

# 2017-2036

## Broughton and Old Dalby Parish Neighbourhood Plan

Pre-Submission

Version

18 April 2017



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# Foreword

Within the Localism Act 2011 there is provision for communities to shape their own future at a local level through the preparation of a Neighbourhood Plan. In 2015, the Broughton and Old Dalby Parish Council made the decision to take up this opportunity and on 23 November successfully applied to Melton Borough Council to be a designated area.

As well as time spent gathering evidence through the examination of strategic documents, the Neighbourhood Plan Advisory Committee has carried out many hours of consultation with residents and has taken into account comments and concerns about the villages of Nether Broughton and Old Dalby, the settlement of Queensway, and the surroundings. The consultation has incorporated an innovative approach offering residents the opportunity to comment in real time as the Neighbourhood Plan has evolved, as well as comprising open events at the start and end of the process. This work has resulted in a Plan which you are now invited to read and which sets out a vision for the Parish which will help to ensure that it continues to develop as a vibrant community whilst retaining its rural character for future generations.

This Plan excludes a very large potential housing development at Six Hills as this is currently speculative. If this were to proceed, it would fundamentally change the size and nature of the Parish and the Neighbourhood Plan would need to be amended accordingly.

The Neighbourhood Plan contains a formal monitoring and review process described in Section 9.

This Plan has been produced by a Neighbourhood Plan Advisory Committee and members of three Theme Groups, including Parish Councillors and community representatives. It is appropriate to record thanks to all of those who contributed many hours in the development of the Neighbourhood Plan, including consultants, Yourlocale, and Officers of Melton Borough Council who provided support as the Neighbourhood Plan evolved.

Once the Plan has been 'made' following a favourable referendum, the Broughton and Old Dalby Neighbourhood Plan will take its place alongside the Melton Borough Council Local Plan as the reference point for the determination of planning applications across the Borough. The Neighbourhood Plan covers the period 2017 – 2036.

As well as the built environment, the Plan also considers the interests of the business community, environmental issues, community facilities and services, as well as transport, all of which are important to the quality of life in Broughton

and Old Dalby during the years up to 2036, which is the lifetime of this Plan.

The Neighbourhood Plan contains a number of Policies and Community Actions.

The Policies will be used by Melton Borough Council to help determine planning applications from within the Parish.

Community Actions are not planning policies and are not subject to Examination. They reflect future work activities that it is proposed be undertaken within the Parish which will involve a wide range of third parties to help improve the Parish in line with the outcome of community consultation.

You, as a resident, and other interested parties, are now invited to read the Draft Plan and make comments. There will be a six-week period to do this, commencing on 18 April 2017 and closing on 30 May 2017.

Wherever possible, please ensure that you specify the policy or paragraph to which your response relates.

If you wish to comment on the Draft Plan you can do this:

By email addressed to: [broughtondalbypc@outlook.com](mailto:broughtondalbypc@outlook.com)

In writing addressed to the Chairman B&OD NP, Home Farm, Church Lane, Old Dalby LE14 3LB

**Simon Proffitt,  
Chair,  
Broughton and Old Dalby Neighbourhood Plan Advisory Committee**

# 1 Background and context

## Neighbourhood Plans

A key requirement of a Neighbourhood Plan is that it must be compliant with national and local planning policies. At the national level, the Department of Communities and Local Government established a National Planning Policy Framework (NPPF) in 2012 which defined broad and specific guidelines for all planning policy in England. The opening paragraph in the introduction to the NPPF explains the overarching principle as follows:

‘The NPPF sets out the Government’s planning policies for England and how these are expected to be applied. It sets out the Government’s requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities’.

The Ministerial foreword in the NPPF includes the following statement from the Rt. Hon. Greg Clark MP, the then Minister for Planning:

‘In part, people have been put off from getting involved because planning policy itself has become so elaborate and forbidding – the preserve of specialists, rather than people in communities’.

‘This National Planning Policy Framework changes that. By replacing over a thousand pages of national policy with around fifty, written simply and clearly, we are allowing people and communities back into planning’.

Within the document, The NPPF sets out 12 ‘core planning principles’ the first of which specifies that local decision making should “be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area.”

The NPPF states that:

“Neighbourhoods should develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development (and they should) plan positively to support local development, shaping and directing developments that are consistent with their area that is outside the strategic elements of the local plan ...” (para.16)

Furthermore, the NPPF states that:

“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they

need. Parishes and neighbourhood forums ... can use neighbourhood planning to set planning policies through neighbourhood plans to ... determine decisions on planning applications...”(para.183).

“Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area.

Neighbourhood Plans must be in general conformity with the strategic policies of the Local Plan. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them.

Neighbourhood Plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.” (para.184).

“Outside these strategic elements, Neighbourhood Plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict ...”. (para.185)

Before being ‘made’, Neighbourhood Plans must pass an independent examination to test conformity with local, national and EU strategic planning policies before they can be put to a community referendum and legally come into force. These are known as ‘Basic Conditions’.

The Basic Conditions require Neighbourhood Plans to:

- 1 Have regard for national planning policy (primarily through the National Planning Policy Framework (NPPF) and Planning Practice Guidance);
- 2 Be in general conformity with strategic policies in the development plan for the local area (i.e. the Melton Local Plan);
- 3 Be compatible with EU obligations and human rights requirements.

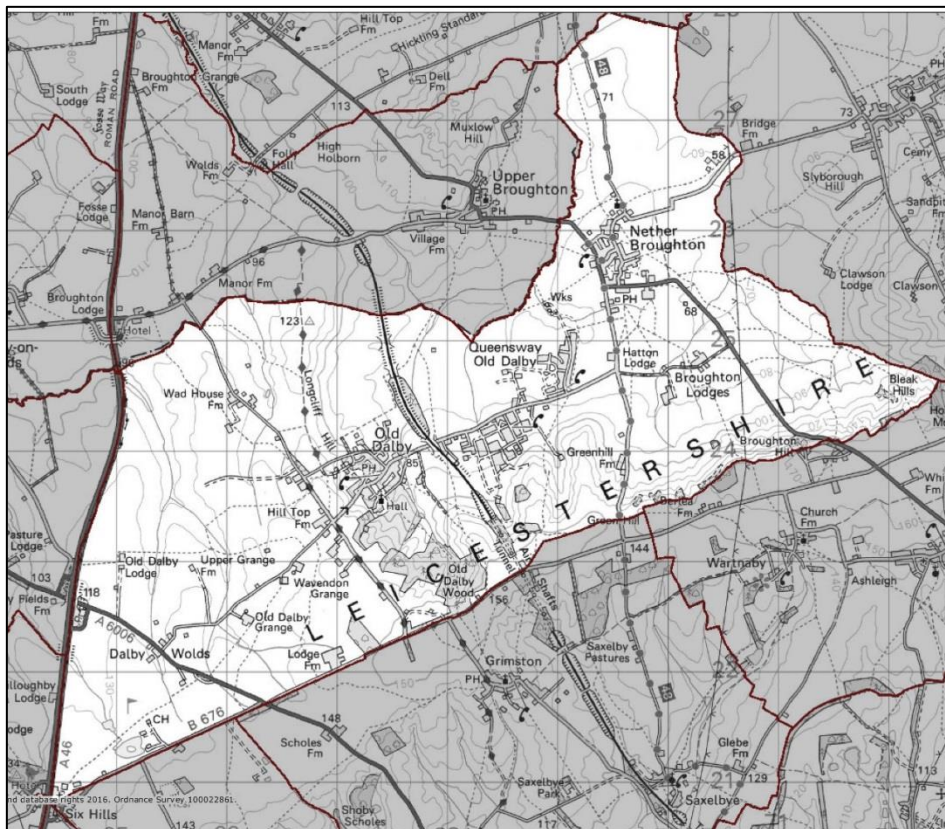
An independent and suitably qualified person will check that a Neighbourhood Plan appropriately meets these conditions before it can be voted on in a local community referendum. This is to make sure that referenda only take place when proposals are workable and fully compliant.

# A Neighbourhood Plan for Broughton and Old Dalby

With an increasing number of planning applications being submitted for development in the parish each year, allied to the potential for significant change within the villages and the surrounding landscape, the Parish Council took the decision that it would be beneficial to establish a Neighbourhood Plan for Broughton and Old Dalby. A plan would give local people an opportunity to help formulate policies on the type, scale and design of any new development within the Parish and help determine what would be acceptable and appropriate in the local environment. It would set out how they would like to see the villages develop over the next fifteen years or so, and ensure that local people have a stronger influence over the way change and development takes place in their area as well as enable them help protect and potentially enhance the features they most value.

In October 2015, Broughton and Old Dalby Parish Council approached Melton Borough Council (MBC) with an application for designation as a Neighbourhood Plan area. The consultation period ran from 8 October until 20 November and MBC approved the application on 23 November 2015. The area to be covered by the Neighbourhood Plan is delineated by the parish boundary as shown below.

Figure 1 – Designated Plan Area



## The Neighbourhood Plan Advisory Committee

A small Advisory Committee, comprising a mix of Parish Councillors and residents, was responsible for driving the Neighbourhood Plan forward.

The Advisory Committee was chaired by local resident Simon Proffitt and included Parish Councillors Jerzy Schmidt, Duncan Bennett, Graham Burton, Phil Dorn and Dan Wade. Local residents on the Advisory Committee were John Harper, Sam Jones-Burton and Kym Barratt. The role of Secretary to the Committee was carried out by the Parish Clerk, Lucy Flavin and the Committee was guided and advised by Gary Kirk, MD of the appointed consultants, Yourlocale.

The Advisory Committee met on a 6-weekly cycle from July 2016 and established a series of 'Theme Groups to help deliver the evidence base and the detailed policies of the Neighbourhood Plan.



# 2 Broughton and Old Dalby Village - A brief history

## Background

The Parish of Broughton & Old Dalby lies on the northern edge of the Leicestershire Wolds and to the west of the Vale of Belvoir. It is situated 8 miles northwest of the market town of Melton Mowbray, 11 miles east of Loughborough, 15 miles north of the City of Leicester, and 16 miles south of the City of Nottingham.

It occupies an area of c.2,200 hectares set in pleasant undulating countryside and has a population of c.1,500. There are c.610 households within the parish, most of which are in and around one of the three main settlements, namely Old Dalby (250), Nether Broughton (180) and Queensway (170).

Old Dalby has an ancient history having been mentioned in the Domesday Book. It is an attractive village that evolved from the gradual merging of scattered farm settlements. The village has a Danish name derived from the words wolds and dale and was previously called 'Wold Dalby' or 'Dalby on the Wolds'. Historically, a field adjacent to the church housed a Preceptory of the Knights Hospitaller from the 13<sup>th</sup> century; the ancient remains are now a designated scheduled monument. The lands of the Preceptory passed to the Crown in 1540 with the dissolution of the monasteries and suppression of the Hospitallers order in England and Wales. The oldest part of the village lies at the southern edge where the Old Hall and the Church of St John the Baptist are located. The Old Hall can trace its origins back to the 16<sup>th</sup> century. The village demonstrates a variety of building styles but there is no unifying feature. Many of the properties were originally estate houses. Today, in addition to the church and the Old Hall, there are a number of listed buildings (mostly sited within the Conservation Area of Old Dalby), a village hall, primary school, pre-school, nursing home, public house, playing field (currently used as a cricket field), children's play park and a village green.

Nether Broughton can also trace its origins back to the Domesday Book when it was known as Broctone and comprised thirty-seven households, a very large settlement for that time. Since then the village has grown organically to become the pleasant rural settlement it is with an agreeable mixture of older properties through to the most recent additions. Today, Nether Broughton is an historic village comprising a church dating from the 12<sup>th</sup> Century, village hall, public house and unspecified earthworks of early buildings, probably medieval.

Queensway is a more recent settlement and residential area and came about mainly to house the soldiers and officers attached to the nearby Ministry of Defence camp (now the Crown and Old Dalby Business parks). In the early 1940s the Army

developed the area for its use, including at one time a P.O.W. camp. The MOD still owns or leases some land and houses in Queensway. The local parish scout hut and allotments are also located in the settlement, and there is also a public house nearby within the Belvoir Brewery at the Crown Business Park.

The industrial estates between the Queensway settlement and the village of Old Dalby represent an incongruous and prominent feature in terms of their size and impact on vehicle traffic. An additional unusual feature in this area is the presence of a railway test track, which runs for 13 miles between Melton Mowbray and the outskirts of Nottingham with the control centre near Old Dalby.

Six Hills, originally known as Seggs Hills, is a small disparate settlement at the south west tip of the parish, comprising a mission chapel, St Mary's, together with scattered housing and farmsteads and a small trading estate.

The Parish has a mixture of arable and pasture land. Milk produced from some of the dairy herds within the parish is supplied to the local dairies to make Stilton cheese.

## Broughton and Old Dalby 2011 Census

At the time of the 2011 Census, Broughton and Old Dalby had a population of 1,405 that was almost identical to its population in 2001 (1400).

The 2011 Census indicated that 78% of the households were owner occupied compared with 64% for England. 10% were private rented, 10% were social rented and 2% were rent free. 45% (22% for England) of the houses were detached, 39% semi-detached, 12% terraced and 4% were flats or maisonettes. 20% (16% for England) of the residents were aged over 65 with 18% under 16.

70% (62% for England) of residents aged 16-74 were employed with 17% (14% for England) retired, 5% students, 4% looking after home or family and 3% unemployed. Levels of self-employment at 15% are high comparatively.

In terms of ethnic groups, 99% of residents categorised themselves as 'white' and in terms of religion, 68% categorised themselves as 'Christian', 25% indicated 'no religion, and in 6% of cases religion was not stated.

Levels of deprivation are below the borough, regional and national averages. 54% of households are classified as not deprived compared to 50% in the Melton Borough and 43% in the East Midlands and England. The levels of health are in line with Borough-wide levels and above those for the East Midlands and England with the proportion of residents who consider that their health is very good being 48% in Broughton and Old Dalby, the same as across Melton compared with 45% regionally and 47% in England.

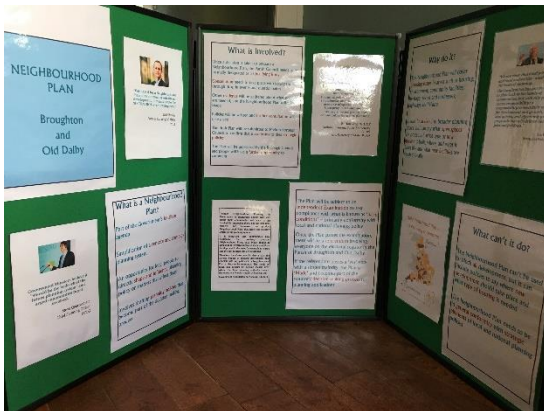
The proportion of households with no car is 8%, below borough (15%); region (22%)

and national (26%) levels. The proportion of working age residents who state they work from home (8%) is greater than the borough average (5%) and more than double regional and national averages.

# 3 Process

## Community Engagement

At the start of the Neighbourhood Plan development process, the community were invited to open events in each settlement which took place on 12 March 2016. These events set out the context and stages of the project and asked questions about people’s thoughts about the parish – what was good and what needed to be improved. An analysis of the events is included in the evidence base.



The views expressed by the residents at these events were used to shape the strategy for the preparation of the Neighbourhood Plan for Broughton and Old Dalby.

Open meetings in Old Dalby and Nether Broughton on 9 May and 13 June 2016 helped to embed the concept of the development of the Neighbourhood Plan and from these meetings an Advisory Committee was formed, which met for the first time on 4 July 2016. Later that month, three ‘Theme Groups’ were launched; these were to be the vehicle through which the Neighbourhood Plan policies

would emerge. The Theme Groups were established to explore the detail of the Neighbourhood Plan; to build the evidence base and to lay the foundation for the draft Neighbourhood Plan. An Environmental theme group was established, along with a theme group on Housing and the Built Environment and a third group looking at Community Facilities, Transport and Employment. The Theme Groups continued to meet until early 2017.

A communication and engagement strategy was agreed to maintain the momentum of the Neighbourhood Plan amongst the community. Fliers were distributed to each household in the Parish and the Parish Council website and the Parish Magazine were used to publicise the work being undertaken and to promote the activities and the need for continued involvement.

To help facilitate community engagement in the process, an innovative communication tool (VocalEyes) was used to engage with the community on a two-way basis. Never before used in a Neighbourhood Plan development process, 123 residents signed up to VocalEyes and 90 ideas were generated through 95 active users across 10 different topics. Users were invited to rate the ideas in terms of the extent of their agreement or disagreement with them and 2,517 such ratings were made. A total of 597 comments were generated through this process anonymously and 494 replies to comments were logged, ensuring that a wide range of people from the community were actively engaged in the process. This information helped to shape the development of the written Plan.

Further Open Events on 11 and 25 February 2017 shared the emerging policies with the community and sought comments prior to finalisation of the document.



# 4 Vision

## A vision for Broughton and Old Dalby

In 2036, the Parish of Broughton & Old Dalby will:

- continue to comprise physically distinct rural settlements and a diverse but significant light industrial presence within a peaceful setting of farms, woodland and natural environment;
- respect and cherish its heritage, character and natural habitats, whilst supporting sustainable development;
- provide an opportunity for people of all ages to live, learn, work and enjoy a varied life within a safe, harmonious, dynamic and mutually supportive community.

## Main Objectives in working towards the Vision

1. Maintain and enhance the vitality, unique identity and character of the distinct settlements.
2. Respect the heritage of our villages and environs by ensuring that any future plans for growth of population, the physical environment, sustainable energy and biodiversity are of a high quality, sensitively planned and ecologically sound.
3. Embrace innovation and inward investment in a proportionate and timely programme of mixed housing development, as well as the built environment for modest commercial growth in appropriate areas, both in line with the Melton Local Plan and national policies. At all times supporting and maintaining the cohesion and sustainable evolution of our communities, whilst protecting our countryside, green spaces and wildlife.
4. Maintain and develop community facilities, services, and an infrastructure and culture that meets community needs and enables a sense of unity and support for all, whilst enriching people's lives.
5. Maintain, protect and enhance our countryside, green spaces and wildlife.
6. Pursue and promote community safety in terms of traffic management and the design and maintenance of lighting, footways, highways and signage.
7. Encourage local business to align with the objectives in the neighbourhood plan. Support local businesses that have development needs that are in accordance with the neighbourhood plan in order to aid inward investment, sustain local employment, encourage local supply chains and increase local expenditure.

# 5 Planning Context and Sustainable Development

## Introduction

The policies of the Broughton and Old Dalby Neighbourhood Plan are set within the context of the plan-making framework for England. The scope and content of the Broughton and Old Dalby Neighbourhood Plan has been shaped by the priorities and aspirations of the Broughton and Old Dalby community, led by the Parish Council's Neighbourhood Plan Advisory Committee.

## Planning Context

The procedure for the making of a Neighbourhood Plan is prescribed within the Neighbourhood Planning (General) Regulations 2012.

The Regulations have informed the preparation of policies for the Broughton and Old Dalby Neighbourhood Plan, in particular ensuring that the Neighbourhood Plan:

- Contributes to the achievement of sustainable development
- Is in general conformity with the strategic policies of Melton Borough Council and has regard for the policies contained within the NPPF, as well as meeting a range of EU obligations.

## Sustainable Development

A definition of sustainable development is provided within the NPPF. It describes three dimensions to sustainable development and that these dimensions give rise to the need for planning to perform a number of roles:

**An economic role** – contributing to building a strong, 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 and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.

Whilst the community is primarily residential, there is a desire to safeguard its employment outlets, including the existing employment sites and farming community. We therefore wish to retain current levels of local employment as a minimum, and, where possible, develop it further by:

- Maximising the occupancy of existing business parks and retaining the Test Track.
- Supporting working from home.
- Enabling an appropriate change of use for agricultural buildings.

**A social role** – supporting strong, vibrant and healthy communities, by promoting the supply of housing required to meet the needs of present and future generations and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social, educational and cultural well-being.

Through the Neighbourhood Plan we are seeking to ensure that any new housing delivers a mix of housing types so that we can meet the needs of present and future generations and ensure that we support the community’s health as well as its social and cultural wellbeing. We are particularly keen that bungalows are provided for older people, as well as some smaller and more affordable homes.

We are also seeking to support and enhance existing community facilities and to improve leisure and health services.

**An environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including supporting the move to a low carbon economy.

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

- The special open spaces within our villages are protected from development, to maintain the villages identity and retain the rural nature of their surroundings;
- Developments preserve and contribute to the attractive local countryside by including measures to avoid flooding, improve biodiversity and important habitats, maintain wildlife corridors, and retain or replace all trees and hedging;
- Developments do not impact in any adverse way on important local views.

This document sets out local considerations for delivering sustainable development across Broughton and Old Dalby. Development proposals should meet the requirements of all relevant policies in this Neighbourhood Plan and be in line with Melton Borough and national policies.



# 6 Policies

## A. Strategy

At the heart of the Neighbourhood Plan for Broughton and Old Dalby is the principle of ensuring sustainable development, which means providing for the needs of the current generation while not making life worse for future generations. This principle is consistent with the purpose of the UK Planning System, as set out in the National Planning Policy Framework 2012 (NPPF), to “help achieve sustainable development”.

Through the process of developing a Neighbourhood Plan, consideration has been given to the type and extent of new development required to meet the needs of the local community, where it should best be located in the Parish, and how it should be designed. The plan includes in its scope everything from small-scale development, such as a minor extension to a house, to small-scale housing developments and employment proposals.

The Plan is not intended to replace the policies contained in the Melton Local Plan and the NPPF. It sits alongside these to add additional, more detailed policies, that are specific to the Parish and which help achieve the Community’s vision. Where suitable policies already exist in the Melton Local Plan or NPPF they are not duplicated in this Plan.

**POLICY S1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT - When considering development proposals, the Plan will take a positive approach that reflects the presumption in favour of sustainable development.**

**Where there are no policies in this Plan relevant to a planning application or development proposal, the provisions of relevant National and Borough-wide planning policies apply.**

## Limits to Development

The purpose of Limits to Development is to ensure that sufficient sites for new homes and economic activity are available in appropriate locations that will avoid impinging into the local countryside.

Settlement Boundaries have been drawn by Melton Borough Council in the Adopted Local plan for Villages such as those in the Parish that are seen as suitable settlements for development. The Local plan makes it clear that such a measure is important to clarify where new development activity is best located. The Local Plan defines the extent of a built-up part of a settlement and distinguishes between areas where, in planning terms, development is acceptable in principle, such as in the built-up area of the village, and where it would not be acceptable, generally in the

least sustainable locations such as in the open countryside. Such growth would risk ribbon development and the merging of hamlets to the detriment of the community and visual amenity of the Neighbourhood Plan area's surroundings.

The Neighbourhood Plan proposes to designate Limits to Development for the villages of Nether Broughton and Old Dalby and the settlement of Queensway. This will update and supersede the existing Settlement Boundaries currently used by Melton Borough Council, as it takes into account recent development that has taken place since the Settlement Boundaries were introduced.

Within the defined Limits to Development an appropriate amount of suitably designed and located development will be acceptable in principle, although some sites within this area are protected from development and all development will be required to take into account the policies within this Plan.

Focusing development within the agreed Limits to Development will help to support existing services within the village centre and help to protect the countryside and the remainder of the Neighbourhood Plan area from inappropriate development.

### **Methodology:**

The updated Limits to Development have been determined using the following criteria:

- a) The development sites with an extant planning permission for residential or employment land development on the fringes of the settlements have been incorporated within the boundary of the Limits to Development;
- b) The residential sites allocated within the Neighbourhood Plan have been included within the Limits to Development;
- c) Defined physical features such as walls, fences, hedgerows, railway lines, gardens, streams, brooks, allotments, formal leisure uses and roads have been used as the defined boundaries;
- d) Non-residential land which is Countryside, agricultural, paddock, meadow, woodland and/or another green-field use has been excluded;

The Limits to Development for each of the three villages, for Station Road residential area, the employment area comprising Old Dalby Trading Estate and Crown Business Park, and for the proposed reserve housing site off Station Road are as follows: {note: maps for Woodhill Industrial Estate; Manor Farm Business Park and Six Hills Farm Industrial Park are to follow}

