could only be achieved if a new Blaby Local Plan also allocates the site. The site lies within the Rothley Brook Meadow Green Wedge.

Business Conversion of Rural Buildings

- 11.12 A significant number of businesses are already located on the area's farms, including caravan storage.
- 11.13 The General Permitted Development (England) Order 2015 already allows for change of use from an agricultural building (and land within its curtilage) to 'flexible commercial use' under certain circumstances. The rules mean that not all rural buildings benefit from these permitted development rights so Policy G25 allows further change through the conversion of existing rural buildings. However, the proposed uses must be appropriate in scale, form, impact, character and siting to their location in the countryside.



Policy G25: Business Conversion of Rural Buildings

The re-use, adaptation or extension of rural buildings for business use will be supported where:

1. Any enlargement is proportionate to the size, scale, mass and footprint of the original building;
2. The development would not have a detrimental effect on the fabric, character and setting of historic buildings;
3. The development respects local building styles and materials;
4. The building is surveyed for protected species and mitigation measures are approved where necessary;
5. The proposed development would not generate traffic of a type or amount harmful to local rural roads, or require improvements which would detrimentally affect the character of such roads or the area generally; and
6. The proposed development would not materially harm the character of the surrounding rural area.

Improved local
employment
opportunities

Minerals

- 11.14 Quarries are an important feature of the local landscape and have been a important source of local employment. Groby's quarries are now inactive.

Groby Quarry

- 11.15 Groby Quarry is situated between the settlements of Groby and Newtown Linford near Groby Pool. Quarrying at Groby Quarry dates to the 1800s with stone extraction taking place up to the mid-1990s when the quarry operation was mothballed. Significant permitted mineral reserves remain to be worked, however the operator does not currently plan to re-commence quarrying operations in the short term.



- 11.16 Access to the quarry is obtained via an established site entrance off Newtown Linford Lane which links to the A50 dual carriageway to the south.
- 11.17 Current activities at Groby Quarry comprise an asphalt plant, an inert waste recycling operation which includes the recycling and reuse of road planings, and a concrete batching plant which produces ready mixed concrete. These are located outside of the Neighbourhood Area.

Safeguarding Mineral Resources

- 11.18 Mineral resources of local and national importance should not be needlessly sterilised by non-mineral development. Leicestershire County Council is responsible for minerals planning in Leicestershire and its [Minerals and Waste Local Plan](#) was adopted in September 2019.
- 11.19 Minerals Consultation Areas (MCA) covering the resources within [Mineral Safeguarding Areas](#) have been defined. The MCA also covers the safeguarding of mineral sites and associated infrastructure. Much of the land to the north of the A50 in Groby Neighbourhood Area is in Safeguarding Area of national importance for igneous rock excavation. This has been considered in the allocation of potential housing sites and Leicestershire County Council has been consulted.

Working from Home

- 11.20 Many of the area's businesses are home-based. The coronavirus pandemic is likely to cause a permanent shift to homeworking. The 2021 Census shows that 31.8% of residents in employment worked mainly at or from home.
- 11.21 Planning permission is not normally required to home work or to run a business from home, if a house remains a private residence first and business second. With a growing proportion of residents working from home, our Plan responds positively to enable homeworking to grow. Our survey showed that 92% of respondents supported home working.



Policy G26: Working from Home

Development that enables home working will be supported if the development:

1. Is in keeping with the scale, form and character of its surroundings;
2. Does not significantly adversely affect the amenities of residents in the area; and
3. Has safe and suitable access to the site for all people.

Improved local
employment
opportunities



Appendix 1: Non-planning Issues

The process of preparing the Groby Parish Neighbourhood Plan has highlighted non-planning issues or the need for community projects. They do not form part of the statutory Neighbourhood Plan, so are not subject to independent examination nor referendum.

Footpaths, Cycleways and Bridleways

1. Recommend to Groby Parish Council to establish a 'Tracks and Rights of Way Champion' with a brief to 'Champion tracks and rights of way within the Parish; liaise with other local and public authorities; support implementation of the GNP recommendations; support community action volunteers; report progress to the Parish Council.
2. Develop Maintenance regime for selected footpaths and cycleways within the Parish.
3. Identify first tranche of footpaths and cycleways for improvement.
4. Improve off road access to Groby Pool from village to be wheelchair friendly.
5. Develop range of graded and accessible local leisure walks to include Groby to:- Ratby, Glenfield, Field Head and Anstey taking in local beauty spots such as Groby Pool, Martinshaw Woods and other seasonal bluebell displays.
6. Establish policy for volunteer groups to assist in maintenance of appropriate tracks.
7. Improve southern end of mineral line to connect with Roman Way and clarify access to include cyclists.
8. Secure access to Bradgate Stables.
9. Clarify ownership and improve old Mineral Line access between Markfield Road at west side of St Phillip and St James Church and the Groby Pool car park.
10. Improve verge between Groby Pool and road to improve accessibility of the local beauty spot.
11. Secure public access to tracks from Groby Pool to Field Head through quarry to improve links within the Parish.
12. Improve paths from north side of Groby Pool to Newtown Linford.
13. Secure safe crossing of A50 between Groby village and Anstey Lane.




