

REARSBY NEIGHBOURHOOD PLAN

2018-2036



PRE-SUBMISSION VERSION DECEMBER 2018

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REARSBY NEIGHBOURHOOD PLAN TO 2036

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NB : Please use pages 3 and 4 to return any response to the consultation by 25th February 2019

REARSBY NEIGHBOURHOOD PLAN SUBMISSION OF COMMENTS ON THE REVISED 'PRE-SUBMISSION' DRAFT DECEMBER 2018

SECTION 1: CONSULTATION ON THE DRAFT REARSBY NEIGHBOURHOOD PLAN

Please return any comments by **Monday 25th February 2019** via e-mail to both:
anthea.byrne09@gmail.com and
suenorledge@hotmail.com

Or by post to:

**Sue Norledge, Clerk to Rearsby Parish Council, c/o 12 Orton Close,
Rearsby, Leicestershire. LE7 4XZ**

As part of the overall work to produce a Neighbourhood Plan for the Parish of Rearsby, the Parish Council is required to conduct a six-weeks consultation on the draft document, prior to its formal submission to Charnwood Borough Council and to the final work to lead up to a future village referendum on the Plan. A copy of the Draft Neighbourhood Plan has been distributed to all addresses in the Parish; online it is at <http://www.rearsbyneighbourhoodplan.org.uk>

All responses received by the above date are welcome and may be utilised to amend the Draft Neighbourhood Plan - a Consultation Statement will note have these have been considered within the submitted document. Responses require some contact details but will be anonymous within the submitted documentation.

Please use the lines below to give some background detail on your response.

Title		
First name		
Last name		
Organisation (if applicable)		
Representing (if applicable)		
Address		
Post Code		
Telephone		
Email		
Connection with Rearsby (please answer one or more)	Parish resident	Yes / No
	Business within the Parish	Yes / No
	Landowner within the Parish	Yes / No
	Other	Yes / No



Please cut out and return

SECTION 2: COMMENTS TO SUBMIT

Where possible, please indicate to which part of the draft Neighbourhood Plan each comment relates.

Please provide your COMMENTS below and use an extra sheet if necessary.

Paragraph number & page number in Plan:	General comments:

Policy Reference Number:	Specific comments on the proposed maps and policies (sections 6 and Appendix A):

Any other comments about the revised draft Neighbourhood Plan document or process:

Date:

If you would like to be kept updated on progress with the development of the Neighbourhood Plan please indicate here by deleting Yes or No as appropriate:

Yes / No

NB : A public meeting to discuss this consultation is being arranged for Thursday 7 February 2019 at 7.00 pm.



F O R E W O R D

This is the Neighbourhood Plan for the parish of Rearsby in the Charnwood area of Leicestershire, for the period through to 2036. It represents one very local part of the overall planning context for development in the parish over this period and will sit alongside the 2015 Core Strategy for the Borough of Charnwood, and the forthcoming Charnwood Local Plan.

The opportunity to create local Neighbourhood Plans was introduced through the Localism Act in 2011, giving members of local communities and their representative bodies more influence over local planning matters and how their local areas might develop. Neighbourhood Plans have their origins in the Government's determination to ensure that local communities are closely involved in the decisions that affect their surroundings and livelihoods.

The Rearsby Neighbourhood Plan has been developed to establish a vision and set of objectives that can help shape how the community's needs and ambitions can be met in the period 2018-2036. It identifies that 'sustainable development' for the parish community will need to prioritise actions and provisions affecting:

- Suitable and affordable housing
- Protection of the natural and historic environment
- Maintaining local employment opportunities
- The safeguarding of community facilities

The Plan represents the culmination of many people's work in, and support for the parish. Its core objectives are to protect what is already valued in the parish and to set an agreed context for managing future change so that this can be in accord with the community's identified desires.

Martin Cooke

Chair, Rearsby Parish Council

1. A PROFILE OF REARSBY PARISH

Setting

1.1 The Rearsby Neighbourhood Plan area covers the parish of Rearsby, located in the Wreake Valley in the Borough of Charnwood, Leicestershire. Rearsby is bordered by its neighbouring rural settlements of Brooksby, Thrussington, East Goscote, Queniborough and Gaddesby, and consists principally of a single village surrounded by substantial farmland covering approximately 600 hectares in extent. A by-pass to take the Syston-Melton road around the core of the village area was opened in 2004 and bisects the total parish area almost into two equal halves.

Population

1.2 At the time of the 2011 Census, Rearsby had a population of 1097 - 528 males (48.1%) and 569 females (51.9%) - with a density of 1.8 persons per hectare. There were 407 households, with an average household size of 2.7 people per household. There were 21.6% of residents aged 65 or over, fairly typical of rural areas, but slightly higher than the averages for Charnwood (16.4%), East Midlands (17.1%) and England (16.3%). There were 136 households with dependent children - 236 children and young people aged between 0-17 (21.3%). 120 of the households had 'no adults in employment', but only 2 of those had dependent children. 73 households contained at least one resident with a long-term health problem or disability - 16 of those had at least one dependent child. By 2016, total households had risen by 55 (a mixture of new market and affordable homes) to approximately 462.

Landscape character / open spaces

1.3 Rearsby is a predominantly rural parish, bordered on the one side by the River Wreake with its low-lying fields that can flood in wet weather, and with arable fields and small woodland areas around the village on all other sides. There are some elegant views across and along the river valley, looking out from the core of the village, and looking back towards it over the river plain from vantage points in Ratcliffe, Thrussington, Brooksby and Gaddesby. The core of the village has had a 'Conservation area' status since 1975 and was last reviewed in 2010.

Employment

1.4 There are over fifty businesses located within the parish area, from medium-size companies to small businesses operating from a home location, drawing on a workforce that comes from inside and outside the parish boundary. The main location of the larger firms is on the 'industrial park' along Gaddesby Lane, with some notable enterprises now having a national reputation.

Housing characteristics

1.5 The majority of homes in the parish are detached (77.9%) houses or bungalows, with 12.5% semi-detached and 8.4% terraced. Overcrowding is not an issue, with only a small number of households (5 households or 1.2%) with dependent children and lone parent family households likely to be affected. The figures suggested that there is very modest number of smaller properties (less than 3 bedrooms) in the parish.

2. THE CONTEXT FOR REARSBY NEIGHBOURHOOD PLAN TO 2036

Creating a Plan for Rearsby Parish

2.1 Charnwood Borough Council, the local planning authority, agreed in August 2015 to designate Rearsby parish as the Rearsby Neighbourhood Plan area, following the application submitted by Rearsby Parish Council.

2.2 The map (right) denotes the boundary of the designated Neighbourhood Plan area, shown as the area inside the red boundary line, and is contiguous with the existing boundaries of Rearsby Parish.

2.3 The formation of the Neighbourhood Plan has been steered by the Parish Council, assisted by a Neighbourhood Plan sub-group, which has suggested and developed ideas for subsequent consultations and decisions, as the overall work progressed. The Plan has been prepared in accordance with requirements and permissions of the Town & Country Planning Act 1990, the Planning and Compulsory Purchase Act 2004, the Localism Act 2011, and the Neighbourhood Planning regulations 2012 (as amended 2015).

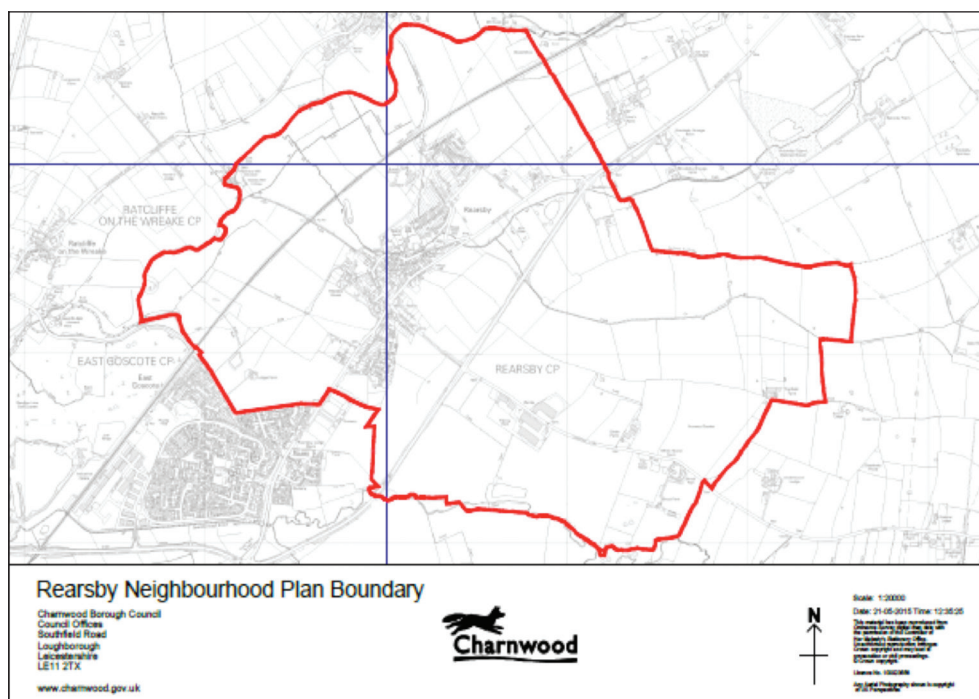


Figure 1. Designated Area of Rearsby Neighbourhood Plan

Purpose of the Rearsby Neighbourhood Plan

2.4 The purpose of the Neighbourhood Plan is to assist development within the parish and to provide guidance to any interested parties wishing to submit planning applications for development or proposed change in land uses within the parish area.

2.5 The Plan includes detail of the priorities that emerged during the extensive consultations involved in creating the Plan and represent what has been stated to be of importance to parish residents, businesses and community groups. Other data and evidence has been collated that expand these priorities into the format of the policies proposed in the Plan, with a narrative about each policy and what each will seek to achieve.

2.6 The policies are the substance against which future applications will be determined, however it is advisable to read the policy text in conjunction with the supporting text in order to gain a full appreciation of the context for each policy. Compliance with local, national and relevant EU policies is confirmed within the additional information provided in the Conditions Statement. The accompanying Proposals Maps express some details of these policies in geographical form.

2.7 The final chapter of the Plan gives pointers to the mechanisms that could assist in implementing the Plan.

2.8 The Rearsby Neighbourhood Plan has also drawn from conclusions contained in the “Rearsby Village Design Statement” in 2002. This assessed the landscape and heritage quality in the area and drew attention to ancient and important buildings, landmarks, roads and paths. The Guidelines of the Design Statement are included within the Neighbourhood Plan’s Appendices.

2.9 A number of “Community Actions” have also been included. These are not formal policies but represent issues on which the Parish Council is committing itself to act in support of the stated policies. It is intended that the Parish Council will steer future activity to progress these Community Actions, utilising wider community support within future initiatives.

The National Planning Policy Framework and ‘sustainable development’

2.10 The overarching context to a Neighbourhood Plan being created and adopted is its role within the planning frameworks which shape how the policies and procedures of the local planning system will be administered.

2.11 The 2018 revisions to the National Planning Policy Framework (NPPF) emphasise that *“the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs”*..... [para.7].

2.12 In accord with this, the NPPF notes that *“the planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings..... planning law requires that applications for planning permission be determined in accordance with the development plan”* (including local and neighbourhood plans and any spatial development strategies that have been brought into force) [paras.2 & 15; it is noted that planning policies and decisions must also reflect relevant international obligations and statutory requirements].

2.13 The core requirement for such development plans and subsidiary frameworks, is that they should:

“a) be prepared with the objective of contributing to the achievement of sustainable development;

b) be prepared positively, in a way that is aspirational but deliverable” [para.16].

2.14 Achieving sustainable development through the administration of an appropriate and efficient planning system is judged to involve three overarching objectives, all of which are interdependent and should be pursued in mutually supportive ways:

a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

2.15 The NPPF adopts a crucial core position of seeing that “at the heart of the Framework is a ‘presumption in favour of sustainable development’, meaning that “plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change”, and that decision-taking will be *“approving development proposals that accord with an up-to-date development plan without delay”* [para.11].

The National Planning Policy Framework and ‘Neighbourhood Planning’

2.16 The recently revised NPPF notes that “*planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area*” [para.9]. In this context, a local community’s subsequent development of an area-specific **Neighbourhood Plan** can “*support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies*”. [para.13; see also the Neighbourhood Planning (General) Regulations 2012].

2.17 Importantly, NPPF sees that “*neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan*” [para. 29]

2.18 Once wider strategic policies have been adopted, these figures should not need re-testing at the Neighbourhood Plan examination, “*unless there has been a significant change in circumstances that affects the requirement*” [para. 65].

2.19 Once a Neighbourhood Plan has been brought into force, NPPF is clear that “*the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict*” (unless they are superseded by subsequently-adopted strategic or non-strategic policies) [para. 30].

2.20 Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), NPPF’s basic position is that “*permission should not usually be granted*”.

Rearsby in the context of the Borough Council’s ‘Vision for Charnwood’

2.21 At a Borough-wide level, the Charnwood Core Strategy was adopted in 2015 and provides a development strategy going forward to 2028, setting out where and how new development should take place within the Borough. Further work has commenced on a new Local Plan up to 2036, and to provide an appropriate response to the Leicester and Leicestershire Strategic Growth Plan to 2050.

2.22 The Charnwood Local Development Scheme 2018 has set out a programme for how the revised ‘Local Plan for Charnwood’ will be established to determine the “*scale of development needed in the Borough, the key issues and opportunities that need to be taken into account and [...] the options for an overall strategy for delivering the growth that is needed*”.

2.23 The overarching priorities for Charnwood within the emerging Local Plan are:

- the availability of land and opportunities for new housing and employment
- achieving an appropriate housing mix of sizes, types and tenures
- travel-to-work capacities, traffic congestion and transport capacities
- future prospects for existing employment and opportunities for new employment
- protecting the landscape and environment, especially its ecology and geology
- safeguarding the historic environment
- assessing any potential areas at risk of floods
- maintaining access to facilities and services.

2.24 The Borough Council has also assessed the capacity in locations to respond to new development and the nature of the relationship of each local settlement to the large urban centres of Loughborough and Leicester, and then with the smaller urban settings like Syston and Birstall.

2.25 This has characterised the **relative services and functions** of communities and settlements across the Borough, and has informed the determination of a ‘Settlement Hierarchy’ comprising the following **sizes** of settlement:

- Urban Centre
- Urban Settlement
- Service Centre
- Other Settlement
- Small Village or Hamlet

2.26 14 settlements are identified as **Other Settlements** with a combined population of less than 3,000 (Barkby, Burton on the Wolds, Cossington, Hathern, East Goscote, Newtown Linford, Queniborough, Rearsby, Seagrave, Swithland, Thurcaston, Thrussington, Woodhouse Eaves and Wymeswold).

2.27 Within the application of this hierarchy, the parish of Rearsby has been categorised as coming within the category of **Other Settlement** – i.e. one considered to have “*some of the services and facilities to meet the day-to-day needs of the community*”. This sets an important context for assessing how the potential impact of different sets of ideas for new development could be sustainable for Rearsby’s future.