Figure 2 Residential Limits to Development for Old Dalby village

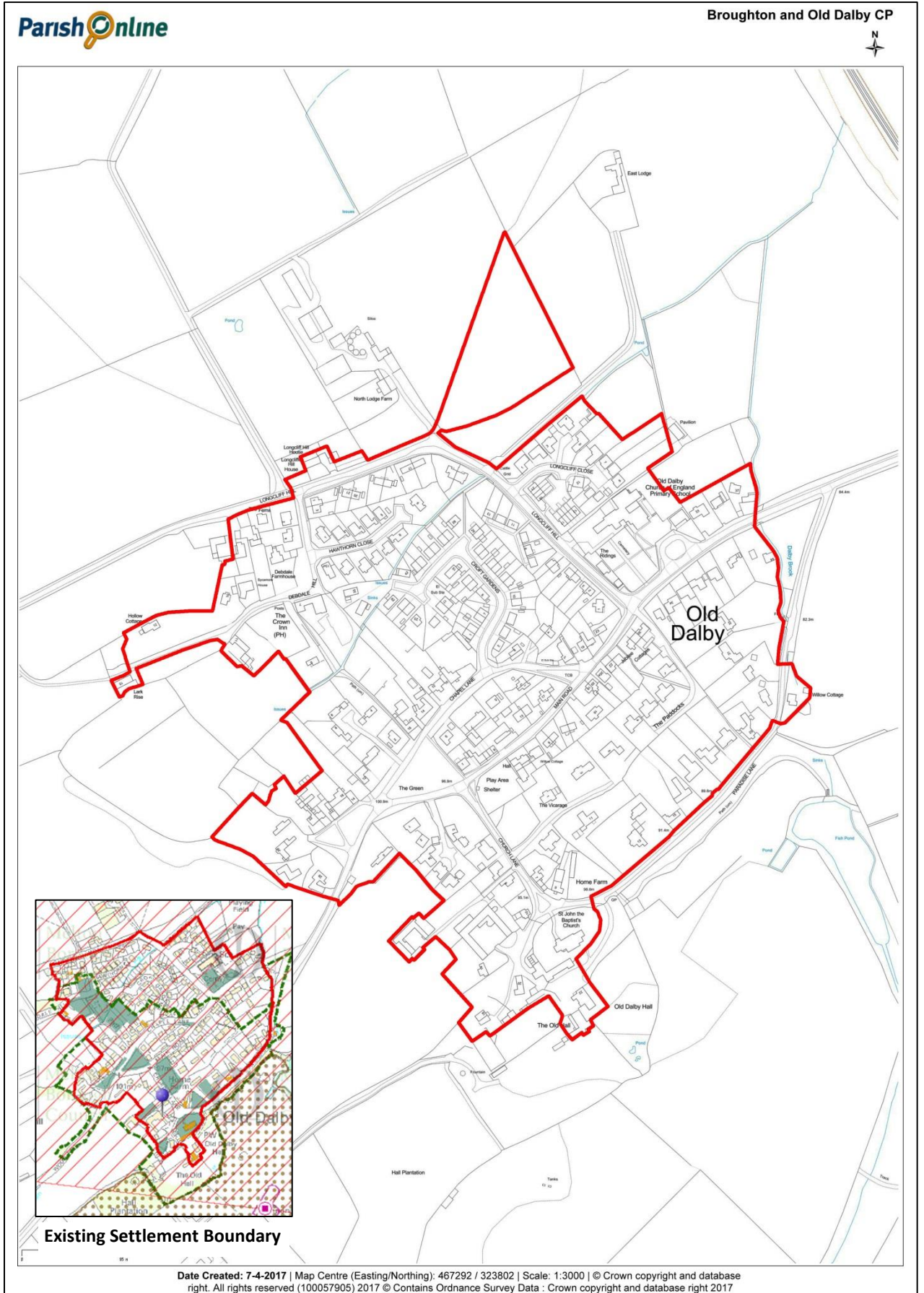


Figure 3 Employment Limits to Development for Old Dalby

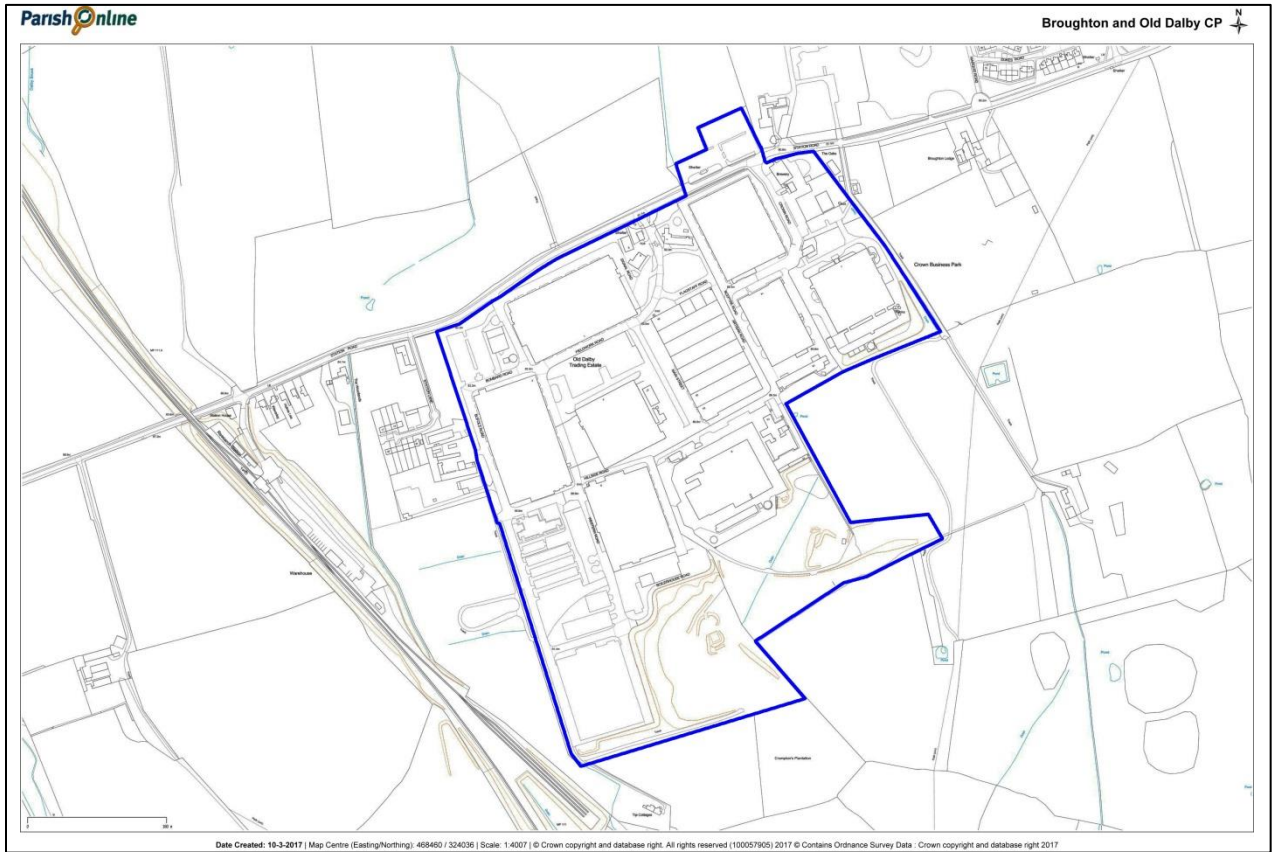


Figure 4 Old Dalby Station Road reserve housing site

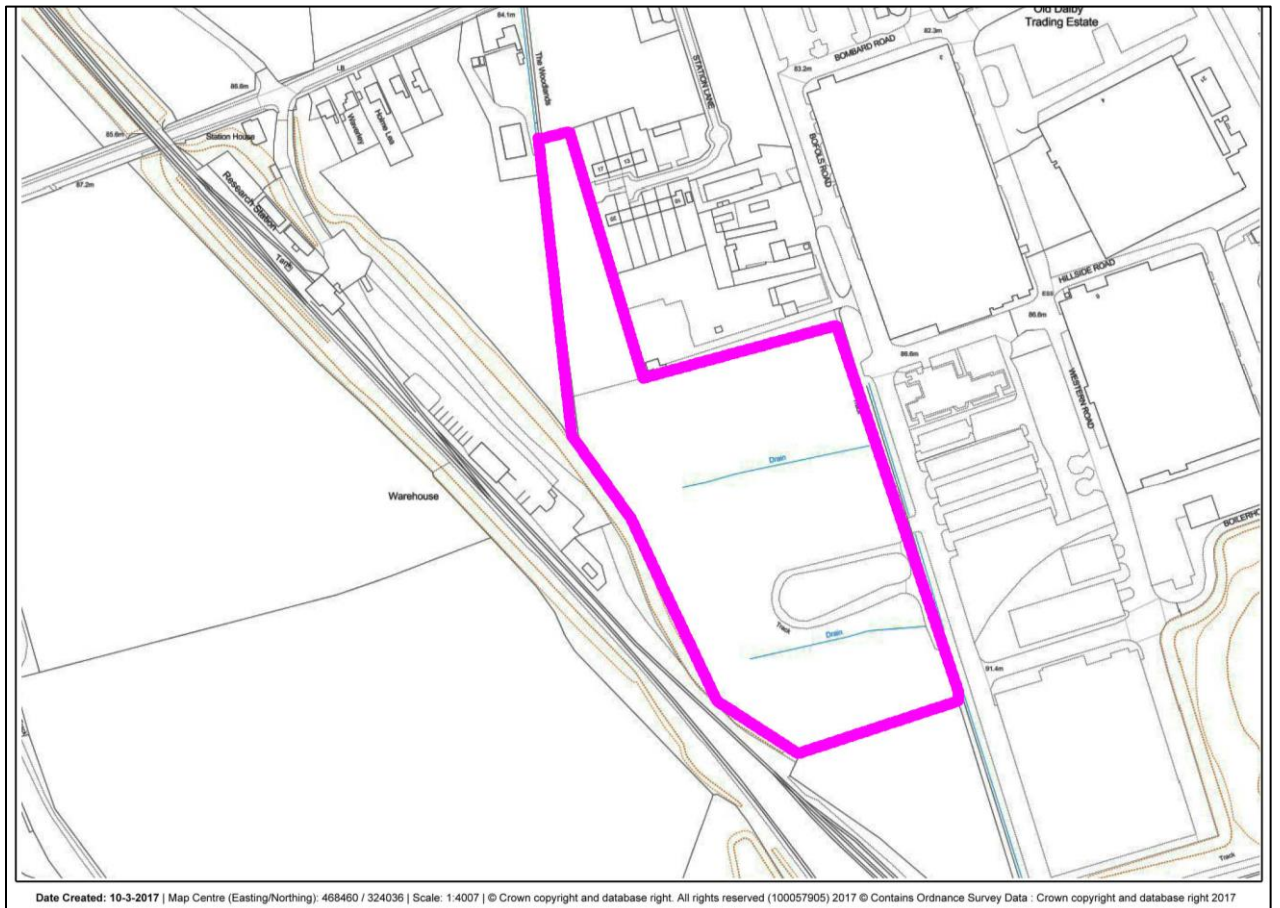


Figure 5 Limits to Development for Nether Broughton village

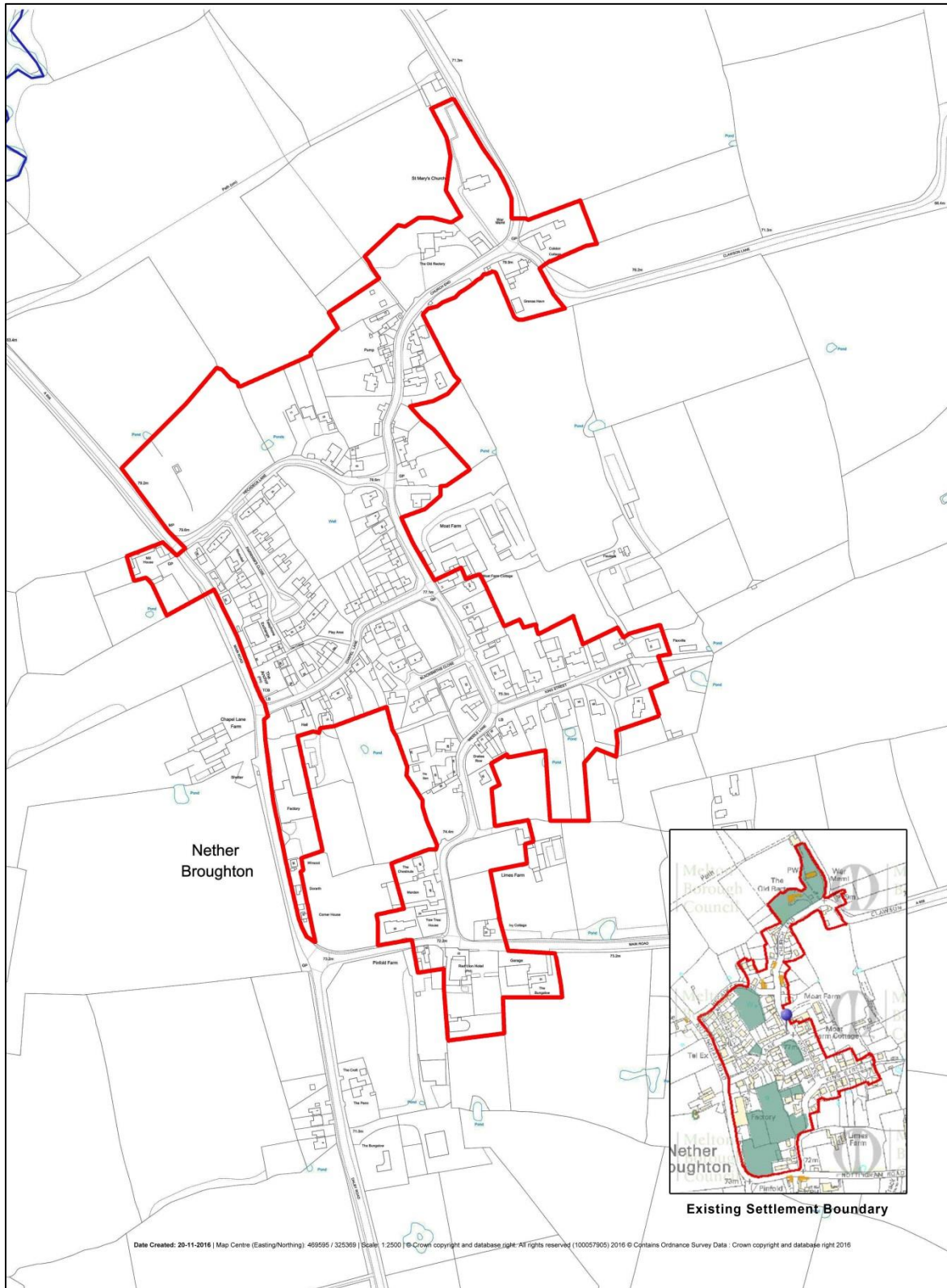
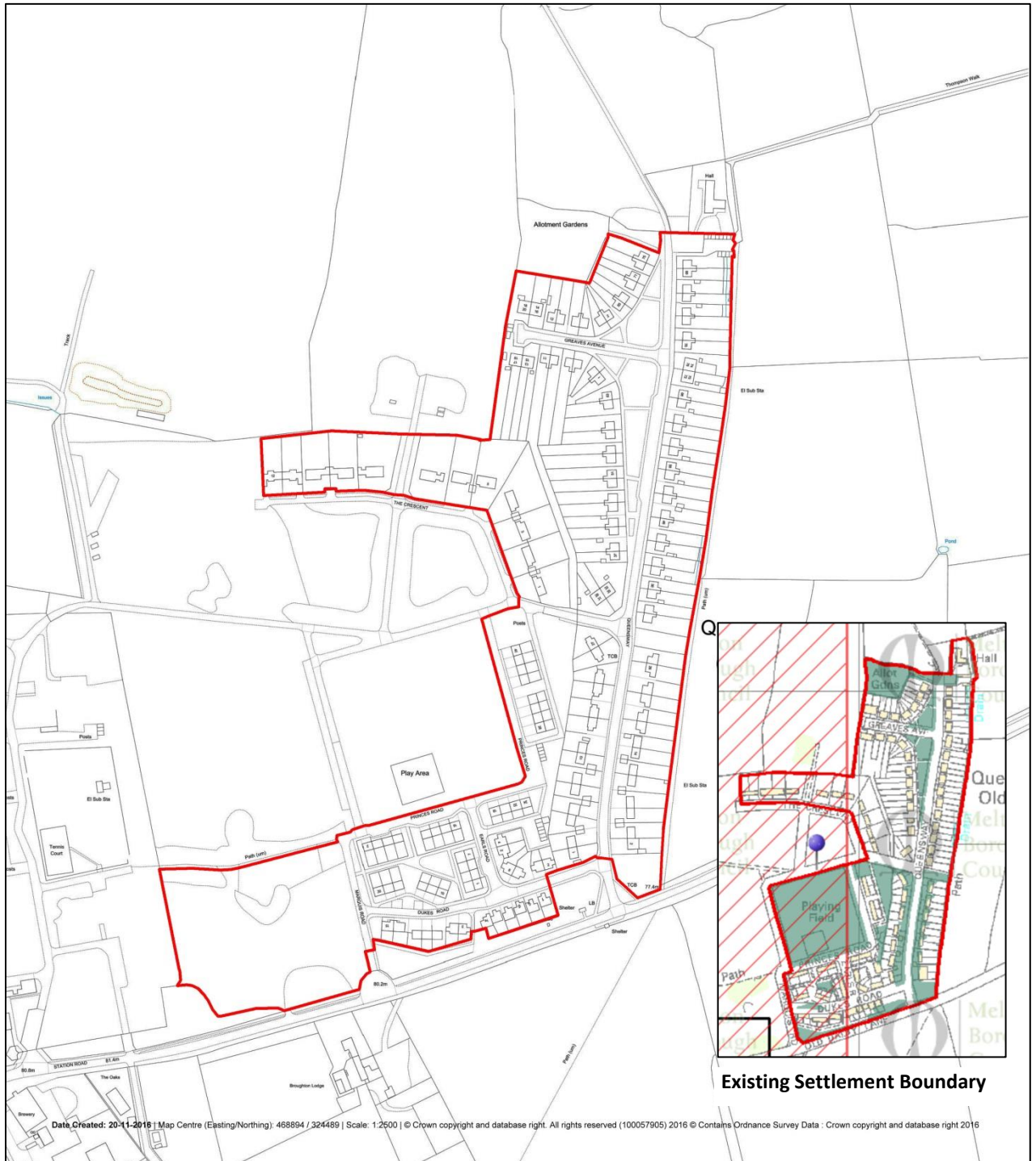


Figure 6 Limits to Development for Queensway



**POLICY S2: LIMITS TO DEVELOPMENT –** Development proposals within the Plan area on sites within the Limits to Development, or in terms of new sporting or recreational facilities close or adjacent to the Limits to Development as identified in Figures 2-6, will be supported where it complies with the policies of this Neighbourhood Plan and is subject to design and amenity considerations.

## Development in the Countryside

The parish is predominately rural in nature with the three settlements of Old Dalby, Nether Broughton and Queensway surrounded by open, generally attractive, countryside.

In planning terms, land outside a defined Limits to Development, including any small groups of buildings or small settlements, is treated as countryside. This includes any small groups of buildings or small settlements that may be found there.

It is national and local planning policy that development in the countryside should be carefully controlled. Supporting “the intrinsic character and beauty of the countryside and supporting thriving rural communities within it” is identified as a core planning principle in the National Planning Policy Framework, for example. This approach is also supported by this Plan, in particular, because it will help ensure that development is focused in more sustainable settlements with a greater range of services and facilities and infrastructure that has capacity for the expansion, as well as helping to maintain the special landscape character of the Parish and protecting the countryside for its own sake as an attractive, accessible and non-renewable natural resource.

**POLICY S3: DEVELOPMENT PROPOSALS OUTSIDE THE DEFINED LIMITS TO DEVELOPMENT - Land outside the defined Limits to Development will be treated as open countryside, where development will be carefully controlled in line with local and national strategic planning policies.**

## B. Built Environment

### Introduction

The current Broughton and Old Dalby parish comprises the historical villages of Nether Broughton, and Old Dalby, together with the Queensway residential estate and hamlet of Six Hills together with a number of industrial estates set in attractive open countryside.

The industrial estates between Queensway and Old Dalby present an incongruous and prominent feature in terms of their size, potential for increased growth, and the amount of HGV and other traffic generated upon the limited transport road network.

Queensway is a much newer additional settlement and residential area which came about mainly to house the soldiers, officers and civilians attached to the nearby Ministry of Defence REME camp (now the Crown and Old Dalby Business parks). In the early 1940s the Army developed the area for its use, including at one time a P.O.W. camp. The MOD still owns or leases a parcel of land and some houses in the Queensway settlement. The local parish scout hut and allotments are also located here. There is also a public house nearby located at the Belvoir Brewery on the Crown Business Park.

During the preparation of this Neighbourhood Plan, the Government announced plans to release the site in Old Dalby which will provide enough land for up to 100 new homes to be built. Further details about this is awaited.

Six detached dwellings were erected on Dukes Road in the late 1990s.

Nether Broughton has grown organically to become the pleasant agricultural settlement it is today with an agreeable mixture of old properties dating from the 1740's through to the recent additions. The surrounding farmland is arable and pastureland for cattle, some of which supply milk to the local cheese factories.

Twelve properties in Nether Broughton are listed on Historic England's database dating from 1762 to the mid-19th century. Most are constructed of the local red brick in Flemish Bond however the 13th century church is built of ironstone – also local. Of particular note is Manor Farm House and associated buildings on the A606, built around 1830 it was originally one of the “New Model Farms” in fashion then.

Today, Nether Broughton is an historic village comprising a church, village hall and a public house with approximately 150 properties ranging from the 1200's to the present day.

Old Dalby is the largest of all the settlements in the area and is set comfortably in the crook of the surrounding hills with an abundance of open views and well mature trees. Many of the properties were originally estate houses which were sold off by the Hall estate in the 1980's. There is a chalybeate spring located within the estate.



Six Hills is a small settlement containing St Mary's chapel together with scattered housing, farmsteads and a petrol service station bordering the A46 dual carriageway. There is also a small trading estate, an abattoir and an AA Training Centre.

## Housing Provision

It is recognised that the provision of new housing helps to support existing community facilities such as shops and pubs and helps to achieve the aim of providing a more balanced and sustainable community.

Consultation has shown that residents are concerned that new house building should not be disproportionate and that where it takes place it does not have an adverse impact on the character of the villages within the Parish, or result in inadequate infrastructure capacity.

Melton Borough Council's Pre-Submission Local Plan sets out the Borough's strategy for the overall housing targets for the three villages within the Parish.

The Pre-Submission Local Plan for Melton has updated the housing need across the Borough and the allocation of housing within it. It states that there is a requirement to provide for at least 6,125 new dwellings between 2011 and 2036 across the Borough. Of this, nearly two thirds of the dwellings needed over the Neighbourhood Plan period will be built in the Melton Mowbray Main Urban Area, with the remainder spread across the remainder of the Borough.

The draft Local Plan establishes a hierarchy of settlements to help to determine the most appropriate locations for the remaining development (35% of the total or 1,822 houses).

On the basis of this hierarchy, Old Dalby (as well as 11 other settlements) is identified as a Service Centre. These are identified on the basis of the presence of all of the four essential criteria (primary school, access to employment; fast broadband and a community building) together with regular public transport.

The housing allocation based on population would require Old Dalby to provide 29 additional houses up to 2036. However, the inconsistent spread of the availability of potential housing sites across the Borough has meant that Service Centres and Rural Hubs (immediately below Service Centres in the hierarchy) are required to take an additional amount of redistributed housing based on population size. Taking this redistribution into account means that the residual target for Old Dalby is a minimum of 35 new homes up to 2036.

Nether Broughton and Queensway are classed as 'Rural Settlements' where development will be restricted to development within small, unallocated sites of 3 or fewer dwellings.

This target for Old Dalby is a residual target, meaning existing housing commitments which have gained planning permission before April 2016, but which have not yet been built, have already been taken into account and do not form part of a settlement's housing requirement. Any completions and commitments dated after 31 March 2016 will come off the target.

In view of the high number of planning approvals (36) between April 2016 and the date of commencing Regulation 14 consultation (18 April 2017), the minimum target for Old Dalby has already been exceeded. A further 37 approvals have been made elsewhere in the Parish over this time. Should there be a failure to deliver the commitments already identified, or if there is an increase in housing need across the Borough, then the Neighbourhood Plan will be reviewed. Until this time, it will add a layer of protection against inappropriate development in the Plan area.

As the Neighbourhood Plan was being written, the potential for development of up to 3,000 new houses and associated infrastructure at Six Hills was being promoted within the Neighbourhood Plan area. This significant development is in addition to the proposed development of the Ministry of Defence site at Old Dalby. Any implications arising from these developments being taken forward will be considered at the review of the Neighbourhood Plan.

**POLICY H1: HOUSING PROVISION - Having regard to the high number of dwellings with planning permission since April 2016, the Parish has exceeded its housing requirement over the Plan period. Therefore, until such a time as there is an increase in housing need across the Melton Borough or unless there is a failure to deliver the existing commitments, further housing development in the Parish will be restricted to Windfall development in line with Policy H2.**

## Reserve Site

The housing theme group completed a detailed site sustainability analysis (SSA) of all the potential residential development sites in the Parish as part of the process of preparing the Neighbourhood Plan.

The former military owned land adjacent to Station Road and surrounding Station Lane Old Dalby was the preferred location as a reserve housing site.

This is an area of severely contaminated land that was identified by the Housing Theme Group as a particular environmental concern that required resolution for the community's benefit. The site is suitable for 42 residential units once it has been cleaned of any ground contamination left by former use. There is a large area of green space to link the potential new development in to the adjacent built form. 42 is the number of units required to address the contamination issues related to the site.

Benefits include it being on previously developed land once freed of any underground contaminants left from its former uses. This housing infill site was seen as preferable to further expansion into the greenfield, open countryside land that surrounds the villages of Old Dalby, Queensway and Nether Broughton.

It was agreed that if the site was developed with good quality design principles, the industrial estate and test track would create natural boundaries for the site. The majority of the land is behind the existing properties on Station Lane, which although low in number take up the majority of the site width. This, along with the fact that nineteen houses have already received outline planning permission from Melton Borough Council to the very front of the site, and a further 25 houses have been approved to the rear of the existing houses, further shielding the rear section was also taken into account.

When the Vocaleyes social media forum was setup, the Advisory Committee asked which locations people considered suitable for housing and the majority supported the view that the area around Station Lane was preferable to losing greenfield land. Following on from the Vocaleyes response a large majority of visitors attended the four separate drop in sessions to view, consult and comment on the Neighbourhood Plan. A high majority of respondees supported the designation of Station Lane as a housing reserve site in response to the consultation on housing site allocations. Many local people supported a preference to Station Road/Station Lane over any other area in the parish as the preferred option in which to site new housing, if further new housing is required at some point within the currency of the Neighbourhood Plan.

In the event that any of the sites with current approvals are not able to be delivered during the currency of the Neighbourhood Plan, or there is a significant increase in housing need, development at a reserve site at Station Lane in Old Dalby will be supported:

**POLICY H2: RESERVE SITE – Station Lane, Old Dalby.**

**A reserve site allocation of up to 42 houses on the site at Station Lane shown in Figure 4, will be supported for residential development if:**

- a) It is required to remediate a substantial shortfall in the supply of housing due to the failure of existing housing approvals in Old Dalby to deliver the anticipated scale of development required; or**
- b) It becomes necessary to provide for additional homes in the Parish in accordance with any new development plan document that replaces the Melton Local Plan.**

**Development will be permitted subject to the following conditions:**

**A professional environmental contamination survey is undertaken and the recommendations are implemented before the site can be developed.**

**Adequate environmental and noise attenuation bunds will be required to ameliorate the noise from the test track and the industrial units that bound the site.**

**At least 80% of the units developed will be of three bedrooms or less in line with the draft Melton Local Plan.**

## **Windfall Sites**

Windfall sites are small infill or redevelopment sites that come forward unexpectedly and which have not been specifically identified for new housing in a planning document. These sites can comprise redundant or vacant buildings including barns, or a gap between existing properties in a built-up area.

Such sites have made a regular contribution towards the housing supply in the Parish over the last two decades (including 12 in Old Dalby; 6 in Queensway and 15 in Nether Broughton). There remain opportunities for windfall development, and it is considered that they will continue to make a contribution to housing provision in the Parish over the lifetime of the Plan.

**POLICY H3: WINDFALL SITES - Small residential development proposals (up to 10 dwellings in Old Dalby and up to 3 dwellings in Nether Broughton and Queensway) within the Limits to Development will be supported subject to proposals being well designed and meeting relevant requirements set out in other policies in this plan and the Borough's Local Plan, and where such development:**

- a) Comprises a restricted gap in the continuity of existing frontage buildings or on other sites within the built-up area of Old Dalby, Nether Broughton and Queensway where the site is closely surrounded by buildings;**
- b) Is in keeping with the character of the area;**
- c) Does not reduce garden space to an extent where it adversely impacts on the character of the area, or the amenity of neighbours and the occupiers of the dwelling; and**
- d) Includes 4+ bedroom properties in the mix of dwellings, but only where they comprise a clear minority in line with the expectations of Melton Local Plan (Pre-Submission) Policy C2 and Table 9.**

## **Housing Mix**

Providing a wide choice of high quality homes is essential to supporting sustainable, mixed and inclusive communities. This will help underpin a well-balanced

population vital to the on-going viability of local services and the prosperity of the community, particularly in light of its increasingly ageing population.

The parish has a higher than average representation of older people (aged 65+) accounting for 20% of total residents which is above the Borough (18%), region (17%) and national (16%) rates.

The elderly population is increasing rapidly with the number of residents aged 65+ increasing to 20% of the population from 16% between 2001 and 2011.

Home ownership levels are relatively high with around 78% of households owning their homes outright or with a mortgage or loan which is somewhat higher than the Borough (72%), regional (67%) and national (63%) averages. Social rented properties account for 10% of tenure which is below the Borough (11%), region (16%) and England (18%) rates. Around 10% of households live in privately rented homes which is below the Borough (14%), regional (15%) and England (17%) rates.

Data from the 2011 Census shows that the majority (45%) of residential dwellings are detached which is higher than the Borough (41%), regional (32%) and national (22%) share. Semi-detached housing accounts for 40% of residential housing stock compared with 36% for the Borough, 35% for the region and 31% for England as a whole. Terraced housing and flats provide 15% of accommodation spaces, again, lower than elsewhere.

People living in the parish are more likely to be living in dwellings with 4 or more bedrooms. Results from the 2011 Census show that 30% of households live in housing with 4 or more bedrooms which is higher than the Borough rate (26%), regional (20%) and England (19%) averages. There is also an under representation of housing for single people with less than 2% of dwellings having one bedroom against 6% for the Borough, 8% for the region and 12% for England as a whole.