NHS Dentistry

50% of respondents to our 2022 Community Survey wanted to see an NHS dental surgery in Groby. However, nationally access to NHS dentistry has been a problem ever since the health service was created. Free treatment ended in 1951, just three years after the NHS was formed, because it was deemed unaffordable. Ever since, a subsidised system - where some patients pay towards the cost - has been in place. Alongside this, a strong private market has developed. An estimated one in seven adults relies on it. It leaves dentists with a real choice about how much NHS work they do. Over recent years NHS access has been getting harder. The current NHS contract in England and Wales, which dates back to 2006, is unpopular with dentists, who feel unrewarded for the work they do. Austerity also squeezed budgets and then the coronavirus pandemic hit, creating a backlog of patients with worsening oral health. This combination of factors appears to have prompted more dentists to walk away.



Appendix 2: Locally Important Views


The following views have been identified as important in defining the character of the Neighbourhood Area. The views highlight the open countryside and extensive vistas enjoyed across the Neighbourhood Area.

No.	View	Description	Photograph
1	View towards Bradgate Memorial from Stamford Memorial Park	<p>The view is from the memorial stone in Stamford Memorial Park and looks over Marina Park, Groby village rooftops, the woods around Groby quarries, and open fields towards Sheet Hedges Wood and Bradgate Memorial.</p> <p>The panoramic rural view is an important aid to reflection for those visitors contemplating the memorial stone which commemorates five young men who died in a road accident on a Christmas outing in 1998. The view also maintains the visual connection between the most famous seat of the Earl of Stamford and Groby that formed a prominent part of his estate. In modern times, the view binds Groby to Charnwood Forest</p>	



No.	View	Description	Photograph
2	View of Groby Pool and Groby village from public access point	<p>The view is from the public area at Groby Pool (Groby Pool and Wood SSSI) on Newtown Linford Lane and looks over Groby Pool with Groby Village visible through the trees.</p> <p>The benefits of 'blue space' have only begun to be analysed but science is consistent that being by water is good for body and mind.</p> <p>Groby Pool is well-visited and has been by generations of the Groby community whose efforts continue to improve pedestrian links from the village to the pool.</p>	
3	View towards Bradgate Memorial from Pymm Ley Lane (junction with Sycamore Drive)	<p>The view is from Pymm Ley Lane junction with Sycamore Drive looking north over Groby village rooftops and the woods around Groby quarries towards Sheet Hedges Wood and Bradgate Memorial.</p> <p>The view is important as it accentuates the woodland setting of the Parish and binds Groby as part of the Charnwood Forest. The view also maintains the visual connection between the most famous seat of the Earl of Stamford and Groby that formed a prominent part of his estate.</p>	



No.	View	Description	Photograph
4	View of Groby Granite Railway from entrance to Cowpen Spinney	The view is looking north along the route of the former Groby Granite Railway surveyed and built by George Stephenson in 1832 for the Earl of Stamford. This is the route of one of the oldest railways in the world and is now a very useful and popular footpath where residents and visitors can now walk in the footsteps of history along a tranquil green corridor.	 A photograph showing a gravel path or footpath running through a wooded area. The path is flanked by trees and bushes, and the scene is captured in bright daylight with long shadows cast across the path.



No.	View	Description	Photograph
5	View towards County Hall from Ratby Road	<p>The view is looking east towards County Hall over the Ratby Road Allotments (that celebrated their centenary in 2025) and Groby village rooftops providing perspective for Groby’s location in the wider landscape. In the foreground is an amenity area that includes the route of the former Groby Granite Railway surveyed and built by George Stephenson in 1832 for the Earl of Stamford. This is the route of one of the oldest railways in the world and is now an area where residents and visitors can walk in the footsteps of history along a tranquil green corridor.</p>	A photograph showing a wide, grassy green corridor. In the foreground, there are bare tree branches framing the top and right sides of the image. The middle ground shows a line of trees and a building (County Hall) in the distance under a clear blue sky.



No.	View	Description	Photograph
6	View of St Philip and St James Church from Rookery Lane	The view is from Rookery Lane looking north west to the parish church set in the midst of foliage. In the foreground is the Grade II listed building with a thatched roof, the Blacksmith's Cottage. This view also features in the Hinckley and Bosworth Borough Council Conservation Area Appraisal of November 2010.	
7	View of the former Butchers Shop from Ratby Road	The view is from outside the former Groby Co-operative building on Ratby Road and is centred on the former Butchers Shop landmark that provides an excellent visual stop when approaching from Ratby Road. Other significant buildings visible in this heart of the village are 2-4 Ratby Road and the Grade II listed building, the Earl of Stamford Arms (formerly a farm building).	



No.	View	Description	Photograph
8	View of Chapel Hill from Chapel Hill	The view is from close to the former Framesmith's cottage and workshop looking south up the hill. The carriageway and footpaths have been re-surfaced with granite setts and heritage streetlights have been installed. This view also features in the Hinckley and Bosworth Borough Council Conservation Area Appraisal of November 2010.	 A photograph showing a narrow street paved with cobblestones, flanked by white buildings. A black streetlight is visible on the right side of the street.
9	View of Groby village from public footpath J73	The view is from the popular public footpath J73 (that forms part of a pleasant circular route to and from Newtown Linford) at the top of the hill near Sheet Hedges Wood and looks south over open fields towards the fishing lakes and the woods around Groby quarries with Groby village rooftops visible through the trees.	 A photograph showing a dirt path leading through a grassy field towards a line of trees in the distance. The sky is overcast.