2.28 The key issues identified in this work, building on the priorities already identified in the Core Strategy, have been set out in the “Towards a Local Plan for Charnwood - Discussion Paper” issued by CBC in April 2018, and with a summary of the responses received outlined in its subsequent “Towards a Local Plan for Charnwood - Statement of Consultation” in June 2018. Comments relating to Rearsby are included within the detail of the Neighbourhood Plan policies listed in Sections 4 and 6 below.

3. PUBLIC ENGAGEMENT TO INFORM PRIORITIES FOR REARSBY'S NEIGHBOURHOOD PLAN

How has public participation evolved during the production of the Plan?

3.1 Village discussions had begun in the early part of 2015 to consider how to be proactive in presenting future ideas for any change or development around the parish and the village area. A Working Group of the Parish Council was established to draw together information necessary to produce a Neighbourhood Plan, and an application was made to Charnwood Borough Council in May 2015 for the parish to be designated as a Neighbourhood Area. Formal agreement of this designation was obtained from the Borough in August 2015.

3.2 Initial public meetings to explain the process for compiling a local Neighbourhood Plan commenced in September 2015, and the canvassing of different stakeholders and local interests began from October 2015 onwards. During December 2015 and January 2016 conversations were held with members of a range of local groups and organisations, and the issues and concerns that were raised then fed back to the wider village community in door-to-door leaflets and the local village newsletter.

3.3 In March 2016 two public meetings were arranged for the village community to discuss initial suggestions and ideas for what should shape the future Neighbourhood Plan, leading then to a full survey of all households in the village during May and June 2016 that sought feedback on how the village should evolve in the coming period.

3.4 An indicative set of priorities was compiled from this first set of discussions and engagements, and then used as a basis for wider elaboration and consultation upon their relative merits and importance.

How have local people's concerns for Rearsby's future been identified?

3.5 The response rate to the initial 2016 survey was 40% of all village households - results reported in the "Rearsby Scene" village magazine and at www.rearsbyneighbourhoodplan.org.uk.

3.6 The consistent viewpoint from residents, groups and other community bodies has been that the village's rural and distinct character should be maintained. People want a clear separation of Rearsby village from neighbouring areas, so that the village does not become part of a wider sprawl, linked first to East Goscote and then on to the broader-Leicester urban area. Villagers feel the village should continue to evolve slowly, and that its distinct identity and character be retained. Views on new housing within the parish emphasis that this should be targeted towards maximising the opportunity to create needed suitable and affordable homes for local residents.

3.7 Green and natural open spaces like the "Conker Field" and surrounding fields are to be protected, as is the Conservation Area (to be extended where possible). There is clear interest in managing and maintaining local green spaces and hedges and trees through community-led arrangements, along with increased opportunities to establish new footpaths. The work of drafting the Neighbourhood Plan informed negotiation on the terms of the planning approval for the Convent-site, with a final formal requirement to convey the "Conker Field" into local community ownership.

How have community priorities been recorded?

3.8 A summary of the first survey ratings in 2016 given by local residents to local priorities is provided below:

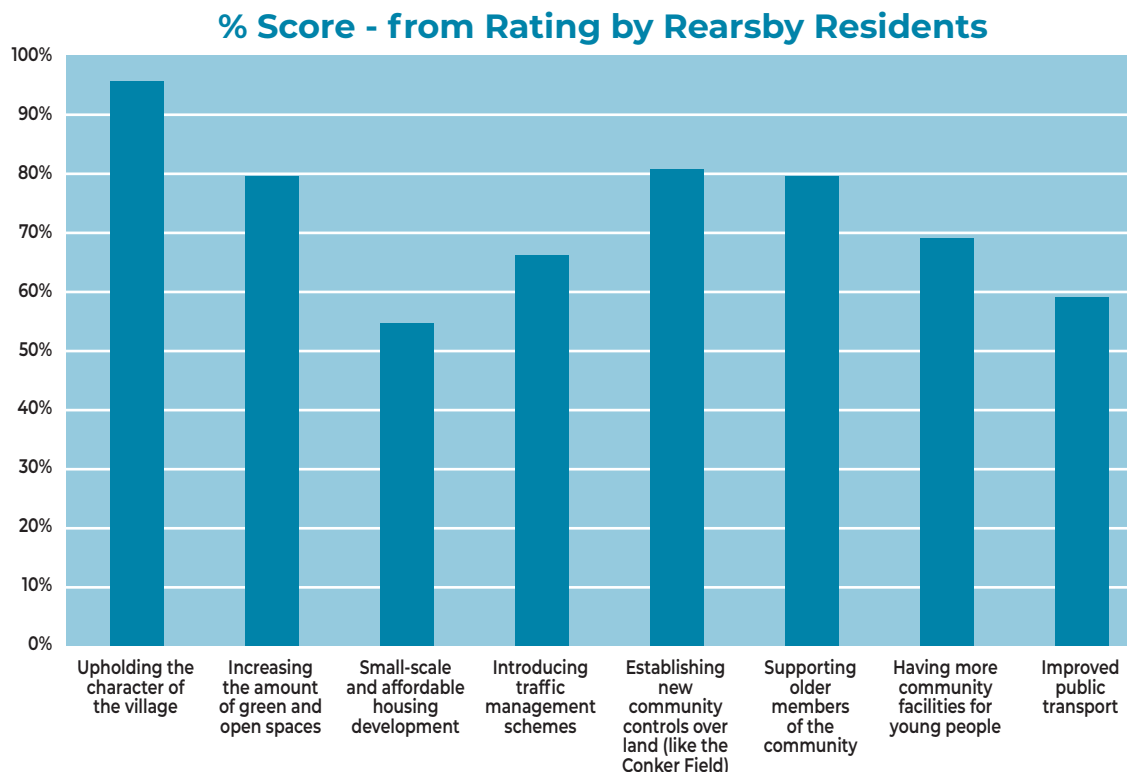


Figure 2. Rearsby Household Survey May-June 2016, www.rearsbyneighbourhoodplan.org.uk (each bar denotes the percentage from a total of 138 returns that rated how each of the topics labelled should feature within any Neighbourhood Plan priorities).

3.9 Appropriate housing development on brownfield or infill sites is seen as acceptable, but local people indicate that the location of new housing should be either within the existing village as defined by the Settlement Limits on the 'Proposals' map, or through a more managed approach elsewhere, such as via 'exception' site development that conforms with the policies proposed in the sections below.

3.10 Crucial to views on the provision of new housing have been views expressed about the kinds of housing this could or should entail. Many comments came forward during the consultations sessions that new provision should be focused upon provision at affordable costs, and suitable for local households wishing to change their current accommodation.

3.11 The formal Housing Needs Survey undertaken in March 2018 identified a modest degree of housing need in the area for the next five-year period - both for affordable and for other market housing provision. Prevalent in this survey were responses indicating a desire from some local households to downsize into more manageable (and efficient) sizes of property in the future.

3.12 The survey also asked for opinions on the types of housing that respondents believe are needed in the village and results are given in the chart below (*it should be noted that respondents could tick as many options as they felt appropriate, hence the total number is higher than the number of individual responses received*):

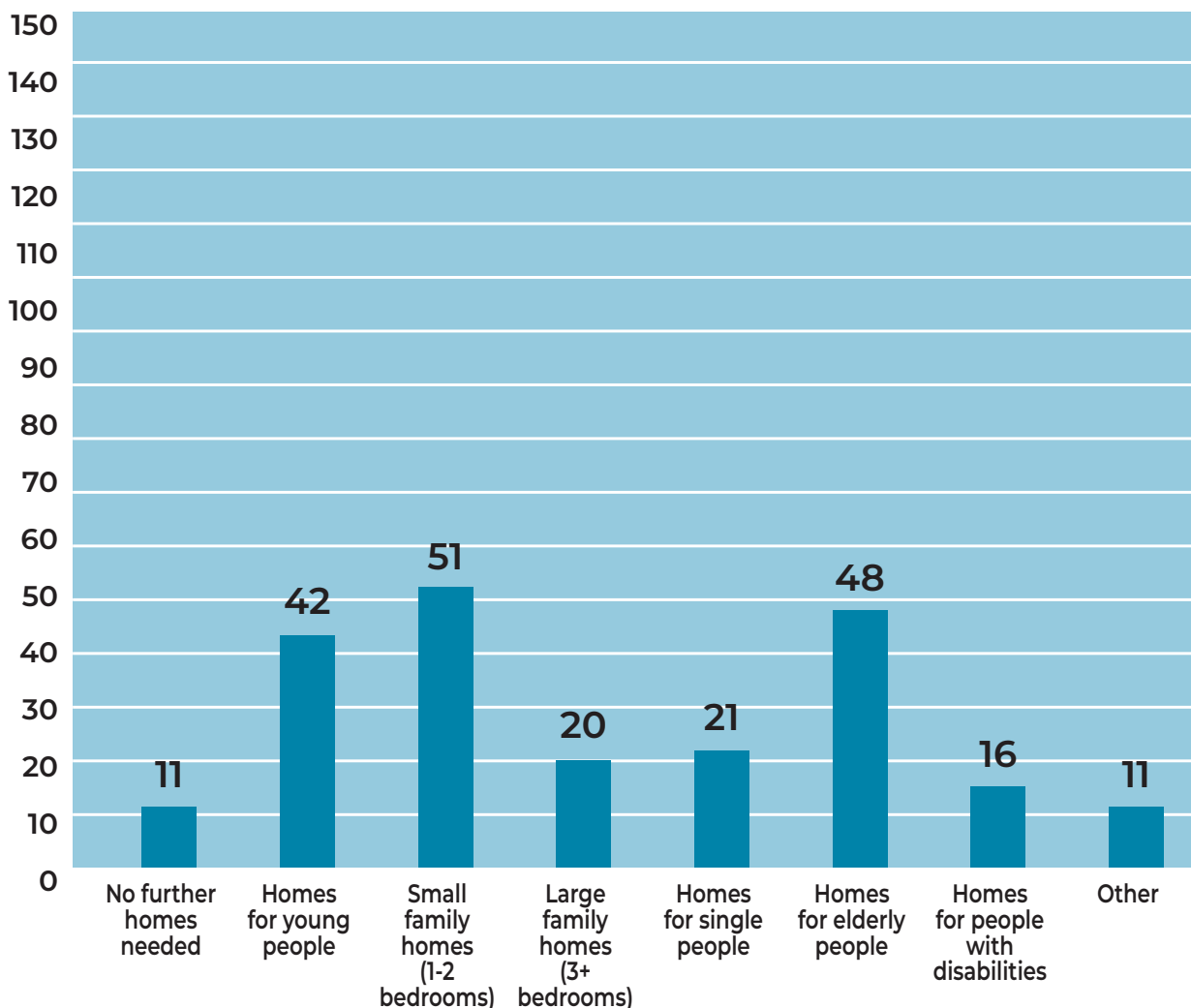


Figure 3. Rearsby Housing Needs Survey, 2018

What else is wanted in the village?

3.13 Public open space within the village is a valued asset within Rearsby and the opportunity afforded by the potential development of the convent for housing has provided a possible dedication of the Conker Field for public use/ownership. Importance is also attached to the conservation of play spaces, the sports field and other amenity spaces, including rights of way, footpaths and wider highway verges.

3.14 People also wish to enhance local amenities and to create more leisure opportunities for both young and old members of the community. A new shop and café has been introduced into the village through the ambitions voiced by work to create the Neighbourhood Plan. The future of the school is considered crucial, and it is hoped that the recent introduction of pre-school services can secure more interest from local parents who have been looking for that facility.

3.15 Villagers want the bus routes to be maintained, not least as there is substantial concern over the rising volume of traffic in and speeding through the village, and about the parking congestion that is apparent at certain parts of the 'school day'. Access to fast broadband has been extended to almost the entire parish.

3.16 There are medium to long-term aspirations held by the operators of the Employment Area at Gaddesby Lane for it to grow in size, and it is felt that local renewable energy supplies could assist in future business developments.

Interest noted from local landowners

3.17 As part of the Borough Council's yearly exercises to invite ideas for sites to be considered for future housing development across the Borough, proposals have been submitted for sites that are principally in different locations along Melton Road. No new sites have been identified as suitable for immediate development, though there is scope to revisit this in the context of the ongoing five-year assessments. Local farmers have expressed the desire that the value of retaining farmland in its current usage is recognised within the Neighbourhood Plan.

3.18 A number of larger-scale speculative planning proposals for sites within the land that separates Rearsby from East Goscote have been lodged in recent times. Proposals for land that is in the formal Area of Separation between the settlements has been twice refused by Charnwood Planning Authority, with support from Rearsby Parish Council. A formal planning appeal was submitted to challenge the most recent of the two refusals, however in October 2018 the Planning Inspector's formal determination of this case confirmed that the appeal had not been upheld. The decision notice confirmed that the site in question performed an essential role in maintaining a sufficient zone of spatial separation between Rearsby and the settlement at East Goscote.

3.19 Elsewhere, village discussion is being undertaken with local landowning interests to explore the potential for some 'exception site' housing. Section 106 negotiations have been concluded on the transfer to community ownership of green space as amenity land under of the agreement reached between the Borough and Parish Councils for future redevelopment of the Convent site on Station Road.

Finding resources to produce a Plan

3.20 In September 2016, the Parish Council secured £6,000 to support the next stages of drafting a proposed Plan from "Locality" (the national body assisting with community development projects) and engaged 'OneA Planning' as consultants. The funds have been used to cover the costs of further village meetings and Drop-In sessions (November 2016 to March 2017) including the use of large maps of the parish area to share ideas about the Plan area, and to draft the policies that might best assist the Plan's desired outcomes. This draft was circulated to all households and businesses in the parish and to all necessary statutory bodies for further consultation, and a list of the comments received has been summarised in the Statement of Consultation that has been submitted along with the Neighbourhood Plan.

3.21 Further funding was obtained from "Locality" in May 2017 for completing all the documentation required to submit the final Plan, and Parish Council first approved a proposed submission to Charnwood Borough Council (CBC) at its meeting on 6th July 2017.

3.22 Other funds were obtained in 2018 from the national "Power to Change" grants programme to assist with the final consultation expenses.

What changes have incurred in producing drafts of the Plan?

3.23 Subsequent to the drafting of the required papers for submission, feedback was received that the text of the first draft Plan may require additional material to demonstrate the evidence on which the Plan's proposed policies were to be based. Work therefore focused upon an appropriate description of the data on which the Rearsby Plan policies are based, which in turn has been informed by key elements of related work – such as the 2017 Rearsby Housing Needs Survey - that had not been available in the summer of 2017.

3.24 Alongside regular contact with officers at Charnwood Borough Council, a further public meeting was held in March 2018 to note the draft findings of the village's Housing Need Survey, and to discuss an invitation of ideas for local infill housing development activity within the area denoted by the proposed revised boundaries of CBC's Settlement Limits within Rearsby parish.

3.25 An invitation to all households in the Borough to submit suggestions for infill development in the parish was distributed to all addresses in May 2018, quoting the proposed changes to Rearsby's Settlement Limits in the proposals issued for wider public consultation on Settlement Limits during April-June 2018 by Charnwood Borough Council. A public meeting was held in the village during May 2018 to explain this process and outline the sense of CBC's draft proposals, and to discuss the remaining potential for infill-development if such revisions are accepted.

4. A REVIEW OF OTHER EVIDENCE AND DATA

4.1 It has already been noted in Section 2 that the role of a Neighbourhood Plan is to “*shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan*” [NPPF para. 29].