In summary, there is strong evidence that the population is ageing with the number of over 65s rising by 21% (49 people) and in line with national trends the local population is likely to get older as average life expectancy continues to rise.

Home ownership is very high and there is a high share of detached housing, under occupied dwellings particularly those with 4 or more bedrooms. There is evidence of new housing developments in the parish with 55 new build house sales registered between 1995 and 2015 and of these 45% were detached dwellings.

There is a high level of under-occupancy which suggests a need for smaller homes which would be suitable for residents needing to downsize, small families and those entering the housing market. Providing suitable accommodation for elderly residents will enable them to remain in the local community and release under-occupied larger properties onto the market which would be suitable for growing families.

A detailed study of the housing need across the Parish is provided as supporting information.

Policy C2 of the draft Melton Local Plan sets out the mix of housing required (by number of bedrooms in each of the market and affordable sectors) broadly 1-bed 15%, 2 bed 30-35%, 3 bed 35-40% and 4 bed 15%.

Policy C2 also addresses the need for homes to be accessible and identifies the requirement to meet the needs of an ageing population and higher levels of disability with the consequent need for supported housing for older people, dwellings suitable for wheelchair use and residential/ nursing care.

**POLICY H4: HOUSING MIX - New housing development proposals should provide a mixture of housing types specifically to meet identified local needs in Old Dalby, Nether Broughton and Queensway. Priority should be given to dwellings of 1, 2 and 3 bedrooms and to homes suitable for older people including bungalows and dwellings suitable for those with restricted mobility including those with disabilities or special needs requiring support in the community.**

## Affordable Housing

Affordable housing is defined in the NPPF (Annex 2) as “social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. The PPG (2a-022) describes affordable housing need as being an estimate of “the number of households and projected households who lack their own housing or live in unsuitable housing and who cannot afford to meet their housing needs in the market.”

The broad target in the pre-submission Local Plan is 37%, although it is recognised that affordable needs in rural areas may be more acute.

With average house prices too high for those on average incomes, housing affordability remains a key housing issue for the Parish and there is a clear case to meet local targets for affordable housing provision. The pre-submission Local Plan contains a requirement to provide 37% affordable units on-site for all developments with 11 or more dwellings through provision for social rented, affordable rented and intermediate housing. Consultation has demonstrated support for affordable units to be provided for those individuals in housing need who have a local connection so that local need is prioritised. Similarly, the provision of Starter Homes or Shared Ownership Homes will be supported to help achieve a balanced community.

Community consultation supported affordable housing particularly for young people and families, and primarily to be sited in Old Dalby.

Consultation also highlighted the desirability of affordable housing to enable older residents to “downsize and remain in their communities” whilst respondents

proposed the provision of retirement bungalows or warden-aided accommodation to free up larger houses.

A number of those in favour of affordable housing stated that consideration should be given to the impact on the villages' infrastructure and amenities including health, education, and leisure as well as parking, traffic speeds/congestion. 1 respondent felt that there were enough new houses built and planned already, and another respondent felt that there should be "better control" over the allocation of social housing.

The Neighbourhood Plan supports the provision of more affordable housing within the Broughton and Old Dalby Parish. Development should make provision for the increasing numbers and demand of older members of the population and those with specialist care needs.

In terms of the mix of affordable housing, the Neighbourhood Plan supports the provision of social rent units as providing the strongest protection in terms of affordability and assured tenancy security of tenure. We would like to see additional affordable units to be equally spread through various rent, part sale, shared ownership schemes available through registered housing associations. The group noted that since the 31st October 2016 that some self-build homes have been classified as affordable homes. We would welcome sites and developers with current outline and reserved matters consents to recognise this change and offer this option via registered housing associations.

**POLICY H5: AFFORDABLE HOUSING PROVISION - Development proposals for new housing where there is a net gain of more than ten dwellings should provide at least 37% affordable housing, or other figure within the Local Plan once Adopted, in accordance with borough wide planning policies that are suitable to meet the current and future housing needs of the Parish of Broughton and Old Dalby.**

**Priority for affordable housing should be given to those with a "local connection" to the parish defined as where at least one member of a household:**

- a) was born in the parish**
- b) resided in the parish for a continuous period of at least 12 months;**
- c) resident in the parish for a continuous period of not less than 3 years but has been forced to move away because of the lack of affordable housing;**
- d) presently employed or self-employed on a full-time basis in Broughton and Old Dalby, or somebody taking up employment in the Parish.**
- e) has a need to move to Broughton and Old Dalby to be close to a relative or other person to provide or receive significant care and support;**

- f) **has a family member who is resident within Broughton and Old Dalby for a continuous period of not less than three years immediately prior to occupation.**

## Housing Design

Through the process of preparing this Neighbourhood Plan, a number of visits were made to different parts of the parish. During these visits, and with reference to publications and discussions with residents, it was observed that the character, appearance and mix of housing, community and industrial buildings and agricultural development is very mixed and diverse.

The Housing Theme Group expressed the view that such diversity should be reflected within new developments, particularly housing and that in general no more than three houses of any new development should be the same. There is predominantly a very varied mix of designs within the older parts of the Parish which sit very well with the individual villages' environments. Small scale housing developments which have taken place since the 1930's to date, however, have not kept to this format and we have seen virtual "mini-housing estates" styles becoming the norm. Should this pattern continue then we would be concerned at each settlement suddenly finding itself looking remarkably similar, rather than the eclectic mix which has been nurtured through the centuries and which survives to this day.

Available within the supporting information are some photographic examples of new housing which break the boundaries and moulds of new estate design. These show how clever, individual design can result in pleasant street scenes and do not readily identify or single out affordable properties sold as open market homes. These estates have been designed in the whole as cul de sacs but with a potential for future all-inclusive linking of the two currently separate roads and linking one side of the village to another via a shortcut route. The Housing Theme Group felt that this was a clever and sustainable concept and would like to see this pattern embraced in the future to try and bring new and existing housing together rather than having isolated large slivers or fingers of development into particularly attractive open countryside.

There is a trend at present to build up in the roof space of new housing so as to create three floors of living accommodation. Such developments should be in scale with, in keeping with and complementary to existing neighbouring properties.

In terms of landscaping, the planting of new trees, hedges and shrubs is welcomed with species selection and siting carefully considered to protect and enhance individual existing properties light, views and reduce the impact of falling leaves and tree root subsidence problems.

The Neighbourhood Plan particularly welcomes development and re-use of existing buildings that is environmentally sustainable. The installation of a rain-water



harvesting system within the curtilage of each new dwelling is favoured, as this could significantly reduce the amount of rain water going into existing water courses, as well as increase the amount of water available for flushing house toilets or washing cars. It may also lead to potential cost savings on water utility bills. As Part I of the Building Regulations covers the Conservation of Fuel and Power in New dwellings, the Neighbourhood Plan welcomes positive conditions on all new build of three bedrooms or over to exceed the Part L minimum requirements by at least 5%. For example, a bedroom would be considered as a bedroom as such, even if shown on a planning application drawing as a first/ second floor study.

In terms of character, heritage and design, consultation exercises with members of the community demonstrated that there was a general desire for housing design to be in keeping with the local village style.

**POLICY H6: HOUSING DESIGN - All new development proposals of one or more houses, replacement and extensions will need to satisfy the following building design principles:**

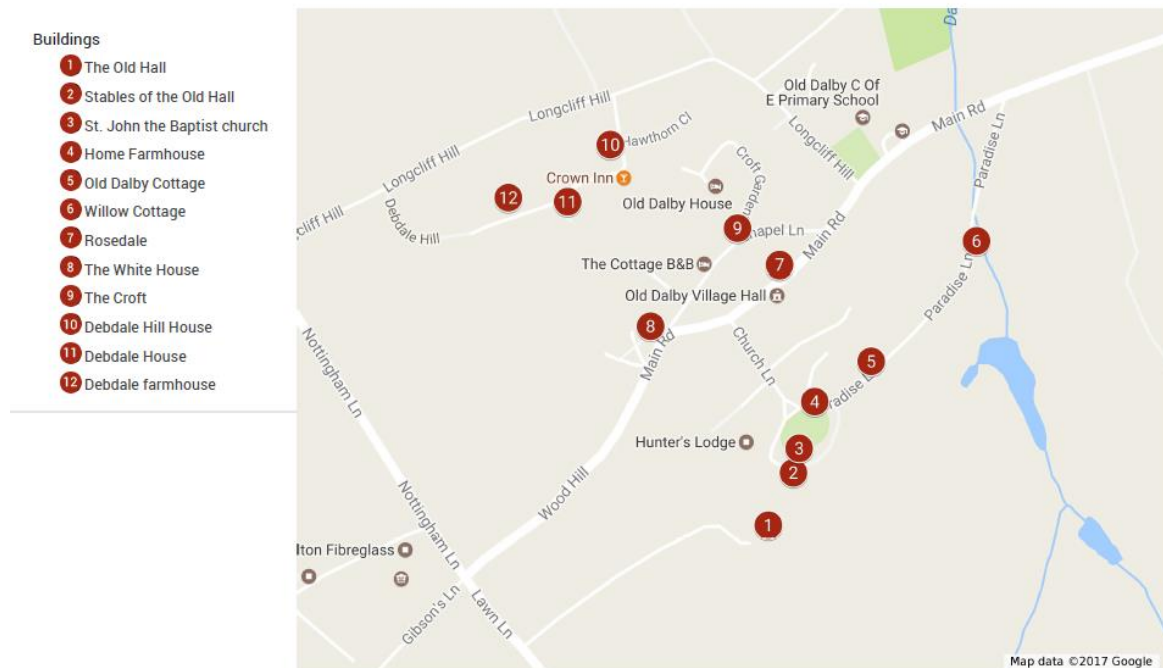
- a) It is of a density, size, scale, massing and height that reflects Broughton and Old Dalby's character and that of its' rural settlements giving an impression of space, pleasant street scenes and an inclusive road layout with short cuts linking existing roads together; and
- b) The design and materials are in keeping with the individual character and local distinctiveness of the Parish. Building styles should be diverse and make a valuable contribution to retaining the integrity of the rural character of the individual settlements. Developments should utilise and be complementary to existing neighbouring buildings' features e.g. interlocking eaves, flashing buttresses, local slate and brickwork; and
- c) Adequate off road parking should be provided as a minimum of two car parking spaces for dwellings of three bedrooms or less, and three spaces for dwellings of four bedrooms or more; and
- d) Street and curtilage lighting should be at low level and shaded above so that light pollution is maximally controlled; and
- e) The design reflects best environmental good practice and incorporates, where appropriate solar panels, rainwater harvesters and photovoltaic glass; and
- f) Appropriate landscaping including the provision of indigenous trees and large shrubs.

## Heritage and Conservation Area

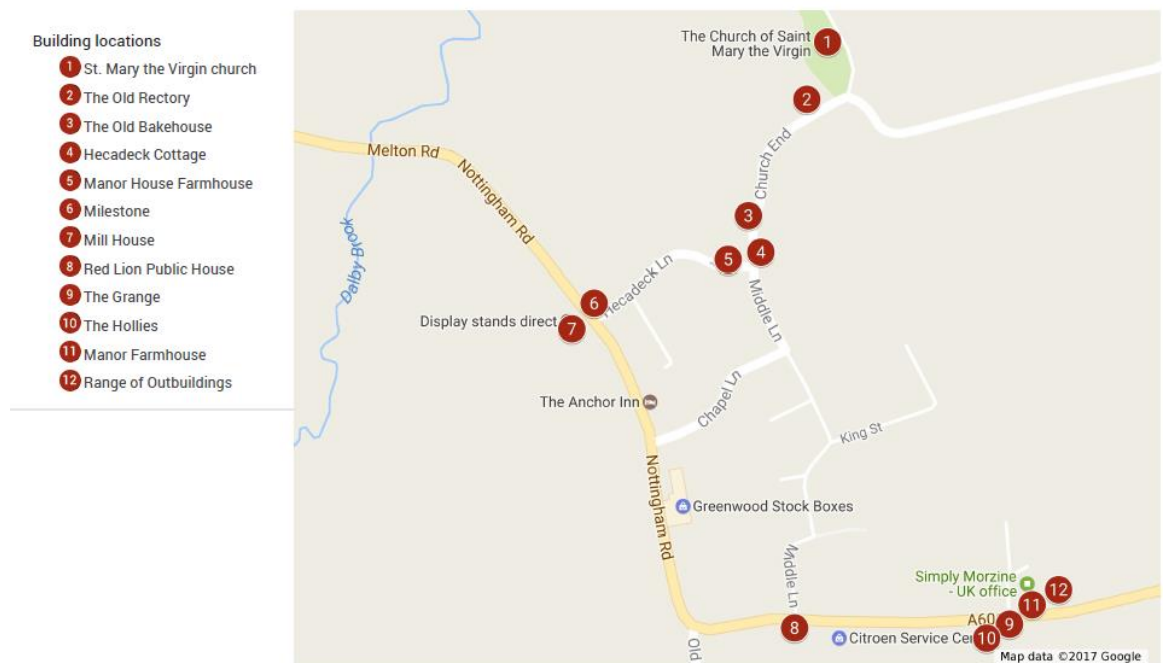
There is only one Conservation Area in the Parish. The area around the Village Green in the centre of Old Dalby village extending down Church Lane and Paradise Lane was designated as a conservation area in 1986; many of the buildings are timber framed and date from the 17th century and through the reign of Queen Victoria. Adjacent to Hunters Lodge off Church Lane are the old milking parlour and

farm buildings formerly belonging to Old Dalby Hall. Beyond this area to the north and east are the 20th century developments and housing extensions.

## Listed Buildings - Old Dalby



## Listed Buildings - Nether Broughton



**Figure 7 Conservation Area Old Dalby**



**POLICY H7: CONSERVATION AREA AND LISTED BUILDINGS –** Proposals within a Conservation Area as defined in figure 7 above, or affecting the setting of the Conservation Area or a Listed Building will be expected to preserve and enhance them, in accordance with local and national planning policies.

## C. Natural and Historical Environment

### Introduction

The Plan Area coincides with the Civil Parish (1894) of Broughton and Old Dalby. It consists of two ancient (ecclesiastical) parishes, Old Dalby and Nether Broughton, in the southern (Leicestershire) section of the Vale of Belvoir, each a medieval or older territory coinciding with a manor centred on a village with its parish church. Each of these parishes extends south-eastwards up to the crest of the Belvoir escarpment, which rises some 100 metres steeply above them. Queensway is a modern settlement, originating in 1940 as accommodation for personnel at a Second World War army vehicle depot. It was laid out like a small 'garden city', with large open spaces and greens surrounded by houses, a shop and community facilities. Now, no shops remain and the only facilities are a scout hut and two play parks. Some twenty plus properties are still owned by the military.

**Environmental designations** The Plan Area is part of the *Leicestershire and Nottinghamshire Wolds National Character Area* (NCA 74, designated by Natural England) and includes parts of the *Vale of Belvoir, Nottinghamshire Wolds* and *Belvoir Escarpment* Landscape Character Units recognised by Melton Borough Council. There are over 100 sites of local and national **historical** significance (Scheduled Monuments, Listed Buildings, Leicestershire & Rutland Historic Environment Records), and, for **biodiversity**, 20 validated Local Wildlife Sites (LWS), together with a number of potential and candidate LWSs, as recorded by Phase 1 Habitat Surveys (2005-16).

**Geological setting** Broughton and Old Dalby's landscapes are a direct, if partial, result of its geological history and structure. The whole Plan Area is underlain by a sequence of Jurassic rocks (about 200 million years old) which, because of their south-eastwards tilt, outcrop as a series of ridges and troughs, giving the country a clear 'grain' running northeast to southwest. The escarpment is formed by a thick layer of resistant ironstone, while the Vale is floored with softer clays and thin layers of limestone and sandstone.

During the Quaternary period (less than 1 million years ago) the whole area was covered by ice sheets. The Vale was occupied by a large mass of 'stagnant' ice. While surrounding areas were being smothered with glacial deposits, the Vale was protected and is now the only substantial part of Leicestershire where Jurassic 'bedrock' can be seen at the surface. Also of interest is that, after the Vale's glacier finally melted, long sections of the escarpment (which had been supported by the ice) collapsed, to create large landslips that still affect the landscape and local drainage.

**Historical environment** Although, as shown by archaeological finds, cropmarks and earthworks, people were living here in prehistoric (late Palaeolithic to Bronze Age) and Romano-British times, the present settlements were established in the

'dark ages', probably between 600 and 800 AD by settlers of Saxon and Norse origins. The two place-names are believed (*University of Nottingham, key to English place-names*) to mean, and suggest their founders' origins:

**Nether Broughton** *broc-tun* Old English 'brook' (particularly a stream with a muddy bed) 'farmstead, village' + ME 'nether' ('lowest') to distinguish from Upper Broughton

**Old Dalby** *dalr-by* Old Norse 'valley settlement' with later (?high medieval) Latin *super maleus* 'on the wolds', later misinterpreted and abbreviated to 'old'

The original settlements were located on low hills of dry ground, as described above, surrounded, at the time of their establishment, by wetter claylands of the Vale. Modern Old Dalby and Nether Broughton are the result of some 1200 years of gradual expansion and evolution from the original sites. Old Dalby in particular was in early medieval time located around the preceptory (in what is now 'The Park') but after the latter's destruction in about 1540 this site was abandoned and a new village grew up slightly further west. Earthworks surrounding both villages preserve the lanes and house footings of their medieval layouts, and attest to changes in size and location in the 14<sup>th</sup> (Nether Broughton) and 16<sup>th</sup> (Dalby) centuries.

Despite such declines, and later additions, the two ancient villages retain much of their medieval and 18<sup>th</sup> century layouts, with 19<sup>th</sup> and 20<sup>th</sup> century insertions, while the rural landscapes of the historic parishes preserve traces of their land use history – medieval open fields preserved as ridge and furrow, 18<sup>th</sup> century hedgerows from the time of the open fields' Enclosure, 20<sup>th</sup> century arable fields, and woodland on the steep escarpment. These features are real examples of living history, characteristic of and individual to each historic parish.

**Natural environment** The long, quite intensive agricultural land use history of the Plan Area means that its biodiversity is comparatively low. The identified, surviving, wildlife sites are therefore of high natural environment importance for the parish. With the support of residents, a key objective of this Plan is to recognise the value of wildlife sites in Broughton and Old Dalby to its sustainable development. Protection and enhancement of significant sites, habitats and species, together with habitat creation, are included in the following policies for the benefit of both people and wildlife. New development will be expected to comply with environmentally beneficial conditions as defined in the policies, while local people are encouraged to engage in community action for preserving, creating and managing sites of environmental value.

## Environmental inventory

An environmental inventory of all undeveloped land in Broughton and Old Dalby was carried out during August-October 2016. Information was compiled from existing sources (national and/or local designations, records and mapping), fieldwork, and local knowledge and records, combined with the results of the consultations (open events and questionnaires) conducted for the Plan.

These data, along with all relevant site-specific data from the existing information review, were mapped and tabulated, and each site was scored using the nine criteria for Local Green Space eligibility in the *National Planning Policy Framework 2012*:

**Table ENV 1: Inventory site scoring methodology**

Criterion (NPPF 2012)	Score range			Notes
ACCESSIBILITY	0	1-3	4	e.g. private, no access (0) – could be made accessible – accessed via PRow – fully open to the public (4)
PROXIMITY / LOCAL	0	1-3	4	Distant (0) --- fairly near to --- adjoins (3) or is within (4) settlement
BOUNDED	0	1-3	4	Individual parcel of land (not an undefined or large area)
SPECIAL TO COMMUNITY	0	1-3	4	Opinions of local people via questionnaire or through consultation (open events, online, pre-submission and statutory)
RECREATIONAL / EDUCATIONAL USE	0	1-3	4	e.g. actual or potential, informal recreation or activity, dog-walking, Forest School use, informal or official open space, etc.
BEAUTY (including views)	0	1	2	Relative (give justification); use consultation map results; viewpoint of an identified view
TRANQUILITY	0	1	2	Relative (give justification)
HISTORICAL SIGNIFICANCE	0	1-3	4	Extant, visible evidence. Number of periods/features/records etc. / Relevant existing designations (Historic Environment Records)
WILDLIFE SIGNIFICANCE, GEOLOGY	0	1-3	4	Richness of species and habitats (Priority (BAP) spp. / Priority habitats) / relevant existing designations (Habitat Survey, Local Wildlife Sites / site of geological/industrial history significance)
[Maximum possible score]	<b>32</b>			

## Local Green Spaces



Of the approximately 350 parcels of undeveloped land in the Plan Area, 111 were identified in the inventory process as having notable environmental (natural, historical and/or cultural) features. These features were recorded to provide the







evidence base for the *environment* component of *sustainable development* in the parish.

Eleven of these environmentally significant sites, scoring 75% (24/32) or more of the maximum possible and meeting the eligibility criteria outlined in the NPPF, are designated in this Plan as Local Green Spaces (Table ENV 2, Figs. ENV 1.1 – 1.3 and below). Their statutory protection will ensure that these most important places in the Plan Area’s natural and human landscape are protected. The selection has been commended by residents at community consultation events during February 2017. This policy supports Melton Borough Council Pre-Submission Local Plan policy.







**Table ENV 2: Scored evidence base for Local Green Spaces**





**ABBREVIATIONS:** **CCE:** Community Consultation Events, March 2016 and February 2017 (supports ‘special’ criterion). **COF:** Community Online Forum, October – December 2016 (supports ‘special’ criterion). **L&R HER:** Leicestershire & Rutland Historic Environment Record (supports ‘history’ criterion). **BAP:** Biodiversity Action Plan species (Species of Conservation Concern; Priority Species) in English and European Statutes; supports ‘wildlife’ criterion). **AoS&LGS Study 2015** Melton Borough Council commissioned study, by Influence Consultants, on Areas of Separation and Local Green Spaces, it also evaluated all Protected Open Areas in the three villages.




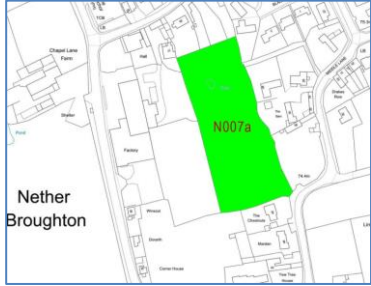
Ref.	EVIDENCE	NPPF (2012) ELIGIBILITY CRITERIA									TOTAL	H+W /8
		Access /4	Proximity /4	Bounded /4	Special /4	Rec/Ed /4	Beauty/ Views /2	Tranq. /2	History /4	Wildlife /4		
D004	<p><b>Old Hall Parkland, Old Dalby</b>            Accessible field with public footpath, designated by Natural England as an area of Woodland Pasture and parkland, which is a <b>priority habitat</b> . The area includes a designated <b>scheduled monument</b> - Preceptory at Old Dalby - and is surrounded by hedgerows and woodland. The field is currently grazed part of the year and the listed Old Dalby Hall lies adjacent to the area. 6 positive responses on COF.</p>	3	3	4	4	3	2	2	4	4	29	8
	 <p>Old Hall parkland, including Scheduled Monument</p>  <p>Location</p>											
D001	<p><b>Old Dalby Playpark</b>            The recreation space forms the central open space within the village. It is partly enclosed but with visibility into and across it from adjacent roads and properties. There is intervisibility with the church and good accessibility from the village. The space is multi-functional; providing an important community space. Biodiversity value related to the hedgerow boundaries, memorial garden and designated community wildlife/wildflower area. Barbecue/social area connected to village hall. 26 positive responses on COF.</p>	4	4	4	4	4	2	1	2	2	27	4

Ref.	EVIDENCE	NPPF (2012) ELIGIBILITY CRITERIA										
		Access /4	Proximity /4	Bounded /4	Special /4	Rec/Ed /4	Beauty/ Views /2	Tranq. /2	History /4	Wildlife /4	TOTAL	H+W /8
	 <p>Old Dalby Playpark / recreation area</p>  <p>Location</p>											
<b>D003</b>	<p><b>Old Dalby village green</b> In the heart of the Village, venue for Old Dalby Day and other community activities. At the entrance to the Vale of Belvoir as you come down the hill. Memorial Oak. Eleven positive responses on COF.</p>	4	4	3	4	4	2	1	2	1	25	3
	 <p>Old Dalby village green</p>  <p>Location</p>											
<b>D005</b>	<p><b>Top Field, Debdale Hill. Old Dalby</b> Very important unofficial open space on elevated site with stunning views across Vale of Belvoir. L&amp;R HER sites MLE 3450 and 3451: site of old windmill (mound) and other medieval and post-medieval village earthworks. Access via footpath G92 and gated track. Permanent grassland of biodiversity value. Three positive comments on COF.</p>	4	2	3	4	2	2	2	4	2	25	6
	 <p>Debdale Hill top field, Old Dalby</p>  <p>Location</p>											
<b>D007</b>	<p><b>St John the Baptist churchyard, Old Dalby</b> The churchyard provides the <i>setting</i> for the Grade II* Listed church. Fully accessible. Historically connected to the village. Important biodiversity site: including 4 BAP species birds, bats and grass snakes.</p>	4	4	4	2	2	0	2	4	3	25	7



Ref.	EVIDENCE	NPPF (2012) ELIGIBILITY CRITERIA										
		Access /4	Proximity /4	Bounded /4	Special /4	Rec/Ed /4	Beauty/ Views /2	Tranq. /2	History /4	Wildlife /4	TOTAL	H+W /8
	 <p>St John the Baptist churchyard</p>  <p>Location</p>											
<b>Q008</b>	<p><b>Queensway allotments and spinney</b> Area of worked community gardens with fruit trees. Well subscribed and valued. Biodiversity value from its managed habitat variety, with records of grass snakes, newts, amphibians, butterflies, mammals and 5 BAP species birds.</p>  <p>Queensway allotments</p>  <p>Location</p>	4	3	4	4	4	2	1	2	4	28	6
<b>Q016/ Q026</b>	<p><b>The Crescent and Princess Road greens, including playpark</b> Large area of maintained and mown grass parkland with mature willow, ash and other trees. Used regularly and of high value to residents (CCE). Includes well-used play area. Beauty – Up to 40 trees including Willows and Ash trees with Lombardy Poplars in Parkland. Daily recreational use. Noted for fungi; 3 BAP species birds, fruit trees. Positive response on COF.</p>  <p>Ornamental trees and lawns. Queensway 'greens' were planned as parkland and amenity spaces integrated with the housing</p>  <p>Location</p>	4	4	4	3	4	2	1	2	2	23	4

Ref.	EVIDENCE	NPPF (2012) ELIGIBILITY CRITERIA										
		Access /4	Proximity /4	Bounded /4	Special /4	Rec/Ed /4	Beauty/ Views /2	Tranq. /2	History /4	Wildlife /4	TOTAL	H+W /8
<b>Q009</b>	<p><b>'Scout hut' open space and play area, Queensway</b> Enclosed open space used by children and local community. Home education, meetings, rehearsals, yoga and sports. Brook at east side with streamside and aquatic vegetation and invertebrates. Fruit trees. Positive responses on COF. Part of a well-used public open space and community facility that also connects Queensway with open countryside and views to the north.</p>	4	3	4	3	4	1	0	3	3	25	6
	 <p>Queensway 'Scout hut' open spaces</p>  <p>Location</p>											
<b>N002</b>	<p><b>St Mary's churchyard, Nether Broughton</b> Churchyard on elevated (pre-Christian?) site. Earliest documentary reference is 1220. <i>Setting</i> for Grade II* Listed church. Site includes (and provides <i>setting</i> for) 1829 chest tomb (Grade II Listed) and WW1 War Memorial. History Trail interpretative board sited here. Designated MBC <i>Protected Open Area</i> in superseded Local Plan; Highest assessment score in MBC <i>AoS&amp;LGS Study 2015</i>. Managed and rough grass, wild flowers, ornamental trees and shrubs. Biodiversity value includes five BAP species birds occurring regularly or breeding and the existence of a bat roost. Full public access, adjacent to National Cycle Route 48.</p>	4	4	4	3	3	2	2	4	2	28	6
	 <p>St Mary's churchyard, Nether Broughton</p>  <p>Location</p>											