Appendix 3: Local Wildlife Sites

Notified Sites

- 11027 Carter's Rough
- 11033 Lawn Wood and Old Wood
- 33857 Groby Nature Area and Gun Club
- 58991 Toothills, Martinshaw Wood
- 80041 Home Farm, Groby
- 90451 Groby, Rothley Brook tributary
- 90669 Groby, Anstey Lane hedge (south)
- 90670 Groby, Laurel Farm grassland and SW hedge
- 90671 Groby/Glenfield Parish boundary hedge
- 90681 Markfield/Groby, Ratby Lane and Green Lane hedgerows
- 90701 The Brant Inn Oak
- 90704 Land off Markfield Rd Groby
- 91115 Bradgate House, Groby

Historic Sites

- 11028 Groby Farm
- 11029 Semi-improved grassland
- 11030 Dismantled railway line
- 11031 Sacheverell Way verge
- 11032 Semi-improved grassland
- 11034 Groby, quarry woodland SW of Leicester Rd
- 11035 Alder Spinney and Groby Slate Works and Brook

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- 11036 Groby, Home Farm disused slate quarry
- 11037 Shepherd's Hill Plantation
- 11038 Groby Farm Track ford and lake
- 11039 Grassland - neutral
- 11040 Hedgerow
- 11198 Markfield Lane Roadside Verge



Appendix 4: Local Green Spaces

Summary of Reasons for Designation

Local Green Space		Holds a particular local significance, for example because of its beauty	Holds a particular local significance for example because of its historic significance	Holds a particular local significance, for example because of its recreational value	Holds a particular local significance, for example because of its tranquility	Holds a particular local significance, for example because of the richness of its wildlife	Holds a particular local significance, for any other reason
1	Beacon Field			✓		✓	
2	Branting Hill Amenity Green Space		✓	✓		✓	
3	Cowpen Spinney			✓		✓	
4	Flaxfield Amenity Green Space			✓		✓	
5	Groby Meadow			✓		✓	
6	Groby Granite Railway North		✓	✓		✓	
7	Groby Granite Railway South		✓	✓		✓	
8	Dowry Furlong		✓	✓		✓	
9	Highfield Amenity Green Space			✓		✓	
10	Land at Ratby Lane and Launde Road					✓	
11	Laundon Way Amenity Green Space			✓			
12	Marina Park		✓	✓		✓	
13	Orchard Close Allotments		✓	✓	✓	✓	
14	Quarry Park		✓	✓		✓	



Local Green Space		Holds a particular local significance, for example because of its beauty	Holds a particular local significance for example because of its historic significance	Holds a particular local significance, for example because of its recreational value	Holds a particular local significance, for example because of its tranquility	Holds a particular local significance, for example because of the richness of its wildlife	Holds a particular local significance, for any other reason
15	Queen Elizabeth II XC Park		✓	✓		✓	
16	Ratby Road Allotments			✓		✓	
17	Ratby Road Copse			✓			
18	Stamford Memorial Park		✓	✓		✓	
19	St Philip and St James Churchyard		✓		✓		
20	Martinshaw Wood			✓	✓	✓	
21	Greys Drive Amenity Green Space			✓			
22	Bluebell Drive Amenity Green Space						
23	Land at Leicester Road and Bluebell Drive						
24	Foxglove Drive Amenity Green Space						
25	Land at Link Rise and Ratby Lane					✓	



Appendix 5: Known non-designated archaeological sites

Leicestershire & Rutland Historic Environment Record for Groby Parish.

ID	Name
<u>MLE2754</u>	Early extent of Groby Park
<u>MLE2755</u>	Stewards Hay, Groby
<u>MLE2756</u>	Bradgate House, Groby
<u>MLE2758</u>	Groby Castle
<u>MLE2762</u>	Medieval chapel, Groby Castle & Old Hall
<u>MLE2763</u>	Fishponds north of Groby Castle
<u>MLE2765</u>	Possible Bronze Age barrow north of Lady Hay Wood, Groby
<u>MLE2767</u>	Undated enclosure north of Lawn Wood, Groby
<u>MLE2768</u>	Cropmarks southeast of Grey Lodge, Groby
<u>MLE2770</u>	Roman site, southeast of Sheet Hedges Wood, Groby
<u>MLE2773</u>	Possible windmill site, Windmill Hill & Windmill Lawn, Groby
<u>MLE2774</u>	Windmill east of Cowpen Spinney, Groby
<u>MLE2775</u>	Mesolithic flint scatter, Well Close, Groby
<u>MLE2776</u>	Possible medieval enclosure, Lady Hay Wood, Groby
<u>MLE2777</u>	Medieval watermill site north of Groby Pool
<u>MLE2778</u>	Post-medieval watermill east of Groby Pool
<u>MLE2779</u>	Later extent of Groby Park, Groby
<u>MLE2780</u>	Medieval quarry, Groby Park