4.2 Creating a specific plan for Rearsby therefore has required a clear appraisal of how the concerns and aspirations for the area at the local level can support and embellish what has been identified within the existing elements of the ‘statutory development plan’ already produced by the planning authority.

4.3 The range of local concerns that have been identified through the consultation and participation events detailed above can be summarised as :

- Achieving sustainable development in Rearsby
- Maintaining the parish’s distinct identity
- Having growth centred upon the boundary limits to future settlement
- Focusing new housing upon the needs of local households
- Sustaining local business and employment opportunities
- Protecting local green spaces, natural habitats and the village heritage
- Maintaining the range of community facilities available in the parish
- Achieving a balance to local traffic and transport facilities

4.4 These concerns have provided a framework for subsequent consideration of what aspects of the parish area and its characteristics already feature within the detail of the Borough Council’s statutory development plan, and for what specific policies (if any) it would be desirable for inclusion in a specific Neighbourhood Plan for Rearsby.

4.5 The review of this detail has focused upon consideration of the formal policies and data that comprise the Borough Council’s statutory development plan framework and on its relevant supporting and supplementary reports. Particular attention has been paid to what aspects of Rearsby parish have been identified to date, and on what guidelines for future development have already been established.

4.6 A summary of the formal policies and documents reviewed is provided in the table in Figure 4 opposite. These include:

- The key national context and requirements of the revised National Planning Policy Framework
- The existing core elements of the local development plan, namely the Charnwood Core Strategy, 2015
- Data that has been produced or used by Charnwood Borough Council within its ongoing preparation of the Local Plan Review 2018
- Background documents from the Borough Council and other stakeholders on key planning-related research and reports
- Other documentation produced from within the parish area, as overseen by the Parish Council
- Neighbourhood Plans being adopted for other parishes in the Borough.

4.7 The list of background documents above is understandably large, and it is unfeasible to record how each of them may or may not make specific mention to Rearsby parish. What follows below is an identification of the elements contained within the documents listed in the table above, plus detail from other associated material judgements within recent planning-related events, that provide data relevant to the list of local concerns already identified in the focus on creating Rearsby’s Neighbourhood Plan.

Achieving sustainable development in Rearsby

4.8 Charnwood Borough Council’s “Core Strategy 2011-28” reflects the Government’s requirements as set out in the National Planning Policy Framework, *using the views of the community and other stakeholders to influence this strategy.* (CS para.1.11).

4.9 It presents the agreed approach to seek sustainable development for the future, focused upon firm Strategic Objectives that are centred upon recognised needs and requirements for ‘people’, ‘places’, ‘prosperity’ and ‘partnership’.

4.10 The Borough Council’s “Interim Sustainability Appraisal Report, 2018” has subsequently produced a more Sustainability Appraisal objectives to appraise all elements of the emerging Local Plan and its creation of new core policies to support sustainable development in the plan area.

4.11 The National Planning Policy Framework itself notes that the ‘economic, social and environmental’ objectives at the heart of sustainable development which need to inform local planning policies and decisions *should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area* (NPPF. P.9).

4.12 In its work to consider the formation of a Neighbourhood Plan in Rearsby, the parish community have identified a range of ‘local circumstances’ (see the summary of the 2016 community survey on page 10 above) that residents and stakeholders are keen to see local polices take into account. These circumstances are furthermore ones which the local community are keen to have considered within an **explicit holistic approach**, where no one element is held to be intrinsically more important than others if a ‘sustainable’ level of developmental change in the future is to be achieved.

Figure 4. Background of national and local policies affecting plans in Charnwood and Rearsby

KEY CONCERN	NATIONAL POLICY (NPPF 2018)	CHARNWOOD CORE STRATEGY (CS) 2015	CBC LOCAL PLAN REVIEW and reports: 'Towards a Local Plan for Charnwood, 2018'	EVIDENCE / ACTION FROM REARSBY PARISH	TYPE OF NEIGHBOURHOOD PLAN POLICY FOR REARSBY
Sustainable Development	NPPF (verbatim) but esp. paras. 7-11	CS1 (Development Strategy)	Interim Sustainability Appraisal Report, 2018	Rearsby Household Survey May-June 2016; Consultations with stakeholders 2016-17	<i>Sustainable Development in Rearsby</i>
Area of Local Separation	NPPF Section 3 -para. 17(b)	CS1 (Development Strategy)	Review of Local Areas of Separation, 2018; Green Wedges, Urban Fringe Green Infrastructure Enhancement Zones and Areas of Local Separation Report, 2016; Landscape Character Assessment, 2012	Rearsby Household Survey May-June 2016; Speculative planning proposals, 2016-2018	<i>Use of land - Area of Local Separation</i>
Limits to Settlement in the Village	NPPF Section 11 -paras. 117-122	CS1 (Development Strategy)	Process for the Identification of Settlement Limits Boundaries, 2016; Settlement Hierarchy Assessment, 2018	Parish Council negotiations on Convent application; 2018 Local Plan proposals; Parish Council household consultation, 2018	<i>Use of land – Rearsby's settlement limits</i>
Future Housing Supply	NPPF Section 5 - paras. 59-62	CS3 (Strategic Housing Needs)	Leicester & Leics. 2018 Strategic Growth Plan to 2050; Leicester and Leicestershire Housing and Economic Needs Assessment, 2016 & 2017; CBC Housing SPD, 2017; CBC Delivery Evidence, 2018; Towards a Local Plan : Appendix C Housing Sites Promoted or Suggested for Development, 2018; 5-Year Housing Land Supply, July 2018	Rearsby Household Consultation, May-June 2016; Parish council consideration of 2016 and 2017 SHLAA proposals; Rearsby Housing Needs Survey 2017-18; 2018 Local Plan Review - Appendix C, Housing Sites Promoted or Suggested for Development, 2018; Summation of new development 2011-18, Rearsby Parish Council, 2017	<i>Sufficient supplies of new homes</i>
Maintaining Local Business and Employment Opportunities	NPPF Section 6 - paras. 83-84	CS6 (Employment and Economic Development); CS10 (Rural Economic Development)	Employment Land Review, 2018; Leicester & Leics. Housing and Economic Needs Assessment, 2017; Strategic Growth to 2050 (2018).	Strategic Employment Land Availability Assessments 2016 & 2017; Consultation with employment site stakeholders, 2017	<i>Sustaining a competitive economy</i>
Protecting Local Green Space	NPPF Section 8 - paras. 99-100	CS11 (Landscape and Countryside); CS15 (Open Spaces Sports and Recreation)	Open Spaces Strategy 2013-2028; Open Spaces, Sport and Recreation Study, 2010; Review of Open Space Indoor and Outdoor Sports Facilities and Playing Pitches - Parish & Town Council Survey, 2017	Rearsby Household Survey May-June 2016	<i>Access to local green spaces</i>
Community Facilities and Amenities	NPPF Section 8 – paras. 83, 92, and 182	CS11 (Landscape and Countryside); CS 15 (Open Spaces, Sports & Recreation); CS24 (s106 funding)	Update on Charnwood Services & Facilities by Settlement, August / September 2016;	Parish Council review of leisure facilities : playpark equipment, 2012; outdoor sports equipment 2018	<i>Community facilities and amenities</i>
Protecting the Natural Environment	NPPF Section 15 -paras.170 -183;	CS11 (Landscape and Countryside); CS12 (Green Infrastructure); CS13 (Biodiversity and Geodiversity);	Interim Sustainability Appraisal Report, 2018; Landscape Character Assessment 2012; Habitat Report, 2012; Strategic Flood Risk Update 2014; Habitats Regulation Screening Assessment 2016; Green Infrastructure Study, 2010	Rearsby Conservation Area Appraisal / Review 2010; Rearsby Household Survey May-June 2016	<i>Rearsby's natural environment</i>
Protecting the Historic Environment	NPPF Section 16 - para. 185-202	CS14 (Heritage); CS2 (High Quality Design)	Core Strategy Vision – “A Vision for Charnwood 2028”	Rearsby Conservation Area Appraisal / Review 2010; Village Design Statement 2002; Planning Appeal evidence (fields), 2018; Conservation Area railing renewals, 2017	<i>Rearsby's historic environment</i>
Traffic Management and Transport	NPPF Section 9 - paras. 102-106	CS17 (Sustainable Travel); CS18 (Local and Strategic Road Network)	Sustainability Appraisal Scoping Report Final Report, 2017; Leicestershire Local Transport Plan 3 2011-2026 (2011)	MVA-monitoring records by Rearsby Parish Council (traffic camera info)	<i>Sustainable transport</i>

Maintaining Rearsby's separate identity

4.13 The National Planning Policy Framework notes that each planning authority's Development Plan "must include strategic policies to address [the] authority's priorities for the development and use of land in its area" (para.17).

4.14 Rearsby lies within the area of the Borough known as the Wreake Valley, and constitutes a mix of open countryside, farmland and flood plain, with a tightly-built village core and isolated other buildings within the surrounding countryside, including a small industrial park for commercial use.

4.15 The Charnwood Landscape Character Assessment from 2012, together with the Charnwood Forest Landscape and Settlement Character Assessment, are recorded amongst the background papers to the 2018 Local Plan Review as representing the primary evidence on the borough's landscape character that should impact upon planning considerations at a local level.

4.16 The Assessment notes : *The River Wreake lies in a broad valley of two contrasting parts: the area east of Broome Lane, East Goscote has a rural quality, and the area to the west, where the Wreake joins the Soar, is affected by the urban influences of Syston and Leicester [.....] The eastern area is still predominately rural in character retaining a remote countryside appearance and agricultural character. Settlements are sited on the gravel terraces on either side of the valley. The A46 and A607 are mostly elevated on embankments in the floodplain. The Rearsby by-pass is a busy element on the southern fringe, but it has removed through traffic from the village roads and has created a more peaceful feel to Rearsby and East Goscote.* (p.58-59).

4.17 Policy CS11 (Landscape and Countryside) of the Core Strategy notes that "new development in such areas will be required to maintain the separate identities of our towns and villages". The Borough Council's March 2016 study entitled 'Green Wedges, Urban Fringe Green Infrastructure Enhancement and Areas of Local Separation. Methodology and Assessment' accordingly included a consideration of how the settlements of East Goscote and Rearsby are to be acknowledged as spatially distinct from each other. This review reaffirmed detail from the Borough's 2004 Local Plan proposals map that a formal Area of Local Separation be maintained between the two settlements as shown below:

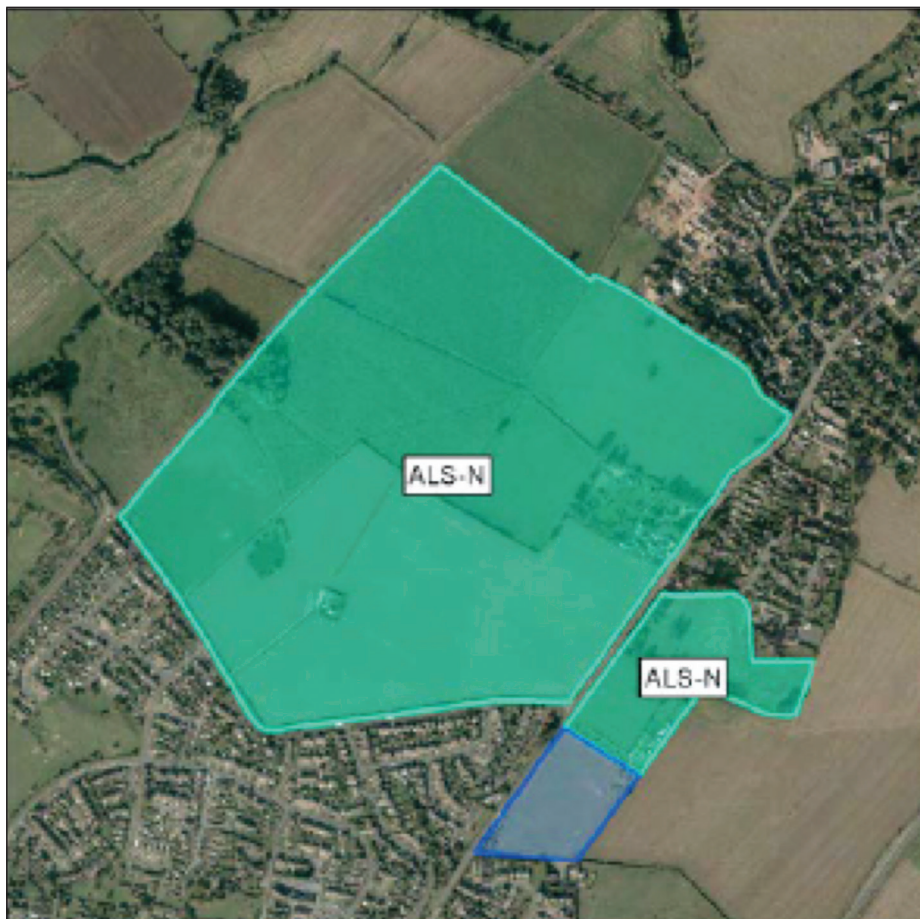


Figure 5 : Existing Area of Local Separation Area ALS-N, see CBC, 'Green Wedges, Urban Fringe' 2016

4.18 There have been a number of recent planning applications and appeal decisions which are relevant to the maintenance of this spatial separation between the settlements. Three appeals into rejections of planning applications can be noted:

- The first was the appeal decision to dismiss a proposal for 4 dwellings on a site then known as 'Kayes Nursery' at 1700 Melton Road Rearsby (P/11/1277/2), which the Inspector noted was contrary to the policy supporting the 'Area of Separation' and "would cause material harm to the character and appearance of the surrounding area".

- The 2013 appeal (APP/X2410/A/12/2187470) was upheld into a refused planning permission (P/11/1709/2) on the opposite side of Melton Road, at the site formally known as 'Rearsby Roses', and the erection of 60 properties has subsequently been carried out. This site was held to be in part of the Area of Local Separation between the two settlements yet, whilst the Inspector did conclude that the proposed development would represent "a somewhat harmful effect on the purpose and integrity of the ALS (Area of Local Separation)". There was also a conclusion that "the larger part of the ALS would be unaffected, and even on the eastern side of Melton Road adequate physical and visual separation between the two villages would be maintained".

- Two subsequent planning applications for large-scale housing development within the larger western side of the Area of Local Separation on Melton Road have been refused and an appeal lodged against the 2017 refusal (application P/17/0531/2). The 2018 decision (APP/X2410/W/17/31902360) dismissed this appeal on a number of grounds (including 'adverse visual effects' and 'an incongruous and intrusive form of development in an open field') and noted that the "proposal would result in the substantial harmful erosion of the ALS reducing the gap between Rearsby and East Goscote on the western side of Melton Road, which would conflict with LP Policy CT/1 and CS Policy CS12".

- It is understood a further planning appeal is imminent against the planning authority's refusal of planning permission for land immediately inside the East Goscote parish, adjacent to the previous 'Rearsby Roses' development. Rearsby Parish Council submitted an objection to this application as part of the proposed housing development was on open countryside land just inside the Rearsby's boundary. It also objected to that proposal's egress into land supposed to maintain an open separation of space between the two parishes on that side of Melton Road.