Ref.	EVIDENCE	NPPF (2012) ELIGIBILITY CRITERIA										TOTAL	H+W /8
		Access /4	Proximity /4	Bounded /4	Special /4	Rec/Ed /4	Beauty/ Views /2	Tranq. /2	History /4	Wildlife /4			
<b>N013</b>	<p><b>Moat field, Nether Broughton</b></p> <p>High historical significance: L&amp;R HER site MLE 3438 (moated site, thought to be medieval manor house) in north parts, while the whole site is MLE 9700 (medieval settlement core) with other earthworks. Ridge and furrow on south part. Views south to Broughton Hill and east to Vale of Belvoir.</p> <p>On village history trail; access via footpath G69. High score for open space and views value in CCE; positive comments in COF.</p> <p>Biodiversity value includes permanent grass with associated flora, species-rich hedges to south and east, three BAP species birds breeding or foraging.</p>	3	3	3	4	3	1	1	4	3	25	7	
	 <p>Moat field, looking south, with medieval village earthworks in foreground</p>  <p>Location</p>												
<b>N007 a</b>	<p><b>Central Field, Nether Broughton</b></p> <p>Permanent grassland, rough vegetation, scrub, trees and pond surrounded by species-rich hedges with trees.</p> <p>Site of 19<sup>th</sup> century (pre-1884) clay pit. Access via footpaths H9a and H18.</p> <p>Well-used unofficial recreational open space, dog walkers, children's play.</p> <p>Biodiversity value (in addition to habitat) includes , great crested newt breeding pond, 3 BAP species, green woodpeckers (yellow ant hills), hedgehog territory and connectivity with adjacent gardens.</p> <p>MBC Protected Open Area.</p> <p>Strong community support at CCE and large number of positive comments on COF</p>	3	4	4	3	3	1	1	2	3	24	5	
	 <p>Central Field, Nether Broughton, looking south.</p>  <p>Location</p>												

**POLICY ENV 1: LOCAL GREEN SPACE - Other than in exceptional circumstances, all development in Broughton & Old Dalby Parish will be expected to protect the following designated areas of Local Green Space.**

- **Old Hall parkland, Old Dalby (inventory number D004)**
- **Old Dalby playpark (D001)**
- **Old Dalby ‘village green’ (D003)**
- **Top field, Debdale Hill (D005)**
- **St John the Baptist churchyard (D007)**
- **Queensway allotments and spinney (Q008)**
- **The Crescent and Princess Road greens, including playpark (Q016/026)**
- **‘Scout hut’ open space and play area, Queensway (Q009)**
- **St Mary’s churchyard (N002)**
- **Moat field, Nether Broughton (N013)**
- **Central Field, Nether Broughton (N007a)**

**Any development bounding on, or affecting the setting of, a Local Green Space will be required to take account of all consequential adverse effects on the protected site and its features. This will include carrying out appropriate mitigation measures as conditions of planning consent.**

**Fig. ENV 1.1 Local Green Spaces, Old Dalby.**

Statutorily protected heritage assets (within whose *setting* a LGS is located) are indicated in red

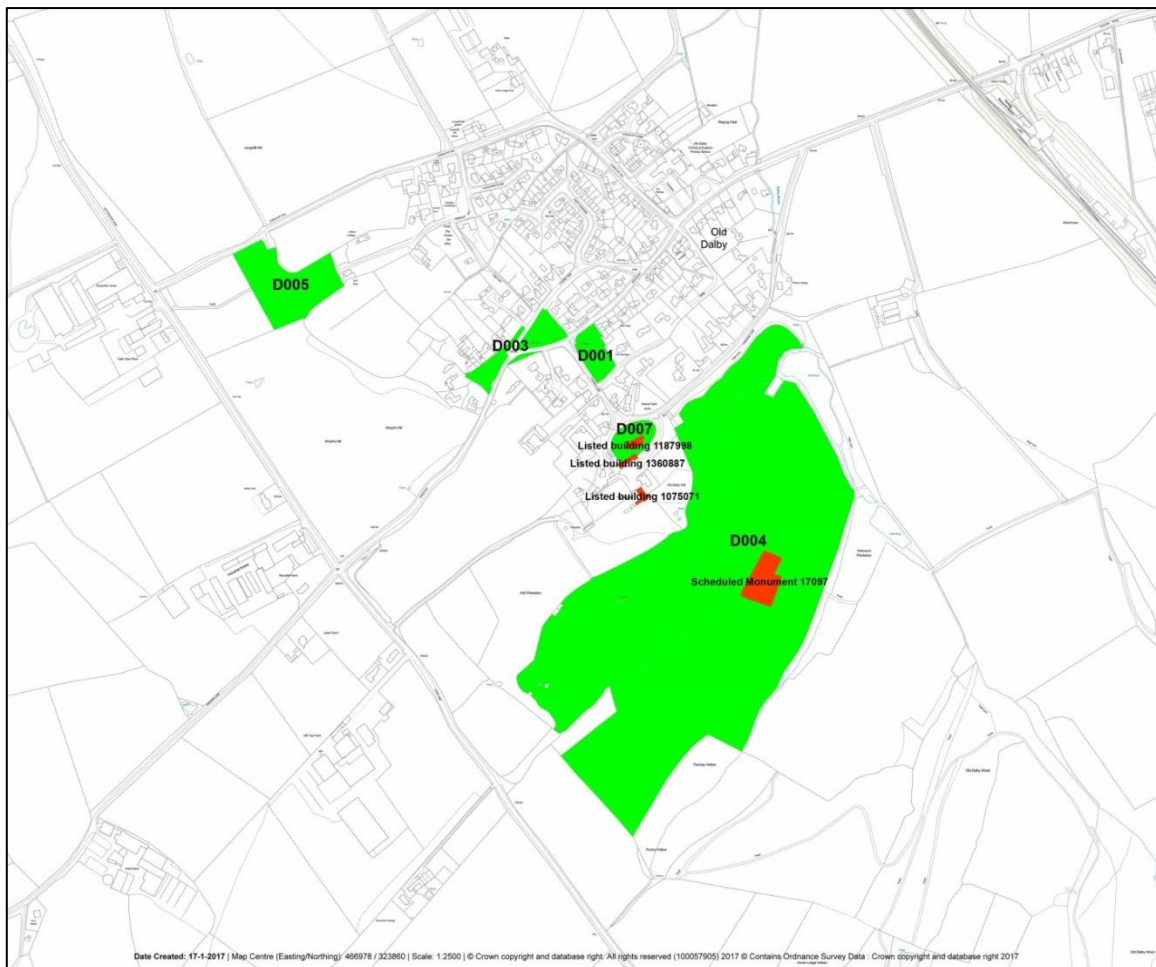


Fig ENV 1.2 Local Green Spaces, Queensway

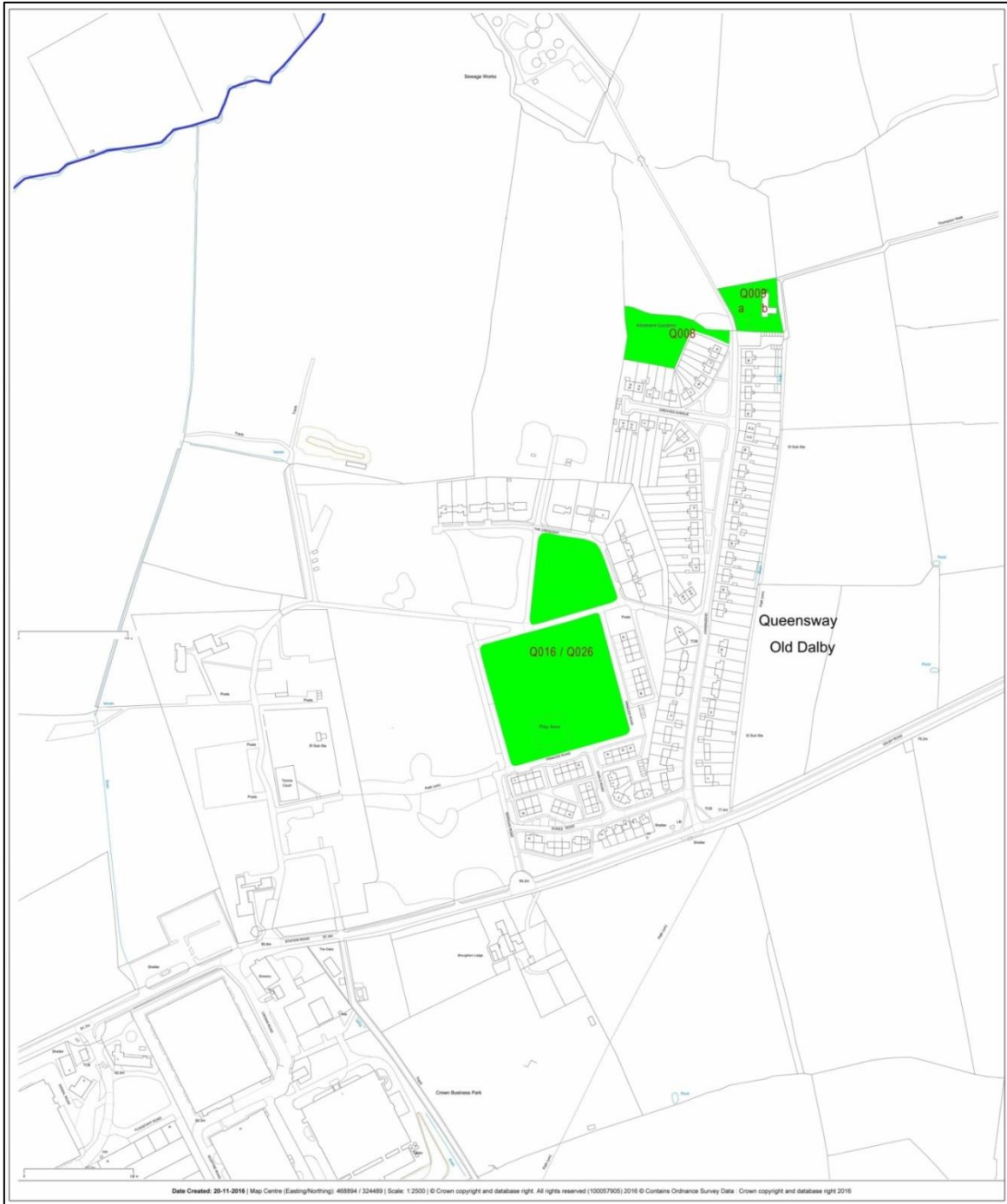
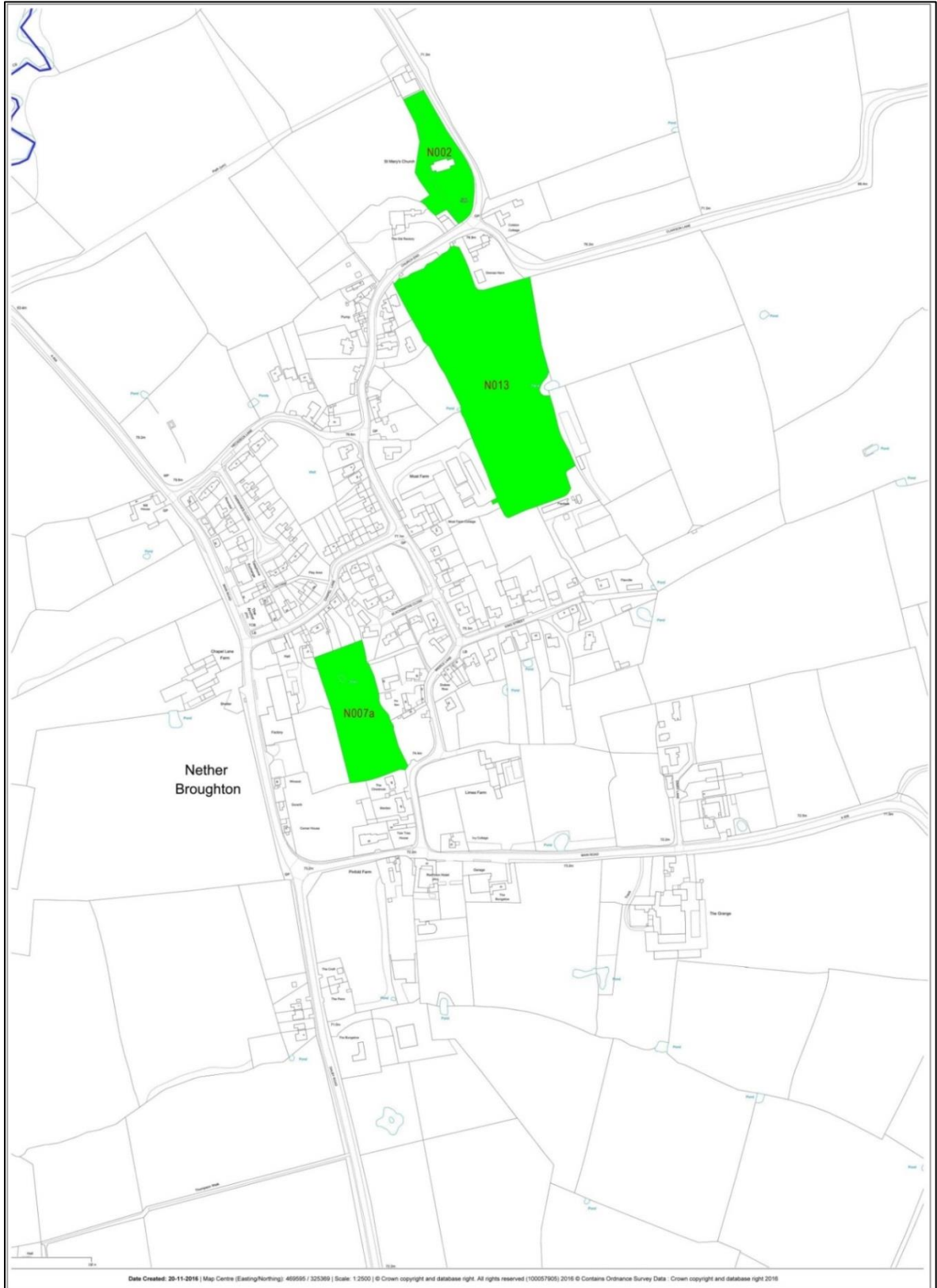


Fig. ENV 1.3 Local Green Spaces, Nether Broughton



## Important Open Spaces

A group of sites and linear features scored highly in the Inventory under National Planning Policy Framework criteria for their outstanding community value. They have been identified through community consultations, in parish records, and in the Melton Borough Council Consultation document *Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study 2015*. Some are existing Open Space, Sport & Recreation sites as mapped on the MBC website at <http://www.planvu.co.uk/mbc/mbc.php>. They include recreation grounds, play areas, informal open spaces of community and recreational value, spaces among buildings whose open nature preserves the historic layouts of and views within the settlements, registered (and informal, customary) village greens, wide roadside verges of historical and aesthetic value, and green lanes.

There is a desire in the community to ensure protection of these sites as part of the geography and amenity of the villages. Their value as open space within and close to the built-up areas and their current or potential value as community assets are both recognised in this Community Action.

This Community Action supports Melton Borough Council Pre-Submission Local Plan policy EN7

**COMMUNITY ACTION ENV 1: IMPORTANT OPEN SPACES - The Parish will actively work with Melton Borough Council and other partners to secure the protection of the locations and features of the following sites, through new designations or as confirmation/adoption of existing sites, as MBC Open Space, Sport & Recreation (OSSR) sites in the following typological categories (as listed in the draft Local Plan 2017):**

### Allotments

Queensway allotments (Q008)

### Natural and semi-natural greenspace

Bluebell woods and lake, Old Dalby (D006)

‘The Track’, Queensway (Q007)

“Fish pond field”, Nether Broughton (N019)

Open spaces west of the Crescent and Princess Road greens, Queensway (Q015 and Q025)

Kings Street meadow, Nether Broughton (N021a)

Unofficial open space and nature area (Q032) (also *amenity greenspace*)

### Amenity green space



**Old Dalby: common land (D039); registered common land**

**Roadside verges of amenity or open space value in Old Dalby (as mapped)**

**Roadside verges of amenity or open space value in Queensway (as mapped)**

**Roadside verges of amenity or open space value in Nether Broughton (as mapped)**

**Middle Lane field, Nether Broughton (N004)**

**Nether Broughton village green (N011)**

**Provision for children and young people**

**Play area at Village playing field, Old Dalby (D002)**

**Play area, Queensway (Q009a)**

**Chapel Lane play area, Nether Broughton (N005a)**

**Sports pitches and playing fields**

**Village playing field, Old Dalby (D002)**

**Other**

**Parish Council cemetery, Old Dalby (D009) *cemeteries/churchyards (not MBC typology but widespread in (England) planning practice)***

**Midshires Way, (green lane/bridleway) Old Dalby (D020) *green lanes and greenways (not MBC typology but widespread in (England) planning practice)***

Fig. ENV 2.1 Important Open Spaces in Old Dalby

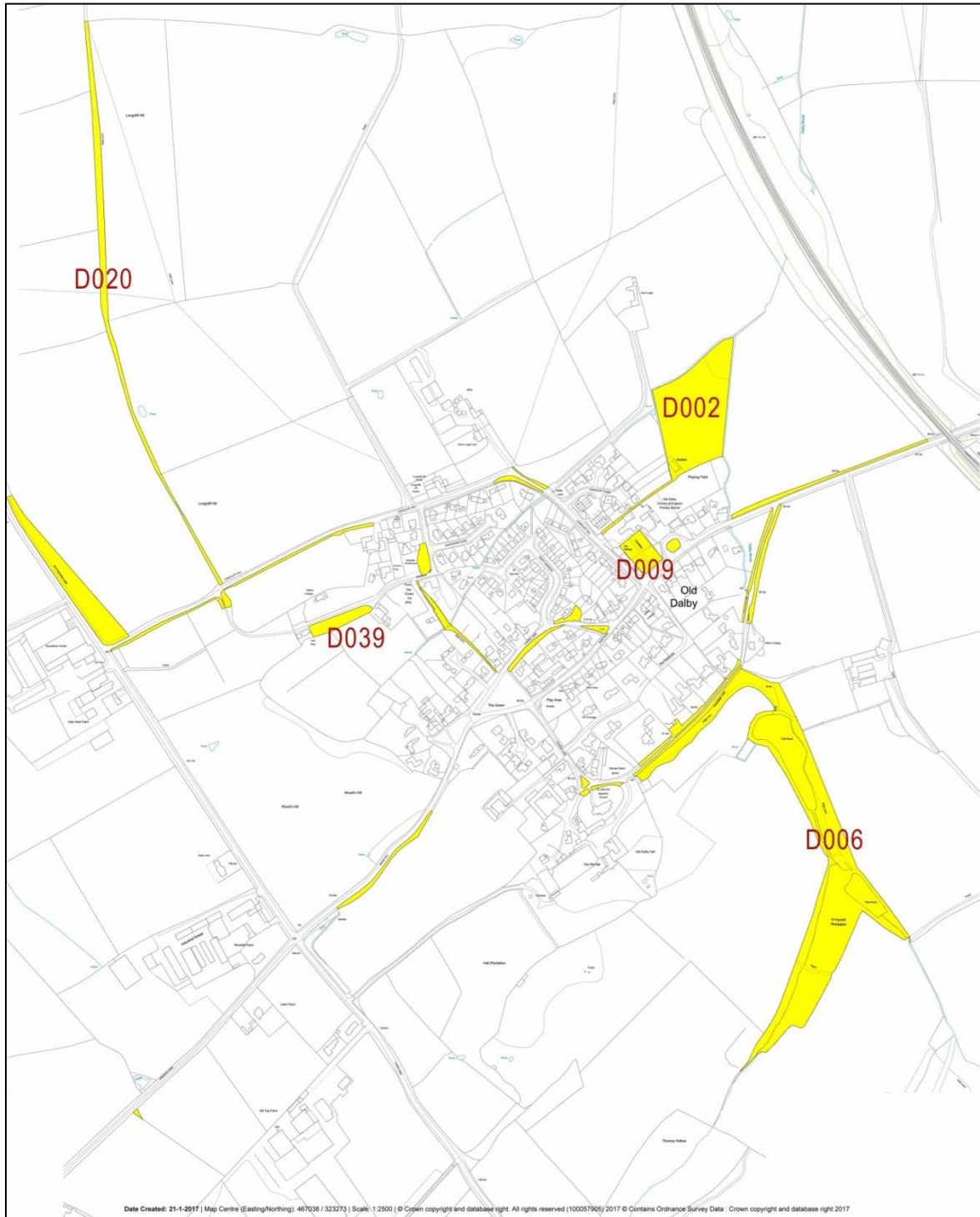
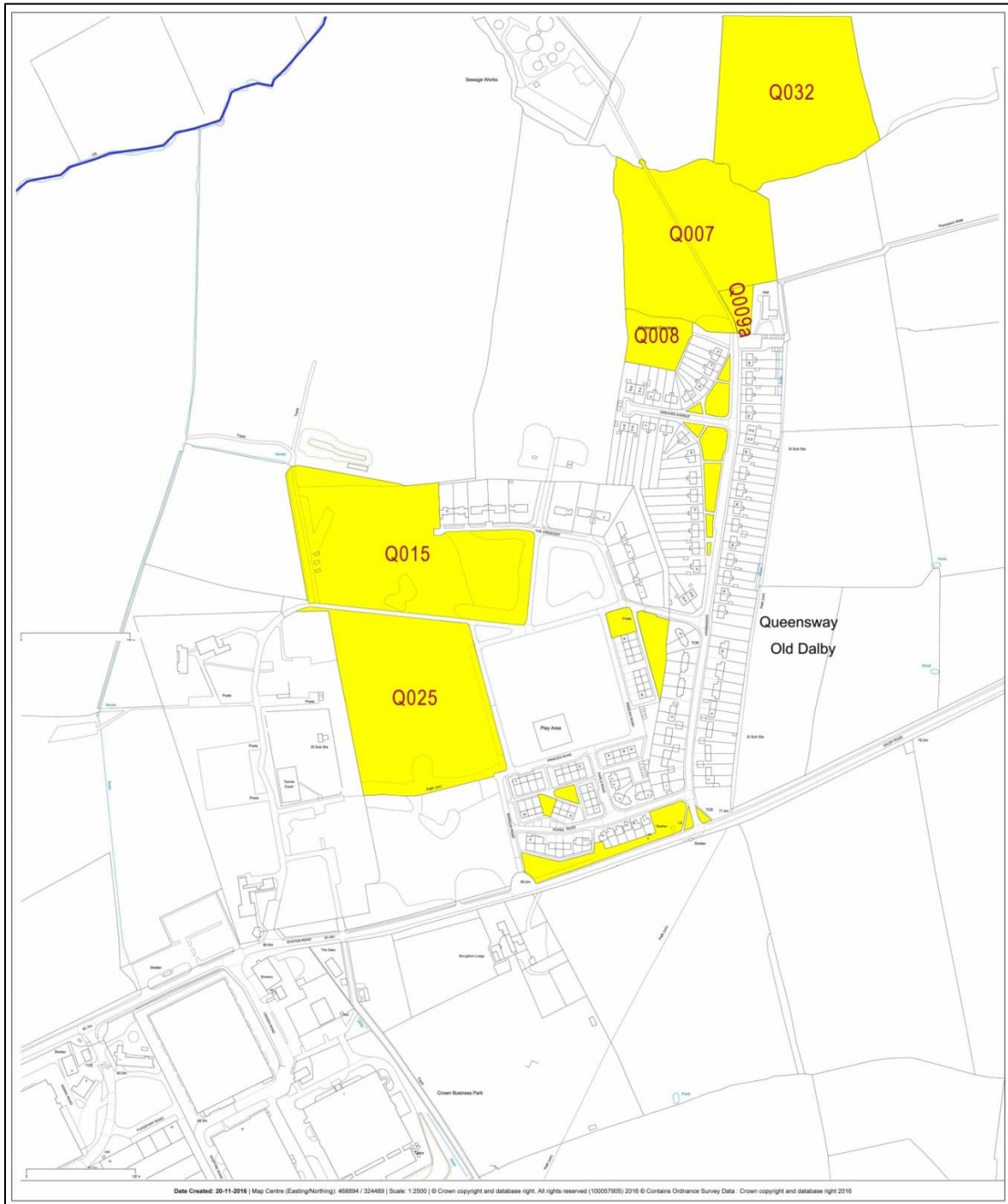


Fig. ENV 2.2 Important Open Spaces in Queensway



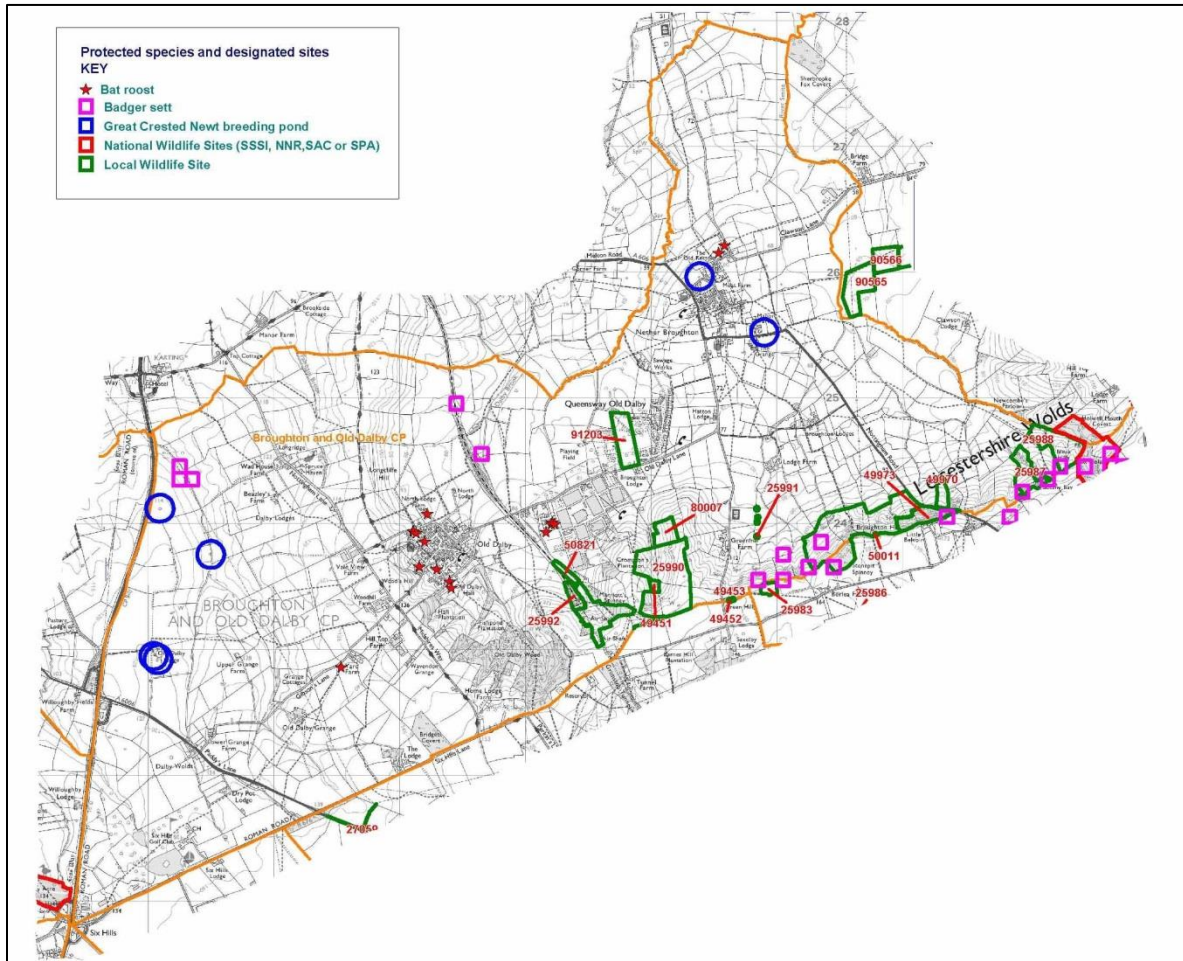


## Other sites of environmental significance

A third group of inventory sites scores highly for 'wildlife' and/or 'history' but, because their community value scores are moderate or low they do not qualify for Local Green Space designation. They consist of:

- Extant (i.e. not destroyed by ploughing or land use change since the time of survey) sites mapped as **Priority Habitat (England)** by Natural England for DEFRA
- **Local Wildlife Sites** (including proposed and candidate) recorded by LCC (Leicestershire & Rutland Environmental Records Centre) in a *Phase 1 Habitat Survey* (map below)
- Extant (visible features) sites of **historic environment significance**, including ridge and furrow, as mapped by Historic England, LCC archaeologists, and other bodies
- Sites on which **BAP species** and/or **species of conservation concern** are known to be present, including ponds and bat roosts, or were recorded in the inventory fieldwork
- Other sites identified (in the inventory conducted for this Plan) as being of high local significance for history or biodiversity (inventory scores for history + wildlife 4 or higher)

Fig. ENV 3 Phase I Habitat Survey: Local Wildlife Sites (LWS) and protected species



The features for which the identified sites have been selected and notified are listed in the environmental inventory. The map below shows their locations. Together, these sites are essential for biodiversity conservation in the Parish and for the preservation of the Plan Area's historical and cultural heritage. They also include three sites, known as 'Poor's Fields' of 'Poor's Close' land (sites D040, N132 and N46b), that "have been given to provide income for Poor's Close tenants"; they have both biodiversity (permanent grassland flora) and historical significance.

