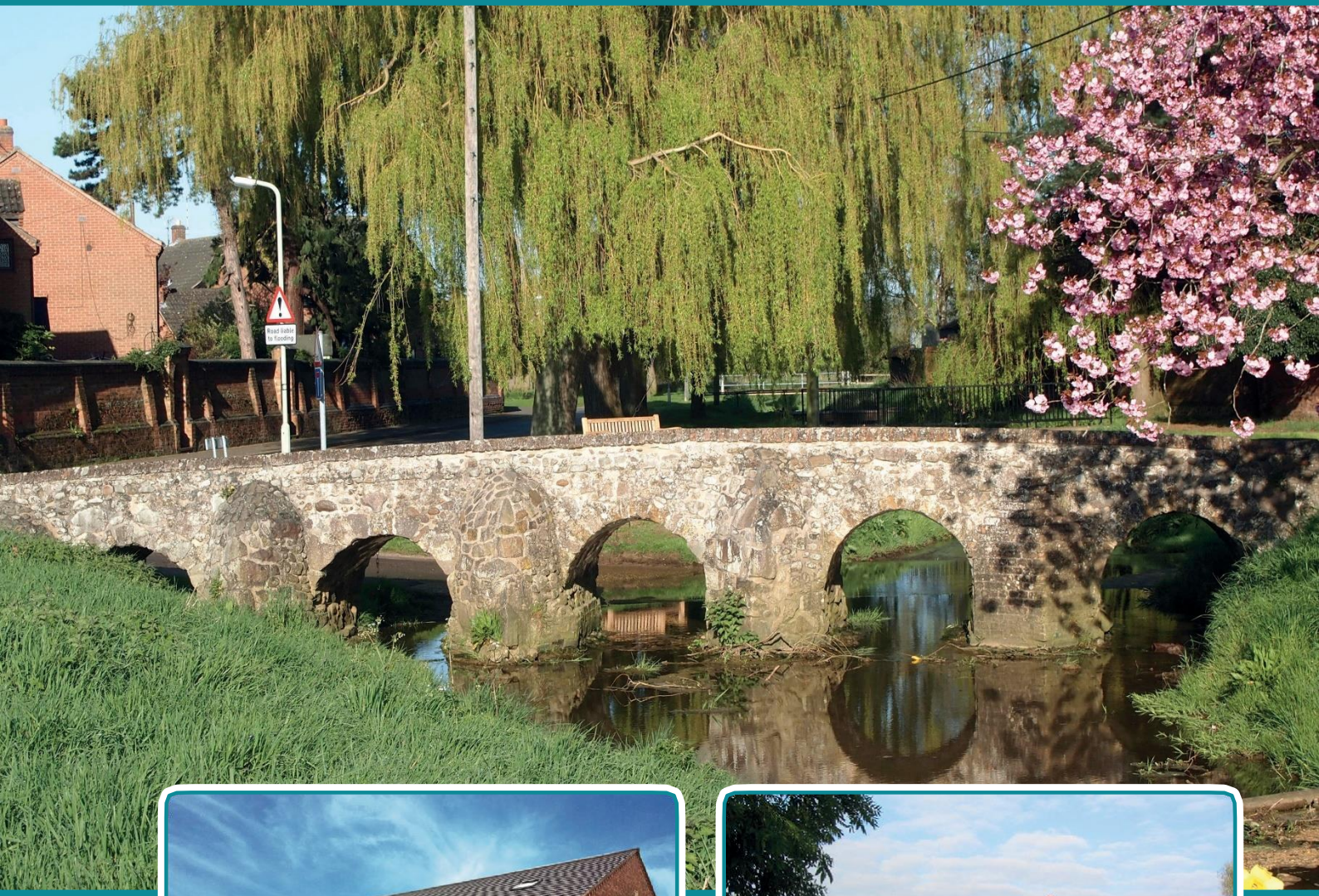


# REARSBY NEIGHBOURHOOD PLAN

2018 – 2036



SUBMISSION VERSION FEBRUARY 2021

# C O N T E N T S

## Foreword

1.	A profile of Rearsby Parish	5
2.	The context for Rearsby Neighbourhood Plan to 2036	7
3.	The Vision and Objectives for Rearsby Parish towards 2036	14
4.	Neighbourhood Plan Policies:	17
	R1 - Design	19
	R2 - Promoting effective use of land - Area of Local Separation	23
	R3 - Promoting effective use of land –Limits to Development	25
	R4 - Housing issues :	25
	<i>R4A Housing Mix</i>	26
	<i>R4B Exception-site development</i>	28
	R5 - Building a Strong and Competitive Economy	29
	<i>R5A Existing Employment Opportunities</i>	29
	<i>R5B New employment development</i>	31
	R6 - Promoting Healthy and Safe Communities	31
	<i>R6A Local Green Spaces</i>	32
	<i>R6B Important Open Spaces</i>	34
	<i>R6C Important Views</i>	35
	<i>R6D Community Facilities and Amenities</i>	37
	R7 - Conserving and Enhancing Rearsby’s Natural Environment	40
	R8 - Conserving and Enhancing Rearsby’s Historic Environment	42
	R9 - Flood Risk	43
	R 10 - Promoting Sustainable Transport	45
5.	The implementation and monitoring of the Neighbourhood Plan	46
	Appendix A. Policy Maps	
	Appendix B. Guidelines from ‘Rearsby Village Design Statement, 2002’	
	Appendix C. Important Views	
	Appendix D. Local Heritage Assets	
	Appendix E. Local Green Space and Open Space Assessments	

## FOREWORD

This is the Neighbourhood Plan for the parish of Rearsby in the Charnwood area of Leicestershire for the period through to 2036.

The community of Rearsby are extremely proud of its history which stretches back to medieval times, boasting an 13th century church at the heart of the village.

The doomsday book of 1086 records the village when the packhorse bridge was originally a wooden structure but was rebuilt in its current mainly granite form in 1714 and still allows a pedestrian crossing of the brook which is situated in the conservation area within the village centre.

This area also sees a working farm across the historic ford of the brook, which is lined along its banks by 24 mature willow trees. The farm is grade 2 listed and described as Manor Farm and Outbuildings with Barn, Pigeon House and the Mud wall.

In addition to the Church as a place of worship there is the old Wesleyan Methodist Chapel (now converted to business premises) on the main road through the village and evidence of a peaching stone that Wesley himself preached from, to members of the village in 1753. Along the same stretch of road can be found a number of grade 2 listed Alms houses dating back to 1862, originally constructed by the local Pochin family.

This Neighbourhood Plan represents one very local part of the overall planning context for development in the parish over this period and will sit alongside the Core Strategy for the Borough of Charnwood and the Charnwood local plan.

The opportunity to create local Neighbourhood Plans was introduced through the Localism Act of 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 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 years up to 2036. It identifies that "sustainable development" for the parish community will need to prioritise actions and provisions affecting such topics as:

Suitability and affordable housing

Protection of the Natural and Historic environment

Maintaining local employment opportunities

The Safeguarding of community facilities

This plan represents the culmination of many hours of people's hard work within the community and their dedicated support for their parish.

The 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.

We received many helpful comments following pre-submission consultation and have taken the opportunity to restructure the Neighbourhood Plan in line with the comments received and to tighten up and clarify some of the policies.

The Submission version of the Plan therefore looks very different from the pre-submission version which was subject to formal consultation, however the substance of the document remains the same as before and we hope that you will agree that it is now easier to read and makes a stronger case for the policies with the evidence in support of them being placed immediately before the policies themselves.

**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 splits the total parish area into two almost 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 were 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 youth (21.3%) aged between 0-17. 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 below 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.