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<u>MLE2781</u>	Post-medieval slate quarry, Groby Park
<u>MLE2782</u>	Medieval dam northeast of the Reservoir/possibly Nere Mulnepol, Groby
<u>MLE2783</u>	Medieval fishpond northeast of the Reservoir/possibly Nere Mulnepol, Groby
<u>MLE2784</u>	Medieval watermill site, northeast of the Reservoir/possibly Nere Mulnepol, Groby
<u>MLE2785</u>	Wood bank at Lawn Wood, north edge, Groby
<u>MLE4345</u>	'Via Devana' Roman road
<u>MLE5991</u>	Historic settlement core of Groby
<u>MLE6554</u>	Possible Roman site, Blacklands Field, Groby
<u>MLE7931</u>	Roman pottery from 35 Crane Ley Road, Groby
<u>MLE16059</u>	Geophysical anomalies, Stone Lodge, Groby
<u>MLE16161</u>	Groby Mineral Railway
<u>MLE17070</u>	Fishponds at Newtown Linford Lane, Groby
<u>MLE17071</u>	Medieval remains at Newtown Linford Lane, Groby
<u>MLE17529</u>	Enclosure earthworks north of Groby Castle
<u>MLE17581</u>	Medieval floor east of the church, Groby
<u>MLE17582</u>	Medieval wall east of the church, Groby
<u>MLE18726</u>	Manorial complex, Groby Old Hall
<u>MLE19072</u>	Possible Roman slate quarry, Home Farm, Groby
<u>MLE19073</u>	Post-medieval slate quarry, Home Farm, Groby
<u>MLE19074</u>	Groby Pool
<u>MLE19828</u>	Possible Iron Age/Roman enclosures, southeast of Sheet Hedges Wood, Groby
<u>MLE20104</u>	Sub-rectangular cut feature at Groby Old Hall, Groby
<u>MLE20653</u>	Turnpike Road, Leicester to Ashby-de-la-Zouch
<u>MLE21634</u>	Bradgate Quarries, Old Wood, Groby
<u>MLE22303</u>	Parish boundary south of Markfield Lane, Groby
<u>MLE22304</u>	Undated earthworks at Carter's Rough, Groby
<u>MLE22305</u>	Possible old quarries, Lawn Wood, Groby

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<u>MLE22306</u>	C20th quarrying, Lawn Wood, Groby
<u>MLE22307</u>	Groby Quarries, Newtown Linford Lane, Groby, Newtown Linford
<u>MLE22308</u>	Medieval ridge and furrow south of the car park, Newtown Linford Lane, Groby
<u>MLE22886</u>	C19th/C20th duck decoy, Groby Pool
<u>MLE24279</u>	Roman site east of Groby Quarries, Groby
<u>MLE24881</u>	Old Groby Quarry, Groby
<u>MLE26218</u>	Site of Wesleyan Methodist/Independent Chapel, Chapel Hill, Groby
<u>MLE27225</u>	Possible Iron Age/Roman enclosures and pits, east of Groby Quarries
<u>MLE27226</u>	Possible Iron Age circular enclosure, north of Markfield Road, Groby