Protection of the **historical environment** is recognised as an essential component of sustainable development in the National Planning Policy Framework. All sites with extant, visible archaeological or historical features in the Plan Area (effectively all eligible sites in the *Leicestershire & Rutland Historic Environment Record* database) are included here, along with sites with well-preserved ridge and furrow; notification of these sites here does not preclude their inclusion in other policy areas in the Plan.

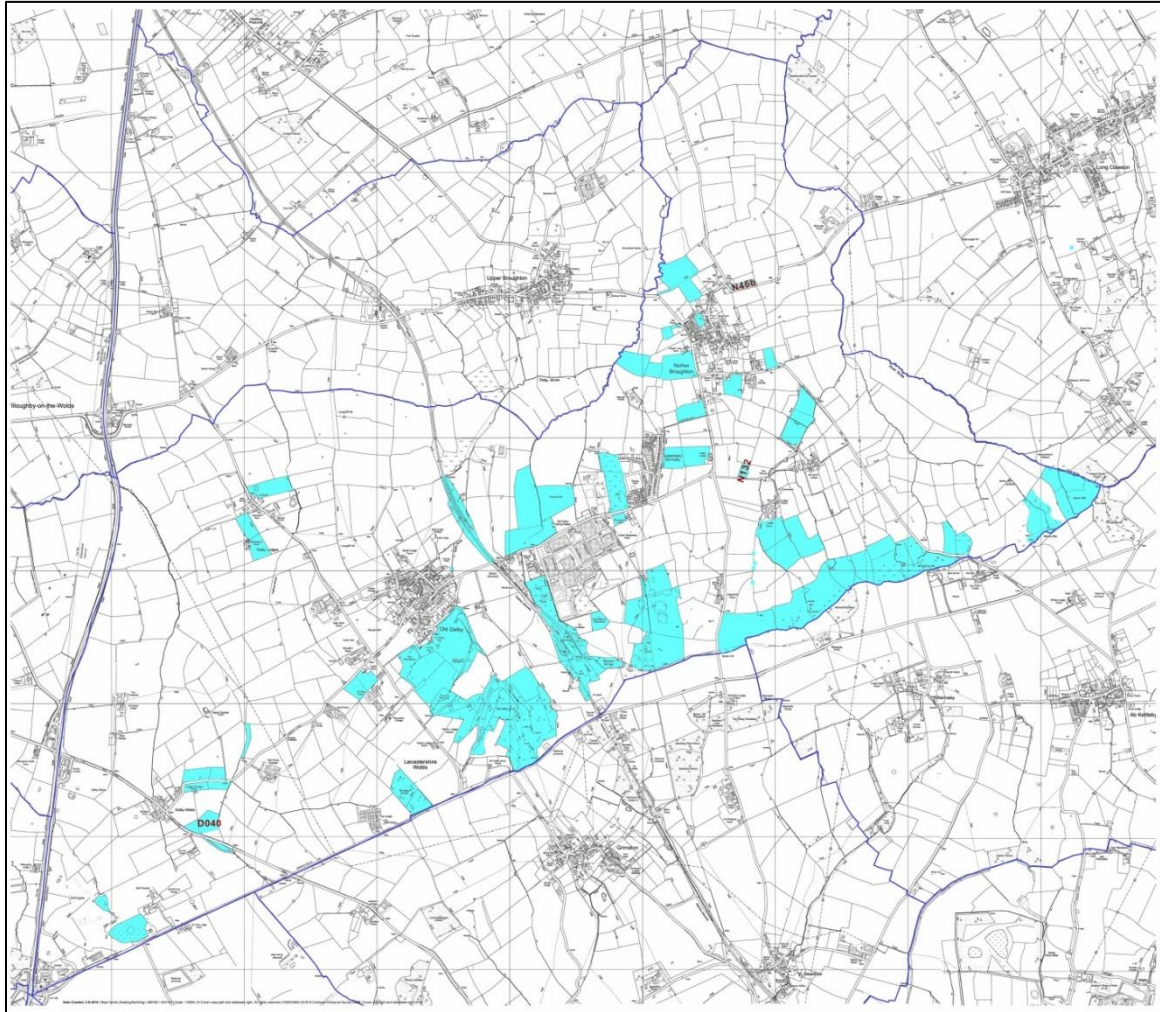
The **natural environment** and biodiversity enhancement (species and habitats) is supported by the National Planning policy Framework, which is itself compliant with the UK *Conservation of Species and Habitats Regulations, 2010, Amended 2012*, and the European Habitats Directive 1992 (*Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora*). Wildlife, both habitats

and species, is of great importance for many reasons; it has intrinsic value and people take great pleasure from thriving natural surroundings. Well-functioning ecosystems are vital for a healthy environment and contribute to residents' physical and mental health and wellbeing.

This policy supports Melton Borough Council [draft] Local Plan policy EN2.

**POLICY ENV 2: PROTECTION OF OTHER SITES OF ENVIRONMENTAL (NATURAL AND HISTORICAL) SIGNIFICANCE - 85 parcels of land in the Plan Area (see map below) have been identified as being of at least local significance for wildlife (biodiversity) and/or history. They are important in their own right and are locally valued. Development proposals that affect them will be expected to protect or enhance the identified features and/or species.**

Fig. ENV 4 Other sites of environmental (natural and historical) significance





## Wildlife corridors, connectivity and habitat creation

The Nether Broughton and Old Dalby Plan Area, although set in open countryside of moderate to high landscape quality and sensitivity (three *landscape character units*, MBC 2014), is largely agricultural land, much of it fairly intensively farmed. 'Natural' habitat areas are small and scattered; there is little woodland and few species-rich hedges, while less than 8% of the Plan Area is mapped by Natural England (for DEFRA) as priority habitat (*deciduous woodland* and *woodpasture*) or as *good quality semi-improved grassland*. The main surviving corridors, for connecting habitats and species, are therefore the linear features mapped below. They comprise:

- the strip of woodland, scrub and open grass protected on either side of the original Midland Railway Nottingham to London line, now the Old Dalby test track, and adjoining woodland
- five narrow riparian corridors along the remaining semi-natural stretches of local watercourses; these include freshwater, riverbank, streamside and woodland habitats and some adjacent, marginal areas of farmland currently managed for wildlife, for example under Stewardship agreements.

The Melton Borough Council Pre-Submission Local Plan recognises the importance of ecological networks, while 'coherent and resilient ecological networks' are regarded as essential for the national biodiversity strategy (DEFRA 2011). Both build on the widely-accepted understanding of the value of wildlife corridors to the continuing survival of England's characteristic habitats and species.

Very strong support was registered in consultation (questionnaire, events and online) for community initiatives for tree-planting and other wildlife habitat creation.

This policy supports Melton Borough Council Pre-Submission Local Plan policy EN2.

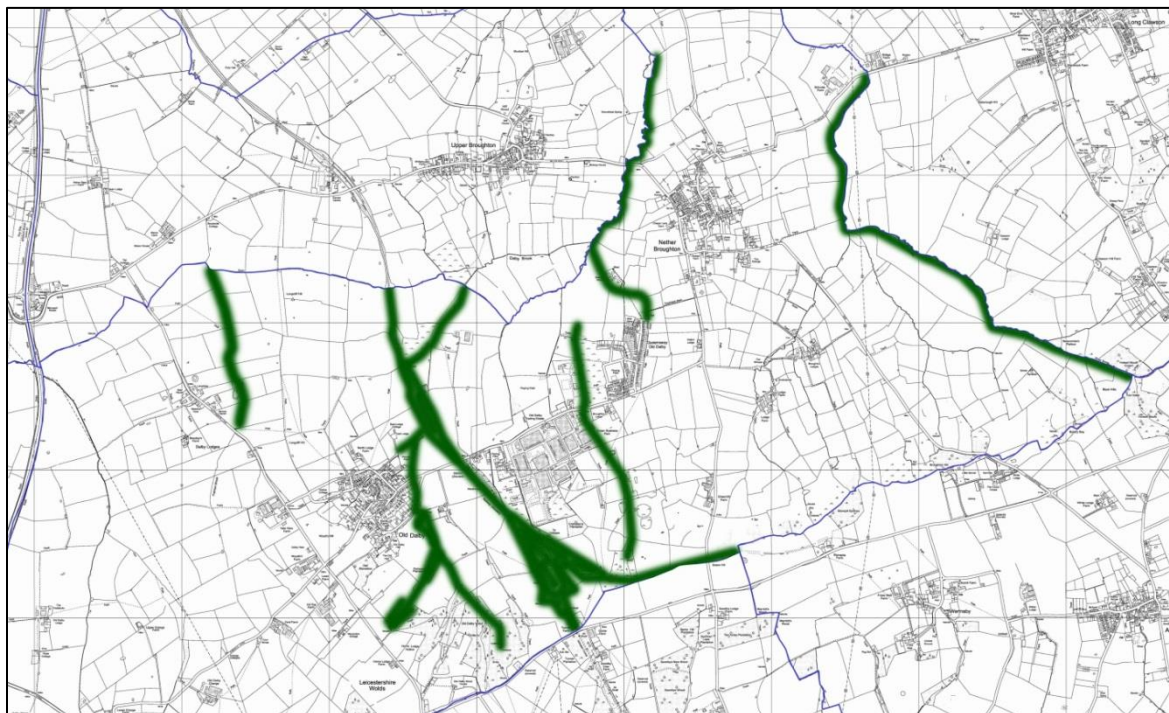
**POLICY ENV 3: WILDLIFE CORRIDORS AND HABITAT CONNECTIVITY - Development proposals should not damage or adversely affect the wildlife corridors identified on Figure ENV 5 unless mitigated.**

**Permitted development in the Plan Area will be expected to protect and enhance wildlife corridors and other potential habitat links, including natural ponds. It should not create barriers to the permeability of the landscape for wildlife in general, or fragment populations of species of conservation concern.**

**COMMUNITY ACTION ENV 2: HABITAT CREATION - The Parish will actively seek to work with community groups, landowners, funders and other organisations to enhance the biodiversity of the Parish by creating and/or**

managing habitat sites (e.g. wildflower meadows, woodland, wetland) on suitable parcels of land.

Fig. ENV 5 Wildlife corridors



## Woodland, trees and hedges

Leicestershire is one of the least wooded counties in England, so the conservation of existing trees and woodland and planting of new is an important factor for protecting and enhancing the natural environment.

In the Plan area there is a group of deciduous woods, including Old Dalby Wood, on the edge of the Belvoir escarpment, a strip of relatively new scrub and woodland growth along the railway land, and small areas of plantation and new community and private plantings. Most of these areas have been mapped as Priority Habitat by Natural England, while a few further small areas were mapped as part of the inventory carried out in 2016 for this Plan. Altogether, these areas constitute less than 5% of the c.2000 hectares of undeveloped land in the Plan Area, showing that, apart from ornamental plantings in the villages, Nether Broughton, Queensway and Old Dalby have very little woodland and provide an extreme example of the situation throughout Leicestershire.

Hedgerows provide essential habitat and connective corridors for wildlife, as well as characterising the rural landscape. They hold intrinsic value: a majority of the hedgerows in the Plan Area are almost exclusively of native species; hedgerows are recognised as a *Habitat of Principal Importance for the Conservation of Biodiversity* under the Natural Environment and Rural Communities Act (2006) and

a *Priority Habitat* under the Local Biodiversity Action Plan (LBAP) for Leicestershire. Protection of existing hedgerows and the creation of new hedgerows is a key factor for local biodiversity and the maintenance of ecological networks.

This policy protects the small, and thus disproportionately valuable, areas of woodland surviving in Broughton and Old Dalby, aims to protect all hedgerows and significant trees whenever practicable, and requires developers to plant or arrange for replacement of new trees, hedges and woodland where loss is unavoidable.

**POLICY ENV 4: WOODLAND, TREES AND HEDGES - Development proposals that result in the loss of trees of biodiversity, landscape, amenity or arboricultural value, or result in loss or damage to woodland, will be resisted.**

**Where possible, development proposals should seek to increase tree and woodland cover with appropriate planting both on new sites and to complement and/or enhance existing occurrences.**

**Hedgerows are to be retained and protected. Where loss is unavoidable, it must be minimised, and loss mitigated with replacement planting of locally appropriate native species to provide a demonstrable net gain in hedgerow length either on-site or locally within the Plan Area.**

**COMMUNITY ACTION ENV 3: WOODLAND, TREES AND HEDGES - The Parish will continue to identify trees of value, as above, for recommendation to the Planning Authority for Tree Preservation Orders.**

**Developers, landowners and the community will be encouraged to enhance the appearance and biodiversity of the Parish, particularly the Industrial Parks, through a scheme of tree planting on roadside verges and premises margins wherever practicable.**

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## Ridge and furrow

A survey in 2016 confirmed the extant distribution of ridge and furrow in conjunction with Google Earth photography dating from 2011. The map below serves as an inventory of the current situation.

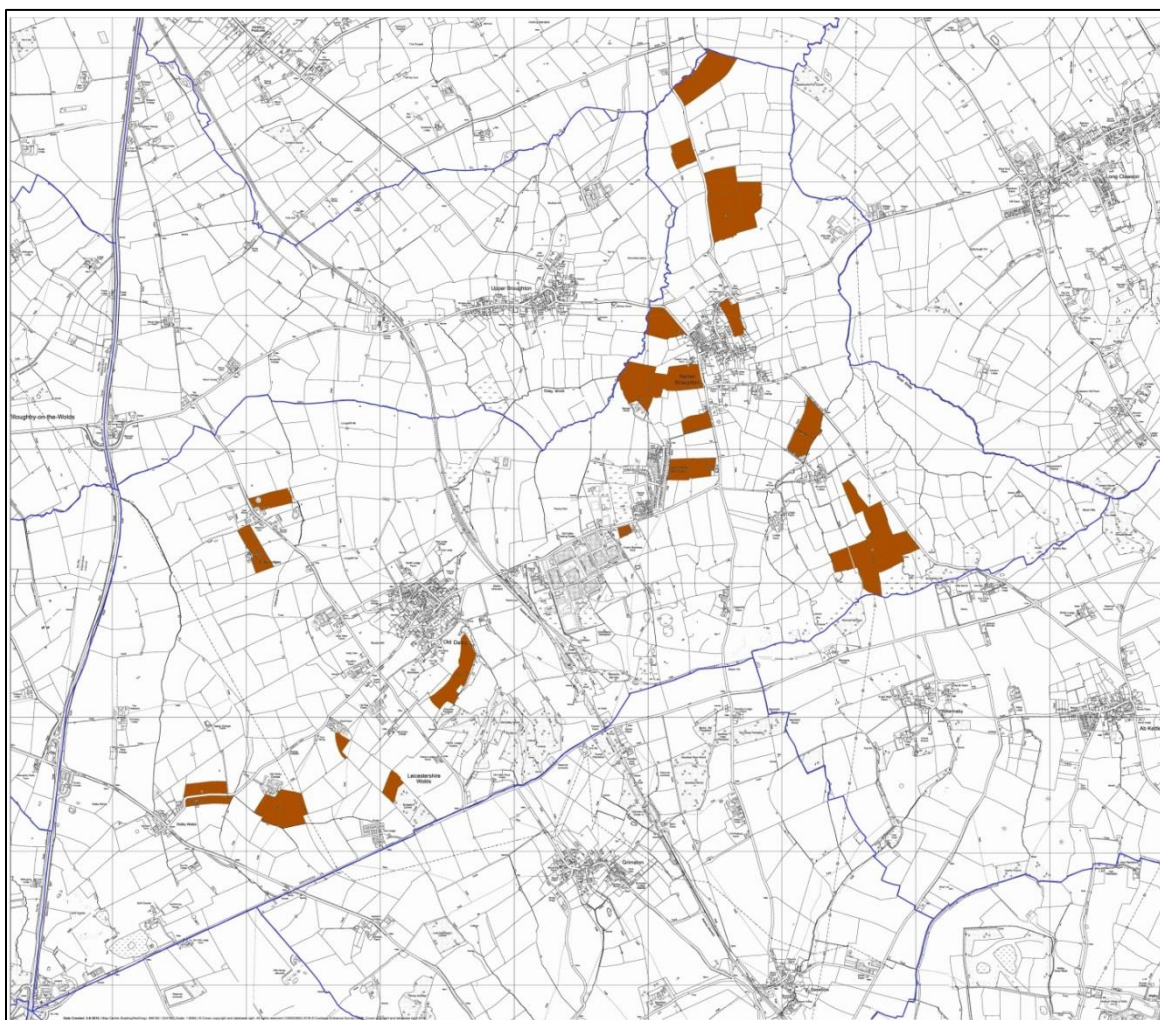
Like almost all other rural settlements in the Midlands, Nether Broughton and Old Dalby were surrounded by open fields, and farmed on a 3-field rotation, from before the Norman Conquest until the time of the Enclosures, mostly in the 18<sup>th</sup> century. On the productive mixed clay soils of the Vale of Belvoir, the contemporary simple plough with a non-reversible coulter pulled by teams of oxen produced permanent, large-scale ridges and furrows. After the 18<sup>th</sup> century Enclosures, when the old fields were subdivided and largely converted to grazing land, the ridges and furrows were 'fossilised', preserving the medieval pattern of ploughlands beneath the new

hedges and fields. However, a second agricultural revolution in the 20<sup>th</sup> century saw the conversion of many of the grazing fields back to arable by deep ploughing, resulting in the destruction of a significant proportion of ridge and furrow earthworks.

The national trend has been loss of between 85% and 100% per parish, mostly since 1940. Nether Broughton and Old Dalby has also seen a marked decline in ridge and furrow fields. Of the c.325 agricultural fields in the parish, 27 (8.3%) still retain significant ridge and furrow (approximately 104 hectares of the c.2090 hectares of open land, 4.9% by area).

In English legislation ridge and furrow fields (except for the few that are Scheduled Monuments) are not statutorily protected, despite a recognition that “*as the open field system was once commonplace in NW Europe, these [surviving] sites take on an international importance*” (English Heritage, 2012).

**Fig. ENV 6 Well-preserved ridge and furrow in the Plan Area: non-designated heritage assets**



While individual fields in the Plan Area are not claimed to be of international importance, the small number that do survive, especially those close to the settlements and therefore of community and educational value, are an important part of the distinctive character of the parish and provide a link to its historic past. They are valued by the local community and any further, avoidable, loss would be

irreversibly detrimental. This policy not only seeks to protect the best of remaining ridge and furrow fields from development, but highlights their importance to the community, especially bearing in mind that many of the threats to ridge and furrow fields often involve types of development, changes of land use and farming practices that do not require planning approval.

There is a community desire to avoid destruction of ridge and furrow fields by modern ploughing; however, the need for economic viability in local farms is also appreciated, so involvement with local farmers and agricultural landowners on a case-by-case basis will be necessary to achieve a sustainable balance between heritage and agricultural productivity.

References: Hall, D 2001. *Turning the Plough. Midland open fields: landscape character and proposals for management*. English Heritage and Northamptonshire County Council

Cathpole T and Priest R 2012. *Turning the Plough update assessment* English Heritage and Gloucestershire County Council

**POLICY ENV 5: RIDGE AND FURROW - The areas of ridge and furrow earthworks mapped above are non-designated heritage assets.**

**Any loss or damage arising from a development proposal (or a change of land use requiring planning permission) is to be avoided; the demonstrable benefits of such development must be balanced against the significance of the ridge and furrow features as heritage assets. In cases where development can be shown to be essential in principle, alternative (i.e. without ridge and furrow) development sites will be preferred.**

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## Footpaths and bridleways

The parish is generally well served by public footpaths and bridleways (including the Midshires Way long-distance route) and is crossed by national cycle route 48 (Leicester to Grantham Canal). Most footpaths, however, follow medieval trackways connecting the historic villages with neighbouring settlements, so circular recreational routes often necessitate use of a public highway with no footway for part of the walk. In addition, Queensway's 20<sup>th</sup> century origins mean that it is not part of the historical footpaths network, and thus is less well-provided than Nether Broughton or Old Dalby.

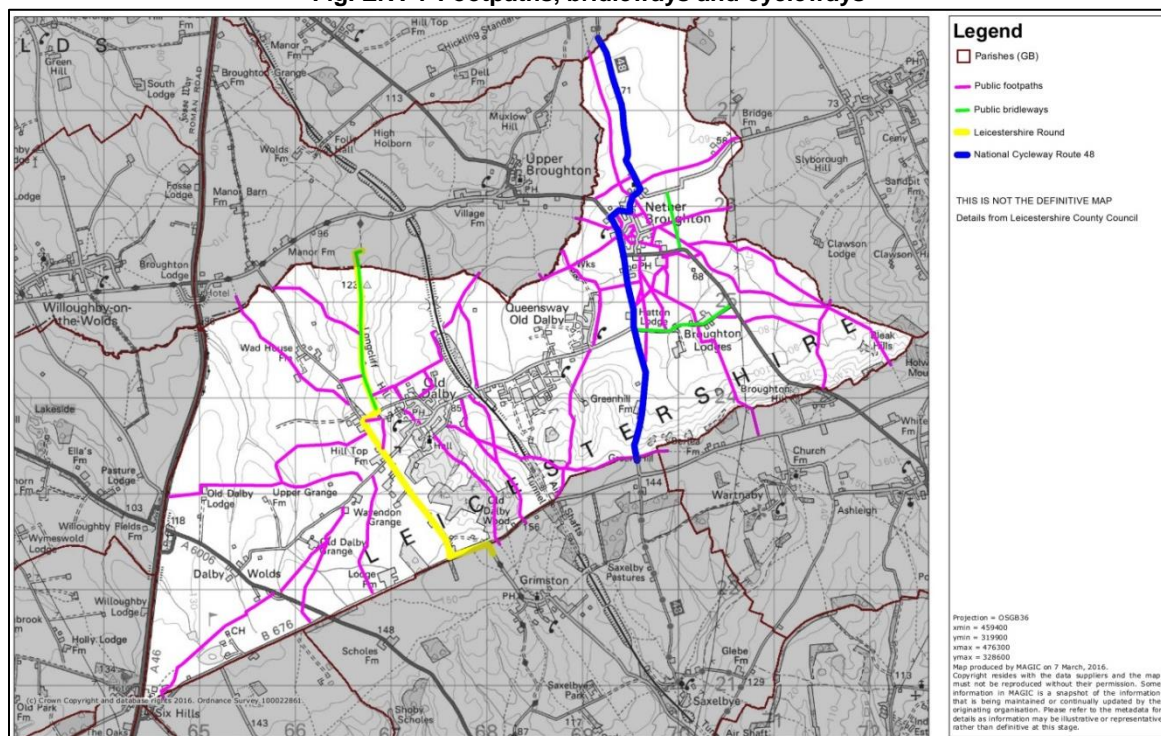
Country walking brings benefits as a leisure activity that contributes to health and wellbeing. The Community Action expresses a local aspiration for creating better, safer circular routes for recreation to support the known benefits to physical and mental wellbeing of walking and other forms of exercise.

**POLICY ENV 6: FOOTPATHS AND BRIDLEWAYS** - Development proposals that result in the loss of, or have a significant adverse effect on, the existing network of footpaths will not be supported.

**COMMUNITY ACTION ENV 4: FOOTPATHS AND BRIDLEWAYS** - The community (volunteers and local walking groups) will work with the Parish Council to monitor the condition of the existing network of footpaths and bridleways, and work with the responsible Local Authority departments and with landowners to ensure that the network is maintained in a safe, useable condition.

The Parish will seek to work with landowners, Leicestershire County Council and other bodies to create and maintain enhancements to the present network of walking routes in the parish. In particular, the Parish will seek to work with landowners, Leicestershire County Council and other bodies to create and maintain a footpath, separate from the roadway of Station Road / Old Dalby Lane, to connect Old Dalby with Queensway.

**Fig. ENV 7 Footpaths, bridleways and cycleways**



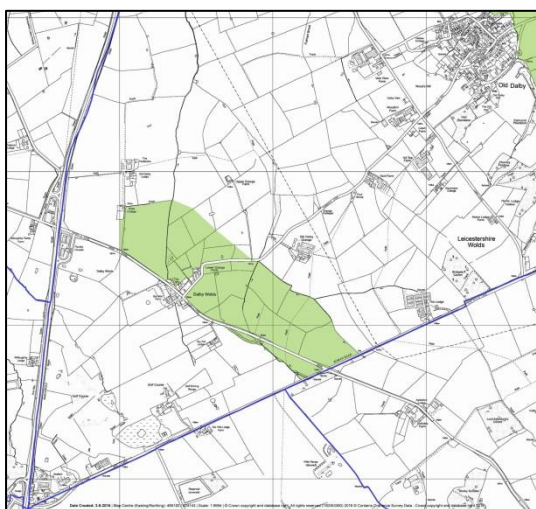
## Areas of Separation

Old Dalby and Nether Broughton are pre-Domesday settlements based on historic estates (later manors, more recently ecclesiastical parishes). Queensway is a 20<sup>th</sup>

century development based on the erstwhile MOD depot, but it is now a well-established, compact community with its own identity and surrounded by the open land between the traditional villages.