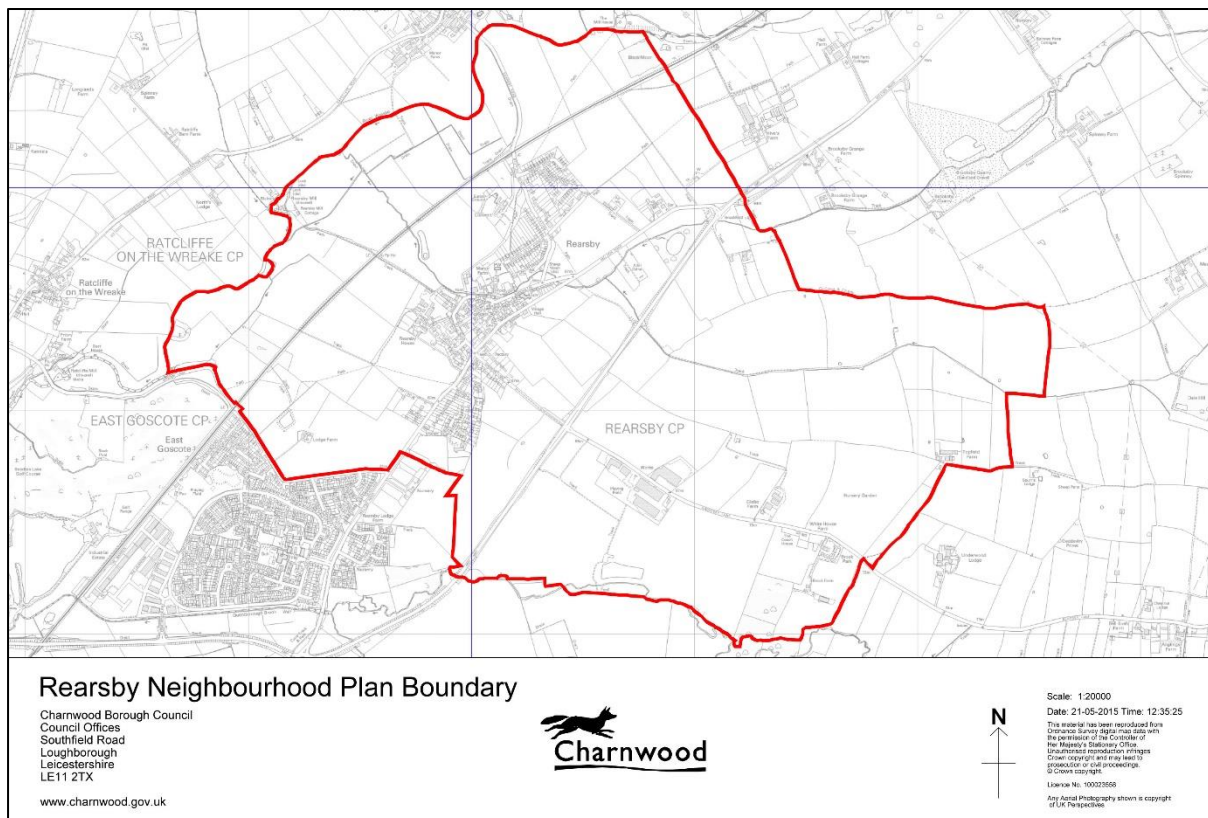


Figure 1. Designated Area of Rearsby Neighbourhood Plan

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).

## 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 Basic 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 2019 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 planned. 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 to cover a longer period 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.

**2.29** The consultation draft of the Local Plan sets a target for an additional 160 residential units to be delivered through Neighbourhood Plans in nine of the fourteen 'other settlements' between 2019 and 2036.

**2.30** The draft Local Plan allocates a site for 47 dwellings in Rearsby. It is considered that further residential growth over and above this can be met through windfall development in the Parish.

## 3. THE VISION AND PRIORITIES FOR REARSBY PARISH TOWARDS 2036

### The Vision

3.1 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

3.2 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.

### Sustainable Development through the Neighbourhood Plan

3.3 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.

**3.4** 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

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

**3.5** 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

**3.6** 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.



## Neighbourhood Plan Policies

**3.3** 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.

**3.4** 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

## Policy Maps

**3.5** The Policy Maps denote the main proposals for the Rearsby Neighbourhood Plan area. These denote key principles for the designation and future use of land across the Neighbourhood Plan area.

## 4. NEIGHBOURHOOD PLAN POLICIES

**4.1** 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.

**4.2** 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.

### 4.1 Design

**4.3** The Rearsby Neighbourhood Plan to 2036 takes a positive approach to proposals that contribute to sustainable development in the Plan 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.

**4.4** The Parish of Rearsby has a long and interesting history, resulting in a wide array of heritage assets, attractive landscapes and a distinctive local character.

**4.5** The biggest challenge facing the future of Rearsby is to balance the desire to protect the character of the village with the need for it to grow and evolve in a sensitive and proportionate manner in order to sustain the community and its facilities.

**4.6** The policy seeks to reflect the design principles which the community believes will help to achieve this aim. They reflect the outcome of consultations with residents and community organisations all of which showed broad unanimity of views. The overall aim is to protect the village of Rearsby so that it retains its character within a unique and distinctive Parish. This can be achieved by the use of the planning system to respond sensitively to the wide range of historic buildings, structures, landscapes and archaeology situated within the Parish. These

assets form many of the key characteristics of the Parish, and future development should seek to enhance, reinforce and preserve this distinctive historic environment.

**4.7** New development proposals should be designed sensitively to sit within the distinctive settlement patterns of the village of Rearsby Existing settlement patterns have grown incrementally over time. The buildings date from many different periods, providing a richness and variety of styles and materials. This traditional rural character should be enhanced by new development and schemes should be designed to ensure that new buildings sit comfortably within the existing settlement pattern and are respectful of their surroundings.

**4.8** The community consider it to be important that new residential development is of the highest standard to ensure that it is in keeping with the majority of residential properties in the village. It is not considered necessary to have a uniform series of properties that all look the same, rather to ensure that new developments respect the features of buildings which make Rearsby a desirable place in which to live. Non-traditional forms of building including system-built dwellings are supported.

**4.9** New development proposals should be designed sensitively to ensure that the high-quality built environment of the Parish is maintained and enhanced. New designs should respond in a positive way to the local character through careful and appropriate use of high-quality materials and detail. Proposals should also demonstrate consideration of height, scale and massing, to ensure that new development delivers a positive contribution to the street scene and adds value to the distinctive character of the area.

#### POLICY R1    DESIGN

Design proposals will be supported where they can demonstrate compliance, where appropriate, with the principles contained in the 'Rearsby Village Design Statement (VDS) 2002' (Appendix B).

Development proposals should have regard for the following specific building design principles, drawn from the VDS, to a degree that is proportionate to the development:

- a) Any extraction of minerals from Brooksby should not pollute the Rearsby Brook or exacerbate the problem of flooding in the village.
- b) Development 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. Proposals should use appropriate materials and careful design, siting, and landscaping techniques.
- c) 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 should be avoided.
- d) The planting of indigenous species of trees in the village landscape is supported. This could also include trees within hedgerows to enhance biodiversity. Ash, elm, pedunculate oak, willow and yew are our local indigenous woody species.
- e) 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.
- f) Development should not adversely affect the spatial characteristics of Rearsby. 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.
- g) The use of red brick in new developments is supported as it most of all reflects Rearsby's building heritage, whilst not precluding other materials such as blue brick, traditional render and rubblestone.
- h) The reuse of existing building materials to maintain continuity with the past is supported because they are sustainable and locally distinct.
- i) The use of traditional roofing materials in redevelopment such as Swithland slate, Welsh slate, and clay pantile is supported.
- j) The following stylistic features in Rearsby are to be used wherever possible: 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 and high red brick walls with varying types of coping.

- k) Architecture should reasonably reflect the shapes, sizes, patterns, layouts and colours of adjoining buildings. Pointing should reflect original style, thickness and material.
- l) Large developments and estates in a uniform 'modern style' are inappropriate for Rearsby as they clash with the distinctive but varied architectural and stylistic heritage. They are also inappropriate for the scale of our village and its relationship with its environment.
- m) Innovative building design is supported where this is sympathetic to existing buildings.
- n) The preservation and creative reuse of old farm buildings is supported, encouraging good design and careful siting of any new agricultural buildings, and
- o) The preservation of Rearsby's distinctive brick walls with their traditional coping is supported.

## 4.2 Promoting effective use of land: Area of Local Separation

**4.10** 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).

**4.11** 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.

**4.12** 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.

**4.13** 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).

**4.14** 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 in the Proposal Maps.

**4.15** The Area of Local Separation (ALS) between Rearsby and East Goscote is highly valued by the residents of Rearsby village. The two villages are very different in all things, history, appearance, facilities and layout. Rearsby was mentioned in the Domesday book, has a 13th century church, an ancient monument in the Severn Arch Bridge and a designated Conservation Area which has 22 listed buildings within its boundaries. It is an ancient village with winding streets, a brook with a ford, a farm in the centre of the village with many different types of architecture and building materials it has a very rural feel to the village hidden in the dip of the landscape of the Wreak Valley. The Conker field is surrounded by houses but has ridge and furrow clearly to be seen in the grassed area, a very unusual feature in such a built-up area.

**4.16** East Goscote is a village built on a brownfield site, all laid out uniformly with uniform architecture and building materials build in the 1960’s. The roads are straight and built for the car traffic they take with many amenities shops, garage, school and medical practice. The Village hall was provided by the developer as part of the integrated village they developed. It was all planned out including an employment area.

**4.17** The two villages are therefore widely different in origin, character and appearance and it is the clear wish of the Rearsby residents that the two villages remain separate and do not coalesce. The ALS between the villages is the smallest within the Charnwood Borough and has been designated as an ALS for many years. The CBC Green Wedges evidence document upholds the designation of the existing ALS.

**4.18** There have been a number of speculative planning applications for this specific area of Rearsby where planning applications are made for land within the ALS designation.

**4.19** In order to greater reinforce the ALS we are proposing to extend it on the Eastern side of the Melton Road out to the bypass.

**4.20** The ALS is clearly much appreciated by the residents in our questionnaire and Public Meetings. The protection of the very narrow gap between the two very different villages was articulated by a very significant number of residents. It was seen as vital to keeping the rural identify of Rearsby. We note the SHLAA identifies five sites with potential housing in the 11 to 15 year's timeframe of 213 - an increase of 46% on the current size of the village.