4.19 One further large-scale proposal has been recently considered for new housing development on land between Rearsby and East Goscote, to extend development on land adjacent to the ex-Rearsby Roses site by a further 250-300 new properties. The eastern side of this proposal stretched across into Rearsby parish boundary towards the Rearsby By-pass, and across the open land between the two settlements by the side of Rearsby Grange – the remaining portion of the 'Area of Separation' land noted by the Planning Inspector on the appeal decision in support of the extent of the initial 'Rearsby Roses' site development. Both Parish Councils submitted objections to this proposal, and the application was formally refused by the planning authority in 2018.

4.20 Residents in Rearsby and surrounding areas are increasingly aware of the 'speculative' proposals being submitted in such sites but note that the characteristics of the remaining land to be a formal 'separation' between the settlements on the eastern part of Melton Road have not been included within the mapped representation of the Area of Local Separation described in the Borough Council's 2016 'Green Wedges, etc' study (as already quoted). It is considered that a formal amendment could be made to the map records of the Area of Local Separation between East Goscote and Rearsby on the eastern side of Melton Road, following the identified line of parish and field boundaries and residential plot curtilages as noted in the Proposal Maps.

Future growth within acknowledged settlement limits

4.21 Paragraph 120 of the National Planning Policy Framework notes that "planning policies and decisions need to reflect changes in the demand for land. They should be informed by regular reviews of both the land allocated for development in plans, and of land availability".

4.22 Noting the strategic planning within CS1 (Development Strategy) of the 2011-28 Core Strategy to focus respective levels of development within different sizes of settlements, the Borough Council has undertaken a subsequent review of 'settlement hierarchy' within the Borough to be a key part of the evidence which will inform the Council's Local Plan for the Borough up to 2036. The "Settlement Hierarchy Assessment, 2018" identifies the range of services and facilities within individual settlements in Charnwood and explores the relationship that a range of settlements have with larger urban areas.

4.23 As has been noted in earlier sections above, Rearsby has been classified within this Assessment as falling into the category of 'Other Settlements'. Explicit within CS1 is the intention to meet the local social and economic need for development in 'other settlements' through providing for "new homes within settlement boundaries" and for "responding positively to small-scale opportunities within defined limits to development".

4.24 A revised set of criteria for defining 'limits to development' was produced by the Borough Council in 2016, with a further review of the Borough's various local settlement limits identified in the "Settlement Limits to Development Assessment, 2018". These have manifested a series of proposed changes to Rearsby's village limits (as noted in the Proposal Maps) on which the Parish council consulted with local residents in April-May 2018. This consultation recognised that proposed changes to the settlement boundaries consisted of some reductions in the opportunities for localised 'in-fill' or 'backlands' development in the village, plus some extensions to the existing settlement boundaries in line with planning approvals undertaken in recent years. This included an extension to boundaries around the 'convent' site on station road which the parish and the Parish Council had supported within the terms of the local negotiations that had been undertaken on future development and ownership of the land involved (planning approval P/16/0987/2).

4.25 The Parish Council submitted its observations to the Borough Council within the consultations undertaken as part of CBC's Local Plan review 2018, accepting that it could support the proposed changes contained in the 2018 Assessment.

Creating housing for local households

4.26 NPPF paragraphs 59-62 note that "it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay". Strategic policies should be "informed by a local housing need assessment", and the "size, type and tenure of housing needed for different groups in the community should be assessed".

4.27 Based on information up to 2018 regarding population growth and changes in the numbers of households, and on other economic forecasts, (including the previous Leicester and Leicestershire Housing and Economic Needs Assessment from 2017), the 'Leicester & Leicestershire Strategic Growth Plan to 2050' concludes that, there is a need for 96,580 new homes (and 367-423 hectares of employment land) in the period 2011-2031 across the county area. It noted, moreover, that all authorities except the City of Leicester expressed the ability to meet their locally assessed housing needs.

4.28 Policy CS3 (Strategic Housing Needs) of Charnwood's Core Strategy noted an assessment of future housing requirements being *"at least 13,940 new homes between 2011 and 2028 to balance our housing stock and meet our community's housing needs"*. This has been subsequently extended within the preparations of the new 'Local Plan' to propose a revised figure of 24,850 new homes being required by 2036 – a proposed total annual supply averaging 1084 new homes per annum.

4.29 From the April 2018 assessment undertaken into the amount of new completions through to the end of 2017, plus the additions of known sites and approved planning applications and allocations, resources for the delivery of a further 6,451 homes are "yet to be found" – that is, yet to be confirmed. Actual delivery across the county had yet to match the annual target given above, although assessments of available land in the Local Plan area demonstrate sufficient land and sites to meet the 2036 targets. The planning authority also confirmed in June 2018 that, in using of the revised NPPF methodology for assessing the required 'five-year housing land supply, identified and developable land should already provide for housing delivery over the next 5.93 years.

4.30 On top of the rolling assessments of the five-year availability of developable sites, CBC produced a 'Housing Delivery Report : Market Impacts Assessment' in 2017 that considered a variety of scenarios for different rates of future housing supply in different parts of the Borough, not least to provide confidence to catch up on assessed under-supply at present. This confirms that the annual 'Strategic Housing and Employment Land Availability Assessments' (SHELAA) identify enough land to clear the backlog, notwithstanding that other strategic infrastructure investments will be required to facilitate housing delivery coming forward in all identified areas.

4.31 The report also noted that the housing market in rural areas is less capable of absorbing large numbers of new dwellings as compared to rest of Charnwood. The sites identified for large-scale development are outside of the Central Charnwood and 'rural east' areas, where delivery is anticipated to come principally from small and medium sites. The current projection of future numbers here is for a prospective 5685 of new homes coming through to 2036, against an assessed need of 4387. This is a current healthy 'buffer' of more than 29.6% above that need.

4.32 Figures in the Core Strategy for new housing delivery in the 14 village areas (including Rearsby) included within Charnwood's 'Other Settlements' category assessed a requirement to contribute 500 homes towards the 2028 target totals, with 887 already being anticipated to 2028. Subsequent work and identification of resources listed in the SHELAA assessments undertaken by CBC in 2016 and 2017, and in Appendix C of the 2018 'Towards a Local Plan' document (which notes 'Housing Sites Promoted or Suggested for Development') lists a number of sites located within Rearsby. Some of those have been immediately assessed as unsuitable or unfeasible – land within the current Area of Separation with East Goscote, or land that is not currently in the ownership of a supportive land-owner. Other sites, such as site 'PSH100 – land off Gaddesby Lane' are seen as providing for potential delivery in 10-15 years' time.

4.33 More precise calculations have been undertaken by Rearsby Parish Council into the extent of new completions and other unbuilt planning approvals arising in the parish during the period 2011-18 that are contributing towards the aggregated total required from the 'other settlements'. This noted that within the category of 'other settlements', Rearsby's 2011 census population of 1097 represented @ 6.6% of the total population of the category's combined population. Between 2011-18 58 units have been added to the 2011 number of dwellings in the parish; three more are currently in their construction stages on-site; and there are at least 16 further units with new planning approval. The Parish Council was moreover closely involved in seeing that the 16 units were agreed for development of the Convent site on Station Road, given that it supported a small extension of the Limits to Settlement boundary in this area, providing that this brought the Conker Field and Spinney into public ownership for future safe-keeping.

4.34 Village surveys undertaken during the Neighbourhood Plan consultations of 2016-17 consistently voiced the desire that new housing proposals should not conflict with the nature of the village's size and dynamics, and that new homes should fit with the recognised needs of the local community. This had consistently maintained that there was lack of housing in more 'affordable' cost brackets, and that provision was required to assist residents to down-size from current homes that no longer suited smaller, ageing households. of homes has been recognised as a village priority. Views were also raised that new developments be include recognisable forms of small-scale 'community-led' development, accountable to local community bodies.

4.35 A formal assessment of local need over the coming next five-year period was subsequently quantified in the 2018 Housing Needs Survey undertaken by Midlands Rural Housing on behalf of the Borough Council. This concluded that there is a current need for 4 properties for 'affordable rent and for '8 new properties for market sale, which should include properties that can help existing residents to 'downsize'.

4.36 The extent to which any new development should be sympathetic to the characteristics of the existing community was also reflected in the report into the appeal against refusal of a planning application for 66 new units on land along Melton Road. The Appeal Inspector noted *"the provision of up to 66 dwellings in a village of 407 households (2011 Census) would be a considerably large development and in the context of the settlement hierarchy, in my view, would not accord with CS Policy CS1"* [Appeal Ref: APP/X2410/W/17/3190236 para.15].

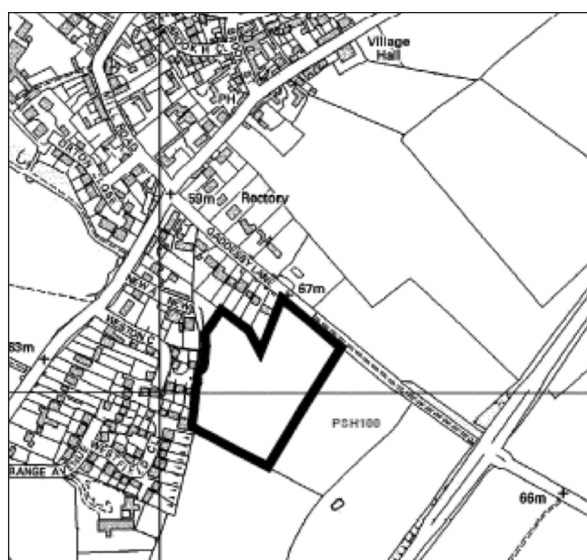


Figure 6. Site PSH100, land off Gaddesby Lane, Rearsby – SHELAA proposals, 2017

4.37 Given the reduction in future space for development within CBC's proposed changes to the village's 'Settlement Limits' boundaries, the Parish Council believes that, along with maximising future opportunities for in-fill development, there may need to be a creative use of the Core Strategy's support for the use of "Exception" sites to meet identified local need. With this in mind, the previous assessment of some SHELAA sites as having the potential for future development could be combined with a scaled-down support for their development through the 'exception' site policy, providing that this is in line with the nature of the Neighbourhood Plan's overall intent.

4.38 First considerations of other sites that could be suitable for small-scale development as 'exception' sites, under permissions contained in Core Strategy CS3, and in line with CBC's 'Housing Supplementary Planning Document, 2017', have sought to identify potential places for a few properties that would be close to the village core and its amenities, and close to existing transport routes. A proposal aired in the 2017 Regulation 14 consultation did receive comments that any new units close to the village core would need to be designed sympathetic to the principles of the Conservation Area.

4.39 Current discussion with one land-owner is proving to be promising in the scope for infill development of new units to meet affordable housing needs, not least as the owner is already involved in supporting similar land use in a neighbouring village area. Some initial funding could be available from existing Section 106 agreements for the village, such as from the Covent site approval, and other funds could be available to meet pre-construction costs of community-led housing proposals. An element of development receipt at 'market' housing levels on such sites could also be an acceptable means of helping to make such schemes achievable.

COMMUNITY ACTION :

- a) Contact local land-owners to gauge interest in exception-site proposals**
- b) Consider what bodies could supply new community-led housing options**

Sustaining local business and employment opportunities

4.40 Paragraphs 83 and 84 of the NPPF note that "planning policies and decisions should enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings", albeit that sites to meet local business and community needs in rural areas "may have to be found adjacent to or beyond existing settlements".

4.41 Within CBC's Core Strategy, CS10 (Rural Economic Development) looks "to maximise the potential of our rural economy [... by] supporting the sustainable growth and expansion of businesses in rural areas, both through conversion of existing buildings and well-designed new buildings". CS6 (Employment and Economic Development) also notes the intention to promote "opportunities for small-scale, high quality business units and offices".

4.42 In terms of how much new employment facilities are required for the immediate future, the recommendations of the Leicester & Leicestershire "Growth Plan to 2050" are for an additional "117,900 new homes and 459-497 hectares of employment land during this period to 2036". The "HEDNA, 2017" report has recommended 42.8 hectares of land be identified by 2036 for employment and commercial use (as classes B1/B2 combined), although the "Settlement Hierarchy, 2018" (p15) recognises that that only 2% of Borough's current jobs are located in the 'Wreake villages'.

4.43 5.2 hectares of land adjacent to the Rearsby Business Park is identified for potential employment and commercial sites expansion in the period 2022-27 within the "Strategic Housing and Employment Land Assessment, 2017", and in the "Charnwood Employment Land Review, 2018": "an isolated rural business location, but which appears to function extremely well, and could provide some relatively small scale, but much needed small to medium sized industrial units in the short term". This echoes the consultation had by the Parish Council with stakeholders from the Business Park undertaken in 2017, which confirmed an appetite for small-scale expansion.

Protecting open and natural spaces

4.44 In order to maintain a clear protection for local 'open spaces', NPPF states that "existing open space, sports and recreational buildings and land, including playing fields, should not be built on" (para.97) unless

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use".

4.45 Paragraph 98 adds advice that "planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks".

[It can be noted here that the Leicestershire Round footpath skirts the village of Ratcliffe on the Wreake, crosses Rearsby and joins the Midshires Way to the east beyond the Borough boundary to the south of Hoby.]

4.46 NPPF also notes that “the designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them” (para.99), and provides criteria for the applying such a designation to green space that is:

- “a) in reasonably close proximity to the community it serves;*
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- c) local in character and is not an extensive tract of land” (para.100).*

4.47 Policy CS11 (Landscape and Countryside) of the Core Strategy reiterates support for the protection of the character of local landscape and countryside “supporting the provision of community services and facilities that meet proven local needs as identified by a Neighbourhood Plan or other community-led plan”. CS15 (Open Spaces Sports and Recreation) states a commitment to “*work with our partners to meet the strategic open space needs of our community by 2028 [...by] retaining open space, sport and recreation facilities unless they are clearly surplus to requirements or replacement provision of at least equal quantity and quality will be made in a suitable location; responding positively to development which contributes to open space, sport and recreation provision, including Local Green Space, identified through a Neighbourhood Plan or similar robust, community led strategy; and securing long-term management and investment plans for existing, and new facilities”.*

4.48 Both Charnwood's Borough Council's “Open Spaces, Sport and Recreation Study, 2010” and the “Open Spaces Strategy 2013-2028” noted that Rearsby had a ‘shortfall’ in terms of (a) parks and (b) natural and semi-natural open space (quote from Table 5), meaning “[...access to] amenity green space is particularly valuable”.

4.49 The overall conclusion of the 2010 study was: “*There is sufficient amenity green space which is important to protect, given the lack of parks and natural green space. Consideration should however be given to the upgrading existing amenity space to form a park. Small amounts of residents are outside the recommended walking distance to facilities for young people and the quality of the existing site [NB this refers to the previous village hall] is poor. Whilst the quantity of and accessibility to allotments in Rearsby is sufficient, the quality of the site is only average.*” (Table 5).

4.50 Using the prompt provided by the considerations of a producing a Neighbourhood Plan, and the invitation to take part in the Borough Council's “Review of Open Space, Indoor and Outdoor Sports Facilities and Playing Pitches, Parish and Town Council Survey, 2017”; the Parish Council has reviewed whether elements of the parish can meet the quoted NPPF criteria for ‘local green space’:

- a) in close proximity to the community it serves;
- b) demonstrably special to a local community;
- c) local in character.