While residents recognise the need for some expansion of the three settlements in the Plan Area to accommodate new housing and to remain economically and socially viable, they wish at the same time to protect the separateness and distinct characters of Nether Broughton, Queensway and Old Dalby, and the countryside between them and the adjacent villages of Upper Broughton and Long Clawson, by designating Areas of Separation between them in which any further development will be controlled.

This policy augments and is supported by Melton Borough Council Pre-Submission Local Plan policy 7.4.



A further *provisional* Area of Separation has been mapped (left) as part of the preparation of this Plan to protect the open land between the putative Six Hills 'garden village' Strategic Development Area and Old Dalby village. Future revisions of the Plan will propose this as an additional designated Area of Separation, if necessary, when the Planning Application status of this development becomes clear.

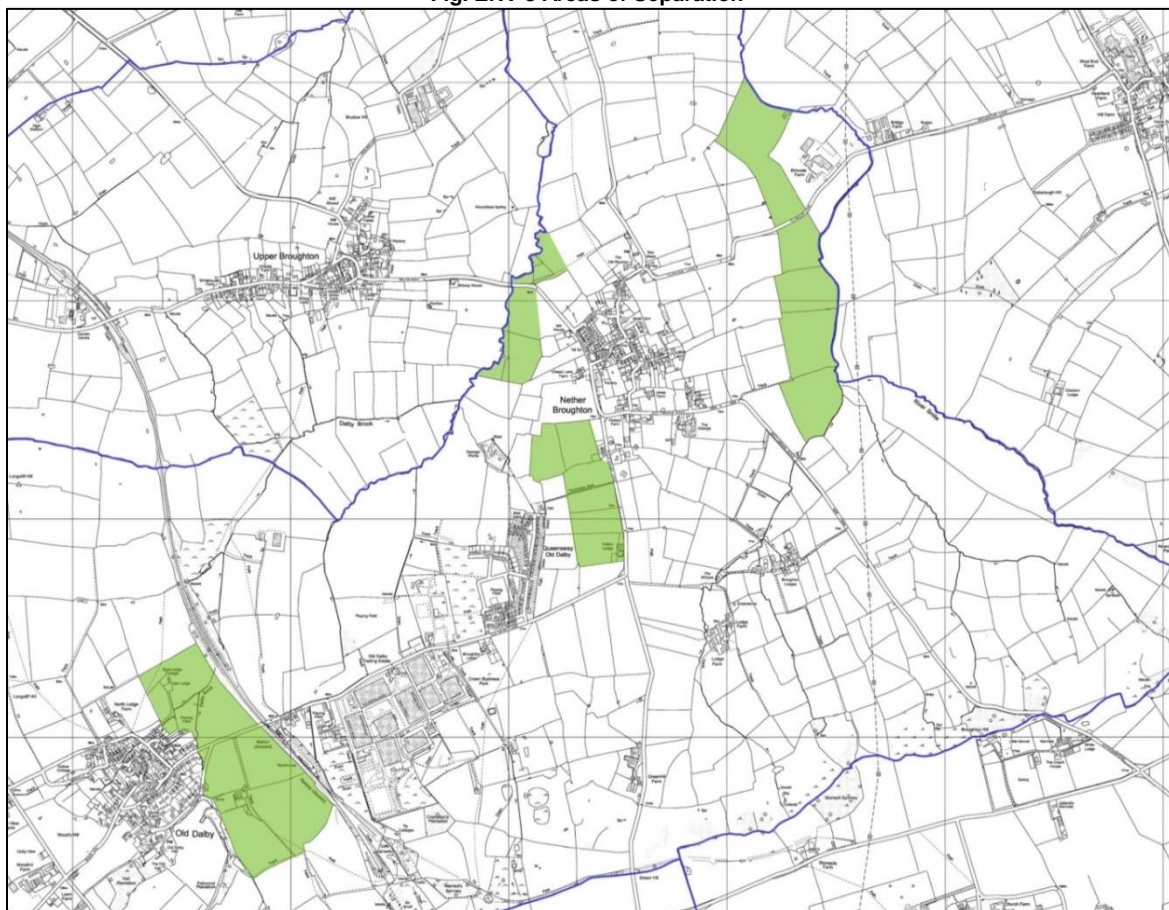
**POLICY ENV 7: AREAS OF SEPARATION - To retain the geographical distinction and visual separation between neighbouring settlements, the open and largely undeveloped land shown in Figure ENV 8 between:**

- Old Dalby and Queensway
- Queensway and Nether Broughton
- Nether Broughton and Upper Broughton (parish boundary)
- Nether Broughton and Long Clawson (parish boundary, in part)

will be designated as Areas of Separation.

Development in the areas delineated in Figure ENV 8 will be of appropriate types (*inter alia* new facilities providing community amenity), will be located to maintain the separation of the villages and, wherever possible and will be designed to enhance the rural character of the areas between the villages.

Fig. ENV 8 Areas of Separation



## Flooding and Drainage

None of the settlements are at high risk of flooding from rivers, but the floodplains of the Dalby Brook and the upper River Smite follow the parish boundaries between Nether Broughton, Upper Broughton and Long Clawson and these areas are in Environment Agency Flood Zone 3.

The main concern for residents is flooding from surface water, whose frequency and effects on property have increased in the parish over recent years; possible causes are increased rainfall overall, more intensive rainfall events, intensification of agriculture, and new development being permitted without recognition of its effects on local hydrology. Small-scale, local flooding by surface water may not be newsworthy but it is distressing for the people affected and, countrywide, is the most widespread type.

The National Planning Policy Framework (2012) does not prohibit development in areas of high flood risk (e.g. Environment Agency Flood Risk Zone 3); NPPF paragraphs 100 – 103 are advisory on Local Planning Authorities, while flooding from surface water was excluded from the *National Flood Resilience Review* (September 2016). The Plan therefore reflects a local determination to strengthen



the conditions, in respect of hydrology and all types of flooding risk, that will be applied to all development in the Plan area.

**POLICY ENV 8: FLOODING AND DRAINAGE** - No development will be permitted within Environment Agency Flood Risk Zones 3 and 2 or (in Flood Risk Zone 1 for development of area greater than 1 ha) (Fig. ENV 9.1), or in the areas identified as at high or medium risk from flooding by surface water (Fig ENV 9.2), unless the sequential and exception tests referenced in paragraph 100 of the NPPF are applied and unless appropriate mitigation measures are implemented.

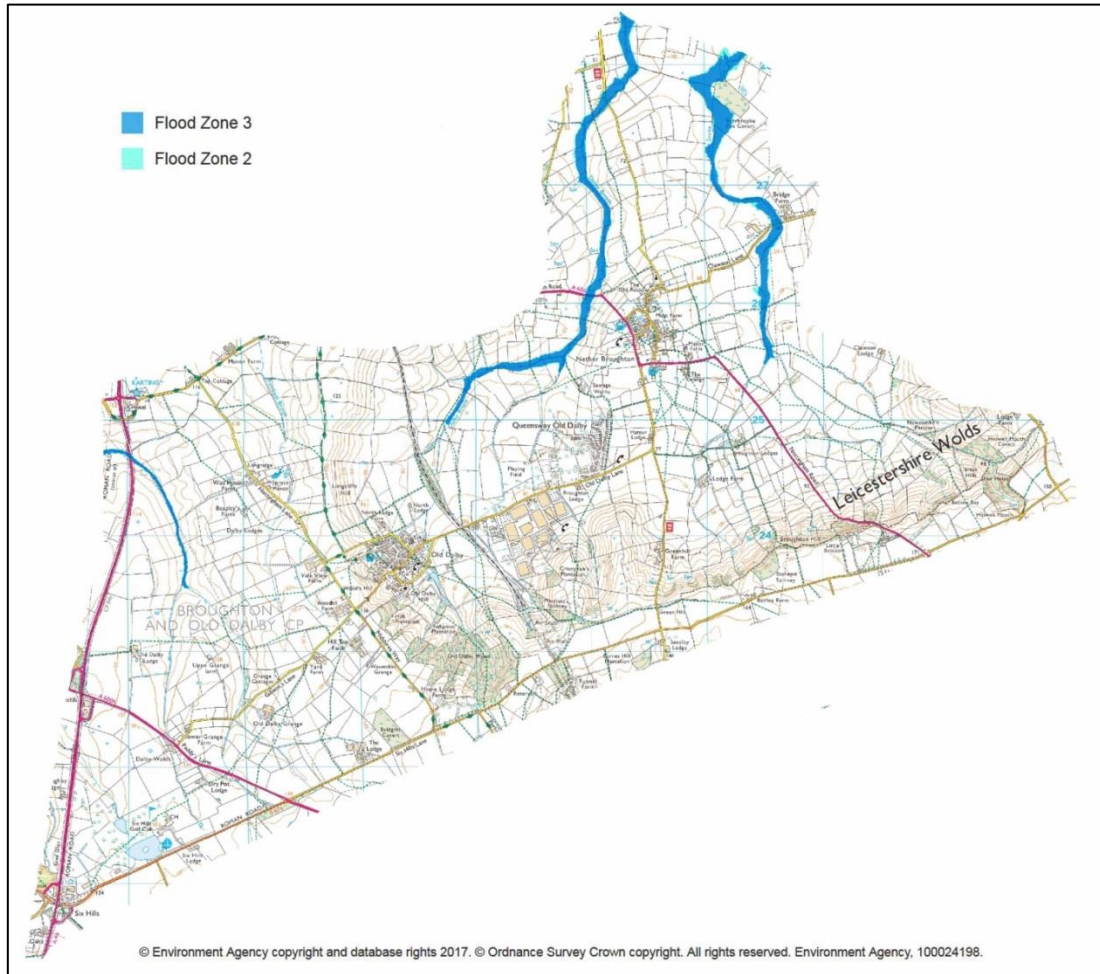
Every development proposal in the Plan Area will be required to demonstrate that:

- The development, and its occupants, are safe from flooding for its lifetime;
- Its location takes geology, hydrology (including any wells or natural springs) and risk of, or propensity to, flooding into account;
- Its design includes, as appropriate, sustainable drainage systems (SuDS), surface water management measures and permeable surfaces;
- It does not increase the risk of flooding to third parties, and
- If adjacent to flood risk zones 3 or 2, the development's design and layout should take climate change projections into account.

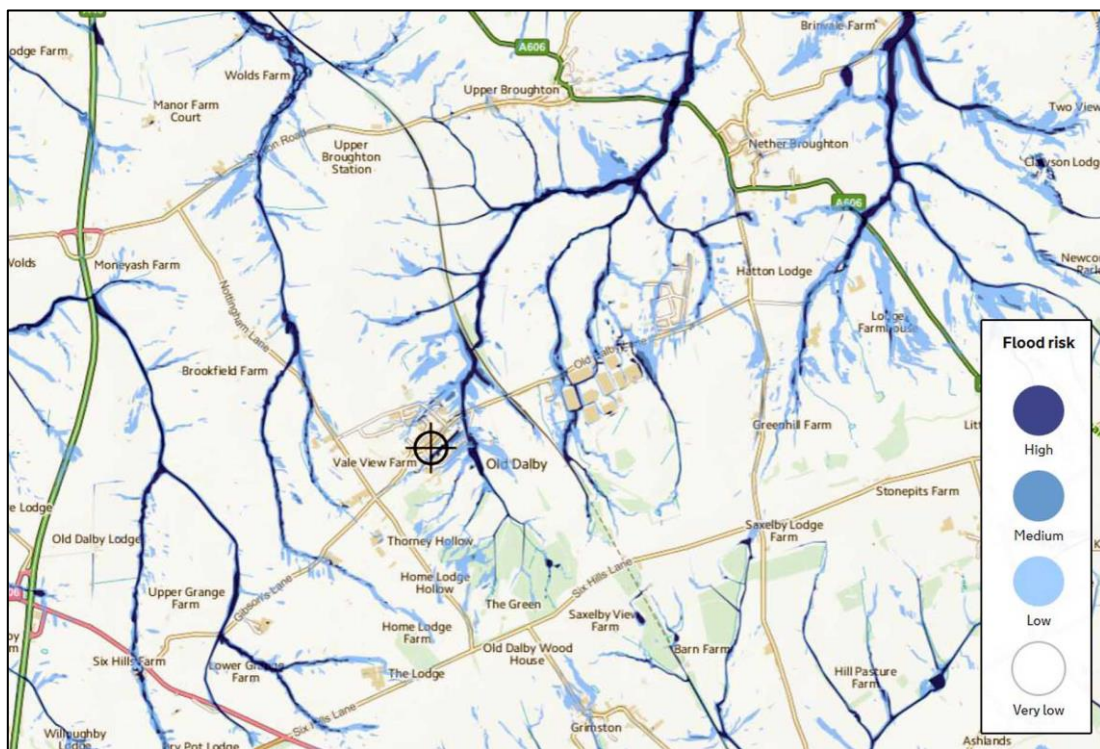
**COMMUNITY ACTION ENV 5: FLOODING AND DRAINAGE** - The Parish will support proposals by landowners, appropriate agencies and organisations:

- a) to improve the current infrastructural measures in the Plan Area for managing and mitigating river run-off and surface water flooding; and
- b) to use low-tech strategies and works, including 're-wilding' of water courses, 'natural' dams and tree-planting in the catchment area and upstream to reduce the rates of run-off and flow, via streams and ordinary watercourses, through the villages.

**Fig. ENV 9.1. Flood risk map for Planning** (Based on Environment Agency mapping)



**Fig ENV 9.2. Risk of flooding from surface water** © Environment Agency mapping



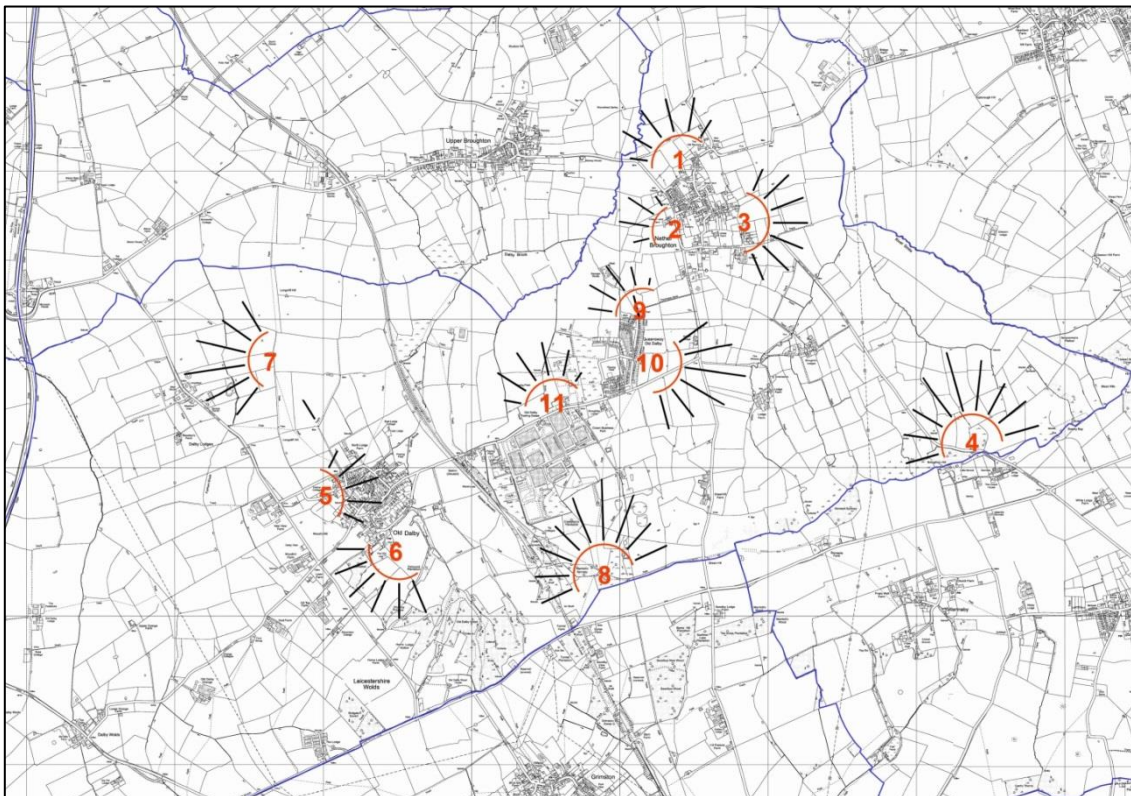
## Protection of Valued and Important Views

Because views frame and delineate open countryside, they are regarded by the community as essential for protecting the valued rural context of the villages and for maintaining their geographical and landscape relationship with one another and with the whole parish. Walking is a significant leisure activity in the Plan Area, both for residents and visitors – the distinctive landscapes and extensive views provided by the juxtaposition of Vale and escarpment attract walkers and other countryside users from across the Region – while the benefits of walking to physical and mental health and general wellbeing are recognised by health professionals and in the National Planning Policy Framework. In consultations undertaken for this Plan, the presence of the many extensive views was cited as an important benefit of moving into, or living in, the parish.








The parish is in the Leicestershire and Nottinghamshire Wolds National Character Area, which is partly defined as an NCA because of this large number of outstanding countryside views. Over twenty were initially identified and mapped, using the community consultations and fieldwork undertaken for the Plan.




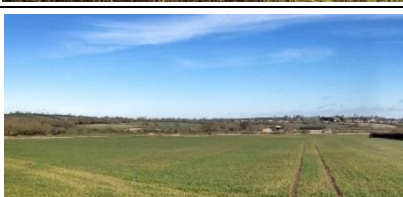
Eleven views have been selected from the long list as the best in the Plan Area. Their protection will help preserve residents' and visitors' experience of the settings of their home villages and achieve the benefits described above, while being compatible with the sustainable development of the Plan Area.

**Fig. ENV 10 Valued, important views in the Plan Area (Policy ENV 9)**



**Table ENV 3 Schedule of valued, important views** (see Fig. ENV 10)

<p><b>1</b> Northwest and north from Nether Broughton rectory over the southern Vale of Belvoir to Upper Broughton, the south Nottinghamshire Wolds and Hickling.</p>	
<p><b>2</b> West from Nottingham Road, footpath H8 and Old Dalby Lane, Nether Broughton, over small grazing fields with hedges and trees in a typical Vale of Belvoir landscape, toward the south Nottinghamshire Wolds and Upper Broughton.</p>	
<p><b>3</b> East from King Street, Dairy Lane and Nottingham Road, Nether Broughton, across the Vale of Belvoir to Slyborough Hill. View from Clawson Lane.</p>	
<p><b>4</b> Northwards 180° panorama, west to east, from A606 viewpoint over the whole Vale of Belvoir, including Nether Broughton, Queensway and Long Clawson, and along the Belvoir Escarpment to the northeast.</p>	
<p><b>5</b> East from Debdale Hill (common land) onto Old Dalby village, over open country including Queensway and Nether Broughton and toward the Belvoir Escarpment.</p>	
<p><b>6</b> South-southwest from The Park, Old Dalby, medieval village earthworks in the foreground, up onto southern spur of Belvoir Escarpment.</p>	
<p><b>7</b> West from Midshires Way at the north end of Longcliffe Hill over the southern section of the Vale of Belvoir to the parish boundary and Dalby Energy Park wind turbines.</p>	

<p><b>8</b> Extensive northwards panorama of 180° from WSW to ENE from Crompton's Plantation along the Escarpment and across the central Vale over Old Dalby, Queensway and Nether Broughton.</p>	
<p><b>9</b> North-northwest from Queensway (end of road), the Scout hut and playpark, over 'The Track' into open countryside with the south Nottinghamshire Wolds in the distance. This is the only rural view from a Queensway public open space.</p>	
<p><b>10</b> East from footpath H5, Queensway, (also from houses on east side of Queensway) across a long prospect of open countryside to the northern end of the Belvoir Escarpment.</p>	
<p><b>11</b> Northwest and north from Station Road and the business parks, Queensway, over open grazing fields of the Vale of Belvoir with Upper Broughton and the south Nottinghamshire Wolds in the distance.</p>	

**POLICY ENV 9: PROTECTION OF IMPORTANT VIEWS - Development that impacts in any adverse way on the eleven locally important and valued views (see Figure ENV 10 and Table ENV 3) will be resisted other than in exceptional circumstances.**

## Biodiversity protection in new development

Residents in the Plan Area want their communities to play their part in the sustainable development of the Borough. As noted in the National Planning Policy Framework, Planning Authorities should, through their policies, contribute as fully as possible to the aims of *Biodiversity 2020* DEFRA, 2011. New development in Broughton and Old Dalby should be designed to incorporate the current (at time of Application) best practice standards and methods for biodiversity protection and enhancement.

Policy ENV 8 deals with the related issues of sustainable drainage. Policy ENV 11 deals with wind and solar generation as *renewables infrastructure*.

**POLICY ENV 10: BIODIVERSITY PROTECTION IN NEW DEVELOPMENT –**  
**Provision should be made in the design and construction of new development in the Plan Area to protect and enhance biodiversity, including:**

- a) Roof and wall construction following technical best-practice recommendations for integral bird nesting sites and bat habitat
- b) Hedges (or fences with ground-level gaps) for property boundaries that maintain connectivity of habitat for hedgehogs.
- c) Security lighting operated by intruder switching, not on constantly. Site and sports facility lighting to be switched off during ‘curfew’ hours between March and October, following best practice guidelines in *Bats and Lighting* LRERC 2014. Maximum light spillage onto bat foraging corridors should be 1 lux.

## Renewable energy infrastructure

### Existing infrastructure

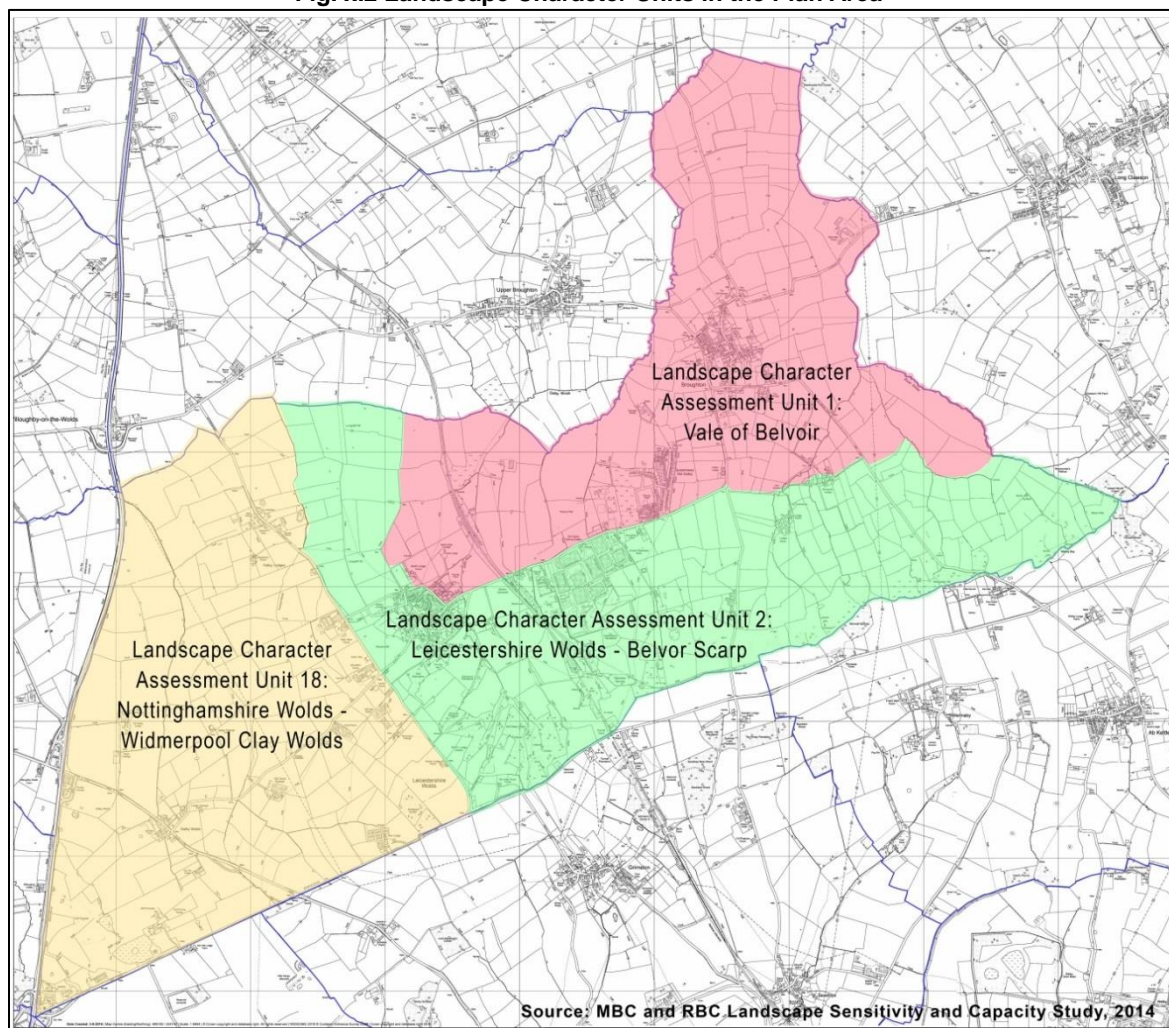
Ecotricity’s Dalby Hybrid Energy Park in the west of the Plan Area has been operating since February 2016. It comprises nine turbines with tip height 99m generating 7.2 MW. Planning permission was granted in May 2016 for 18,000 solar panels covering 15.8ha and with the potential for 5MW of generating capacity. The combined hybrid scheme’s maximum generating capacity is estimated to be sufficient to power over 4,500 homes.

This facility is in the *Nottinghamshire Wolds Landscape Character Area*, where the impact of turbines of this height is judged to be *medium-high*.

**Fig. x.1 Sensitivity of Landscape areas in the Plan Area to turbine tip heights**

Landscape Character Unit	Turbine tip height from ground				
	Under 25m	25-50m	51-75m	76-110	111-150m
Vale of Belvoir	low-medium	medium	med -high	high	high
Belvoir Scarp	med- high	high	high	high	high
Nottinghamshire Wolds	Low-medium	medium	medium	med-high	high

Fig. x.2 Landscape Character Units in the Plan Area



## Rationale

This section of the Plan represents a community view based on the results of community consultations, in which this policy area was explicitly explored, and analysis of responses to the relevant questions in a community on-line forum/questionnaire conducted during October – December 2016. Majority opinion can be summarised as:

- The community has accepted a large, commercial, renewable energy facility within the Plan Area and considers this to fully deliver the parish's fair share of social responsibility for on-grid wind and solar generation during and beyond the lifetime of the Plan
- The whole Plan Area is part of the Vale of Belvoir National Character Area. The joint *Landscape sensitivity and capacity study* commissioned by Melton Borough Council and Rushcliffe Borough Council in 2014 identifies three *Landscape Character Assessment Units* (LCAUs) within the NCA and in the Plan Area. The impact of turbines of tip height 25m or greater is judged to be of medium to high impact in all three LCAUs, but the existing facility (tip heights 99m) has since been constructed in one of these (LCAU 18:

Nottinghamshire Wolds). The community considers the 2014 study to support its view that turbines of tip height greater than 25m are unacceptable in all three LCAUs of which the Plan Area is comprised

- Small-scale, off-grid, wind and solar energy generation installations have support in the community as long as detailed conditions (as outlined in the Policy) are complied with
- This Neighbourhood Plan will not identify any specific, preferred sites for wind turbines or solar panel arrays.

