Broughton & Old Dalby Parish Neighbourhood Plan

Background, Vision and Objectives

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 one of the three main settlements, namely Old Dalby (250), Nether Broughton (180) and Queensway (170).

The Census 2011 indicated that 78% of the households were owner occupied, 10% were private rented, 10% were social rented and 2% were rent free. 45% of the households were detached, 39% semi-detached, 12% terraced and 4% were flats or maisonettes. 20% of the residents were aged over 65 with 18% under 16. 70% of residents aged 16-74 were employed with 17% retired, 5% students, 4% looking after home or family and 3% unemployed. 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.

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 was a Preceptory of the Knights Hospitaller from the 13th century, a designated scheduled monument and there are still ancient remains. 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. Old Dalby Hall can trace its origins back to the 16th 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 a conservation area), a village hall, primary school, pub, cricket ground, a 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 today with an agreeable mixture of older properties dating to the 1740’s through to the most recent additions. Twelve properties are listed buildings, most having been constructed of the local red brick in Flemish Bond. However the 13th century church is built of ironstone –also local. Today, Nether Broughton is an historic village comprising a Church, village hall, pub and ancient deserted village with properties ranging from the 1200’s to the present day.

Queensway is a much newer additional settlement and residential area and came about mainly to house the soldiers and officers attached to the nearby Ministry of Defence REME camp (now the Crown and Old Dalby Business estates). In the early 1940s the Army developed the area for its use, including at one time a German P.O.W. camp. The MOD still owns a parcel of land and some houses in Queensway and the local parish scout hut is also located there.

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 St Mary’s, a mission chapel, together with scattered housing and farmsteads and a small trading estate.

Farmland within the Parish is mainly arable and pastureland for dairy cattle with some of the milk being supplied to make the local Stilton cheese.

Vision for 2036

The Parish of Broughton & Old Dalby will:

-continue to comprise primarily three physically distinct rural settlements and a diverse but significant 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 Overall Objectives in working towards the Vision

1. Maintain and enhance the vitality, unique identity and character of the three distinct settlements.
2. Respect the heritage of our villages and their 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.

1. 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.

1. 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.
2. Maintain, protect and enhance our countryside, green spaces and wildlife.
3. Pursue and promote community safety in terms of traffic management and the design and maintenance of lighting, footways, highways and signage.
4. Encourage local business to align with the objectives in the neighbourhood plan. Support local business needs that are in accord with the neighbourhood plan in order to; aid inward investment, sustain local employment, encourage local supply chains and increase local expenditure.

13.12.16