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

Within the places highlighted as 'Area of Local Separation' shown on the Policies Map, (Map 1), applications for new development will only be supported where 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.

Proposals must demonstrate that they will not adversely impact upon the floodplain or the operation of the village brook, including access to it.

### 4.3 Promoting effective use of land: Limits to Development and Open Countryside

**4.21** Historically, communities like Rearsby have been protected against unsustainable or insensitive development by the designation of a Limits to Development. This red-line boundary

is identified within the Local Plan and is in the process of being updated through the Local Plan review.

**4.22** In statutory planning terms, land outside a defined Limits to Development, including any individual or small groups of buildings and/or small settlements, is classed as countryside.

**4.23** It is national and local planning policy that development in the countryside should be carefully controlled. Development will only be allowed where it is appropriate to a rural location, such as for the purposes of agriculture, including (in principle) farm diversification, or if needed for formal sport and recreation uses or for affordable housing provision where there is a proven need.

**4.24** This approach to development in the open countryside is supported through the Neighbourhood Plan to help maintain the unique landscape character setting of Rearsby and retain the open countryside surrounding the village as an attractive, accessible, distinct and non-renewable natural resource.

**4.25** Having considered these issues, the Neighbourhood Plan reinforces the Limits to Development as drawn in the draft Local Plan in order to protect the Parish from unsustainable development proposals. The housing allocation for 47 dwellings in the draft Local Plan alongside windfall development will ensure that sufficient land to meet residential need is available in the right locations.

**4.26** The future land uses will be supported by existing transport and services infrastructure and will therefore be able to avoid encroaching into the countryside.

**4.27** Within the defined Limits to Development, an appropriate amount of suitably designed and located development is acceptable in principle. Focusing development within the agreed Settlement Boundary will support the existing services within the village and protect the open countryside area surrounding the current built form from inappropriate and/or unsustainable development.



**POLICY R3      PROMOTING EFFECTIVE USE OF LAND - LIMITS TO DEVELOPMENT**

Within the proposed Limits to Development shown on the Policies Maps (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 in line with the Local Landscape Character Assessment undertaken by Charnwood Borough Council;
- c) their design respects the significance of heritage assets;
- d) they do not have undue impact on 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 have undue direct or cumulative impact on congestion, or upon road and pedestrian safety.

Land outside the Limits to Development 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.

## 4.4 Housing Mix

**4.28** 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 Limits to Development 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.

**4.29** In the Community Questionnaire completed in summer 2016, over 50% of respondents identified the need for ‘small-scale and affordable housing’.

**4.30** As indicated in paragraph 1.5, Census data reveals a high level of homes in the parish that are detached (77.9%) houses or bungalows, with only 12.5% semi-detached and 8.4% terraced. The figures suggest that there is very modest number of smaller properties (less than 3 bedrooms) in the parish. Some smaller bungalows have been converted into larger properties. This suggests a need for smaller, more affordable housing to meet the needs of an ageing population and to enable young families to access housing locally.

**4.31** This data was brought up to date with a Housing Needs Survey that was undertaken in March 2018. The largest category of responses was from people living in 4-bedroom houses. 60% of respondents were in support of a small number of homes to meet a local need. When asked ‘What type of housing is required in the village?’ the highest responses were in relation to small family homes (36%); homes for elderly people (34%) and homes for young people (30%). No other category of housing achieved more than 15% of support from respondents.

**4.32** 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 HOUSING MIX

Housing development proposals should provide for the existing and future needs of the Parish, taking into account the most up to date assessment of housing need. The provision of smaller homes (3 bedrooms or less) within housing development proposals, especially suitable for young people, young families and older people, including those who wish to downsize, will be encouraged.

Proposals for ‘community-led’ development, such as self-build, land trusts and cohousing developments are supported.

## 4.5 Exception site development

**4.33** 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”, the “size, type and tenure of housing needed for different groups in the community should be assessed”.

**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 should 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’.

### 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

**4.36** Market housing is acceptable within exception sites where demonstrable evidence of viability is provided,

4.37 Development proposals for any incursion by new housing provision outside the Limits to Development (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 Limits to Development, but adjacent to and connected to the existing village, will be supported, subject to the following criteria:

- a) a single development will not exceed 9 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 or social rent provision that meets the identified needs of people with established local connections, in accord with the stated requirements 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.

## Building a Strong and Competitive Economy

### 4.6 Existing employment opportunities

**4.38** There are over fifty businesses located within the parish ranging from small businesses operating from home to national businesses based in offices within the village and on the industrial park. Businesses types include landscaping, accountancy, manufacturing and catering, drawing a workforce that comes from inside and outside the parish boundary.

**4.39** These provide important employment and economic development opportunities for local people. In particular the Rearsby Protected Employment Area on Gaddesby Lane is an important employment location and is identified as an Employment Area on the Proposals Maps.

#### POLICY R5A EXISTING EMPLOYMENT OPPORTUNITIES

Development proposals that result in the loss of an employment use , including on the Protected Employment Area within the Plan area (see Policy Map 7), will not be supported unless it can be demonstrated that the current use is not viable and that all reasonable steps have been taken to let or sell the site or building for employment purposes for a period of at least 12 months, and the proposed use is compatible with neighbouring uses and, where applicable, would not prejudice the continued use of neighbouring land for employment.

### 4.7 New Business 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 Protected Employment Area 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 Protected Employment Area undertaken in 2017, which confirmed the appetite for small-scale local expansion.

**4.44** Beyond the Protected Employment Area, the Neighbourhood Plan recognises that new employment initiatives in the right location can greatly help to boost and diversify the local economy and to provide more local employment opportunities.

**4.45** Overall, maintaining the rural nature of the parish strongly mitigates against any larger scale business development although the existing Protected Employment Area within the Neighbourhood Area does appear to provide some scope for expansion.

**4.46** Any new employment initiatives should be sensitive to the character of the parish. Employment proposals outside of the Protected Employment Area should avoid harmful impacts on other matters agreed to be locally important such as increased traffic flows, parking, residential amenity, the preservation of historic/heritage assets and the local environment.

**POLICY R5B NEW EMPLOYMENT OPPORTUNITIES**

New employment opportunities (including in the Employment Area – see Policy Map 7) 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.
- b) The proposal would not have undue impacts on the local road network, particularly in respect of the volume of HGV traffic.
- c) Appropriate landscaping is built into the proposal, as necessary, to protect landscape character and to reinforce a sense of place and local distinctiveness.
- d) Availability of high quality superfast (of at least 30Mbps) broadband connectivity to be provided where appropriate.

## 4.8 Promoting Healthy and Safe Communities

### Local Green Spaces

**4.47** The Neighbourhood Plan seeks to give sufficient protection to local green space, and to invigorate the community’s enjoyment of such places wherever possible.

**4.48** NPPF 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 (para.100) 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.

**4.49** All potential candidates for designation as Local Green Space (all publicly accessible open spaces with intrinsic community value in or close to the settlement) were surveyed and evaluated using a methodology based on scoring the sites under the above NPPF criteria (see Appendix F). Three sites score more than the agreed threshold for selection (18/25). Their designation as Local Green Spaces ensures their protection for future generations of residents and visitors.

#### **POLICY R6A – LOCAL GREEN SPACES**

Development proposals that would result in the loss of, or have an adverse effect on, the following Local Green Spaces (see Policies Map 3, Appendix E) will not be permitted other than in very special circumstances:

- 1 Conker Field and Spinney
2. St Michael and All Angels churchyard
3. Brookside

**4.50** During the consultations on local priorities and concerns undertaken by Rearsby Parish Council in 2016, ideas for the preservation of ‘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.

## **Open Space, Sport and Recreation**

**4.51** 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”.

**4.52** 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 (Table 5), with the result that “[...access] amenity green space is particularly valuable”.

**4.53** 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 former or current use”.

**4.54** The survey and evaluation of potential Local Green Spaces (policy 4.8) also identified and mapped all existing (Charnwood Borough Council, Rearsby Parish Council) and additional, de facto, open spaces regarded as qualifying (within the CBC typologies) as Open Space, Sport and Recreation (OSSR) sites. Their value as open space within or close to the settlement and as community assets for general amenity, recreation, sports, and as semi-natural greenspace, is recognised in this policy.

**4.55** Their value as open space within or close to the settlement and as community assets for general amenity, recreation, sports, and as semi-natural greenspace, is recognised in this policy.

**POLICY R6B**    **IMPORTANT OPEN SPACES** - The following open spaces in Rearsby (and Map 3) are of high value for recreation, beauty, amenity, tranquillity or as green spaces within or close to the built-up area. Development proposals that result in their loss, or have a significant adverse effect on them, will not be supported unless the open space is replaced by at least equivalent provision in an equally suitable location, or unless it can be demonstrated that the open space is no longer required by the community.