## **POLICY ENV 11: RENEWABLE ENERGY**

**1. Renewable energy generation infrastructure will be supported if the proposal can demonstrate that it:**

- a) will not have an adverse impact (including, *inter alia*, noise, visual impact, reflections, glare, shadow flicker, water pollution, smell, air quality, gaseous or particulate emissions) on the health, wellbeing or amenities of residents and visitors**
- b) will not have an adverse impact on the area in relation to views or the character of the surrounding landscape**
- c) will not have an adverse effect on biodiversity (species and habitat sites, as in Policy ENV 2)**
- d) will not have an adverse effect on statutory or significant historic environment sites, non-designated heritage assets or ridge and furrow (Policies ENV 2 and 5)**
- e) will be of an appropriate scale for the size, character and level of other facilities, the built environment and services in the three villages**
- f) will be supported by appropriate and relevant assessments and documentation in respect of, *inter alia*, transport, heritage, archaeology, landscape visual impact, environmental impact, flood impact, ecological mitigation, arboriculture (impact and method) and tree reference and protection.**

**2. Wind turbine development proposals will be acceptable if:**

- a) Turbine tip height is less than 25 metres**
- b) The proposal is for no more than one turbine**
- c) The facility is off-grid**

**3. Large-scale solar energy generation development proposals will be supported unless:**

- a) The ground area covered by panels exceeds 625m<sup>2</sup> (25mx25m)**



- b) The panel array is visible from any valued and accessible viewpoint (see Policy ENV 9) 250m or more from the site, or from any private or residential property**
- c) Reflection (glare) is evident from any viewpoint**

**4. Small-scale, local resident, business, amenity or community-initiated, solar and wind generation infrastructure will be supported, subject to the conditions in paragraphs 1 to 3 above and in Policy ENV 10.**

## D. Community Facilities, Assets and Services

### Introduction

Most of the community facilities in the Parish are located within the three main settlements of Old Dalby, Nether Broughton and Queensway.

Old Dalby has been designated a Service Centre within the Pre- Submission draft of the Melton Local Plan, having a primary school, a village hall, a Church of England (C of E) church (St John the Baptist C of E), cemetery, preschool, public house, private residential home (Hunter's Lodge), post office service (Mondays and Fridays only in the village hall), playpark and a separate playing field currently used by the local cricket club.

Facilities in Nether Broughton include a C of E church (St Mary the Virgin), village hall, public house and a play park. Of the three settlements, Queensway hosts the fewest facilities having only a community building in the form of the scout hut, allotments and two play parks. The nearest public house to Queensway is the Belvoir Brewery on the neighbouring Crown Business Park.

The only community facility at Six Hills is the C of E church (St Mary), which currently only holds services once a month. Other facilities at Six Hills are the abattoir, which provides a service for the local livestock industry, a petrol filling station on the main A46 southbound and a privately-owned golf course and race hub, providing triathlon training facilities. (However, should the proposed garden village at Six Hills go ahead, these leisure facilities would most likely be lost).

All three settlements have access to fibre broadband and access to employment opportunities in a number of business parks (The Crown Business Park and Enterprise Village and The Old Dalby Business Park located between Old Dalby and Queensway as well as the smaller Woodhill Industrial Estate near Old Dalby, Six Hills Farm Industrial Estate on Paddy's Lane and a number of additional industrial units at Six Hills located adjacent to the A46/B676 junction and Manor Farm at Nether Broughton). Additional employment opportunities are mainly in farming and agriculture and include the larger businesses such as Shoby Poultry and Brinvale bird foods as well as specialist farming of bison and deer at Bouverie Lodge. A full list of businesses within the parish, as of December 2016, is listed in the supporting information.

There are no health facilities and no general provision shops although Brinvale Bird Foods and Bouverie Lodge also sell directly to the public. The Leicestershire County Council mobile library visits Nether Broughton on the first Monday in the month and Old Dalby on the first Thursday in the month, specifically visiting the school as well as the village and also stopping at Queensway.

Nether Broughton has the widest public transport links with direct buses to Melton, Oakham and Nottingham with a connecting service to Peterborough as well as frequent services to Old Dalby and Long Clawson. Old Dalby and Queensway only have the lower frequency service to Nether Broughton and Melton via Asfordby.

Peculiar assets in our Parish are three parcels of Poor's Close land originally donated to provide relief for the poor. One is located in Old Dalby ward and the other two in Broughton ward and all are currently rented to local farmers. One of the parcels of land in Broughton ward is administered by the Parish Council who in recent years have used the proceeds to fund community events, particularly for children in the absence of bona fide requests for monies by the "poor" of the village. The second parcel of land in Broughton ward is administered by Clawson Hose and Harby Parish for the benefit of their residents. A Committee of Trustees manages the Poor's Close in Old Dalby ward in a similar manner.

## Community Facilities, Assets and Services

The allotments in Queensway and the play parks in Old Dalby, Nether Broughton and Queensway (adjacent to the scout hut), as well as the playing field in Old Dalby are all community owned and administered by the Parish Council. Funding for upkeep is from the precept although replacement equipment has in the past been funded by grants. A second play park in Queensway is owned by the MoD.

The village halls in Old Dalby and Nether Broughton are both registered charities and raise money through events as well as grant applications. The village hall in Old Dalby was originally the village school, and the village hall in Nether Broughton a Wesleyan chapel. Both are old buildings requiring repair and updating to meet modern standards. Both are well used. Consultation at the public events revealed that some residents felt that the village hall in Old Dalby was too small and suggested building a new purpose built hall, possibly to include provision of a shop or other community facilities within the building that would contribute to community sustainability. This view was however not shared by all as revealed by a number of comments during the VocalEyes consultation.

As well as the village halls, the Parish Council is also responsible for seats at various points within the Parish, public waste bins including dog mess bins, various public notice boards, bus shelters and the street lights in Paradise Lane Old Dalby. All other facilities are privately owned.

The Scout Hut in Queensway is owned and run by the 1st Old Dalby Scout group as representatives of the scouting association. The land on which the Scout Hut sits was purchased in 1969 as a field and the original building erected in 1970. A major refurbishment was carried out in 2000 funded by the National Lottery to renew the roof and upgrade the facilities so that the building could be used by the general public. Currently, beaver scout, cub scout, scout, and explorer scout sections regularly meet at the hut and it is also available for hire by the wider community.

Recently both Nether Broughton and Old Dalby had a post office/village shop. When the post office facility was withdrawn, they became unviable solely as village shops and both are now closed (in 1998 in Nether Broughton and in 2009 in Old Dalby, after the post office closed some 18 months earlier). A NAAFI serving the REME depot at Old Dalby also closed down with the closure of the base. More recently, a general shop traded in the Crown Business Park but again proved unviable and closed within a year. It is therefore unclear whether retail outlets selling general provisions could be viable despite there being a need, as evidenced from consultation. Specialist outlets continue to trade in the Parish (Brinvale bird foods, Bouverie Lodge bison farm)

The retention of key local services and community facilities is important for the long-term sustainability of the Parish.

**POLICY CF1: PROTECTION AND ENHANCEMENT OF COMMUNITY FACILITIES AND ASSETS - Proposals that will result in the loss of any building or land currently or last used as a community facility or registered as a Community Asset will not be supported unless:**

- a) The facility is relocated, or a better facility is provided, in a building or location of sufficient size, layout and quality to compensate for the loss of the existing facility; or
- b) There is no reasonable prospect of securing either the continued use of the community facility or an alternative community use of the land or building.

**COMMUNITY ACTION CF1: NEW VILLAGE HALL - The Parish will explore the need for a new village hall in the parish, and if supported by the community, will consider a suitable location and means of funding the facility.**

## **New Community Facilities, Assets and Services**

Community consultation has highlighted a desire for additional community facilities. Suggestions from the community engagement event in March 2016 included enhancement of local amenities such as the pub, church or village halls, or establishing a community centre for teenagers. A larger “parish hall” incorporating facilities for indoor sports was also a suggestion from the consultation event in February 2017. Other suggestions expressed during the “VocalEyes” survey included expansion of facilities to include health provision, retail provision, and additional leisure opportunities.

**Policy CF2: THE PROVISION OF NEW COMMUNITY FACILITIES AND ASSETS - Proposals that improve, diversify or enhance the range of community facilities, including existing facilities and registered Community Assets, will be supported provided that the development:**

- a) **Will not result in unacceptable traffic movements, noise, fumes, smell or other disturbance to residential properties;**
- b) **Will not generate a need for parking that cannot be adequately catered for; and**
- c) **Is of a scale appropriate to the needs of the locality and conveniently accessible for residents of the parish wishing to walk or cycle.**

## **Assets of Community Value**

The designation of a community facility as an Asset of Community Value provides the opportunity to give it added protection from inappropriate development.

The Localism Act 2011 defines an 'Asset of Community Value' as "a building or other land (whose) main use has recently been or is presently used to further the social well-being or social interests of the local community and could do so in the future". The Localism Act states that "social interests" include cultural, recreational and sporting interests.

Where an asset is 'Listed' the Parish Council or other community organisations will be given the opportunity to bid to purchase the asset on behalf of the local community, if it comes up for sale on the open market. Its 'Listing' can also be taken into consideration when determining a planning application for a development proposal, which would affect the reason why it was listed.

Assets of special importance to the well-being of the Parish and to which local people have a strong affinity and wish to protect may come forward over the lifetime of the Plan.

**COMMUNITY ACTION CF2: ASSETS OF COMMUNITY VALUE – The Parish will support the listing of Assets of Community Value and once listed, will work to support their longevity.**

## **Education**

The capacity of Old Dalby Primary School is 147 and recent approved planning applications have taken the estimated number of children on roll (on completion of the developments) to above this level. It is likely that the school will need to expand to accommodate future need over the lifetime of this Plan. Developer contributions may be needed to fund its expansion. An independent preschool is also located on the school grounds.

In order to help facilitate the expansion of the School, if needed, and also to retain open space for school recreation, land adjacent to the Primary School that is owned by the Parish Council will be safeguarded to mitigate the loss of any school playing fields.

The catchment area for the Primary School includes the whole Parish, although children also attend from nearby out of catchment villages Grimston and Saxelbye. Even though children from Queensway and Nether Broughton can travel to and from school by bus, traffic congestion and car parking is a problem at the start and end of the school day.

All the consultation events identified car parking and other traffic congestion to be a problem outside the school at the start and end of the school day when children are picked up by parents and carers. To help alleviate this problem, suggestions included encouraging parents to car share and encouraging pupils to walk, cycle or use bus services to get to school. This would also help minimise the environmental impact and promote safety and accessibility.

This could include initiatives such as Safer Routes to School Schemes, or similar, which bring together a package of measures such as 20 mph zone, safer crossing points, cycle storage facilities and enhanced signing, lining and lighting in an area.

**POLICY CF3: EDUCATION - Proposals for the expansion of the Primary School will be supported where it can be demonstrated that:**

- a) **Expansion would not exacerbate traffic problems; and**
- b) **The development would not result in a significant loss of amenity for the school, local residents or adjacent users.**

**The development of a safe routes to school scheme to help mitigate the impact of any school expansion on the traffic flows is supported.**

## **Health**

The Parish as a whole falls into the catchment area for Long Clawson Medical Practice although some residents prefer to use other providers such as Latham House in Melton. Public transport links to Long Clawson are currently poor. In order to attend open access surgery, which is available every weekday morning at Long Clawson, it is necessary to catch either the 19 bus from Nether Broughton or the 23 bus from any of the settlements, travel into Melton and then take bus 24 to Long Clawson. To help residents without their own cars, a volunteer service run by residents operates from Old Dalby which is also available to residents of Queensway and Nether Broughton. Long Clawson Medical Practice already operates two satellite clinics at Woolsthorpe and Croxton Kerrial and further expansion to Old Dalby would be welcomed although this would be a commercial decision for the Practice owners.

**COMMUNITY ACTION CF3: GP OUTREACH – The Parish will work with the Long Clawson Medical Practice to support the establishment of medical outreach facilities in Old Dalby.**

## Leisure Facilities (play parks and playing fields)

The play park in Old Dalby is located centrally in the village, within the conservation area and within an easy walking distance of the whole village. The Playing Field, currently used as a cricket field, is also within walking distance of all parts of the village. In Nether Broughton, the play area is similarly centrally located. Even though the Parish Council-owned play area in Queensway is located adjacent to the Scout Hut at one end of the settlement, the small size of Queensway also does not preclude access on foot and a second play area is also available closer to the former army housing.

Play equipment in all but the MoD owned play area in Queensway is provided for and maintained by the Parish Council. Public Consultation identified that enhancement of the play parks was strongly supported and additional play equipment, including “adult gym equipment” would be welcomed.

**Policy CF4: PLAY AREAS - Where recreational provision is required as part of a new development, the enhancement of existing play provision, including equipment for a wide age range of users, is supported in preference to the creation of new small play areas.**

**Separate play facilities will be required in line with MBC Planning policy where the development isn't within easy walking distance of an existing play area.**

# E Transport

## Introduction

Broughton and Old Dalby is a rural Parish. The road infrastructure includes major trunk roads and unclassified country lanes. The dual carriageway A46 defines the western parish boundary and the B676 which changes to an unclassified road at Shoby crossroads (with the A6006), defines much of the southern boundary. Two other trunk roads, the A606 and the A6006, cross the parish in broadly a north south orientation. The A606 links Melton Mowbray to Nottingham and passes through Nether Broughton. The A6006 links Melton with the A6 near Kegworth. Old Dalby and Queensway are serviced only by unclassified roads.

All the unclassified roads in the Parish are subject to 7.5t weight restrictions EXCEPT for the short stretch of road linking the A606 at Nether Broughton with the Crown Business Park, Old Dalby Trading Estate and the entrance to the Test Track depot. Beyond this point, continuing into Old Dalby is again subject to a 7.5t limit. This pattern of weight restrictions directs HGV traffic to these business parks away from Old Dalby village itself, although occasional lorries do pass through Old Dalby. This lorry route marks the southern edge of Queensway.

Currently three bus routes provide an infrequent public transport service, both operated by Centrebus. The number 19 service provides an hourly service, Mondays to Saturdays between Nottingham and Peterborough via Melton Mowbray and Oakham stopping at Nether Broughton and following the A606. However, the first bus in the morning is scheduled at about 7.00am and there is no evening service with the last buses just after 7.00pm. There is no service on Sundays or Bank Holidays.

The 23 bus links Nether Broughton, Old Dalby and Queensway with Melton but only with a 2 hour service frequency. During school term times, an additional bus is added to this service for school transport. The 23 bus is only a daytime service with no buses before 7.00am or after 6.00pm, and there is no service on Sundays

Once a day in the morning travelling towards Melton, and twice in the afternoon travelling towards Bottesford, the 24A bus passes through our parish. As the 24 bus, the route does not normally pass through the parish. It is the only bus to pass via Long Clawson Medical Practice (see section on Health).

## Public Transport and Access to Health Services

Although the number 24A links Old Dalby, Queensway and Nether Broughton with Long Clawson and the Long Clawson Medical Practice, the current timetable is not compatible with surgery opening hours. In the morning, the service is only from Long Clawson before the surgery is open, and the afternoon service to Long



Clawson will only get you to the surgery but not back. The only alternative is to travel via Melton Mowbray using two buses.

**COMMUNITY ACTION TA1: PUBLIC TRANSPORT – The Parish will work with the Highways Authority, transport providers and developers where appropriate to preserve and where possible enhance the public transport service for the Parish to ensure that the service number 24A is more ‘joined-up’ and better able to connect with the Medical Practice at Long Clawson and other local services and facilities.**

## **Business Traffic; Pavements and Cycleways**

With two large industrial estates and a number of smaller estates in scattered locations across the parish, a flourishing farming community, as well as many small businesses run from residential properties, business traffic contributes significantly to traffic movements. 7.5t limits on most of the unclassified roads limit HGV traffic to approved routes to and from the larger industrial estates between Old Dalby and Queensway but are largely ineffective at preventing HGV traffic through Nether Broughton towards Long Clawson and further into the Vale of Belvoir. Heavy farm traffic (tractors with large trailers), light goods vehicles and other business traffic use all roads.

Of particular concern to residents is the safety of other road users, particularly pedestrians, cyclists and horses, as well as damage to the road surfaces and verges. The access road from the A606 to the Crown Business Park and Old Dalby Business Park is barely wide enough for two HGV's to pass (see photograph) and the pavement alongside this road is narrow and immediately adjacent to the road (see photograph). Heavy traffic leads to numerous potholes (see photographs) and damaged verges (see photographs). The Nottingham Lane from Vale View Equestrian Centre towards the A46 is particularly affected by damage to verges (see photographs). Another consequence of HGV and heavy farm traffic on our roads is erosion of the soft verges leading to road widening (see photographs).

## **Parking at Old Dalby Primary School**

The catchment area for the school includes Old Dalby, Queensway, Nether Broughton, Grimston and Saxelbye. The school bus service links Nether Broughton and Queensway with Old Dalby but children from other settlements and outlying farms have to be brought by car. Furthermore, the preschool serves a similar community and shares the site with primary school. Many of the younger children are brought by car as it is unreasonable to expect them to use the bus service unaccompanied. Consequently, there is severe parking congestion near the school gates at the start and end of the school day during term time. (see photographs). Suggestions were made during consultation for a dedicated car park near the school.

## Other Parking Concerns

Some houses in the historical centres of Old Dalby and Nether Broughton do not have off street parking. Similarly, many of the houses in Queensway were built without off street parking for cars. As a consequence, residents' parking results in road narrowing. This is very pronounced along Main Road and Longcliff Hill in Old Dalby, the northern end of Queensway, and Church End in Nether Broughton where the resulting width is reduced so that two cars cannot pass (see photographs). Both Main Street in Old Dalby and Church End in Nether Broughton are major village thoroughfares.

There are no parking facilities at the playing field in Old Dalby and users have to park along the neighbouring roads. This leads to congestion, particularly during cricket matches, along Longcliff Hill and Main Road.

Parking facilities at the Crown Inn in Old Dalby are also relatively limited and at popular times, the local roads become congested.

**Policy T1: PUBLIC CAR PARKING - The Neighbourhood Plan will support proposals to establish new public parking facilities or the extension of existing parking facilities in the Parish at a suitable location.**

## Pavements and Cycleways

Pavements outside of the built-up area of the settlements are narrow in places, typically adjacent to the metalled road surface and are frequently further narrowed by overgrown hedges. Pedestrian users need to take extra care when larger goods vehicles or fast cars pass.

Car parking on pavements themselves in built up areas is also an issue where the roads are narrow, particularly at the northern end of Queensway.

National cycle route 48 passes through the Parish. Although it follows unclassified roads (except where it crosses the A606 in Nether Broughton), part of the route includes the approved route for HGV traffic from the business estates between Old Dalby and Queensway to the A606. There are no dedicated cycle paths in the Parish.

**COMMUNITY ACTION TA2: PEDESTRIAN ACCESS - The Parish will work with the Highways Authority; the Local Authority and developers to improve the safety of pedestrian access alongside busy roads.**

Our vision is for all road users to feel safe and to have a road network which meets the needs of residents, farmers and businesses users alike.

## Traffic Management

The public consultation events in March 2016, February 2017 and the online consultation through VocalEyes all highlighted residents' concerns that the road network has not kept pace with the increase in traffic. In order to recognise the concerns of residents it is essential that any further development takes into account the increasing transport problems across the Plan area and that the location of any new-build housing addresses the legitimate concerns raised. Therefore, when considering proposals for new development, the impact of the development on the wider highway network, in particular on traffic in the village centres and at known congestion points (such as along Main Road outside the school in Old Dalby, Longcliffe Hill in Old Dalby, the exit from Queensway, Church End, Chapel Lane and Hecadeck Lane in Nether Broughton), will be considered. Where necessary, appropriate highway improvements may be required to mitigate against the effects of the new development.

**POLICY T2: TRAFFIC MANAGEMENT – Development proposals of 3 or more dwellings or for business expansion should:**

- a) Identify the realistic level of traffic they are likely to generate. They must assess the potential impact of this traffic on pedestrians, cyclists, equestrian use, road safety, parking and congestion within the parish and include measures to mitigate any impacts. Development that would give rise to a severe increase in traffic or unacceptable highway dangers will not be supported.**
- b) Maximise opportunities to walk and cycle, including between Old Dalby, Queensway and Nether Broughton.**
- c) Have a pavement connecting the development to the centre of the appropriate settlement.**

## Road Safety

All the consultation events highlighted community concern about the safety of a number of roads and specific areas within the parish, and this issue is likely to increase with new development. The level of risk in residential areas and in the vicinity of the school is exacerbated by HGV traffic associated with the business parks passing through Old Dalby and next to Queensway, or HGV traffic passing through Nether Broughton to reach Long Clawson and the rest of the Vale of Belvoir. There is also concern that agricultural vehicles are becoming increasingly large and powerful.

Surveys of road speeds have not highlighted speeding as a major issue. Two recent surveys of traffic on the A606 in Nether Broughton performed by Leicestershire Highways and privately in support of planning applications show that traffic exceeds the speed limit of 30mph (average speed 34-36 mph) in the direction of Nottingham.

Speeds in the opposite direction were below the speed limit. Public consultation both at the drop-in events and on VocalEyes indicated that there is a perception of speeding and a concern that it will lead to accidents. Available data on accidents shows, however, that since 1999 (from when data is available) and particularly in the last 5 years, most accidents are occurring outside of the built-up areas and on the main roads. Accidents hotspots include the A606 at Broughton Hill, Pinfold corner in Nether Broughton and at the bend north of Nether Broughton before the county border. Other major accident hotspots are the junction of the A6006 and the B676 (Shoby crossroads) and the bottom of Crown Hill where it joins Dalby Road, which is the only access road for HGVs going to the depot. Very few accidents have been reported on the access road to the major business parks between Queensway and Old Dalby

**COMMUNITY ACTION TA3: TRAFFIC MANAGEMENT - The Parish will liaise with the Leicestershire County Council Highways Department, together with local residents and businesses, to research and identify the areas of greatest risk and introduce measures to minimise such risk e.g. through speed restrictions, limitations to on-road parking, traffic routing and traffic calming. Furthermore, initiatives to reduce the volume of traffic e.g. car sharing will be supported.**

# F Business and Employment

## Introduction

Historically the economy of the Parish has been based on agriculture and its associated enterprises such as cheese making.

Commercial enterprises also include 2 large and 3 smaller business parks, all with permission for light industrial or storage and distribution use. The Crown Business Park and the Old Dalby Business Park occupy the site of the former MoD REME works between Queensway and Old Dalby. The three smaller business parks are the Woodhill Industrial Estate on Lawn Lane Old Dalby, Manor Farm Business Park on Main Road Nether Broughton and Six Hills Farm Industrial Park on Paddy's Lane Old Dalby. In addition, the parish has a national asset as it is the location of an important rail test track base. Following recent closures there are now no general retail shops within the Parish. The growth of home working and self-employment is evidenced by the large number of small businesses registered in private dwellings (source: companies registered to postcodes in the Parish).

Income into the local economy is dependent on the self-employed, pensions and outside employment in local towns and cities, with many of the positions in the business parks being filled from outside the Parish as evidenced by consultation with the business park managers. Furthermore, consultation with the test track operators confirmed that specialist skills required for their operations were not available in our parish and recruitment had to be national. The lack of local retail facilities means that residents' expenditure predominately takes place outside the Parish.

In line with the Melton Local Plan (Policy EC3) the Neighbourhood Plan seeks to enable local employment to flourish by supporting existing businesses and by encouraging new business and social enterprises, which can be based within clearly defined areas or home-based. In view of the fact that there is a significant level of commercial activity in the Parish, support for further business development is qualified by a commitment to preserve the rural nature of our Parish in line with sentiments expressed at consultation.

A full breakdown of existing businesses and those in business parks, together with farms as of the end of 2016 are listed in the supporting information.

**POLICY B&E1: BUSINESS DEVELOPMENT: Release of further land for business development will only be supported when the existing Business Parks (Crown Business Park, Old Dalby Business Park, Woodhill Industrial Estate, Six Hills Farm Business Park and Manor Farm) are fully utilised within their current boundaries. At such time the priority will be for small scale enterprises provided they can be shown to be viable, sustainable and of**

benefit to the local economy and wellbeing of the Parish. Use will be restricted to classes B1 and B8.

Business development will be required to provide adequate onsite parking for all vehicles including buses.

The establishment of an administrative Hub within one of the larger Business Parks to provide support and training facilities/additional working space for home workers and the self-employed is supported.

**COMMUNITY ACTION BE1: BUSINESS DEVELOPMENT - The Parish will work with local businesses to advertise vacancies within the Parish and to provide work experience schemes for local residents.**

## Home Working

The benefit of supporting home working is that it helps to promote employment activities whilst reducing the dependency of the car for long journeys to employment sites outside the Parish. A large proportion of the Parish now benefits from fast fibre broadband which for a long time had limited home working in rural locations.

The intention of Policy B&E2 is to recognise that people may not have a suitable space within their home from which to run a business, or they may wish to distinctly and deliberately separate their work and living space. Policy B&E3 supports the construction of extensions, the conversion of outbuildings, and the development of new free standing buildings in gardens from which businesses can operate. This is intended to maximise the opportunity for home run enterprises to be created and supported in the long term in the Parish.

Policy B&E2 and B&E3 would apply where a material change of use occurs, such that planning permission is required. This reflects positive support for entrepreneurial activity in line with the NPPF and draft Melton Local Plan.

**POLICY B&E2: WORKING FROM HOME – Proposals for the use of part of a dwelling for office and/or light industrial uses, and for small scale free standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported where the development:**

- a) Is in keeping with the scale, form and character of its surroundings;
- b) Has safe and suitable access to the site for all people;
- c) Such development will not result in unacceptable traffic movements and that appropriate parking provision is made
- d) Has no significant and adverse impact to nearby residents or other sensitive land uses from noise, fumes, light pollution, or other nuisance associated with the work activity which could lead to monitoring under environmental regulations; and
- e) Any extension or free standing building shall be designed having regard

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

## **Farm diversification**

The conversion of former agricultural buildings has enabled farm diversification, led to the sustainable re-use of vacant buildings and provided opportunities for the establishment and development of small businesses which generate income and employment opportunities for local people. This is a trend which the parish would like to see supported locally through the Neighbourhood Plan in order to contribute to maintaining a balanced and vibrant community, subject to the proper consideration of residential amenity for nearby houses, visual impact on the countryside and highway safety issues.

To help maintain the rural economy and protect the open countryside from inappropriate development, the Plan supports the sustainable growth and expansion of business and enterprise through the development and where appropriate conversion of farm existing buildings in the countryside. Specifically, this is intended to:

- Promote a viable and sustainable farming and rural economy in the Parish;
- Promote the diversification of rural businesses;
- Encourage new businesses to provide a wider range of local produce, services and leisure facilities and to provide local employment and attract visitors to the parish;
- Maintain and enhance the local environment of rural and agricultural lands.

The change of use of some rural buildings to new uses is already permitted under the General Permitted Development Orders. The Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014 allows, under certain circumstances, the change of use of agricultural buildings to residential use and change of use of agricultural buildings to registered nurseries providing childcare or state-funded schools, under the prior approval system.

**POLICY B&E3: RE-USE OF AGRICULTURAL AND COMMERCIAL BUILDINGS**  
**- The re-use, conversion and adaptation of rural buildings for small businesses, recreation, or tourism purposes (including equestrian activities) will be supported where:**

- a) The use proposed is appropriate to the rural location;**
- b) The conversion/adaptation works respect the local character of the surrounding area**

- c) The development will not have an adverse impact on any archaeological, architectural, historic or environmental features
- d) The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site.
- e) There is no significant adverse impact on neighbours through noise, light or other pollution, increased traffic levels or increased flood risk, that cannot be successfully mitigated.