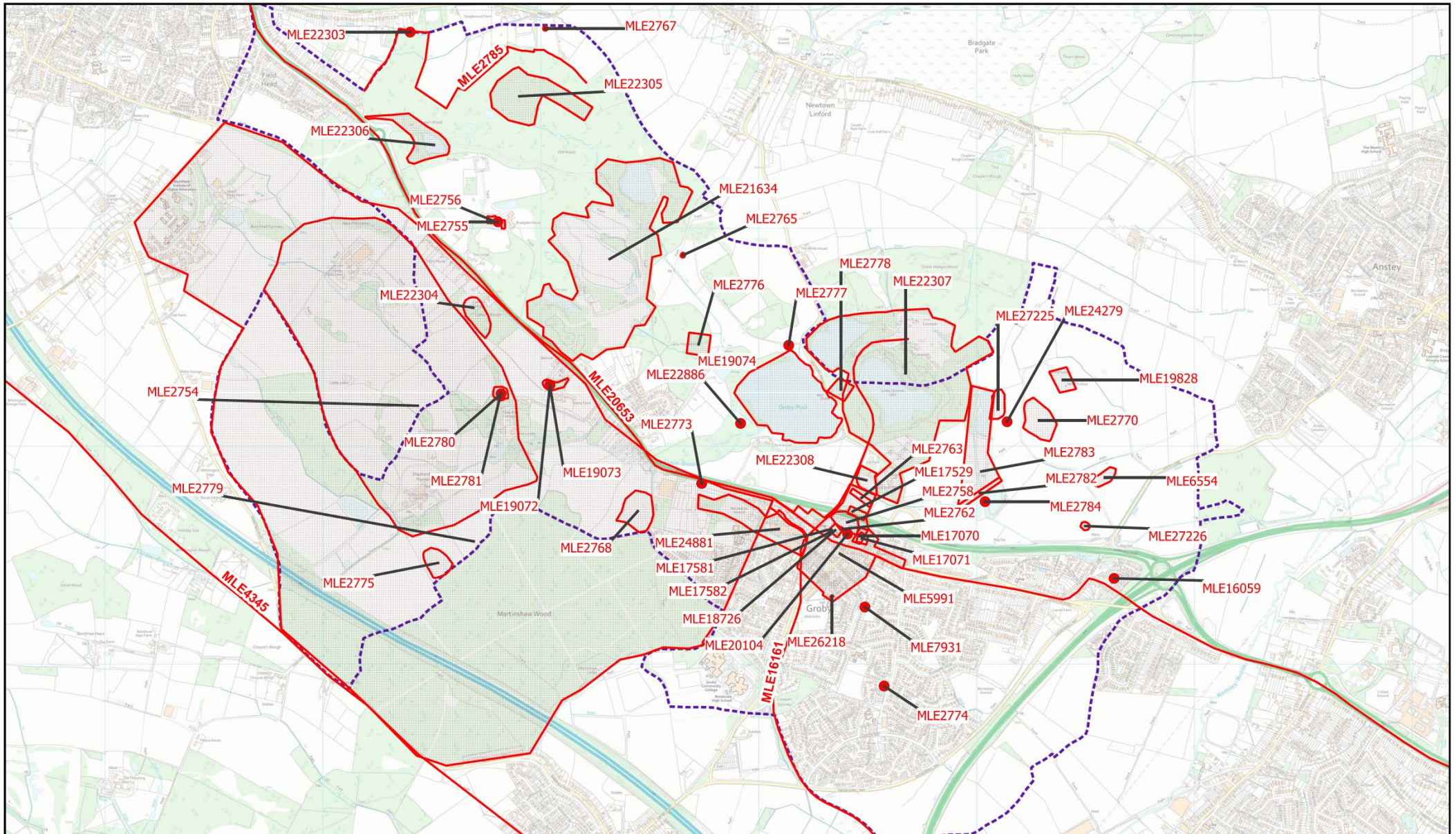
Groby parish - known archaeological sites (not findspots)



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Compiled by Helen Wells on 24/04/2023

1:24000





Appendix 6: Medieval Ridge and Furrow Earthworks

Ridge and furrow earthworks, the corrugated fields produced by medieval cultivation that were once a familiar sight across many parts of England, are now a rare archaeological resource and becoming more so as each year passes. The vestiges of ridge and furrow we see today are the shadows of the past – the scant remains of extensive and contiguous systems of cultivation that once covered most of the Eastern Midlands and existed in a less developed form across many other parts of the country.

During the 1990s the Monuments Protection Programme investigated survival and loss of medieval and post-medieval agricultural earthworks in the English Midlands. The region was identified as preserving the best surviving examples in Europe. The work was published as 'Turning the Plough' (Hall 2001), and identified 40 parishes where the most significant earthworks were located. In 2011 it was decided to update records of what survives in the 40 parishes. English Heritage took new oblique photographs, allowing the condition of ridge and furrow to be mapped and recorded in detail. A perhaps smaller than expected amount (12%) of the ridge and furrow that survived in 1999 had been lost or badly damaged by early 2012, but proposed reforms to the Common Agricultural Policy, amongst other issues, has resulted in a period of renewed pressure on long term pasture.

The following map is an extract of the Turning the Plough Survey for Groby Parish. It represents the best information available at the time but is only an indication of likely ridge and furrow earthworks. The map should be used to inform planning applications and the need for further assessment and evaluation.