Brookside (map 3, reference 3) (existing Charnwood Borough Council OSSR, in part)

Village Green (3) (Rearsby Parish Council open space)

Bog Lane (4)

Bleakmore Close amenity open space (5)

Melton Road allotments (8)

Village playing field (10) (Rearsby Parish Council open space)

Bluestones play area (11)

## Important Views

**4.56** As noted in *Landscape Character / Open Spaces* (page 4) Rearsby's location beside the river Wreake, in the centre of its broad valley and surrounded by higher ground, means that there are extensive views across and along the river valley, looking out from the core of the village, and back towards it from vantage points in Ratcliffe, Thrussington, Brooksby and Gaddesby. Although these inward views have primary viewpoints outside the Plan Area, the views themselves can be enjoyed from anywhere between the viewpoints and the common objective (Rearsby village) and depend for their value on protection within the Plan Area.

**4.57** The viewpoints shown in map 4 are therefore the origin within the Plan Area of these extensive 'gateway' views of Rearsby village. The same view-lines can be appreciated from the village outward.

**POLICY R6C** IMPORTANT VIEWS – Development proposals should, whenever possible, respect and protect the views listed here and shown in Policies Map 4 (details in Appendix C) by ensuring that the visual impact of development on these views is carefully and sympathetically controlled.

1. South from the crossing of the river Wreake at the Plan Area boundary to Rearsby village
2. Southwest along Melton Road at the Plan Area boundary with Brooksby to Rearsby village
3. From Melton Road at the Plan Area boundary north toward Rearsby village and across open countryside to the northwest
4. From the footpath crossing of the A607 road (which obscures the view from the Plan Area boundary with Gaddesby) west along Gaddesby Lane to Rearsby village.

## Community Facilities and Amenities

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

### Community facilities available in the parish

**4.59** The 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).

**4.60** 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”.

**4.61** 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.

**4.62** 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**

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

(‘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.)

**4.63** 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 are as stated in the policy:

**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.

#### POLICY R6D 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, Beardsley’s Village Store, Public bus route

New development proposals which impact adversely on the function 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 and in an equally accessible location.

## 4.9 Conserving and Enhancing the Natural Environment

**4.64** 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.

**4.65** The negotiations to agree the local planning agreement for redevelopment of the Convent site and bring a site such as the Conker Field and Spinney into local community ownership also identified a readiness that sites of natural environment significance should 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

**4.66** 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).

**4.67** 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”.

**4.68** 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”.

**4.69** The “Landscape Character Assessment 2012” (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.

**4.70** 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”.

**4.71** 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.

**4.72** 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 a LWS);
- Wet woodland designated as Local Wildlife Site W6514/1, with crack willow dominant and meadowsweet abundant in the ground flora.

#### POLICY R7 CONSERVING AND ENHANCING THE 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;
- f) avoid harm to the following key natural features of the village that have been identified as locally important :
  - (i) 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;
  - (ii) the paddocks and private garden areas on the southern side of the brook along Brookside; and

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.

## 4.10 Conserving and Enhancing the Historic Environment

**4.73** The Neighbourhood Plan supports the existing Conservation Area status that exists within part of the core of the village (identified on Map 5) 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 in 2010.

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

### Conservation Area

**4.75** The area shown in map 5 was designated by Charnwood Borough Council as a Conservation Area in 1975. Protection of all heritage assets, including key unlisted buildings, via the Planning System is provided by policies in the Local Plan (2011, Adopted 2015) and the NPPF (2019).

### Local Heritage Assets

**4.76** To supplement the register of Listed Buildings and Scheduled Monument in the Plan Area (Historic England), Charnwood Borough Council (through the Conservation Area appraisal, 1975) and Leicestershire County Council (Historic Environment Record) have recorded seven buildings and structures of at least local heritage significance, as below. Their locations are shown in map 5, while supporting evidence forms appendix D.

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

POLICY R8 CONSERVING AND ENHANCING THE HISTORIC ENVIRONMENT – LOCAL HERITAGE ASSETS - The structures and buildings listed here (and Policy Map 5) are local non-designated heritage assets. They are important for their contribution to the layout and characteristic mix of architectural styles in the village, and their features and settings will be protected wherever possible. The local benefits of a development proposal, or of a change of use requiring planning approval, affecting them should be judged against their significance as heritage assets.

Leicestershire CC Historic Environment Record *Non-Listed Buildings*

Dovecote, Brook Street (west side) (MLE15170, on map 5)

Methodist Chapel, Melton Road (MLE15727)

Stables to rear of Old Hall, Mill Road (MLE188290)

Former railway station, 67 Station Road (MLE22488)

Lodge Farm, Broome Lane (MLE23116)

The Grange, Grange Avenue (MLE23742)

Old Convent, Station Road (MLE23743)

Local List structures and buildings (this Plan)

John Wesley preaching stone (Map 5 reference RLL01)

St Michael and all Angels school (original part) and schoolhouse (no. 17 Mill Lane) (RLL02)

Pochin Estate Cottages (nos. 1794-1800 Melton Road) (RLL03)

Ridge and furrow

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.

## 4.11 Flood Risk

4.77 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), as shown in map 6.

**POLICY R9** FLOOD RISK – Development proposals will be required to demonstrate that:

- a. A sequential approach in respect of flood risk has been taken into account when determining the proposal’s location (see Policies Map 6);
- b. the design includes, as appropriate, sustainable drainage systems (SuDS), surface water management measures and permeable surfaces;
- c. there will be no resulting increase in the risk of flooding downstream.

## 4.12 Promoting Sustainable Transport

**4.78** 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.

**4.79** 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).

**4.80** 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).

**4.81** 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).

**4.82** 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.

**4.83** 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.

POLICY R10: 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 supported where 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; and
- d) support the retention of local bus services at levels that are in line with community demand.

## 5. THE IMPLEMENTATION AND MONITORING OF THE REARSBY NEIGHBOURHOOD PLAN

### Working in Partnership

5.1 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
- 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

5.2 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. 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).

**5.3** 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

**5.4** 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

**5.5** 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 largely in place – need to roll out to few remaining areas
- 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
- Conker field and Spinney improvements new Fencing and Kissing Gates, Survey of all trees and maintenance work, Planned replacement tree planting of Horse Chestnuts

so it remains the Conker Field. Planned benches, litter bins and signage recognising the donation. Wildlife habitat management in the Spinney.

- Village walking Trail maps showing benches, litter bins and dog bins and village shop takeaway.
- Benches to be installed at appropriate viewpoints and open spaces in the village.
- Tree planting in the village to maintain our tree numbers for the future.
- To survey hedgerows in the village and work with landowners to maintain and replace where needed to promote wildlife diversity.
- Replacement of concrete and scaffold pole railings in the village

## Monitoring and Review

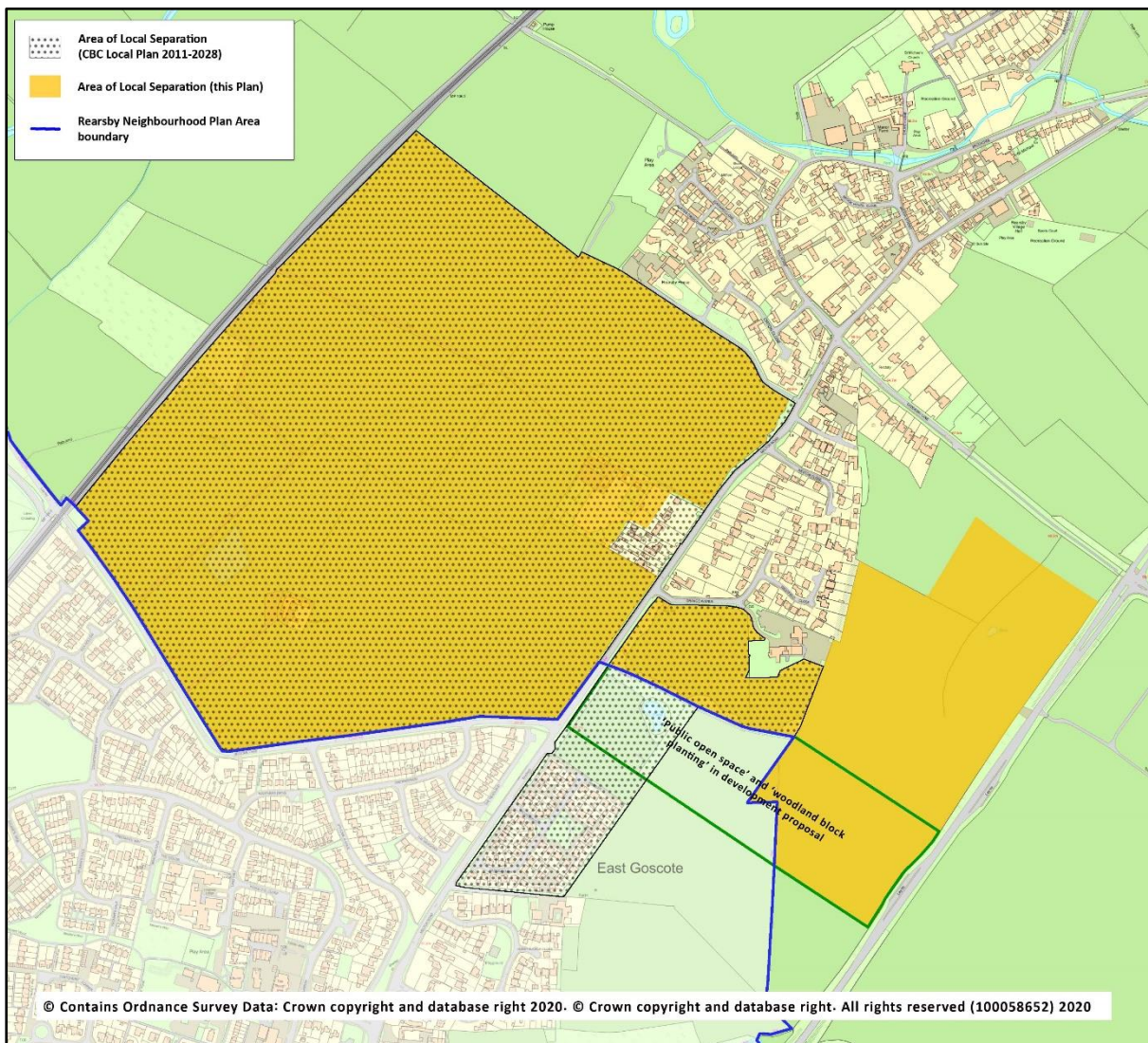
**5.6** The Parish Council intends to conduct a review of the operation of the Neighbourhood Plan on a rolling three-year basis and publicise the results to the local community.