## Old Dalby Test track

The Test Track is classed as a National Asset used for the testing of new rolling stock and other railway equipment. The operators are looking to maintain or increase capacity in the future but any variations in operations are subject to planning permission. Our NP can lay down policies which look to provide protection of our living environment

**POLICY B&E4: OLD DALBY TEST TRACK - Proposals for the testing of trains and railway equipment will be supported provided any noise, dust, fumes or other disturbance, including light, does not give rise to significant adverse impacts on health and quality of life.**

**Any alteration to extend the operating hours would not be supported.**

**Proposals that threaten the integrity of the Test Track and its infrastructure for potential re-use for passenger services will not be supported. However, should the line completely cease being used for rail purposes the Plan supports its re-use as a footpath, cycleway or for public transport uses.**



## 7 Community Actions

During the development of the Plan and the dialogue with residents and other stakeholders, it became evident that there was an opportunity to improve the parish in a variety of ways, in addition to the actual requirements for a Neighbourhood Plan, and in a manner which would help to realise the Vision for 2036.

These ideas are referred to as Community Actions and they are described in Section 6 within the context of the relevant Policies.

However, there are some additional potential Community Actions, which do not readily fit within a specific section, including actions concerning community facilities; retail outlet; support for older people; communication within the parish and income generation to fund improvements through developer contributions and/or fundraising.

The aspiration is to progress these Community Actions, whilst acknowledging that the ability to do so will in many cases depend upon residents volunteering their time, energy and skill to evaluate these initial ideas and where appropriate convert them into action.

The Parish Council may in some cases be an appropriate body to provide some oversight.

## 8 Developer Contributions

All development has the potential to impact on the environment and place pressure on local infrastructure and services. It is recognised that the planning system should be used to ensure that new development contributes positively to the local environment and helps to mitigate against any adverse impacts on infrastructure.

The pre-submission version of the Local Plan confirms that ‘development of all scale impacts on the environment and existing infrastructure, and can place a burden on the community’.

Infrastructure is critical to support the provision of all development and it is important that new development is properly served in respect of essential day-to-day infrastructure required by the occupants of any new homes but also to minimise the impact upon existing infrastructure’.

However, the NPPF stresses that the need for infrastructure accompanying development must have regard for the viability of that development. Planning Practice Guidance (PPG 46) also recognises the ability of Neighbourhood Plans to identify the need for new or enhanced infrastructure, but requires the Plan to prioritise the infrastructure requirements.

Provision of the necessary physical and community infrastructure arising from proposed development is therefore a critical component of the Plan, which has identified a wide range of potential infrastructure requirements through its production.

Funding for new infrastructure is currently provided through a legal agreement (often referred to as a Section 106 Agreement) between the Borough Council and the applicant, along with other parties involved in the delivery of the specific infrastructure improvement. However, once the new Local Plan has been Adopted, MBC is intending to introduce what is known as a Community Infrastructure Levy (CIL) where charges will be applied according to the scale and type of development, and these funds used to pay for the infrastructure requirements.

**POLICY DC1: CONTRIBUTIONS TO NEW INFRASTRUCTURE AND FACILITIES**  
- Development will be supported by and make contributions as appropriate, to the provision of new physical, social and green infrastructure in order to mitigate the impact of development upon the environment and communities. Contributions may be secured by means of planning obligations and/or a Community Infrastructure Levy charge, if Melton Borough Council brings a charging schedule in to effect.

**The type of infrastructure required to support new development includes, but is not limited to:**

- a) **Increasing tree and woodland planting (Env 4)**

- b) Improvements to community facilities (CF 2)**
- c) Enhanced play provision (CF 4)**
- d) Enhanced existing or provision of new car parks (T 1)**
- e) Pavement to connect developments with village (T 2)**
- f) Assist management of traffic (T 3)**

## 9. Monitoring and Review

The Neighbourhood Plan will last for a period of 20 years. During this time it is likely that the circumstances which the Plan seeks to address will change.

The Neighbourhood Plan will be regularly monitored. This will be led by Broughton and Old Dalby Parish Council, in conjunction with Melton Borough Council as the local planning authority, on at least an annual basis. The policies and measures contained in the Neighbourhood Plan will form the core of the monitoring activity, but other data collected and reported at the parish level which is relevant to the delivery of the Neighbourhood Plan will also be included.

The Parish Council proposes to formally review the Neighbourhood Plan on a five-year cycle commencing in 2022 or to coincide with the review of the Melton Local Plan, or in the event of significant changes in circumstances, such as an increase in housing need, if this cycle is different.

# 10. Policies and Community Actions

## Policies

### Strategy

**POLICY S1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT -** When considering development proposals, the Plan will take a positive approach that reflects the presumption in favour of sustainable development.

Where there are no policies in this Plan relevant to a planning application or development proposal, the provisions of relevant National and Borough-wide planning policies apply.

**POLICY S2: LIMITS TO DEVELOPMENT –** Development proposals within the Plan area on sites within the Limits to Development, or in terms of new sporting or recreational facilities close or adjacent to the Limits to Development as identified in Figures 2-6, will be supported where it complies with the policies of this Neighbourhood Plan and subject to design and amenity considerations.

**POLICY S3: DEVELOPMENT PROPOSALS OUTSIDE THE DEFINED LIMITS TO DEVELOPMENT -** Land outside the defined Limits to Development will be treated as open countryside, where development will be carefully controlled in line with local and national strategic planning policies.

### Built Environment

**POLICY H1: HOUSING PROVISION -** Having regard to the high number of dwellings with planning permission since April 2016, the Parish has exceeded its housing requirement over the Plan period. Therefore, until such a time as there is an increase in housing need across the Melton Borough or unless there is a failure to deliver the existing commitments, further housing development in the Parish will be restricted to Windfall development in line with Policy H2.

**Policy H2: RESERVE SITE –** Station Lane, Old Dalby.

A reserve site allocation of up to 42 houses on the site at Station Lane shown in Figure 4, will be supported for residential development if:

- f) It is required to remediate a substantial shortfall in the supply of housing due to the failure of existing housing approvals in Old Dalby to deliver the anticipated scale of development required; or

- g) It becomes necessary to provide for additional homes in the Parish in accordance with any new development plan document that replaces the Melton Local Plan.

Development will be permitted subject to the following conditions:

A professional environmental contamination survey is undertaken and the recommendations are implemented before the site can be developed.

Adequate environmental and noise attenuation bunds will be required to ameliorate the noise from the test track and the industrial units that bound the site.

At least 80% of the units developed will be of three bedrooms or less in line with the draft Melton Local Plan.

**POLICY H3: WINDFALL SITES** - Small residential development proposals (up to 10 dwellings in Old Dalby and up to 3 dwellings in Nether Broughton and Queensway) within the Limits to Development will be supported subject to proposals being well designed and meeting relevant requirements set out in other policies in this plan and the Borough's Local Plan, and where such development:

- h) Comprises a restricted gap in the continuity of existing frontage buildings or on other sites within the built-up area of Old Dalby, Nether Broughton and Queensway where the site is closely surrounded by buildings;
- i) Is in keeping with the character of the area;
- j) Does not reduce garden space to an extent where it adversely impacts on the character of the area, or the amenity of neighbours and the occupiers of the dwelling; and
- k) Includes 4+ bedroom properties in the mix of dwellings, but only where they comprise a clear minority in line with the expectations of Melton Local Plan (Pre-Submission) Policy C2 and Table 9.

**POLICY H4: HOUSING MIX** - New housing development proposals should provide a mixture of housing types specifically to meet identified local needs in Old Dalby, Nether Broughton and Queensway. Priority should be given to dwellings of 1, 2 and 3 bedrooms and to homes suitable for older people including bungalows and dwellings suitable for those with restricted mobility including those with disabilities or special needs requiring support in the community.

**NP POLICY H5: AFFORDABLE HOUSING PROVISION** - Development proposals for new housing where there is a net gain of more than ten

dwelling should provide at least 37% affordable housing, or other figure within the Local Plan once Adopted, in accordance with borough wide planning policies that are suitable to meet the current and future housing needs of the Parish of Broughton and Old Dalby.

Priority for affordable housing should be given to those with a “local connection” to the parish defined as where at least one member of a household:

- l) was born in the parish
- m) resided in the parish for a continuous period of at least 12 months;
- n) resident in the parish for a continuous period of not less than 3 years but has been forced to move away because of the lack of affordable housing;
- o) presently employed or self-employed on a full-time basis in Broughton and Old Dalby, or somebody taking up employment in the Parish.
- p) has a need to move to Broughton and Old Dalby to be close to a relative or other person to provide or receive significant care and support;
- q) has a family member who is resident within Broughton and Old Dalby for a continuous period of not less than three years immediately prior to occupation.

**POLICY H6: HOUSING DESIGN** - All new development proposals of one or more houses, replacement and extensions will need to satisfy the following building design principles:

- r) It is of a density, size, scale, massing and height that reflects Broughton and Old Dalby’s character and that of its’ rural settlements giving an impression of space and pleasant street scenes and inclusive road linking with short cuts; and
- s) The design and materials are in keeping with the individual character and local distinctiveness of the Parish through building styles which should be diverse and make a valuable contribution to retaining the integrity of the rural character of the individual settlements and utilising and complementary to existing neighbouring buildings’ features e.g. interlocking eaves, flashing buttresses, local slate and brickwork; and
- t) Adequate off road parking should be provided as a minimum of two car parking spaces for dwellings of three bedrooms or less, and three spaces for dwellings of four bedrooms or more; and
- u) Street and curtilage lighting should be at low level and shaded above so that light pollution is maximally controlled; and

- v) The design reflects best environmental good practice and incorporates where appropriate solar panels, rainwater harvesters and photovoltaic glass; and
- w) Appropriate landscaping including the provision of indigenous trees and large shrubs.

Policy H7: CONSERVATION AREA AND LISTED BUILDINGS – Proposals within a Conservation Area as defined in figure 7 above, or affecting the setting of the Conservation Area or a Listed Building will be expected to preserve and enhance them, in accordance with local and national planning policies.

## Natural and Historical Environment

**POLICY ENV 1: LOCAL GREEN SPACE** - Other than in exceptional circumstances, all development in Broughton & Old Dalby Parish will be expected to protect the following designated areas of Local Green Space.

- Old Hall parkland, Old Dalby (inventory number D004)
- Old Dalby playpark (D001)
- Old Dalby ‘village green’ (D003)
- Top field, Debdale Hill (D005)
- St John the Baptist churchyard (D007)
- Queensway allotments and spinney (Q008)
- The Crescent and Princess Road greens, including playpark (Q016/026)
- ‘Scout hut’ open space and play area, Queensway (Q009)
- St Mary’s churchyard (N002)
- Moat field, Nether Broughton (N013)
- Central Field, Nether Broughton (N007a)

Any development bounding on, or affecting the setting of, a Local Green Space will be required to take account of all consequential adverse effects on the protected site and its features. This will include carrying out appropriate mitigation measures as conditions of planning consent.

**POLICY ENV 2: PROTECTION OF OTHER SITES OF ENVIRONMENTAL (NATURAL AND HISTORICAL) SIGNIFICANCE** - 85 parcels of land in the Plan Area (see map below) have been identified as being of at least local significance for wildlife (biodiversity) and/or history. They are important in



their own right and are locally valued. Development proposals that affect them will be expected to protect or enhance the identified features and/or species.

**POLICY ENV 3: WILDLIFE CORRIDORS AND HABITAT CONNECTIVITY** - Development proposals should not damage or adversely affect the wildlife corridors identified on the map below unless mitigated.

Permitted development in the Plan Area will be expected to protect and enhance wildlife corridors and other potential habitat links. It should not create barriers to the permeability of the landscape for wildlife in general, or fragment populations of species of conservation concern.

**POLICY ENV 4: WOODLAND, TREES AND HEDGES** - Development proposals that result in the loss of trees of biodiversity, landscape, amenity or arboricultural value, or result in loss or damage to woodland, will be resisted.

Where possible, development proposals should seek to increase tree and woodland cover with appropriate planting both on new sites and to complement and/or enhance existing occurrences.

Hedgerows are to be retained and protected. Where loss is unavoidable, it must be minimised, and loss mitigated with replacement planting of locally appropriate native species to provide a demonstrable net gain in hedgerow length either on-site or locally within the Plan Area.

**POLICY ENV 5: RIDGE AND FURROW** - The areas of ridge and furrow earthworks mapped above are non-designated heritage assets.

Any loss or damage arising from a development proposal (or a change of land use requiring planning permission) is to be avoided; the demonstrable benefits of such development must be balanced against the significance of the ridge and furrow features as heritage assets. In cases where development can be shown to be essential in principle, alternative (i.e. without ridge and furrow) development sites will be preferred.

**POLICY ENV 6: FOOTPATHS AND BRIDLEWAYS** - Development proposals that result in the loss of, or have a significant adverse effect on, the existing network of footpaths will not be supported.

**POLICY ENV 7: AREAS OF SEPARATION** - To retain the geographical distinction and visual separation between neighbouring settlements, the open and largely undeveloped land shown on the map between:

- Old Dalby and Queensway
- Queensway and Nether Broughton
- Nether Broughton and Upper Broughton (parish boundary)
- Nether Broughton and Long Clawson (parish boundary, in part)

will be designated as Areas of Separation.

Development in the areas delineated on the map (below) will be of appropriate types (*inter alia* new facilities providing community amenity), will be located to maintain the separation of the villages and, wherever possible and will be designed to enhance the rural character of the areas between the villages.

**POLICY ENV 8: FLOODING AND DRAINAGE** - No development will be permitted within Environment Agency Flood Risk Zones 3 and 2 or (in Flood Risk Zone 1 for development of area greater than 1 ha) (Fig. ENV 9.1), or in the areas identified as at high or medium risk from flooding by surface water (Fig ENV 9.2), unless the sequential and exception tests referenced in paragraph 100 of the NPPF are applied and unless appropriate mitigation measures are implemented.

Every development proposal in the Plan Area will be required to demonstrate that:

- The development, and its occupants, are safe from flooding for its lifetime;
- Its location takes geology, hydrology (including any wells or natural springs) and risk of, or propensity to, flooding into account;
- Its design includes, as appropriate, sustainable drainage systems (SuDS), surface water management measures and permeable surfaces;
- It does not increase the risk of flooding to third parties, and
- If adjacent to flood risk zones 3 or 2, the development's design and layout should take climate change projections into account.

**POLICY ENV 9: PROTECTION OF IMPORTANT VIEWS** - Development that impacts in any adverse way on the eleven locally important and valued views (map and schedule above) will be strongly resisted:

**POLICY ENV 10: BIODIVERSITY PROTECTION IN NEW DEVELOPMENT** – Provision should be made in the design and construction of new development in the Plan Area to protect and enhance biodiversity, including:

- x) Roof and wall construction following technical best-practice recommendations for integral bird nesting sites and bat habitat
- y) Hedges (or fences with ground-level gaps) for property boundaries that maintain connectivity of habitat for hedgehogs.
- z) Security lighting operated by intruder switching, not on constantly. Site and sports facility lighting to be switched off during 'curfew' hours between March and October, following best practice guidelines in *Bats and Lighting* LRERC 2014. Maximum light spillage onto bat foraging corridors should be 1 lux.

## **POLICY ENV 11: RENEWABLE ENERGY**

**1. Renewable energy generation infrastructure will be supported if the proposal can demonstrate that it:**

- g) will not have an adverse impact (including, *inter alia*, noise, visual impact, reflections, glare, shadow flicker, water pollution, smell, air quality, gaseous or particulate emissions) on the health, wellbeing or amenities of residents and visitors**
- h) will not have an adverse impact on the area in relation to views or the character of the surrounding landscape**
- i) will not have an adverse effect on biodiversity (species and habitat sites, as in Policy ENV 2)**
- j) will not have an adverse effect on statutory or significant historic environment sites, non-designated heritage assets or ridge and furrow (Policies ENV 2 and 5)**
- k) will be of an appropriate scale for the size, character and level of other facilities, the built environment and services in the three villages**
- l) will be supported by appropriate and relevant assessments and documentation in respect of, *inter alia*, transport, heritage, archaeology, landscape visual impact, environmental impact, flood impact, ecological mitigation, arboriculture (impact and method) and tree reference and protection.**

**2. Wind turbine development proposals will be acceptable if:**

- d) Turbine tip height is less than 25 metres**
- e) The proposal is for no more than one turbine**
- f) The facility is off-grid**

**3. Large-scale solar energy generation development proposals will be supported unless:**

- d) The ground area covered by panels exceeds 625m<sup>2</sup> (25mx25m)**
- e) The panel array is visible from any valued and accessible viewpoint (see Policy ENV 9) 250m or more from the site, or from any private or residential property**
- f) Reflection (glare) is evident from any viewpoint**

**4. Small-scale, local resident, business, amenity or community-initiated, solar and wind generation infrastructure will be supported, subject to the conditions in paragraphs 1 to 3 above and in Policy ENV 10.**

## Community facilities, assets and services

**Policy CF1: PROTECTION AND ENHANCEMENT OF COMMUNITY FACILITIES AND ASSETS** - Proposals that will result in the loss of any building or land currently or last used as a community facility or registered as a Community Asset will not be supported unless:

- g) The facility is relocated, or a better facility is provided, in a building or location of sufficient size, layout and quality to compensate for the loss of the existing facility; or
- h) There is no reasonable prospect of securing either the continued use of the community facility or an alternative community use of the land or building.

**Policy CF2: THE PROVISION OF NEW COMMUNITY FACILITIES AND ASSETS** - Proposals that improve, diversify or enhance the range of community facilities, including existing facilities and registered Community Assets, will be supported provided that the development:

- i) Will not result in unacceptable traffic movements, noise, fumes, smell or other disturbance to residential properties;
- j) Will not generate a need for parking that cannot be adequately catered for; and
- k) Is of a scale appropriate to the needs of the locality and conveniently accessible for residents of the parish wishing to walk or cycle.

**POLICY CF3: EDUCATION** - Proposals for the expansion of the Primary School will be supported where it can be demonstrated that:

- l) Expansion would not exacerbate traffic problems; and
- m) The development would not result in a significant loss of amenity for the school, local residents or adjacent users.

The development of a safe routes to school scheme to help mitigate the impact of any school expansion on the traffic flows is supported.

**Policy CF4: PLAY AREAS** - Where recreational provision is required as part of a new development, the enhancement of existing play provision, including equipment for a wide age range of users, is supported in preference to the creation of new small play areas.

Separate play facilities will be required in line with MBC Planning policy where the development isn't within easy walking distance of an existing play area.

## Transport

**Policy T1: PUBLIC CAR PARKING** - The Neighbourhood Plan will support proposals to establish new public parking facilities or extension of existing parking facilities in the Parish at a suitable location.

**POLICY T2: TRAFFIC MANAGEMENT** – Development proposals of 3 or more dwellings or for business expansion should:

- n) Identify the realistic level of traffic they are likely to generate. They must assess the potential impact of this traffic on pedestrians, cyclists, equestrian use, road safety, parking and congestion within the parish and include measures to mitigate any impacts. Development that would give rise to a severe increase in traffic or unacceptable highway dangers will not be supported.
- o) Maximise opportunities to walk and cycle, including between Old Dalby, Queensway and Nether Broughton.
- p) Have a pavement connecting the development to the centre of their village.

## Business and Employment

**POLICY B&E1: BUSINESS DEVELOPMENT:** Release of further land for business development will only be supported when the existing Business Parks (Crown Business Park, Old Dalby Business Park, Woodhill Industrial Estate, Six Hills Farm Business Park and Manor Farm) are fully utilised within their current boundaries. At such time the priority will be for small scale enterprises provided they can be shown to be viable, sustainable and benefit the local economy and wellbeing of the Parish. Use will be restricted to classes B1 and B8.

Business development will be required to provide adequate onsite parking for all vehicles including buses.

The establishment of an administrative Hub within one of the larger Business Parks to provide support and training facilities/additional working space for home workers and the self-employed is supported.

**POLICY B&E2: WORKING FROM HOME** – Proposals for the use of part of a dwelling for office and/or light industrial uses, and for small scale free standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported where the development:

- q) Is in keeping with the scale, form and character of its surroundings;
- r) Has safe and suitable access to the site for all people;
- s) Such development will not result in unacceptable traffic movements and

that appropriate parking provision is made

- t) Has no significant and adverse impact to nearby residents or other sensitive land uses from noise, fumes, light pollution, or other nuisance associated with the work activity which could lead to monitoring under environmental regulations; and
- u) Any extension or free standing building shall be designed having regard to policies in this Plan and should not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction.

#### **POLICY B&E3: RE-USE OF AGRICULTURAL AND COMMERCIAL BUILDINGS**

- The re-use, conversion and adaptation of rural buildings for small businesses, recreation, or tourism purposes (including equestrian activities) will be supported where:

- v) The use proposed is appropriate to the rural location;
- w) The conversion/adaptation works respect the local character of the surrounding area
- x) The development will not have an adverse impact on any archaeological, architectural, historic or environmental features
- y) The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site.

There is no significant adverse impact on neighbours through noise, light or other pollution, increased traffic levels or increased flood risk, that cannot be successfully mitigated

**POLICY B&E4: OLD DALBY TEST TRACK** - Proposals for the testing of trains and railway equipment will be supported provided any noise, dust, fumes or other disturbance, including light, does not give rise to significant adverse impacts on health and quality of life.

Any alteration to extend the operating hours would not be supported.

Proposals that threaten the integrity of the Test Track and its infrastructure for potential re-use for passenger services will not be supported. However, should the line completely cease being used for rail purposes the Plan supports its re-use as a footpath, cycleway or for public transport uses.

## **Developer Contributions**

#### **POLICY DC1: CONTRIBUTIONS TO NEW INFRASTRUCTURE AND FACILITIES**

- Development will be supported by, and make contributions to as appropriate, the provision of new physical, social and green infrastructure in order to

mitigate its impact upon the environment and communities. Contributions may be secured by means of planning obligations and/or a Community Infrastructure Levy charge, if the Council brings a Charging schedule in to effect.

The type of infrastructure required to support new development includes, but is not limited to:

- g) Increasing tree and woodland planting (Env 4)
- h) Improvements to community facilities (CF 2)
- i) Enhanced play provision (CF 4)
- j) Enhanced existing or provision of new car parks (T 1)
- k) Pavement to connect developments with village (T 2)
- l) Assist management of traffic (T 3)

## Community Actions

### Natural and historical environment

**COMMUNITY ACTION ENV 1: IMPORTANT OPEN SPACES** - The Parish will actively work with Melton Borough Council and other partners to secure the protection of the locations and features of the following sites, through new designations or as confirmation/adoption of existing sites, as MBC Open Space, Sport & Recreation (OSSR) sites in the following typological categories (as listed in the draft Local Plan 2017):

#### Allotments

Queensway allotments (Q008)

#### Natural and semi-natural greenspace

Bluebell woods and lake, Old Dalby (D006)

'The Track', Queensway (Q007)

"Fish pond field", Nether Broughton (N019)

Open spaces west of the Crescent and Princess Road greens, Queensway (Q015 and Q025)

Kings Street meadow, Nether Broughton (N021a)

Unofficial open space and nature area (Q032) (also *amenity greenspace*)

#### Amenity green space

Old Dalby: common land (D039); registered common land

Roadside verges of amenity or open space value in Old Dalby (as mapped)

Roadside verges of amenity or open space value in Queensway (as mapped)

Roadside verges of amenity or open space value in Nether Broughton (as mapped)

Middle Lane field, Nether Broughton (N004)

Nether Broughton village green (N011)

*Provision for children and young people*

Play area at Village playing field, Old Dalby (D002)

Play area, Queensway (Q009a)

Chapel Lane play area, Nether Broughton (N005a)

*Sports pitches and playing fields*

Village playing field, Old Dalby (D002)

*Other*

Parish Council cemetery, Old Dalby (D009) *cemeteries/churchyards (not MBC typology but widespread in (England) planning practice)*

Midshires Way, (green lane/bridleway) Old Dalby (D020) *green lanes and greenways (not MBC typology but widespread in (England) planning practice)*

**COMMUNITY ACTION ENV 2: HABITAT CREATION** - The Parish will actively seek to work with community groups, landowners, funders and other organisations to enhance the biodiversity of the Parish by creating and/or managing habitat sites (e.g. wildflower meadows, woodland, wetland) on suitable parcels of land.

**COMMUNITY ACTION ENV 3: WOODLAND, TREES AND HEDGES** - The Parish will continue to identify trees of value, as above, for recommendation to the Planning Authority for Tree Preservation Orders.

Developers, landowners and the community will be encouraged to enhance the appearance and biodiversity of the Parish, particularly the Industrial Parks, through a scheme of tree planting on roadside verges and premises margins wherever practicable.

**COMMUNITY ACTION ENV 4: FOOTPATHS AND BRIDLEWAYS** - The community (volunteers and local walking groups) will work with the Parish



Council to monitor the condition of the existing network of footpaths and bridleways, and work with the responsible Local Authority departments and with landowners to ensure that the network is maintained in a safe, useable condition.

The Parish will seek to work with landowners, Leicestershire County Council and other bodies to create and maintain enhancements to the present network of walking routes in the parish. In particular, the Parish will seek to work with landowners, Leicestershire County Council and other bodies to create and maintain a footpath, separate from the roadway of Station Road / Old Dalby Lane, to connect Old Dalby with Queensway.

**COMMUNITY ACTION ENV 5: FLOODING AND DRAINAGE** - The Parish will support proposals by landowners, appropriate agencies and organisations:

- a) to improve the current infrastructural measures in the Plan Area for managing and mitigating river, run-off and surface water flooding; and
- b) to use low-tech strategies and works, including ‘re-wilding’ of water courses, ‘natural’ dams and tree-planting in the catchment area and upstream to reduce the rates of run-off and flow, via streams and ordinary watercourses, through the villages.

## Community facilities, assets and services

**COMMUNITY ACTION CF1: NEW VILLAGE HALL** - The Parish will explore the need for a new village hall in the Parish and if supported by the community consider a suitable location and means of funding the facility.

**COMMUNITY ACTION CF2: ASSETS OF COMMUNITY VALUE** – The Parish will support the listing of Assets of Community Value and once listed, will work to support their longevity.

**COMMUNITY ACTION CF3: GP OUTREACH** – The Parish will work with the Long Clawson Medical Practice to support the establishment of medical outreach facilities in Old Dalby.

## Transport and access

**COMMUNITY ACTION TA1: PUBLIC TRANSPORT** – The Parish will work with the Highways Authority, transport providers and developers where appropriate to preserve and where possible enhance the public transport service for the Parish to ensure that the service number 24A is more ‘joined-up’ and better able to connect with the Medical Practice at Long Clawson and other local services and facilities.

**COMMUNITY ACTION TA2: PEDESTRIAN ACCESS** - The Parish will work with the Highways Authority; the Local Authority and developers to improve the safety of pedestrian access alongside busy roads.

**COMMUNITY ACTION TA3: TRAFFIC MANAGEMENT** - The Parish will liaise with the Leicestershire County Council Highways Department, together with local residents and businesses, to research and identify the areas of greatest risk and introduce measures to minimise such risk e.g. through speed restrictions, limitations to on-road parking, traffic routing and traffic calming. Furthermore, initiatives to reduce the volume of traffic e.g. car sharing will be supported.

## **Business and Employment**

**COMMUNITY ACTION BE1: BUSINESS DEVELOPMENT** - The Parish will work with the local businesses to advertise vacancies within the Parish and to provide work experience schemes for local residents.