"Turning the Plough" ridge and furrow survey c.2000 AD

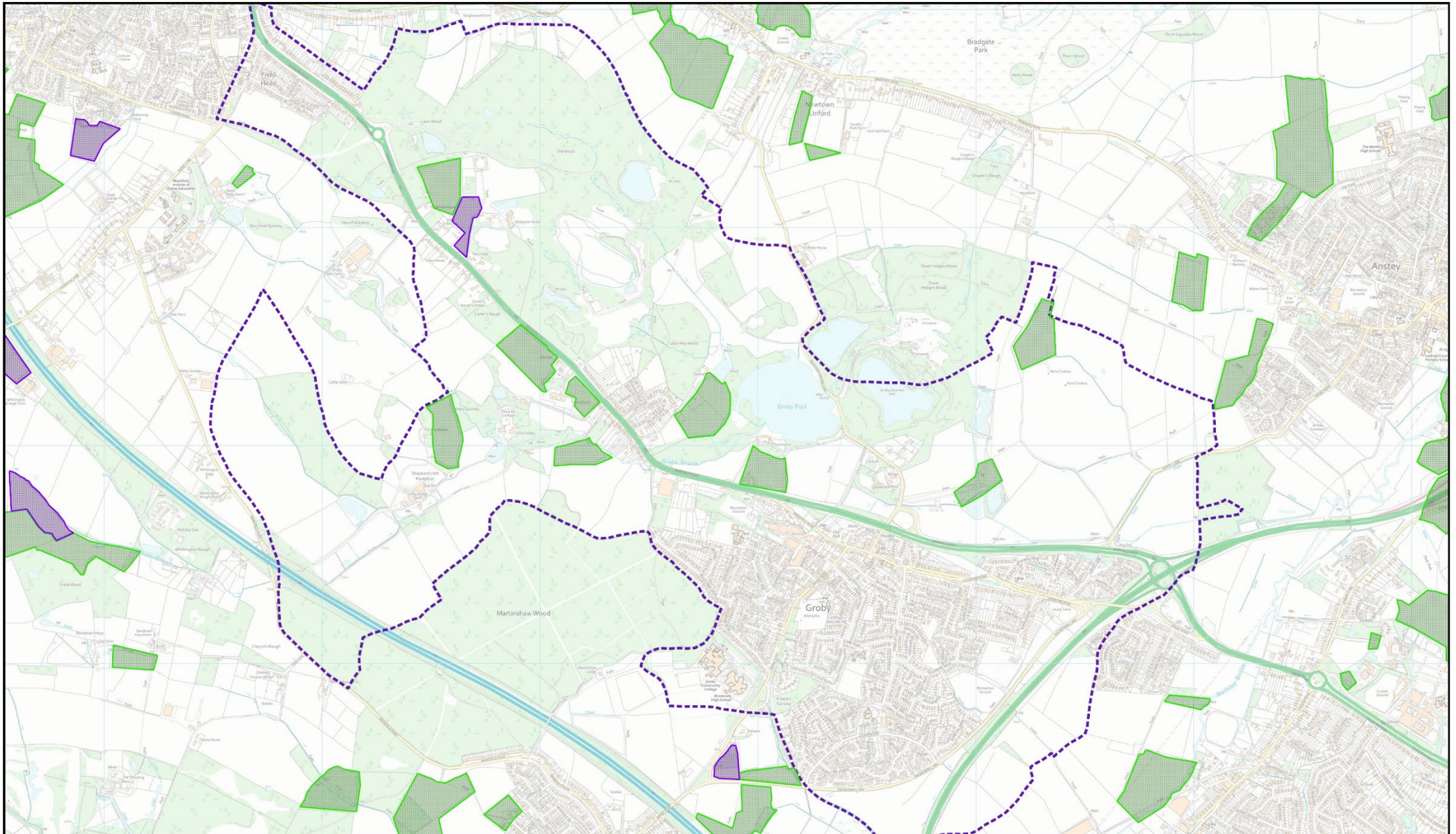
Green=certain, purple=probable

Compiled by Helen Wells on 24/04/2023

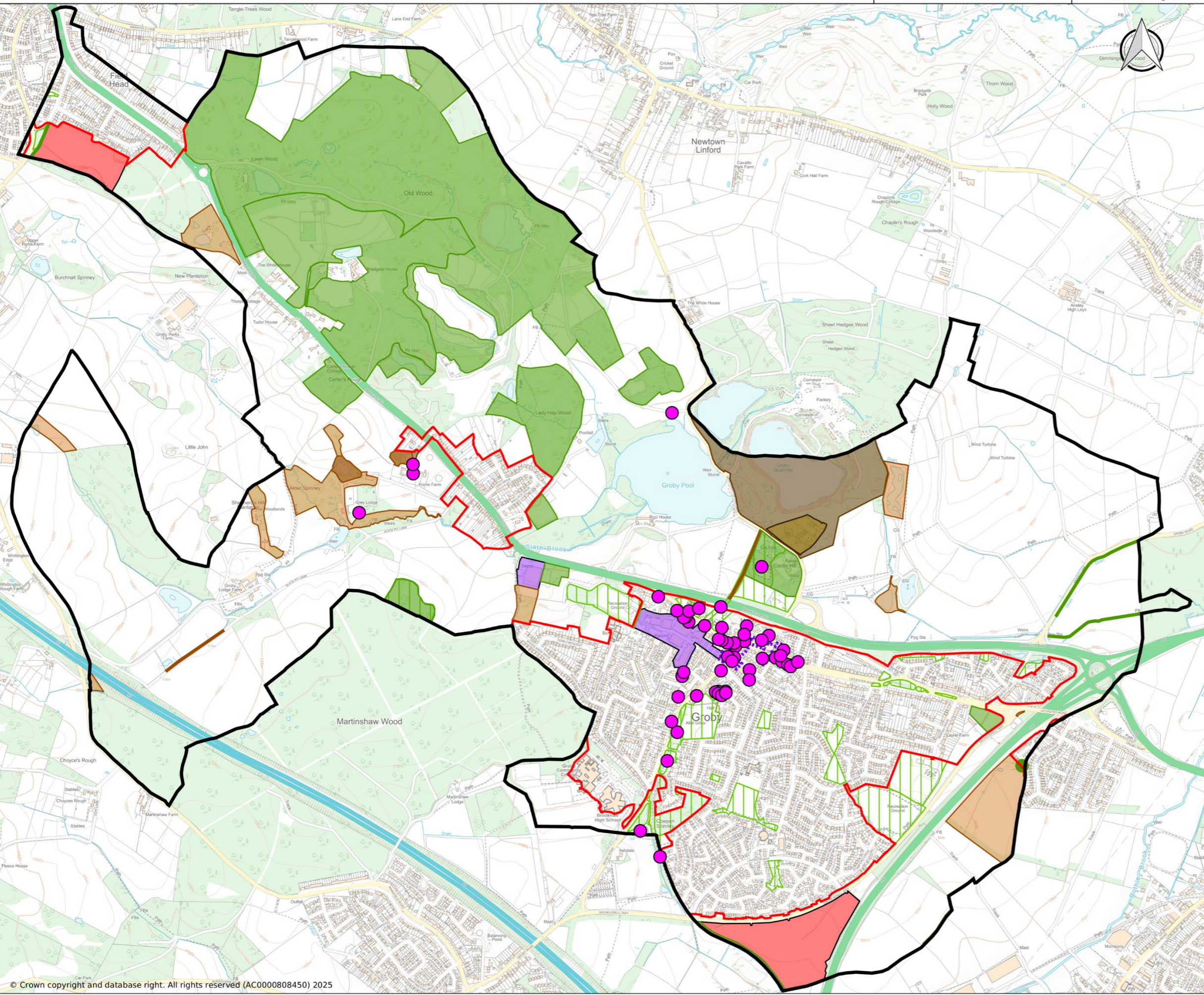
1:24000



Historic & Natural Environment Team
Leicestershire County Council
Room 200, County Hall
Glenfield
Leicester LE3 8RA



Neighbourhood Area



Provisional Housing Allocation



The Klondyke



Key Employment Sites



Local Green Space



Village Centre



Regionally Important Geological and Geomorphological Site