**5.7** 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.

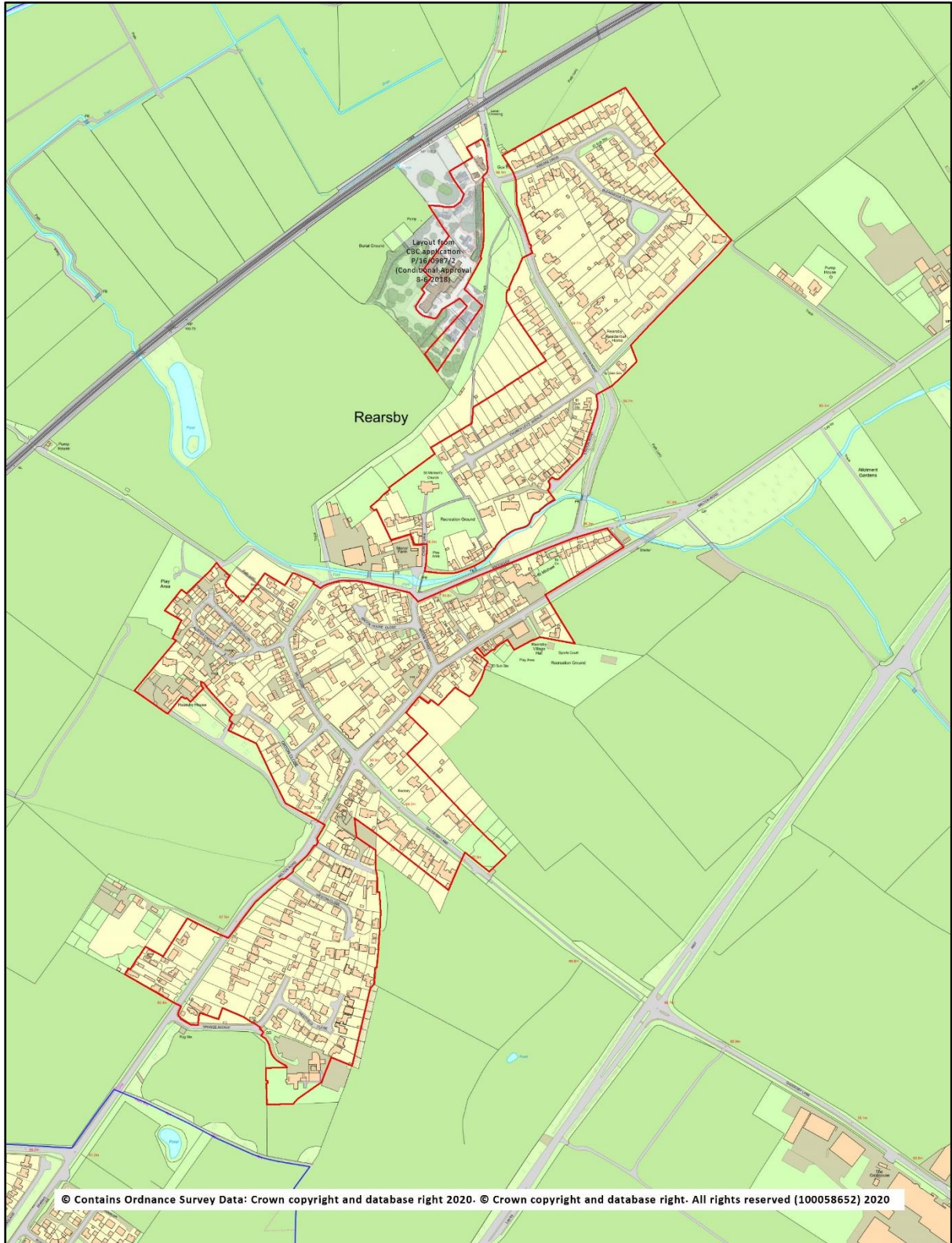


# APPENDIX A: POLICY MAPS

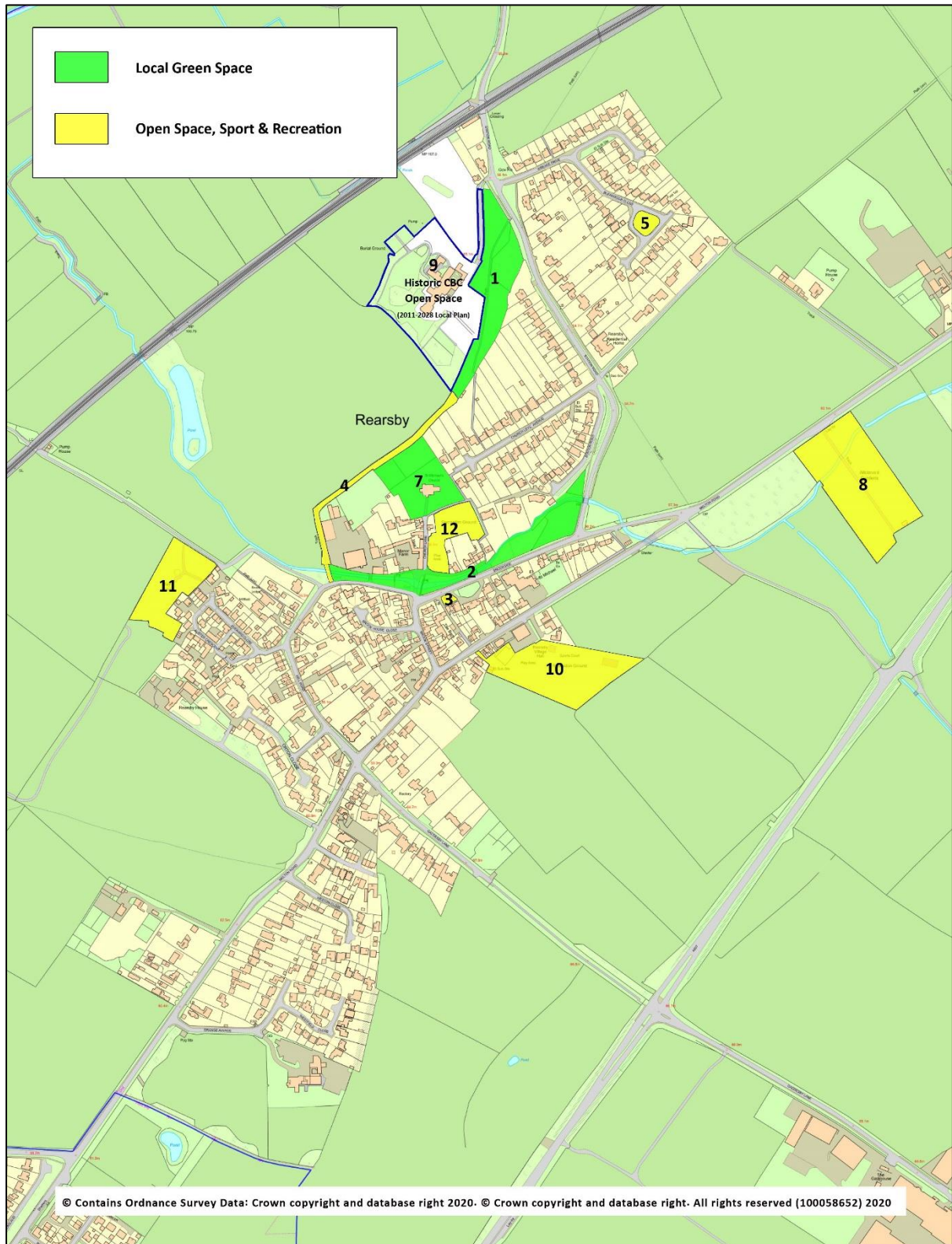