4.51 Within the consultations on local priorities and concerns, undertaken by Rearsby Parish Council in 2016, ideas for the preservation of local ‘green’ spaces included proposals that small spaces be used for small-scale community benefit, such as through the planting of ‘pocket orchards’ or for other leisure pastimes conducive to the protection of green space.

4.52 The following list summarises places with public access identified through the application of the above criteria as having importance as ‘local green spaces’ (NB: the letter against each provides a key to the **main** reasoning for each place, although local sentiment would confirm each setting could be held to meet all three of the NPPF guidelines):

- Children's Play Park at Bluestones Playing Field / Auster Crescent (a)
- Playing Field off Melton Road, behind village hall (a)
- Children's Play Park at Church Lane / Brookside (a)
- the allotments, Melton Road (a)
- the grassed area and verge of Rearsby Brook along Brookside / Mill Road (b)
- the Village Green on Brookside (b)
- Bog Lane (c)
- the Conker Field and Spinney, Station Road (c)
- wide verges in Station Road / Bleakmore Close / Wreake Drive (c)
- fields along Melton Road in the Area of Local Separation, opposite New Avenue and Weston Close (c)

4.53 The negotiations to agree the local planning agreement for redevelopment of the Convent site and bring the Conker Field and Spinney into local community ownership also identified a readiness that local green spaces be managed in the future by new ‘community-led’ arrangements.

COMMUNITY ACTION :

To consider establishing new community-led mechanisms or arrangements to carry out future maintenance of local green spaces.

Protecting natural habitats

4.54 Support for the wider natural environment is recognised by NPPF in its regard that “*planning policies and decisions should contribute to and enhance the natural and local environment*” (para.170). In order to protect and enhance biodiversity and geodiversity, in local wildlife-rich habitats and wider ecological networks, NPPF stipulates that “*planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development*” (para.180).

4.55 Policy CS11 (Landscape and Countryside) in the Core Strategy echoes this protection of the existing landscape and countryside by “*requiring new developments to protect landscape character and to reinforce sense of place and local distinctiveness*” and Policy CS12 (Green Infrastructure) seeks to “*protect and enhance our green infrastructure assets for their community, economic and environmental values*”.

4.56 Policy CS13 (Biodiversity and Geodiversity) adds that such conservation and enhancement of the natural environment needs to support developments “*that protect biodiversity and geodiversity and those that enhance, restore or re-create biodiversity. We will expect development proposals to consider and take account of the impacts on biodiversity and geodiversity*”.

4.57 The “Landscape Character Assessment, 2012” (already quoted above) includes the following summary descriptions of the Rearsby area:

- the Wreake Valley has a network of wetland habitats;
- east of Broome Lane, East Goscote, the area has a rural character, with small, nucleated villages often located on higher ground on valley sides with views across the landscape (e.g. Ratcliffe-on-the-Wreake, Thrussington and Rearsby);
- there are a few cross-links connecting the villages across the valley. These roads can become flooded, however a long-established raised causeway runs by the side of the road between Rearsby and Thrussington to allow pedestrian access at times of flooding;
- the Rearsby by-pass is a busy element on the southern fringe, but it has removed through traffic from the village roads and has created a more peaceful feel to Rearsby and East Goscote;
- a railway line between Syston and Melton runs parallel to the valley floor, with vehicle crossings at East Goscote and Rearsby;
- industrial estates have tended to be concentrated either on the outskirts of the settlements, such as western Syston, south-west of Queniborough, and west of East Goscote, or some distance away, for instance on the former airfield to the south-east of Rearsby;
- at Rearsby, mature trees in extensive grounds of Westfield and the Convent (Church Leys) create a distinctive approach to both south and north entrances of the village.

4.58 Volume 5 of “Charnwood’s Green Infrastructure Strategy, 2010” covered the Charnwood Borough, noting the significant wildlife habitat corridors/areas in the Wreake Strategic River Corridor that link with strategic ‘green infrastructure’ in surrounding areas. The key habitat features here are floodplain grazing marsh, lowland mixed deciduous woodland (including wet woodland), rivers and streams, and areas of standing water with occasional wetland bird conservation. The river corridor presents clear opportunities for biodiversity management, including the creation, restoration and extension in all key habitat types, alongside responses to natural processes such as opportunities to manage flood risk through appropriate land management e.g. flood management works on the rivers Wreake and Eye around Melton Mowbray. The “Strategic Flood Risk Update, 2014” subsequently mentioned Rearsby Brook that flows north west from its source in Melton through Charnwood to its confluence with the River Wreake, plus a “*number of un-named drains flowing through Rearsby to the River Wreake*”.

4.59 The Green Infrastructure Strategy also noted opportunities to enhance the character and distinctiveness of the landscape through positive landscape intervention measures and land management actions informed by Landscape Character Assessments e.g. new streamside and wet woodland planting.

4.60 Subsequent to the Infrastructure Strategy, the “Charnwood Habitat Report, 2012” undertook a widescale habitat survey methodology of every parcel of land to place the basis of its vegetation into one of over 90 habitat types. Target Notes were used to record any areas of particular interest and any sightings or evidence of protected or notable species. Areas of high botanical interest were also identified, where further survey and possible assessment against Local Wildlife Site Criteria may result is the designation of further Local Wildlife Sites. Its specific reporting on areas to note in Rearsby were:

- *BWC-013 : The river provides an important riparian corridor through agricultural land and connects numerous other wildlife corridors and Local Wildlife Sites (the river itself is also a LWS);*
- *Wet woodland designated as Local Wildlife Site W6514/1, with crack willow dominant and meadowsweet abundant in the ground flora.*

4.61 The “Interim Sustainability Appraisal Report, 2018” notes that as the majority the ‘other settlements’ landscape fall within the countryside / rural parts of the Borough, the majority of land potentially available for development is classified as either grade 2 or grade 3, “with some loss of agricultural land likely to result in most of the settlements” (p.76). Concerns raised during village consultations in Rearsby have been focused on how to fit such potential development with the extent and impact of seasonal flooding. The “Strategic Flood Risk Update 2014” notes that “the watercourses in the Borough pose a potential risk to development, particularly near the extensive flood plain of the River Soar and River Wreake” (para.3.3).

See the highlighted areas below of potential flooding in the vicinity of village water courses.



Figure 7, UK Flood Map for Surface Water (uFMfSW) 2013

Protecting the village heritage

4.62 A positive regard for protecting the existing heritage of local areas is highlighted within NPPF: “plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats” (para.185). When determining applications “local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting” (para.189).

4.63 Local planning authorities should furthermore “identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal” (para.190).

4.64 CS 14 (Heritage) in the Core Strategy reinforces this position : “we will conserve and enhance our historic assets for their own value and the community, environmental and economic contribution they make requiring development proposals to protect heritage assets and their setting”. CS2 (High Quality Design) also notes that “proposals should respond positively to their context and reinforce a sense of place [...and] respect and enhance the character of the area, having regard to scale, density, massing, height, landscape, layout, materials and access arrangements”.

4.65 As has been summarised by the “Landscape Character Assessment 2012” (para.7.73), the historic cores of Syston, Queniborough, Rearsby, Ratcliffe on the Wreake and Thrussington are conservation areas with many listed buildings. Notable amongst these are Queniborough Old Hall, and Queniborough Hall and, outside the villages, Rearsby Mill, Wreake House and Priory Farmhouses are listed. The packhorse bridge in Rearsby is an Ancient Monument, as are the earthworks of a mediaeval grange north of Thrussington.

4.66 The formal Conservation Area received designation in 1975. Complementing this, the village community produced a “Village Design Statement” in 2002 to promote appropriate and sympathetic guidelines for any changes to this area, and a review of the Conservation status was undertaken by the Borough Council in 2010.

a) The formal 'listed' buildings noted in the 'Village Design Guide, 2002' include:

Charlotte Cottage, 5 Brook Street, Rearsby (Grade II)

Listed on Tue 9th October, 1984

Bridge Brookside, Rearsby (Grade II)

Listed on Wed 1st June, 1966

Church of St Michael, Church Lane, Rearsby (Grade II*)

Listed on Wed 1st June, 1966

Packhorse Bridge, Church Lane, Rearsby (Ancient Monument)

1787 to 1795 Melton Road, Rearsby (Grade II)

Listed on Tue 9th October, 1984

Crossways, 1756 Melton Road, Rearsby (Grade II)

Listed on Tue 9th October, 1984

The Old Vicarage, 1807 Melton Road, Rearsby (Grade II)

Listed on Tue 9th October, 1984

30 Mill Road, Rearsby (Grade II)

Listed on Fri 2nd May, 1980

32 Mill Road, Rearsby (Grade II)

Listed on Fri 2nd May, 1980

Old Hall, Mill Road, Rearsby (Grade II*)

Listed on Wed 1st June, 1966

Ye Old House, 8 Mill Road, Rearsby (Grade II)

Listed on Wed 1st June, 1966

Barn at Manor Farm, Mill Road, Rearsby (Grade II)

Listed on Tue 9th October, 1984

Wall at Manor Farm, Mill Road, Rearsby (Grade II)

Listed on Tue 9th October, 1984

Barn at Rearsby House, Farm Mill Road, Rearsby (Grade II)

Listed on Tue 9th October, 1984

Pigeon House at Manor, Farm Mill Road, Rearsby (Grade II)

Listed on Tue 9th October, 1984

Wall to Old Hall Grounds, 30 Mill Road, Rearsby (Grade II)

Listed on Tue 9th October, 1984

Barn to Rear of Ye Olde House, Mill Road, Rearsby (Grade II)

Listed on Tue 9th October, 1984

Former Stable at Rearsby House, Mill Road, Rearsby (Grade II)

Listed on Tue 9th October, 1984

Number 12 (Moorhurst) and Pump to Rear, 12 Mill Road, Rearsby (Grade II)

Listed on Fri 2nd May, 1980

Manor Farmhouse and Adjoining Outbuildings, Mill Road, Rearsby (Grade II)

Listed on Tue 9th October, 1984

Mill and Mill House, Rearsby Mill, Rearsby (Grade II)

Listed on Thu 12th January, 1978

b) Other buildings having 'local significance' are:

- buildings identified in the Charnwood Borough Council Conservation Area Review July 2010:

(i) The Grange, Grange Avenue, Rearsby

(ii) Convent, Station Road, Rearsby

(iii) Railway station, Station Road, Rearsby;

- the surviving areas of well-preserved ridge and furrow fields in the "Conker Field" and along Station Road / Wreake Drive are non-designated heritage assets and any development proposal in these areas will need to be balanced against any detrimental impact on these assets;

- Rearsby House, as identified in the Planning Appeal into development on the Melton Road field, October 2018.

4.67 The Review of the Conservation Area in 2010 concluded that "*various forces, historical, cultural and commercial, have shaped the development of the conservation area, creating a sense of place and individual identity. The character and appearance of the conservation area is vitally important, both in attracting investment in the area itself, and in the encouragement of initiatives to the benefit of the wider community*" (p.15). The Parish Council itself has been focusing funds on replacement or enhancement of street furniture in the area, and has installed new iron railings along the Brookside.

4.68 The 'Guidelines For Wreake Valley Landscape Character Area' contained within the "Landscape Character Assessment 2012" include the clear recommendation to "*conserve the integrity of features of historic interest typical of the Wreake Valley such as the packhorse bridge at and the causeway to Rearsby*" (para.7.81)

4.69 The most recent observations on the Conservation Area have been forthcoming in the recent appeal decision that did not support the proposal for 66 new dwellings on land adjacent to the Conservation Area. Here the Planning Inspector agreed that *“the significance of a Conservation Area (CA) derives not only from its physical presence but also from its setting. This is defined in the Framework as the surroundings in which a heritage asset is experienced. The appeal site forms part of the CA setting”* (para.56). The decision concluded that this kind of development was *“would lead to material harm to the setting of the CA and therefore its significance”* (para.62).

4.70 It is also the case that the paddocks and private garden areas adjacent to the brook along Brookside lie within the Conservation Area, and the Village Design Statement (see Appendix B) notes that these areas are also worthy of protection.

COMMUNITY ACTION: To identify opportunities for the Parish Council or other community bodies to secure funds that can enhance the village's heritage.

Community facilities available in the parish

4.71 NPPF notes that *“planning policies and decisions should enable the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship”* (para.83), and to *“plan positively [...] for] other local services to enhance the sustainability of communities and residential environments”* (para.92).

4.72 Policy CS11 (Landscape and Countryside) of the Core Strategy *“supports the provision of community services and facilities that meet proven local needs as identified by a Neighbourhood Plan or other community-led plan”* and looks to ensuring that proposed development *“contributes to the reasonable costs of on-site and, where appropriate, off-site infrastructure, arising from the proposal through the use of Section 106 and Section 278 Agreements;”* (Policy CS24, Delivering Infrastructure). Policy CS15 (Open Spaces, Sports and Recreation) favours the retention of sport and recreation facilities unless they are clearly surplus to requirements *“or replacement provision of at least equal quantity and quality will be made in a suitable location”*.

4.73 Within the Borough Council's assessments of local settlements (see 'Settlement Hierarchy, 2018'), the category of “Other Settlement” within which Rearsby has been classed, considers such a size of settlement to be one *“that has some of the services and facilities to meet the day to day needs of the community”*, and at least two of the 'essential' services and facilities within the settlement.

4.74 The services and facilities considered to be 'Essential and Desirable' to meeting people's day to day needs are set out in Figure 8 of 'Settlement Hierarchy, 2018'. **Essential** services and facilities are those which are considered to be accessed with a high frequency and essential to meet day to day needs. Desirable services and facilities are those which are considered necessary to meet day to day needs but are unlikely to be accessed with the same frequency by the majority of the community.

Essential

Food shop
Primary school
Employment access
High speed broadband

Desirable

Higher order services access
Secondary school access
Doctors surgery
Range of recreation, leisure and community facilities
Post office
Pharmacy
Pre-school care provision

(‘Higher order’ services are those services used only occasionally e.g. shops that sell more expensive goods less frequently required such as furniture, clothes or larger electrical items and services such as a general needs hospital, leisure centre and cultural facilities such as entertainment venues.)

4.75 The 2018 Settlement Hierarchy notes (para. 8.10) that of the eleven standard services and facilities surveyed, Rearsby has five : three within the village (primary school, employment and broadband) , plus access to a near-by Secondary School and access to other facilities. The village shop / café can now be added, as it just celebrated its first year of operation, on the back of the interest identified in the 2016 village survey.

4.76 The Parish Council has summarised from the parish survey and from other contributions and discussions on a potential Neighbourhood Plan, the existing amenities that the community wishes to maintain and enhance:

- Rearsby Village Hall
- St Michael and All Angels Primary School
- St Michael and All Angels Church
- ‘Horse & Groom’ Public House
- ‘The Wheel’ Public House
- Village Allotments, Melton Road
- The Conker Field and Spinney, Station Road
- Melton Road Village Playing Fields
- Melton Road Children’s Playpark on Brookside
- Children’s Playpark, Auster Crescent
- Beardsley’s Village Store and Cafe
- Public bus route

4.77 Available investment to the Council has been recently focused upon improving facilities in both the Brookside Playpark and the Melton Road Playing Fields.