Historic Local Wildlife Site (hedgerow, watercourse etc)



Historic Local Wildlife Site



Local Wildlife Site (hedgerow, watercourse etc)



Local Wildlife Site (pond, tree etc)



Local Wildlife Site



Settlement Boundary

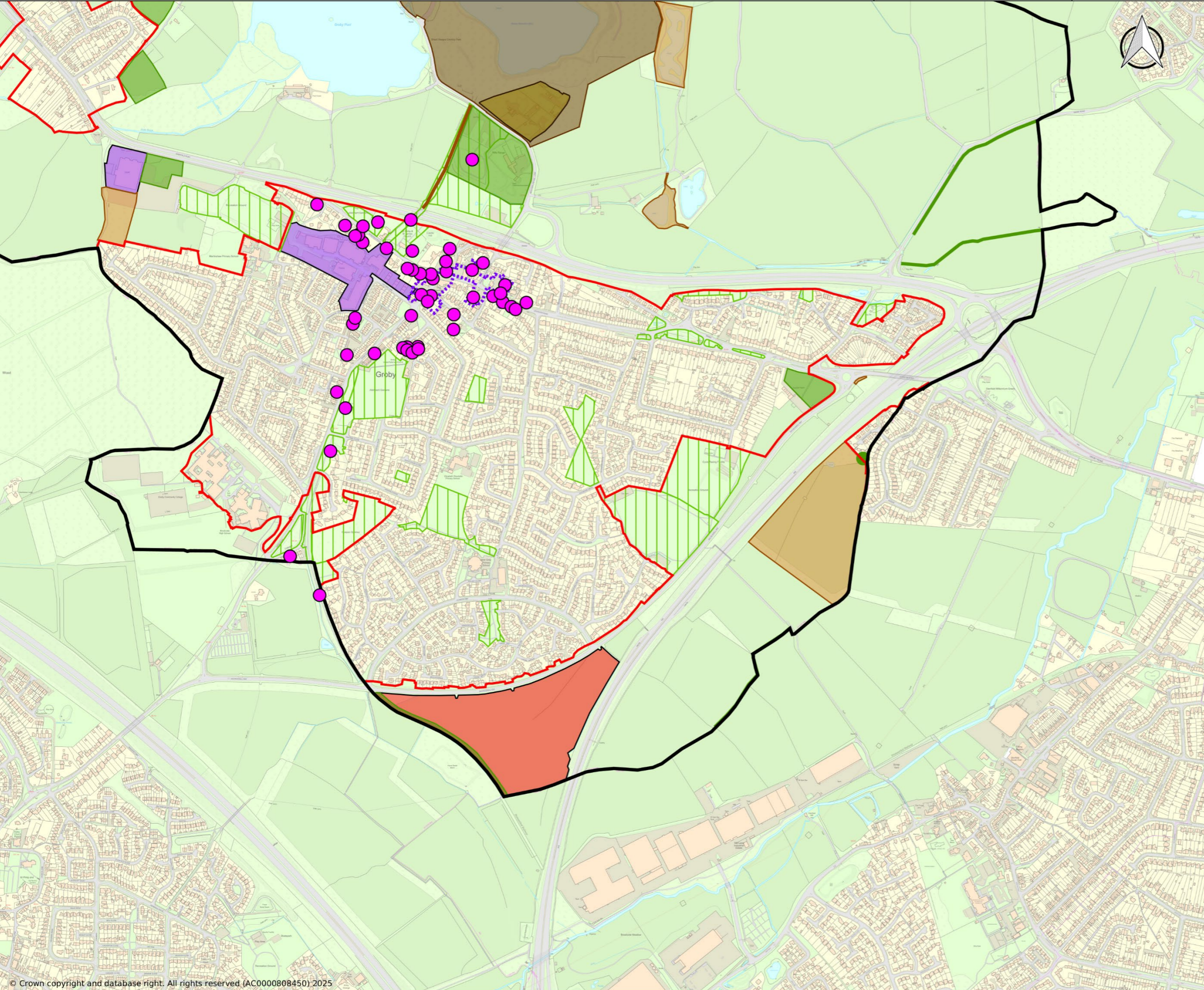


Neighbourhood Area



Features of Local Heritage Interest





Provisional Housing Allocation



The Klondyke



Key Employment Sites



Local Green Space



Village Centre



Regionally Important Geological and Geomorphological Site



Historic Local Wildlife Site (hedgerow, watercourse etc)