## Map 1. Area of Local Separation



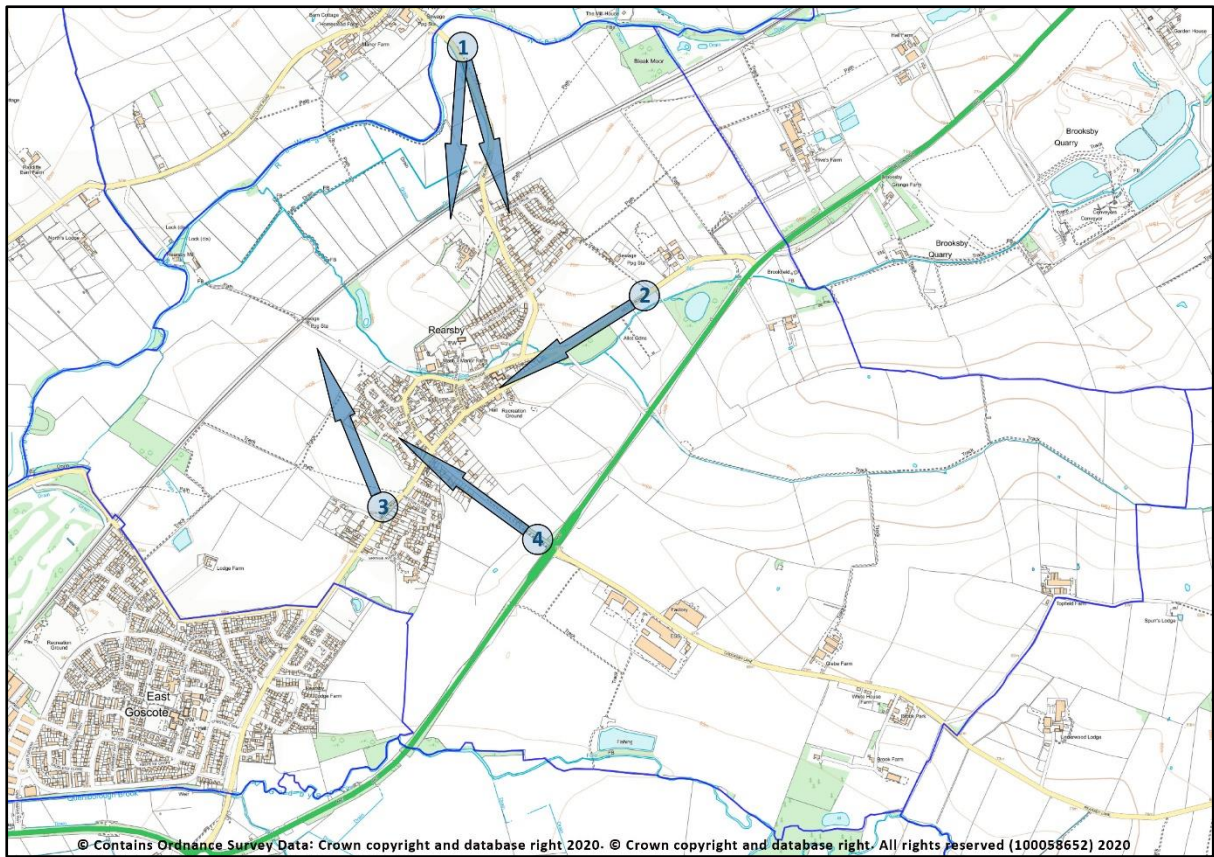
## Map 2. Limits to Development



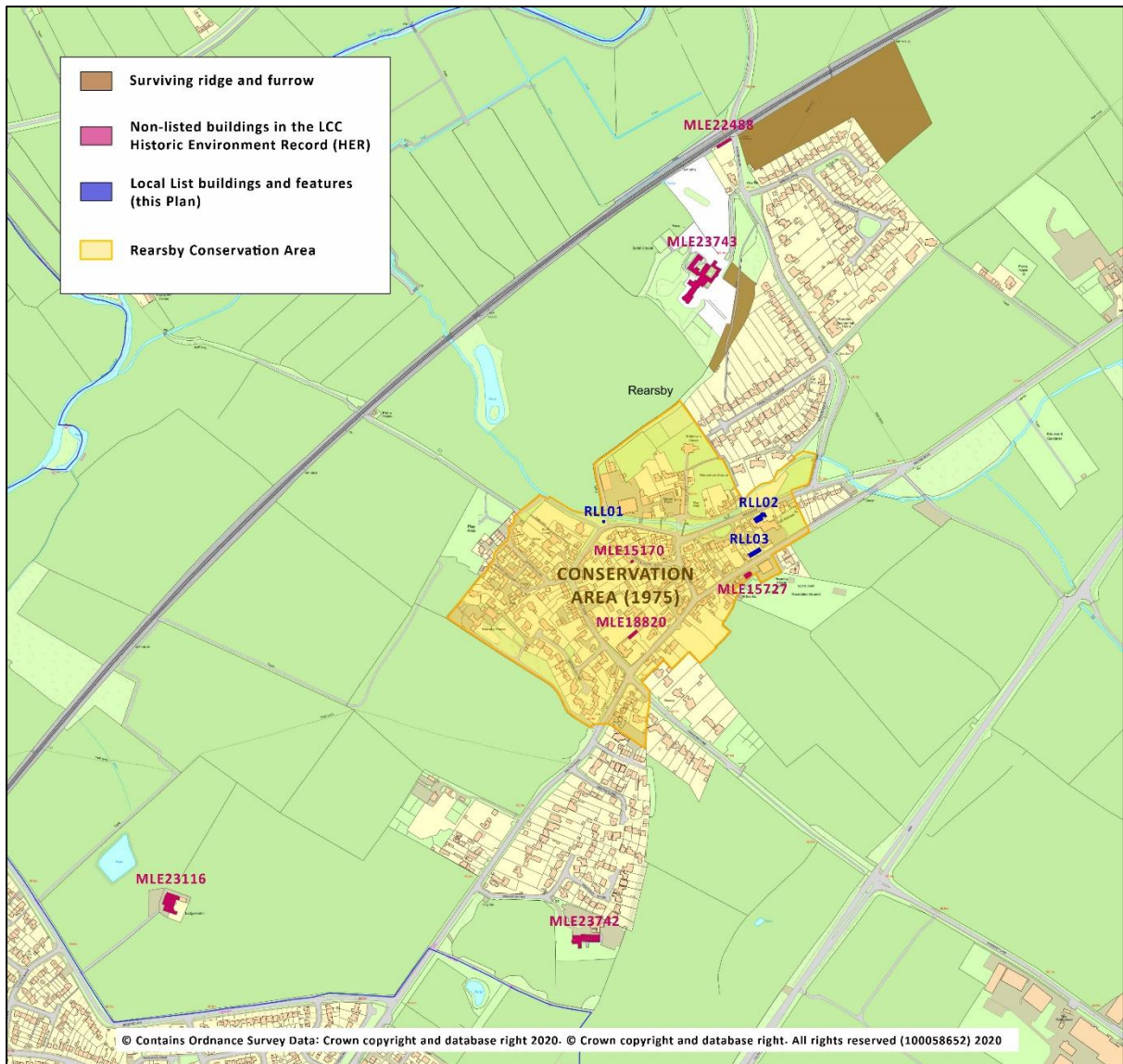
Map 3. Areas designated as Local Green Space and Important Open Spaces