COMMUNITY ACTION : *To consider making 'Right to Acquire' applications that can be a means to secure current facilities in private ownership, should these be placed on sale.*

Local traffic and transport

4.78 The NPPF notes that *"transport issues should be considered from the earliest stages of plan-making and development proposals, so that [.....] the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains"* (para.102).

4.79 Rearsby has no mention of traffic and transport infrastructure requirements in the 2011 "Leicestershire Local Transport Plan 3, 2011-2026". The Leicester and Leicestershire Housing and Economic Needs Assessment (HEDNA 2017) used 'Travel to Work Area' data and detail of economic activity to define the Functional Economic Market Area (FEMA) in the authority areas and showed that around 78% of all commuting flows are contained within this area (para 1.84).

4.80 Policy CS17 (Sustainable Travel) of the Core Strategy states the ambition that *"by 2028, we will seek to achieve a 6% shift from travel by private car to walking, cycling and public transport"*, not least if the 25% of 'greenhouse gas' emissions generated by transport use in the overall emission across the county area are to be reduced (see Climate Local, 2014 p.34). The Borough Council's subsequent 'Sustainability Assessment' reports (2017) noted that the majority (63.5%) of people in the Borough travel to work by private car : public transport options show a *"lack of accessibility and [...] infrastructure in rural areas such as The Wolds"* (p.45 and p.53).

4.81 As found in the Rearsby parish survey from 2016, local desires are very clear to safeguard the public transport services that remain in the village, and to increase these where possible. Current public transport options as recorded in the 'Settlement Hierarchy, 2018' note that *"the Wreake Valley villages of Rearsby, East Goscote and Queniborough and Syston have access to a 20 minute daytime service to Leicester through Thurmaston (No. 5 and 5A). This service also provides an evening service every 30 minutes for all these settlements with the exception of Rearsby"*. Previous formal transport plans for the area had promoted a new train service halt to be located on the train line in the East Goscote area, but there has not been evidence of progress on this proposal for some time.

4.82 There is also rising concern of the increase in traffic speeding through the core of village, despite the existence of the by-pass, which itself had been stimulated by substantial previous years of community action focused upon decreasing local road accidents and fatalities. The Parish Council has been undertaking regular radar-monitoring of traffic flows and speeds at various points on the village road network (a 30 mph safety limit zone) and reporting on 2018 recorded speeds of up to 80 mph.

COMMUNITY ACTION : *Consider how to promote a new train service halt in the East Goscote / Rearsby area, in tandem with adjacent communities.*

5. THE VISION & OBJECTIVES FOR REARSBY PARISH TOWARDS 2036

The focus for Rearsby's future

5.1 The data and references identifies in the preceding Sections have been used to inform how the final "Objectives" of the Neighbourhood Plan can be shaped.

5.2 There is a strong feeling and desire for Rearsby to maintain its clear identity as a rural community, with its individual sense of place that is maintained by open countryside between the village and the adjacent settlement to the west. Whilst there is a need to plan for some extension to the current mix of the housing available in the parish (in particular of accommodation for elderly residents, young families and affordable homes in general), the public consultation process has brought forward a series of views on the capacity of the village to absorb different levels of future development.

Key conclusions from public and stakeholder engagements

5.3 A number of key conclusions can be drawn from the engagements undertaken:

- that the Area of Separation between Rearsby and its neighbours, particular with the settlements around East Goscote, should be maintained, and could be extended;
- that new housing will be welcomed, where this can respond to the existing village character, and be in line with evidenced-need, particularly for smaller and affordable-sized units for young households and for lifestyle-changes by elderly villagers;
- that public access to the wider natural environment within and around the village is cherished and something to be protected;
- that there is a firm appetite to expand local employment opportunities in the future.

Sustainable Development through the Neighbourhood Plan

5.4 It has been noted above that achieving 'sustainable development' is central to the focus of the National Planning Policy Framework. This is held to flow from an interdependence of objectives for the *"social, environmental and economic"* outcomes that will come from any new development.

5.5 Work to formulate the **Rearsby Neighbourhood Plan to 2036** has sought to underpin the likely achievement of such Sustainable Development in the following ways:

The social objectives in the Rearsby Neighbourhood Plan

5.6 The Neighbourhood Plan looks to protect and promote provisions within the parish to support the community's health, social and cultural well-being, in particular :

- to deliver a mix of future housing types so that the needs of current and future generations can be met;
- to safeguard and enhance community facilities;
- to shape built development to be well-designed and appropriate to each location, so that it positively reflects the existing and historic character of the parish area.

The environmental objectives in the Rearsby Neighbourhood Plan

5.7 In order to protect and enhance the local natural and historic environmental, the Neighbourhood Plan seeks to ensure that:

- the most valued open spaces are protected from development, along with protection of the village identity and its rural setting;
- future development recognises the need to protect, and where possible improve, biodiversity and important habitats;
- access is maintained to open and green space around the village.

The economic objectives in the Rearsby Neighbourhood Plan

5.8 There is a well-established commercial and employment-related character to Rearsby parish, and the Neighbourhood Plan seeks to ensure that employment opportunities are retained and encouraged by:

- protecting existing employment sites;
- supporting business development and expansion, where there would not be adverse consequences;
- encouraging start-up businesses and home working.

The Vision of the Rearsby Neighbourhood Plan to 2036

5.9 The vision for the Rearsby Neighbourhood Plan is that, by 2036, it will:

- have sustained the distinct and separate identity of the village
- be a parish with a thriving natural environment and sustainable habitats
- have secured appropriate levels of new housing development to meet the community's identified needs
- be a parish with a vibrant local economy
- have incorporated changes into the area that have brought benefit to the whole community

Neighbourhood Plan Priorities

5.10 To deliver the vision of the Plan, the following priorities have been set:

- To maintain suitable areas of local separation between Rearsby and its neighbouring communities;
- To protect the parish's natural environment, heritage, landscape, vistas and amenity spaces;
- To encourage future development to take place that is sensitive to the 'built setting' and Conservation Area of the parish, and to its rural surroundings;
- To tailor house-building activity to the needs of the community and the context of Rearsby's existing character
- To maintain and support a vibrant local economy.

Neighbourhood Plan Proposals and Policies

5.11 In support of the above objectives, the Neighbourhood Plan proposes a series of specific policies to shape the manner in which future proposals and planning applications in the parish will be considered. It is expected that future development will comply with the detail set out in these policies.

5.12 The scope of these policies covers the following issues:

- Sustainable Development in Rearsby
- Promoting effective use of land - Area of Local Separation
- Promoting effective use of land – Rearsby's Settlement Limits
- Delivering a Sufficient Supply of Homes
- Building a Strong and Competitive Economy
- Promoting Healthy and Safe Communities
- Conserving and Enhancing Rearsby's Natural and Historic Environments
- Promoting Sustainable Transport

Proposal Maps

5.13 The Proposal Maps portray key proposals within the Rearsby Neighbourhood Plan area and consist of:

Map 1. Proposed extension to Area of Local Separation (Rearsby and East Goscote)

Map 2. Proposed alterations to Rearsby's Settlement Limits

Map 3. Proposed areas to be denoted as 'Local Green Space'

6. NEIGHBOURHOOD PLAN POLICIES

The policies outlined below describe how the Rearsby Neighbourhood Plan can support and guide future development in the parish to support the local Vision and Objectives noted in the preceding section, and to enhance the principles of the statutory development plan of Charnwood Borough Council.

6.1 Sustainable Development

The Rearsby Neighbourhood Plan to 2036 takes a positive approach to proposals that contribute to sustainable development in the parish area. This includes working with the Parish and Borough Councils, local Rearsby community organisations, developers and other partners to encourage the formulation and detail of development proposals which can demonstrate how sustainable development for the parish has been considered and addressed.

POLICY R1 SUSTAINABLE DEVELOPMENT

Proposals for new development in the parish will be supported where they can demonstrate that they :

- contribute towards the identified needs of the parish;
- support the strategic vision and policies of this Neighbourhood Plan;
- make effective use of the land and resources available to the parish.

It will be expected that, when using the Neighbourhood Plan to determine proposed development, all the policies contained in the Plan will be considered as a comprehensive whole to assist a final evaluation of whether new proposals are in support of the Plan's stated vision and objectives.

Design proposals will be supported where they can demonstrate compliance with the principles contained in the 'Rearsby Village Design Statement 2002', as set out in the Appendix to this Plan.

6.2 Promoting effective use of land : Area of Local Separation

The desire to preserve the integrity of Rearsby's separate identity and to maintain a geographical separation between local villages is a keenly expressed issue. Attention is particularly felt required to the west of Rearsby, where the open countryside gaps adjacent to parts of East Goscote along both sides of Melton Road are already the narrowest areas of separation between adjacent parishes in the Borough as a whole. Any development in these areas is seen to represent a risk of coalescence that is considered to be of clear harm to the rural character and geographic autonomy of both villages.

POLICY R2 PROMOTING EFFECTIVE USE OF LAND - AREA OF LOCAL SEPARATION

Within the 'Area of Local Separation' shown within CBC's records of existing Areas of Local Separation and as an extension to the separation depicted between Rearsby and East Goscote, as shown on Proposal Map 1, applications for new development will only be supported where:

- a) they are consistent with Charnwood Borough Council's existent planning policies for development in the countryside;
- b) they can demonstrate that they will not adversely impact upon the flood plain operation of the village brook; and
- c) they will be located and designed to maintain, and where possible, enhance the physical and visual separation between Rearsby and its neighbouring areas, particularly between Rearsby and East Goscote.

6.3 Promoting effective use of land : Settlement Limits and Open Countryside

Within the described Settlement Limits, new development will be viewed sympathetically where it can be demonstrated that this will not adversely impact upon the flood plain of the village brook (note also Policy R7). Any development will mainly comprise infill; the filling of a restricted gap in an otherwise built up frontage; or the suitable conversion of an existing building or backland area.

POLICY R3A PROMOTING EFFECTIVE USE OF LAND - SETTLEMENT LIMITS

Within the proposed Settlement Limits boundary shown on Proposal Map 2, development proposals for new uses and for the conversion of existing buildings will be supported provided that:

- a) they retain, where possible, existing boundaries such as trees, hedges and streams which either contribute to visual amenity or are important for their ecological value;
- b) their design respects the distinctive qualities of the special and attractive landscape in which Rearsby is situated and the potential for local flooding;
- c) their design respects the significance of heritage assets;
- d) they do not cause unacceptable harm to the living conditions of the occupants of neighbouring properties in terms of loss of privacy, daylight or visual intrusion;
- e) they do not reduce garden/green space to an extent where it adversely affects the distinctive character of Rearsby or the amenity of the proposed occupiers of the new development or adjacent properties or uses;
- f) any traffic generation and parking impact created does not result in an unacceptable direct or cumulative impact on congestion, or upon road and pedestrian safety.

POLICY R3B PROMOTING EFFECTIVE USE OF LAND – OPEN COUNTRYSIDE

Land outside the Settlement Limits boundary noted in Policy 3A is treated as open countryside, where development will be carefully controlled in line with the provisions of this Neighbourhood Plan, local and National strategic planning policies. There is a general presumption against development in the countryside. Only in exceptional circumstances, and if in full accordance with other relevant policies in this Neighbourhood Plan (such as R4B) and fully meeting the requirements of relevant Charnwood Borough Council and national planning policy, will development in the countryside be supported.

6.4 Delivering a sufficient supply of new homes

The Rearsby Neighbourhood Plan to 2036 recognises that there is scope for infill or redevelopment and conversion within the village of Rearsby, principally demarcated by the Settlement Limits shown on the Proposal Map. It is recognised that a variety of new housing stock would help to sustain a diverse and sustainable community. This would include smaller homes for young households and for elderly villagers wishing to downsize within the core of Rearsby village, close to amenities and public transport.

New housing will be delivered through the development of proposals that conform with Policy R4A and R4B of this Plan. The strategic delivery requirements relating to the Plan area will be kept under review during the Plan period.

POLICY R4A DELIVERING SUFFICIENT HOMES - TO MEET LOCAL NEED

A mix of new housing provisions will be required and should reflect the need for smaller and affordable homes to meet the requirements of young families, young people and older people wishing to downsize.

Proposals for the provision of new housing within the noted Settlement Limits of the parish as indicated on Proposal Map 2 will be supported, where these are in accord with the most up-to-date objective assessment of local housing need as agreed between Charnwood Borough and Rearsby Parish Council.

Proposals will be supported for new dwellings to be developed and owned through forms of local 'community-led' development, like self-build, land trusts and cohousing developments, that are in accordance with the policies of this Plan.

Applicants that claim sites brought forward under this policy may not be able to provide the amount of affordable housing stipulated by relevant Charnwood Borough Council and national planning policy on the grounds of 'viability assessments', will be required to present a copy of such assessments to the Parish Council, at the time of submitting any such claim to the Planning Authority.

Development proposals for any incursion by new housing provision across the Settlement Limits boundary (noted in R3) can be supported where such proposals meet the provisions of Policy R4B.

POLICY R4B DELIVERING SUFFICIENT HOMES - 'EXCEPTION' SITE DEVELOPMENT

Proposals for the development of affordable housing on sites outside the Settlement Limits, but adjacent to and connected to the existing village, will be supported, subject to the following criteria:

- a) a single development will not exceed 12 dwellings and will provide affordable housing as defined under clauses b) and c) below;**
- b) the proposals provide on-site 'affordable' accommodation for shared ownership, shared equity, affordable rent and social rent provision that meets the identified needs of people with established local connections, in accord with the stated requirements agreed by the Parish Council and the Planning Authority, and in line with current policies of the Planning Authority for affordable housing;**
- c) the development is subject to an agreement which will ensure that the affordable housing stock remains as 'affordable' housing in perpetuity for people with a local connection;**
- d) up to 25% of the total units may be 'open market housing' but only where it can be demonstrated to be essential to ensure the delivery of affordable housing as part of the same development;**
- e) the development is appropriate, in terms of scale, character and location, and adheres to the design criteria promoted in accordance with this plan, especially where site development is within or adjacent to the Conservation Area of the village.**

Proposals that are targeted towards local housing being delivered through forms of 'community-led' development, as noted in Policy R4A, will be supported.

Sites that have been identified from the considerations undertaken within Charnwood Borough Council's yearly SHELAA examinations, and which have been assessed by the Borough Council as having an acceptable potential for development, could be considered for development under this policy, providing that they conform with policy R4A above, and that the pace at which any of these sites are brought forward is in agreement with support from both the Parish Council and the Borough Council.

6.5 Building a Strong and Competitive Economy

There are a variety of small and large business in the Rearsby area that provide important employment and economic development opportunities for local people. In particular the Rearsby Business Park on Gaddesby Lane is an important employment location and is identified as an Employment Area on the Proposals Maps.

POLICY R5A PROTECTION OF EXISTING COMMERCIAL PREMISES OR LAND IN THE EMPLOYMENT AREA

There will be a strong presumption to maintain the provision of commercial premises for commercial and employment uses in the Employment Area. Applications for a change of use to an activity that does not

provide employment opportunities will only be permitted if it can be demonstrated that:

- a) through active, extensive and realistic marketing over a period of two years that the land or premises are no longer required to meet future employment needs and that there is a lack of demand for the land and premises in that location;
- b) the proposed use is compatible with neighbouring uses and, where applicable, would not prejudice the continued use of neighbouring land for employment.