Historic Local Wildlife Site



Local Wildlife Site (hedgerow, watercourse etc)



Local Wildlife Site (pond, tree etc)



Local Wildlife Site



Settlement Boundary

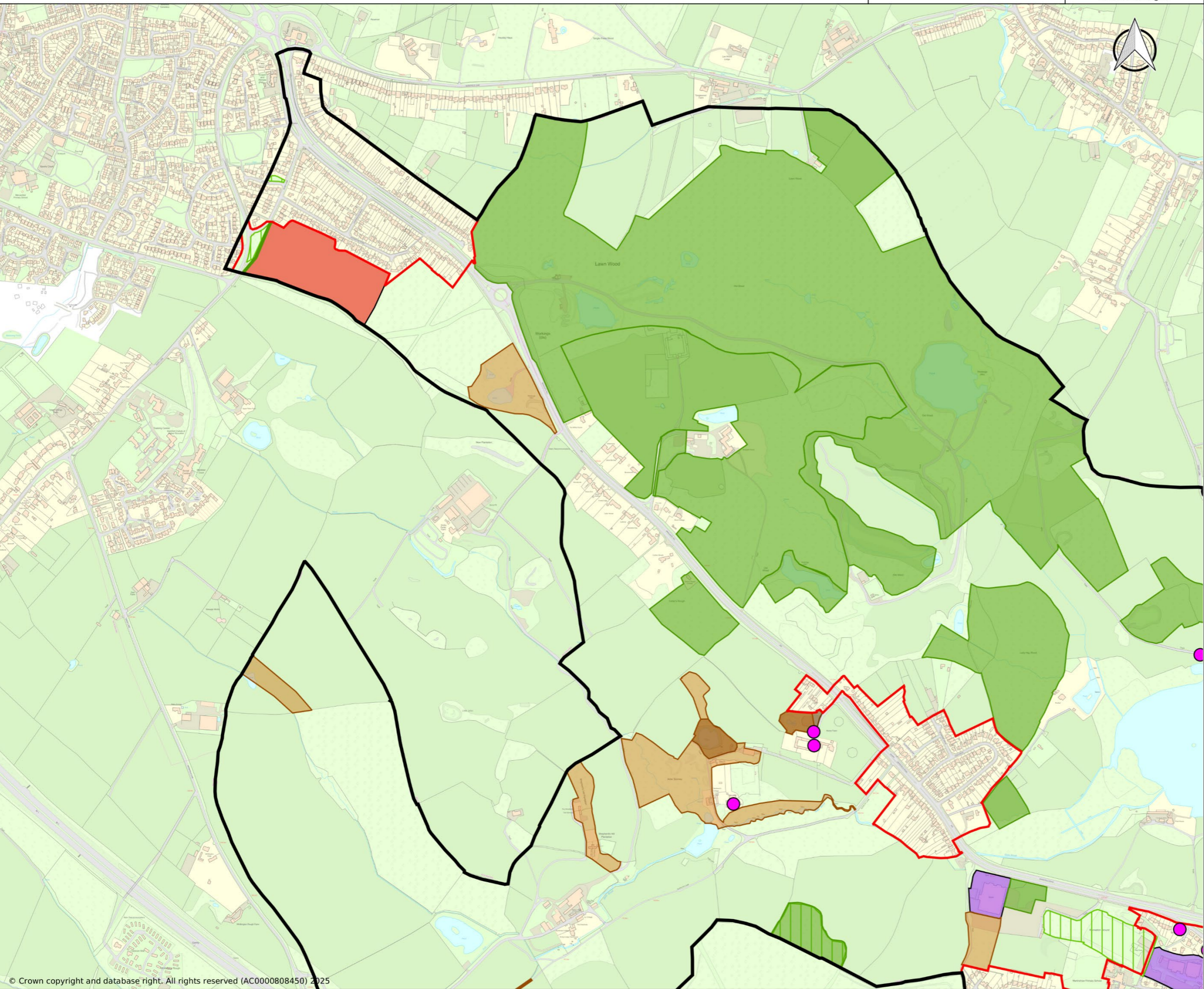


Neighbourhood Area



Features of Local Heritage Interest





Provisional Housing Allocation



Key Employment Sites



Local Green Space



Regionally Important Geological and Geomorphological Site



Historic Local Wildlife Site (hedgerow, watercourse etc)



Historic Local Wildlife Site



Local Wildlife Site (hedgerow, watercourse etc)



Local Wildlife Site



Settlement Boundary



Neighbourhood Area



Features of Local Heritage Interest