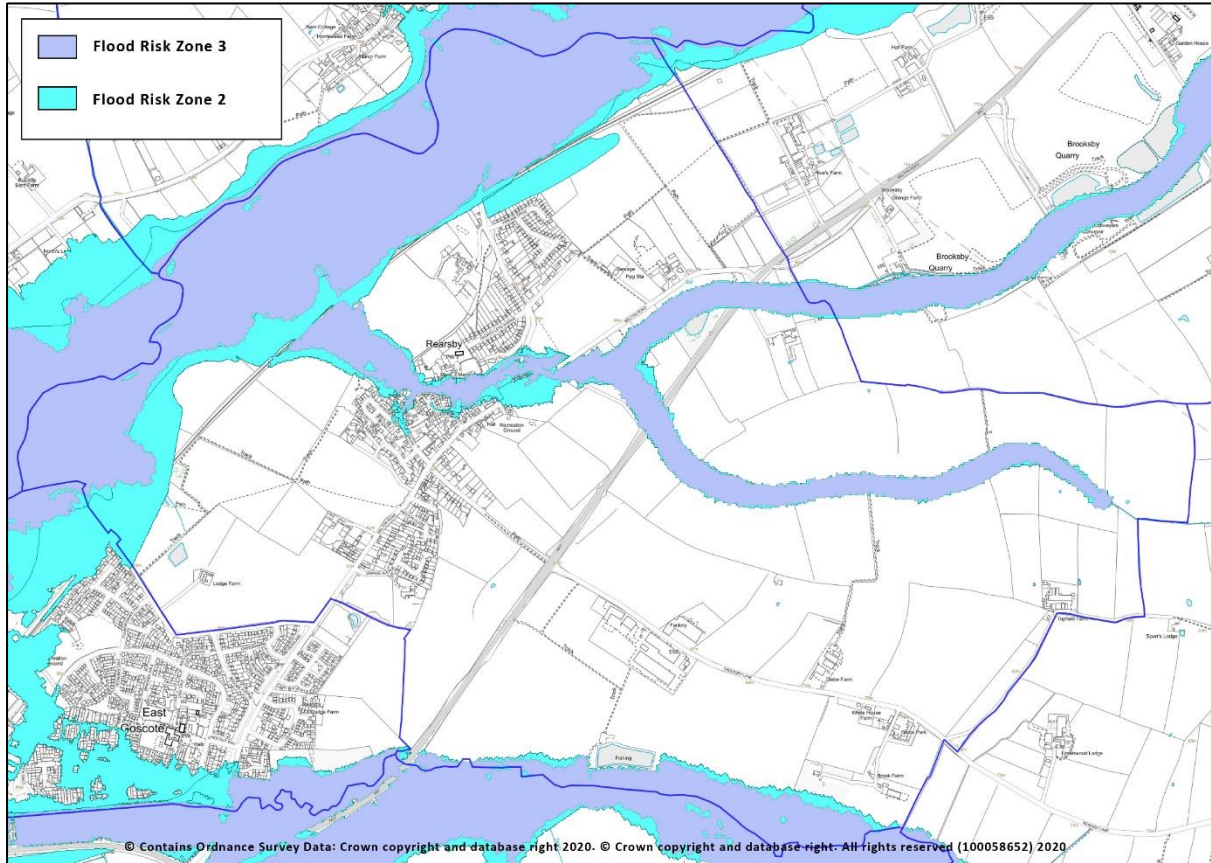
Map 4. Important Views



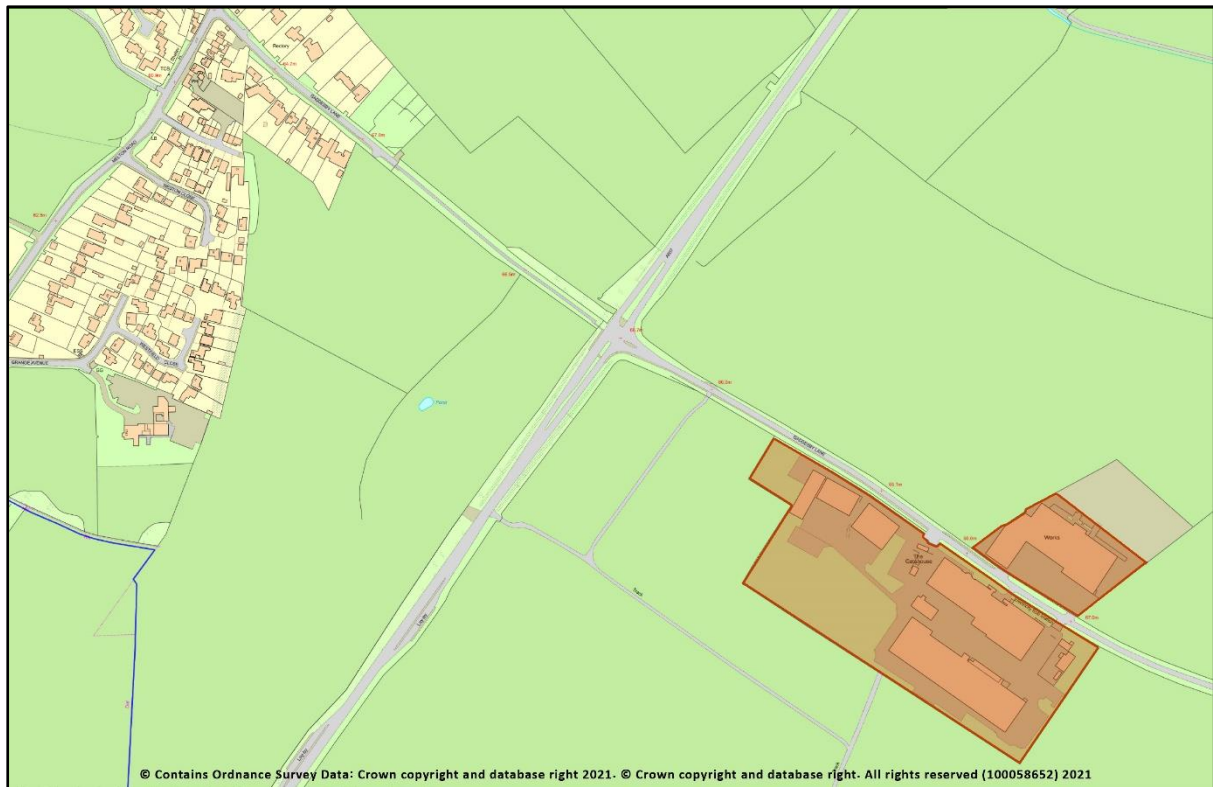
Map 5. Non-designated Heritage Assets and Ridge and Furrow



Map 6. Risk of Flooding from Rivers: Environment Agency mapping (Correct at time of submission)



Map 7. Protected Employment Area In the Plan area.



## 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 affects 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.

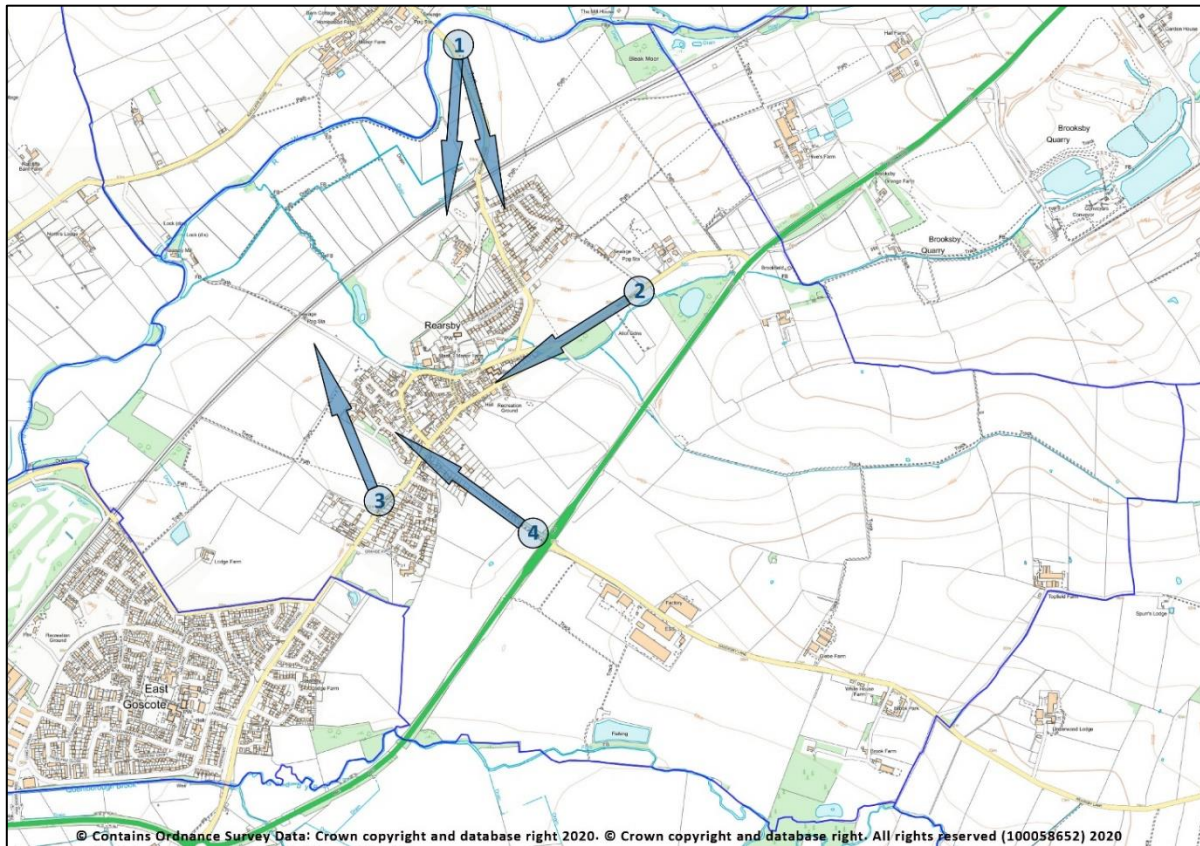
*Utilities*

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.

## APPENDIX C.

### Important Views

#### 1. location map



#### 2. Descriptions and images

1. From the crossing of the river Wreke at the Plan Area boundary with Thrussington, south along Rearsby Road / Station Road, across the floodplain meadows via a raised walkway and over the railway level crossing toward Rearsby village.



2. Southwest along Melton Road, entering the Plan Area from the Brooksby direction, with spinneys on either side of the road framing the view toward Rearsby village in the distance.



3. From Melton Road on the approach to Rearsby village from East Goscote, the contrast between the 20<sup>th</sup>-21<sup>st</sup> century housing estates of the latter with the open countryside and rural nature of Rearsby is shown by the view particularly to the northwest, with the edge of Rearsby itself just in sight.



4. From the footpath crossing of the A607 road (Rearsby by-pass) along the stub of Gaddesby Lane, with open fields on either side, to the outskirts of Rearsby village.