POLICY R5B NEW COMMERCIAL DEVELOPMENT IN THE EMPLOYMENT AREA

New commercial development in the Employment Area will be supported subject to the following criteria:

- a) The scale and nature of the proposals would not have significant harmful impacts on the amenities of adjoining activities in the Employment Area.
- b) The scale and nature of the proposals would not have an unacceptable impact on uses on land adjoining the Employment Area.
- c) The proposal would not have unacceptable impacts on the local road network, particularly in respect of the volume of HGV traffic.
- d) Sufficient landscaping is required to protect landscape character and to reinforce a sense of place and local distinctiveness.

6.6 Promoting Healthy and Safe Communities

(a) Healthy & Safe Communities - Access to 'Local Green Spaces'

The Neighbourhood Plan seeks to give sufficient protection to local green space and other natural amenities, and to invigorate the community's enjoyment of such places wherever possible.

POLICY R6A ACCESS TO LOCAL GREEN SPACES

The following locations are identified on Proposal Map 3 as important 'local green spaces' within the parish. Development will be supported where this is not detrimental to the pre-existing use of these areas:

- GS1 The grassed area and verge along Rearsby Brook on Brookside / Mill Road
- GS2 The Village Green, Brookside
- GS3 Bog Lane
- GS4 Conker Field and Spinney, Station Road
- GS5 Green space / field on Melton Road opposite New Avenue and Weston Close
- GS6 Wide verges - Station Road / Bleakmore Close / Wreake Drive
- GS7 Children's Play Park at Bluestones Playing Field / Auster Crescent
- GS8 Playing Field behind Village Hall on Melton Road
- GS9 Children's Play Park at Church Lane / Brookside

New development proposals in the parish will be required to provide contributions towards meeting the standards of the Charnwood Open Spaces Strategy. Development proposals will be viewed sympathetically where there is scope for creative arrangements to protect local provision of 'local green space'. New development proposals which impact adversely on the function, openness and permanence of these places will not be supported.

(b) Healthy & Safe Communities - Community Facilities and Amenities

The Neighbourhood Plan supports the conservation and maintenance of community amenities and other infrastructure projects, alongside the delivery of new or enhanced amenities.

POLICY R6B COMMUNITY FACILITIES AND AMENITIES

Development proposals which enhance and improve existing community amenities will be supported, where this is not in conflict with other policies of this Plan.

The existing amenities identified under this policy are:

- Rearsby Village Hall
- St Michael and All Angels Primary School
- St Michael and All Angels Church
- 'Horse & Groom' Public House
- 'The Wheel' Public House
- Village Allotments, Melton Road
- The Conker Field and Spinney, Station Road
- Playing Field behind Village Hall on Melton Road
- Children's Play Park at Church Lane / Brookside
- Children's Play Park at Bluestones Playing Field / Auster Crescent
- Beardsley's Village Store and Cafe
- Public bus route

New development proposals which impact adversely on the function, openness and permanence of the listed amenities, or which would result in the loss or partial loss of existing community amenities, will be resisted unless it can be demonstrated that the facility is no longer in active use and has no prospect of being brought back into use, or is to be replaced by a new amenity in the village of at least an equivalent standard.

Other amenities that may be created in the future will be added to this list.

6.7 Conserving and Enhancing Rearsby's Natural Environment

The Neighbourhood Plan seeks to protect and enhance the biodiversity of the natural environment by retaining and enhancing existing natural boundaries such as the trees, hedges, water courses and streams which either contribute to visual amenity or are important for their ecological value.

POLICY R7 CONSERVING AND ENHANCING REARSBY'S NATURAL ENVIRONMENT

Planning applications will be supported which;

- a) enhance existing habitats and biodiversity, including the planting of native trees and hedgerows on their boundary;
- b) encourage and support the creation of new habitats;
- c) establish effective wildlife corridors between existing and new habitats in conjunction with landowners;
- d) enhance access by providing easy and safe pedestrian and cycle routes, consistent with protection of habitats and biodiversity;
- e) create additional 'local green space';
- f) avoid being detrimental to the following key natural features of the village that have been identified as locally important :
 - (i) 'Gateway' views of Rearsby with substantial mature tree cover
 - from Thrussington
 - from Brooksby
 - from Gaddesby
 - (ii) views over the Wreake Valley looking across the countryside west of the Melton Road Flood plain walk to Thrussington;
 - (iii) Tree Preservation Orders for the significant woodland area (over 200 trees) in the Convent area Conservation Area and flood plain area along the Brook, with mature willows and ancient hedgerows;
 - (iv) the paddocks and private garden areas on the southern side of the brook along Brookside; and
- g) take a sequential approach to assess the potential for there to be adverse consequences from any built proposal within the area of identified flood risk, as understood by the Environment Agency (and any successor body).

Planning applications should, where appropriate, be supported by ecological surveys of the site and surrounding area with information on any proposed mitigating actions to address potential adverse impacts to the features listed in the policy.

6.8 Conserving and Enhancing Rearsby's Historic Environment

The Neighbourhood Plan supports the existing Conservation Area status that exists within part of the core of the village (identified on Proposal Map Two) and endorses the guidance relating to changes in this area contained in the Rearsby Village Design Statement 2002, (see Appendix Two of this Plan). An updated appraisal of the Conservation area was conducted by Charnwood Borough Council in 2010.

POLICY R8A CONSERVING AND ENHANCING REARSBY'S CONSERVATION AREA

Development within or adjacent to the Rearsby Conservation Area will be supported provided that:

- a) the form, design, scale and materials respect the character of the Conservation Area and in the case of an extension to a property, the host building;
- b) development respects and protects the setting of identified 'open spaces' and safeguards significant trees;
- c) historic features such as stone boundary walls, are preserved or enhanced;
- d) important views are preserved or enhanced; and
- e) it preserves or enhances the significance of the designated heritage assets and their settings including listed buildings, scheduled monuments and assets above and below ground;
- f) it complies with the guidance agreed and contained in the Rearsby Village Design Statement 2002, as included in the Appendices.

Where opportunities arise, particularly through new development, schemes will be considered favourably that contribute to, or enhance, existing heritage assets.

POLICY 8B PROTECTION OF OTHER HERITAGE ASSETS

The determination of planning applications which could affect any of the heritage assets and features of historic interest listed below will assess the need for, or public benefit of, the proposed development against the significance of the asset and the extent to which it could be harmed. These 'other heritage' assets are:

a) The formal 'listed' buildings noted in the Village Design Guide, 2002. These include:

Charlotte Cottage, 5 Brook Street, Rearsby (Grade II)

Listed on Tue 9th October, 1984

Bridge Brookside, Rearsby (Grade II)

Listed on Wed 1st June, 1966

Church of St Michael, Church Lane, Rearsby (Grade II*)

Listed on Wed 1st June, 1966

**Packhorse Bridge, Church Lane, Rearsby (Ancient Monument)
1787 to 1795 Melton Road, Rearsby (Grade II)**

Listed on Tue 9th October, 1984

Crossways, 1756 Melton Road, Rearsby (Grade II)

Listed on Tue 9th October, 1984

The Old Vicarage, 1807 Melton Road, Rearsby (Grade II)

Listed on Tue 9th October, 1984

30 Mill Road, Rearsby (Grade II)

Listed on Fri 2nd May, 1980

32 Mill Road, Rearsby (Grade II)

Listed on Fri 2nd May, 1980

Old Hall, Mill Road, Rearsby (Grade II*)

Listed on Wed 1st June, 1966

Ye Old House, 8 Mill Road, Rearsby (Grade II)

Listed on Wed 1st June, 1966

Barn at Manor Farm, Mill Road, Rearsby (Grade II)

Listed on Tue 9th October, 1984

Wall at Manor Farm, Mill Road, Rearsby (Grade II)

Listed on Tue 9th October, 1984

Barn at Rearsby House, Farm Mill Road, Rearsby (Grade II)

Listed on Tue 9th October, 1984

Pigeon House at Manor, Farm Mill Road, Rearsby (Grade II)

Listed on Tue 9th October, 1984

Wall to Old Hall Grounds, 30 Mill Road, Rearsby (Grade II)

Listed on Tue 9th October, 1984

Barn to Rear of Ye Olde House, Mill Road, Rearsby (Grade II)

Listed on Tue 9th October, 1984

Former Stable at Rearsby House, Mill Road, Rearsby (Grade II)

Listed on Tue 9th October, 1984

Number 12 (Moorhurst) and Pump to Rear, 12 Mill Road, Rearsby (Grade II)

Listed on Fri 2nd May, 1980

Manor Farmhouse and Adjoining Outbuildings, Mill Road, Rearsby (Grade II)

Listed on Tue 9th October, 1984

Mill and Mill House, Rearsby Mill, Rearsby (Grade II)

Listed on Thu 12th January, 1978

b) Other buildings having 'local significance':

Buildings identified in the Charnwood Borough Council Conservation Area Review July 2010:

(i) The Grange, Grange Avenue, Rearsby

(ii) Convent, Station Road, Rearsby

(iii) Railway station, Station Road, Rearsby;

The surviving areas of well-preserved ridge and furrow fields in the "Conker Field" and along Station Road / Wreake Drive are non-designated heritage assets and any development proposal in these areas will need to be balanced against any detrimental impact on these assets;

- property identified in the Planning Appeal into development on the Melton Road field, October 2018:

- Rearsby House.

6.9 Promoting Sustainable Transport

The Neighbourhood Plan notes the local concerns raised about traffic issues and will support development that can reduce movement of heavy goods vehicles through the village, safeguard the integrity of local bridges, and promote enhanced safety features for all members of the community.

POLICY R9 PROMOTING SUSTAINABLE TRANSPORT

Proposals for development that result in improvements in safety and traffic management and the provision of/ improvements to transport infrastructure will be fully supported, provided that they:

- a) support highway improvement schemes to promote the safety of pedestrians and cycle users in the parish;
- b) provide for traffic calming measures, pedestrian priority schemes and reduction in traffic speeds on routes through the village;
- c) include measures within the layout of any new development, as appropriate, that can encourage walking, cycling and access to modes of local and community transport, to and from the village;
- d) support the retention of local bus services at levels that are in line with community demand.

7. THE IMPLEMENTATION AND MONITORING OF THE REARSBY NEIGHBOURHOOD PLAN

Working in Partnership

7.1 Partnership working will be vital to the successful implementation of the principles contained in the Neighbourhood Plan. The organisations that the Parish Council recognises as key to the implementation of Neighbourhood Plan policies and aspirations include:

- Charnwood Borough Council: for planning policy on the management of development proposals, housing, open spaces, recreation and community facilities
- Leicestershire County Council: for highways, education and social services
- Leicester and Leicestershire Local Economic Partnership: for stimulation and support of economic development
- Leicester Diocese: for local school facilities
- Housing Associations and local housing bodies: for affordable and other community-led housing
- Local and village community-based organisations, like Village Hall Committee; Parochial Church Council; St Michael & all Angels School; St Michael & all Angels Church; and other cultural and leisure associations in the parish.
- Fisher German: for management of local land and business premises; allotment management, future site development.

Funding and Implementation Mechanisms

7.2 Funding that can be used towards implementing the Vision and Objectives of this Plan will be sought in line with Charnwood's Core Strategy Policy CS24.

7.3 Funding that can be used towards implementing the Vision and Objectives of this Plan will be sought in line with Charnwood's Core Strategy Policy CS24. This recognises that contributions to the reasonable costs of on-site, and where appropriate off-site, infrastructure will be sought from relevant planning applications via obligations secured by legal agreements prepared under Section 106 of the Town and Country Planning Act 1990 and Section 278 of the Highways Act 1980, along with any future implementation of a Community Infrastructure Levy (in the event that Charnwood BC adopts the measure in the future).

7.4 The Parish Council will also seek to influence other budget decisions by the Borough and County Councils on housing, open space and recreation, economic development, community facilities and transport. In addition, we will work with other organisations (including the Lottery, UK Government, and Local Economic Partnership funds) to obtain funding to help to achieve Neighbourhood Plan objectives.

Other mechanisms to implement development

7.5 The Parish Council working with appropriate partners, will consider initiatives that would be complementary to achieving Neighbourhood Plan objectives, including: Neighbourhood Development Orders; Community Right to Build applications; the designation of local assets as being of 'Community Value'; Empty Homes Management Orders and community-led housing developments.

Priority Projects and considerations looking forward

7.6 The following list of infrastructure projects reflects local priorities identified in the series of community consultations undertaken throughout the formation of the Plan (see also the Consultation Statement submitted with the Plan):

- The retention of a local shop
- Broadband services across the entire parish area
- Community management of new 'open space' (such as the Conker Field)
- Delivery and local management of new affordable and community housing
- Traffic monitoring and reduction initiatives
- Consideration of local cycle paths and access paths to open countryside
- Sustaining local bus provisions and routes

Monitoring and Review

7.7 The Parish Council intends to conduct a review of the operation of the Neighbourhood Plan on a rolling three-year basis and publicise the results to the local community.

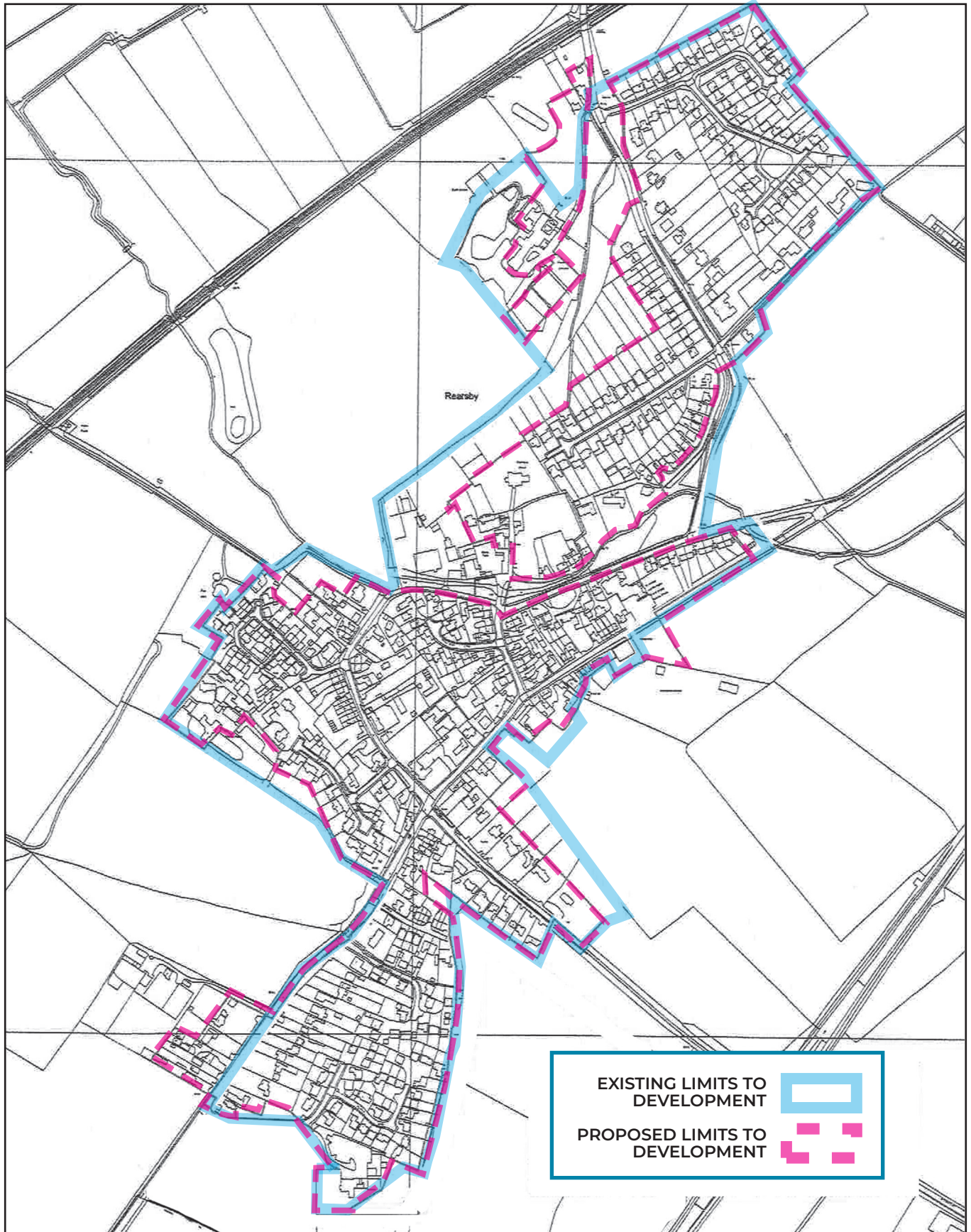
7.8 Part of such a review will be to look at how the guidelines contained the Village Design Statement are reflected in subsequent design solutions proposed for the village, and to assess how the Neighbourhood Plan can help to highlight actions to be taken to safeguard the identity of the parish in the long-term.