## APPENDIX D.

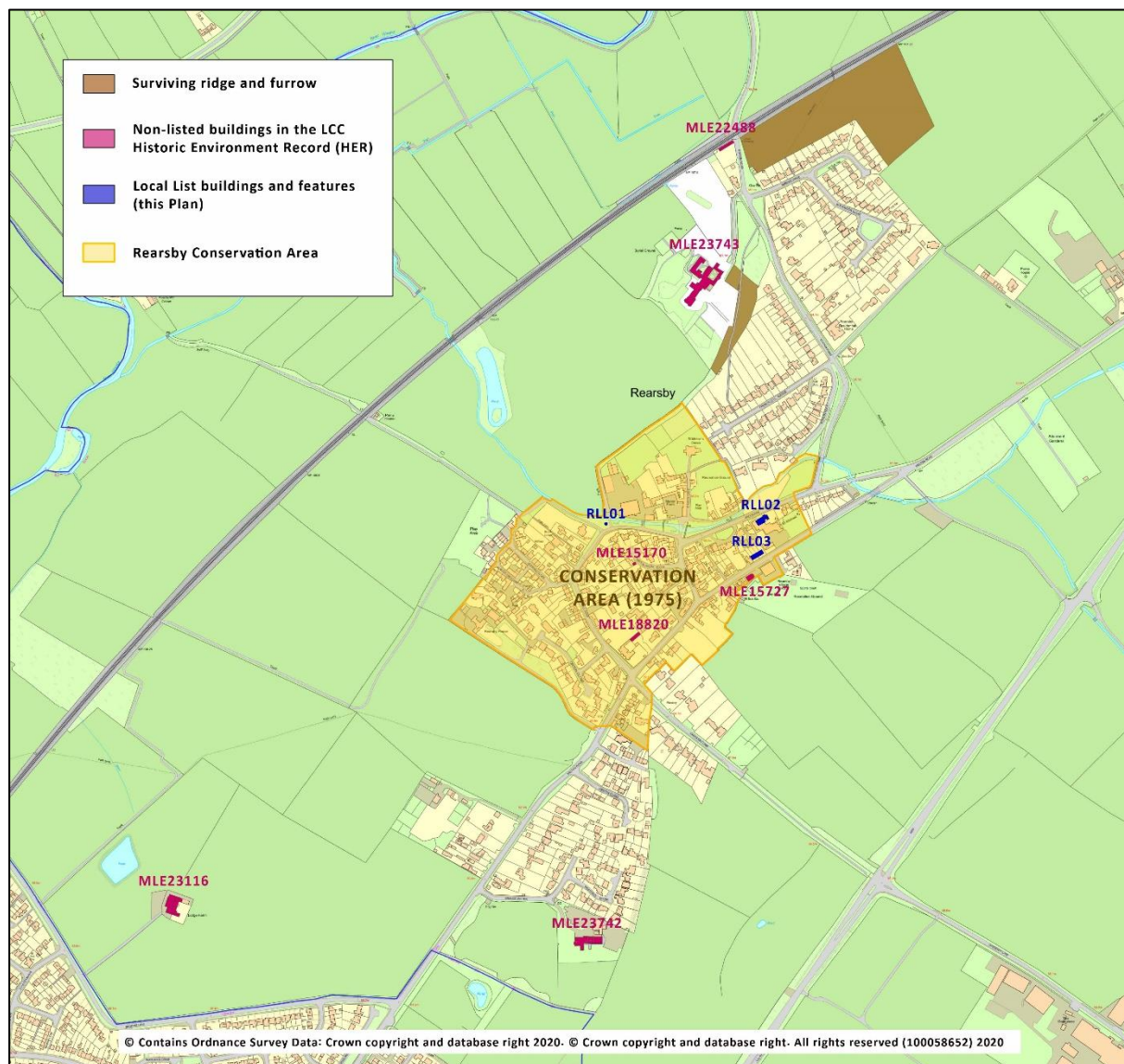
### Local Heritage Assets (Non-Designated Heritage Assets)

Rearsby is a small (462 houses) rural village of about 1000 people in the Wreake Valley between Melton and system. It is a medieval village noted in the Domesday book of 1086, the entry reads

*Re[d]resbi: Ingold from Robert de Bucy; Hugh Burdet from Countess Judith; Earl Hugh, formerly Earl Harold. 2 mills*

The village has a very rural feel with a medieval bridge and ford over a brook, a Grade II listed working farm in the centre of the village, and an area of paddocks and green space with 24 mature willow trees running east west through the village. The village has grown over the years and has many different styles of architecture and building materials.

#### Location map



## Evidence base

1. 'Non-Listed buildings' in the Leicestershire County Council *Historic Environment Record***MLE15170 Dovecote, Brook House Close**

Dovecote, dated 1754; brick with Swithland Slate ridge roof. Single segmental arched doorway to ground floor, and a squared upper light. Coped gables, plain brick eaves cornice. Dated on a slate with initials WP. Previously a Listed Building but Listing now revoked; integrated into a house/extension

**MLE15727 Rearsby Methodist Chapel**

A [redundant] Wesleyan Methodist Chapel dating to 1849. It has a broad three bay front with a central tablet that says, 'House of God'. The chapel was surveyed by architects in 2005 due to proposals to convert it – now converted.

**MLE18220 Stables to rear of Old Hall, Mill Road**

Two storey three bay stable building, possibly with C17th origins. When surveyed in 2011 the ground floor bays were used as two stables and a garage and the upper floor bays had been converted to residential. The building recording in 2011 noted three phases:

- 1) Timber framed building
- 2) Extended and rebuilt in brick (narrow C18th brick)
- 3) Extended late C18th/early C19th - 2 bays at the south end are larger brick

The two stables contain historic fittings

**MLE22488 Former Rearsby railway station, 67 Station Road**

Railway station on the Midland Railway line, opened 1846 and closed 1951. Converted into a house. Red brick, built in a Gothic style, with a slate roof. now Private Houses with platform removed. Built 1846/8. Closed 1951. Design attributed to Leicester architect, William Parsons, Surveyor to the Syston-Peterborough railway. Severe red brick, stripped Tudor Revival. Steep pitched roof with upstanding end gables and pitched roof dormers. 1 gable with decorative barge boards. Stone copings to end gables and kneelers. Roof reclad with concrete tiles. 2 storeys including attic. Squat ridge stacks with corbelled heads. Chamfered stone lintels and stone cills. Hood mould above former main entrance. Generally, casement windows.

**MLE23116 Lodge Farm**

Post-medieval [18<sup>th</sup> century] farmstead, appears on 1814 OS surveyor's drawing

**MLE23742 The Grange, Grange Avenue**

Originally Rearsby Grange, built as a private House. Now offices for an Insurance Company. Late C19, combining Tudor and Domestic Revival elements. Perhaps extended and remodelled C20. Red brick with inset half timbering to entrance gable. Multi gabled clay tile pitched roofs. 3 storeys. 5 tall Tudor style ridge and gable stacks.



Asymmetric 'T' plan. Stone dressings to window openings some with stone mullions and transoms. Generally casement windows.

#### MLE23743 Sisters of St Joseph and Peace Convent building

Originally a private House known as Church Leys House. Commissioned by Hollingworth. Built 1883, confirmed by stone plaque on garden facade. Stable block added by Fitzherbert, 1911. Now a Convent, purchased by The Sisters of St Joseph of Peace, 1945. House and stables little altered. Essentially Arts & Crafts/Domestic Revival in character. Well preserved interior including staircase and terrazzo floor to entrance hall. Generally, red brick with tile hanging to square gables and stone string courses. Half timbered gables. Multi-pitched and gabled plain clay tile roofs with terra cotta ridge and finials. 2 & 3 storeys with dormers. Tall ridge, gable and side wall stacks. Generally stone dressed openings with casement windows. Extensive C20 additions. Now converted to private accommodation.



## 2. Local heritage assets identified for this Neighbourhood Plan

### RLL01 John Wesley's preaching stone

A large, rounded boulder of granite (it is a *glacial erratic* brought here by ice sheets during the Ice Ages) now set among trees and brook-side lawns in commemoration of its being the site, around 1758, where John Wesley, a founder of Methodism, preached one of his outdoor sermons to local people. Link with Rearsby Methodist Chapel MLE15727.



### RLL02 St Michael & All Angels C.E. primary school and schoolhouse

A Victorian (1872) village school with its integral master's house. Brick (red with blue decorative courses) and stone (window frames, cills and decorative detailing, slate roof with ornamental ridges, ornamental chimneys).



### RLL03 Pochin Estate cottages, nos. 1794-1800 Melton Road

A set of four terraced cottages on the west side of Melton Road. These terraced cottages only have a single door for each cottage at the rear of the block with a communal central archway for access to three cottages with the fourth using a side entrance at the end of the block. The row is attached to another property at one end. A shield with the initials WAP and date 1878 sits above the central archway. A row of outside toilets at the end of the gardens are now used as garden sheds



# REARSBY NEIGHBOURHOOD PLAN

2018-2036