APPENDIX A : PROPOSAL MAPS

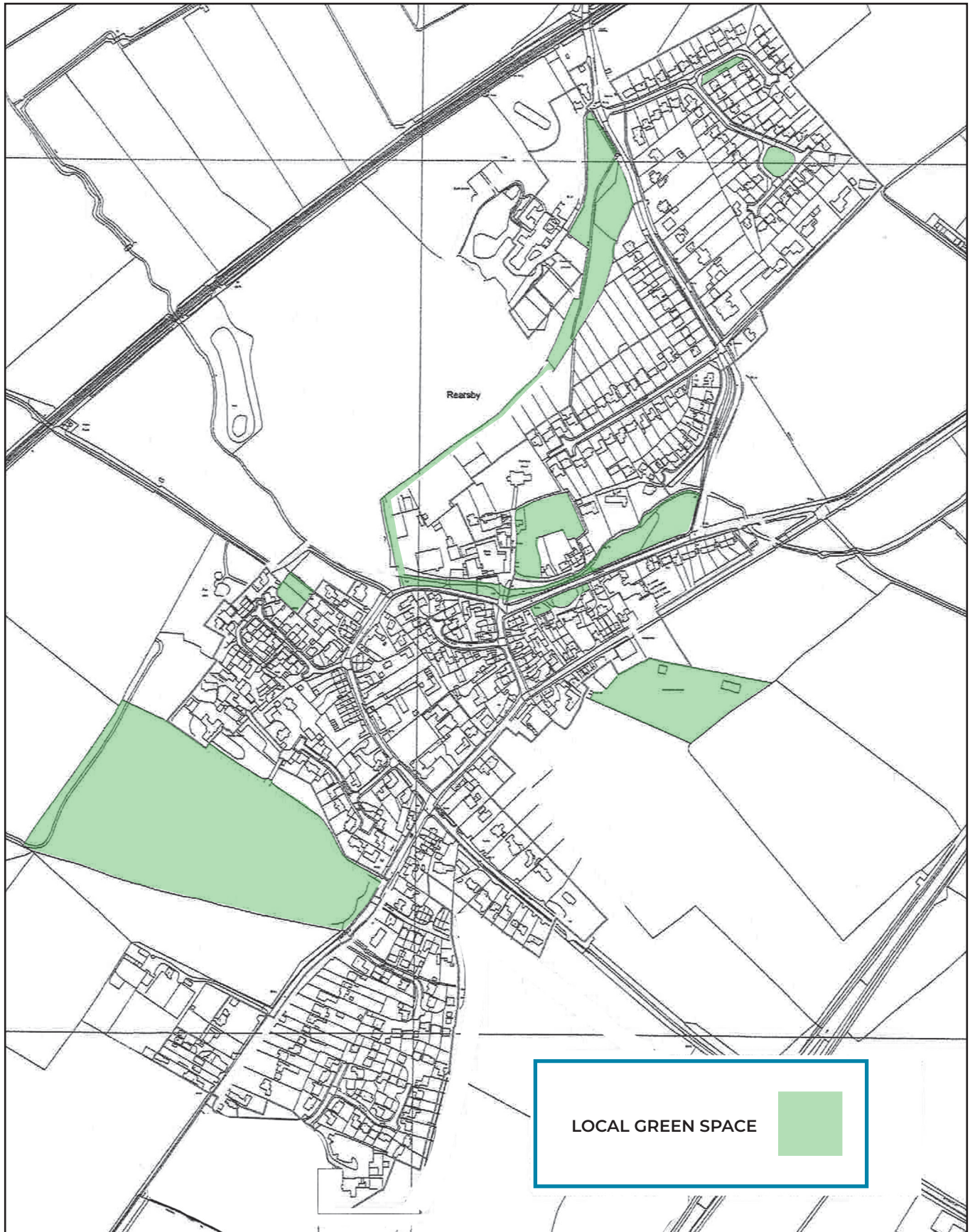
Map 1. Proposed extension to Area of Local Separation



Map 2. Proposed alterations to Rearsby Settlement Limits



Map 3. Proposed areas to be denoted as Local Green Space



APPENDIX B. GUIDELINES FROM 'REARSBY VILLAGE DESIGN STATEMENT, 2002'

The Village Landscape

- 1 Developers should avoid infill business and residential development between the existing village boundaries and the projected Rearsby bypass in line with the current Local Plan.
- 2 Charnwood Borough Council and Leicestershire County Council, in consultation with farmers and householders, should consider appropriate additional screening such as tree planting on either side of Gaddesby Lane to shield the village from the noise and visual side effects of the proposed Rearsby bypass. Screening could also include the industrial development on Gaddesby Lane.
- 3 Leicestershire County Council should ensure by effective planning, monitoring and control that any extraction of minerals from Brooksby does not pollute the Rearsby Brook or exacerbate the problem of flooding in the village.
- 4 Trees, hedgerows, ponds and ditches provide an important draining function for the village, and our landowners and farmers should, by appropriate field management, maintain and/or restore them.
- 5 Developers, farmers, landowners and utility providers should consider the impact on the landscape of new constructions such as buildings and masts which may adversely impact on views in and out of the village, particularly on the north side between Rearsby and Thrussington. They should avoid such constructions or use appropriate materials and careful design, siting, and landscaping techniques.
- 6 Developers and householders should avoid large-scale development at the boundaries of the village which adversely affect the rural aspect of the four main approaches as seen from within and without. Where development is considered necessary, they should give full consideration to appropriate design, siting, roofscaping and landscaping techniques to assimilate the change.
- 7 The Parish Council should encourage farmers and landowners to consider the planting of indigenous species of trees in the village landscape to replace those lost in recent times. This could also include trees within hedgerows to enhance biodiversity. Ash, elm, pedunculate oak, willow and yew are our local indigenous woody species.
- 8 The village allotments off Melton Road are a valuable amenity for villagers and should be preserved in line with Local Plan Policy RT/12.
- 9 The Parish Council should ascertain the status of the two ridge and furrow sites off Station Road – one near the level crossing and the other at Conker Field – and decide if and by what means they can be protected.

The Settlement Pattern

- 10 Developers should note that the historic centre of the village including the areas bounded by parts of Melton Road, Mill Road, Brook Street, Brookside and Church Lane define the settlement pattern and should not be altered by inappropriate development affecting traditional spaces, shapes, and styles.

Spaces

- 11 Developers, landowners and builders should note the importance of space in our village, and not make changes which affect the spatial characteristics of Rearsby adversely. This includes the restricted spaces appropriate to the terraced cottage environment on Brook Street, Church Lane and Melton Road, and the open green spaces around the brook. The nature of these spaces includes the spaces between buildings and the spaces provided by roads and footpaths.

- 12 Developers, landowners and builders should not develop the village park or playing fields as they are valuable amenities as well as important open areas.

The Natural Environment

- 13 The Parish Council should identify objectives and targets for tree, hedgerow, grassland, ditch, pond and wildlife management to assist and complement the Charnwood Biodiversity Action Plan.
- 14 The village tree warden – with support from the villagers and Parish Council – should identify sites which are priorities for tree planting and implement an appropriate tree planting programme. 'Appropriate' should relate to species of planting including local indigenous species, geological considerations, and the impact on other parts of the natural environment.
- 15 Landowners and farmers should be encouraged by Charnwood Borough/Parish Council to address the poor state of some of our hedgerows such as those on the Melton Road towards East Goscote and those at the bottom of Station Road near Brookside. They should be repaired appropriately to replace lost previous growth or cover gaps, and left to grow to a reasonable height where possible – 1.8 metres or higher, or 1.5 metres where shading and visibility are key factors. They should be trimmed on a three-year rotation system unless road safety is an issue, and managed in a way that encourages wildlife.
- 16 Landowners, farmers and householders should help to preserve and manage Rearsby's semi-wild and wildlife habitats such as spinneys and Conker Field.
- 17 Landowners and farmers should help to preserve and manage semi-wild grassland such as in the Bog Lane area, and prevent their development.
- 18 Landowners and householders should consider planting flowers in appropriate areas such as along the main road. Flowers should be appropriate in terms of location, local provenance and their effects on biodiversity.
- 19 The Parish Council should inform farmers and landowners about grants for preserving local wildlife habitats and grants for hedgerow management.

Building Materials

- 20 Developers and builders should consider the importance of red brick in new developments as it most of all reflects Rearsby's building heritage, whilst not precluding other materials such as blue brick, traditional render and rubblestone.
- 21 Developers, farmers, householders and builders should prioritise reusing existing building materials to maintain continuity with the past because they are sustainable and because they preserve local distinctiveness.
- 22 Developers, farmers, householders and builders should, where appropriate, utilise traditional roofing materials in redevelopment such as Swithland slate, Welsh slate, and clay pantile.

Architecture & Style

- 23 Those responsible for new commercial or residential buildings, alterations and renovations should take into account the importance of the following stylistic features in Rearsby buildings:
 - steep pitching of roofs
 - imposing chimneys in different shapes and sizes
 - variety in gable ends and windows
 - sawtooth and chequered brick patternwork waist high and under eaves
 - high red brick walls with varying types of coping.

Architecture should reasonably reflect the shapes, sizes, patterns, layouts and colours of adjoining buildings. Pointing should reflect original style, thickness and material.

- 24 Building architects and designers should be encouraged to provide detailed statements and drawings of how their development integrates with its surroundings.
- 25 Planners should note that large developments and estates in a uniform 'modern style' are inappropriate for Rearsby as they clash with our distinctive but varied architectural and stylistic heritage. They are also inappropriate for the scale of our village and its relationship with its environment.
- 26 Building architects and designers should note that any affordable housing – where a need is identified by the village – should not mean design which is inappropriate to our rural setting.
- 27 Villagers should be amenable to innovative building design and practice where this is sympathetic to existing buildings and is responsible.

Conservation

- 28 Farmers should preserve and creatively reuse old farm buildings, encouraging good design and careful siting of any new agricultural buildings.
- 29 The Parish Council should bring to the attention of the Borough Council any buildings or structures they think should be listed to protect them from destruction, dilapidation, or unsympathetic development or alteration. They could encourage the Borough Council to carry out a 'buildings at risk' survey to ensure repair and preservation.
- 30 The Parish Council should bring to the attention of the Borough Council the condition of:
 - the mud wall at Manor Farm and along the Rearsby Mill path
 - the old farm buildings on the Melton Road opposite the Wheel and the old barn near the school on Brookside
 - the two-arched brick bridge over the brook in the allotments
 - the brick/granite rubble wall at the top of Brook Street.

All these structures are becoming dilapidated and are in need of repair.
- 31 Developers, householders and builders should aim to preserve our distinctive brick walls with their traditional coping such as the one surrounding Brook House Close.
- 32 The Parish Council should identify the type and level of funding available for heritage projects under the Local Heritage initiative. This could include the development of a Village Trail. Additional funding could be found under Vital Villages once a Parish Plan is developed.

Roads

- 33 Leicestershire County Council should give due attention to traffic calming measures on the Melton Road which have a rural character once the bypass is in place – rather than just using traditional traffic calming more appropriate to an urban setting.
- 34 Developers, farmers, landowners and householders should ensure that the leafy approaches to Rearsby from Gaddesby, East Goscote, Thrussington and Brooksby are preserved and enhanced. This should include appropriate repair of hedgerows and planting of trees.
- 35 Householders should maintain the open-fronted aspects of their gardens which border roads and their grass verges

- 36 The County Highways Authority should pay more attention to village character and appearance in road design. They should discourage as far as possible the use of urban style materials inappropriate to a rural setting.

Paths

- 37 Everyone should respect legal rights of way. Farmers should not plough across designated footpaths or go right up to the hedge where a footpath exists. This includes the Leicestershire Round across the railway line towards Thrussington Mill.
- 38 The Leicestershire Round must be maintained and protected as an asset for everyone in Leicestershire.
- 39 Manor Farm, the Pochin Estate, the Parish Council and other interested parties should discuss the issue of Bog Lane with a view to maintaining it as a traditional village walkway, preventing development there, and restoring it. Restoration could include the reinstatement of the footbridge over the brook.
- 40 Leicestershire County Council should preserve paths, stiles and kissing gates and keep them in a state of good repair.

Street furniture

- 41 The Parish Council should draw up a style statement for street furniture and utilities, in consultation with Charnwood Borough Council, to encourage a style which is appropriate to our village setting. This to include bus stops, bus shelters, lampposts, street signs, utility sub-stations, telegraph poles, telephone boxes, traffic signs.
- 42 The Parish Council, as part of their style statement, should favour a colour scheme for street furniture and utilities which is appropriate to a rural setting such as black or green.
- 43 The Parish Council should encourage Leicestershire County Council to provide street lighting which avoids glare and faces downwards.
- 44 The Parish Council should ensure railings are not of the concrete and scaffolding type. They should encourage Leicestershire County Council and English Heritage to provide the type of railings that are conducive to a rural setting such as the black iron railings bordering the bridge. They should try to get the railings along Brookside replaced with more appropriate ones.
- 45 The Parish Council should encourage the County Highways Authority to replace the footbridge railings at the junction of Station Road and Brookside with some that are more appropriate to their setting.
- 46 The Parish Council should ensure noticeboards are wooden and maintained in a state of good repair.
- 47 The Parish Council should provide more wooden benches in appropriate locations such as the park and the football field.

Utilities

- 48 The Parish Council, as part of their style document, should try to ensure utility providers camouflage unsightly gas and electrical sub-stations, place unsightly cables underground (where feasible), and make sewer pipes and vents unobtrusive.

REARSBY NEIGHBOURHOOD PLAN

2018-2036

