

Rothley

# ROTHLEY PARISH NEIGHBOURHOOD PLAN

2020 - 2028



Referendum Version - January 2021

## TABLE OF CONTENTS

<b>1. Introduction .....</b>	<b>2</b>
<b>2. How the Plan was Prepared .....</b>	<b>4</b>
<b>3. How the Plan fits into the Planning System.....</b>	<b>4</b>
<b>4. The Plan, its vision and objectives .....</b>	<b>5</b>
<b>5. About Rothley .....</b>	<b>11</b>
<b>6. Neighbourhood Plan Proposals and Policies .....</b>	<b>13</b>
<b>6.1. Housing .....</b>	<b>13</b>
<b>6.2. Open Spaces and the Environment .....</b>	<b>22</b>
<b>6.3 Business and Employment .....</b>	<b>27</b>
<b>6.4 Transport, traffic and parking.....</b>	<b>30</b>
<b>6.5 Community facilities .....</b>	<b>32</b>
<b>6.6 Conservation and Heritage .....</b>	<b>33</b>
<b>6.7 Communication &amp; Infrastructure .....</b>	<b>37</b>
<b>7. Monitoring and Review.....</b>	<b>38</b>

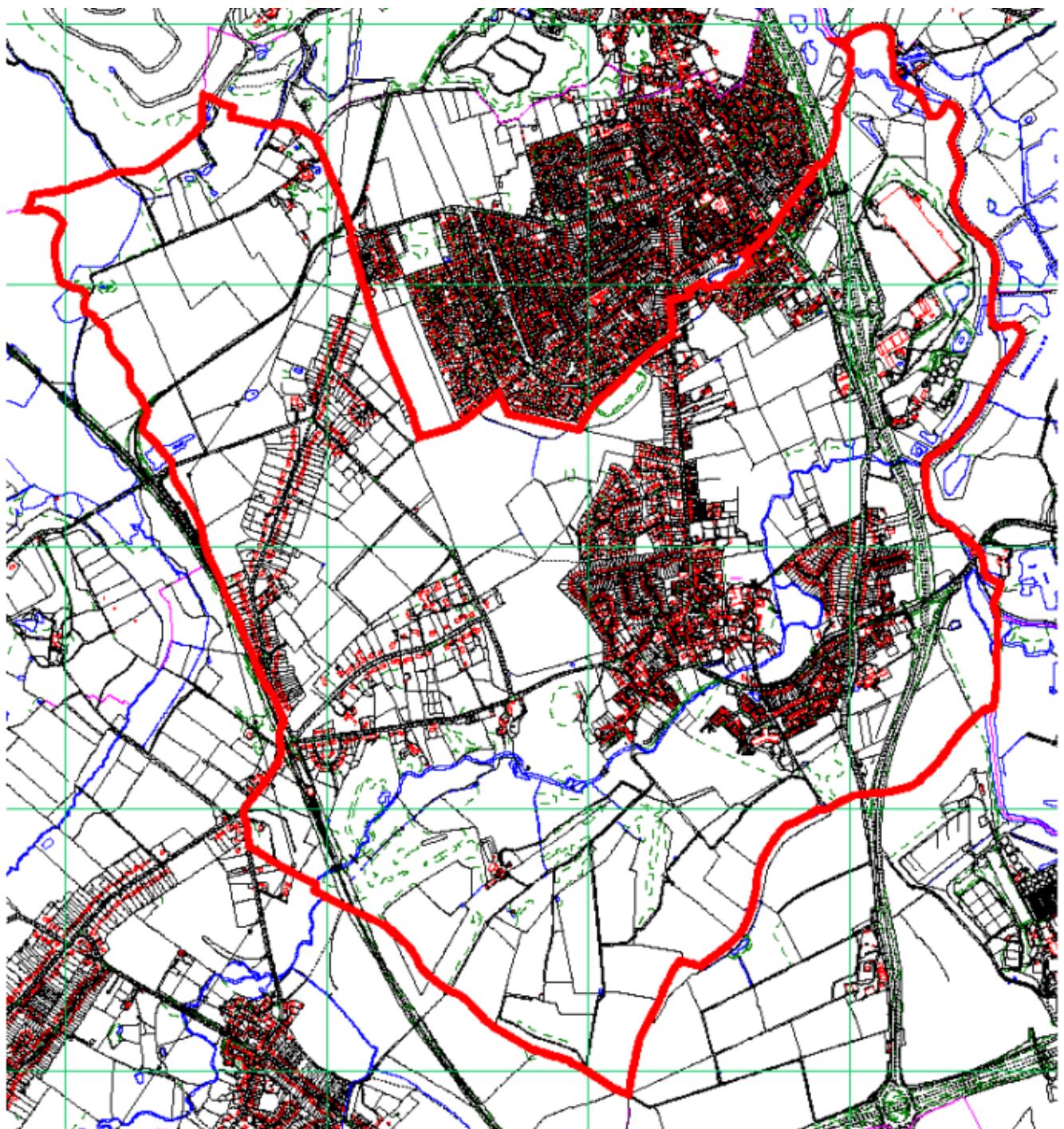
## **1. Introduction**

1.1 This document was formally approved by Rothley Parish Council at its meeting on 20<sup>th</sup> January 2020. It has been prepared on behalf of Rothley Parish Council by the Rothley Neighbourhood Plan Steering Group, which brings together members of the local community and Parish Councillors.

1.2 Following an application to Charnwood Borough Council from Rothley Parish Council on 5 October 2015 the whole of the parish was designated as a neighbourhood area on 21 December 2015 – see map below and  
[www.charnwood.gov.uk/pages/rothley\\_neighbourhood\\_plan](http://www.charnwood.gov.uk/pages/rothley_neighbourhood_plan).

1.3 Neighbourhood Plans are a new type of planning document that gives local people greater control and say over how their community develops and evolves. It enables a community to create a vision and set clear planning policies for the use and development of land at the neighbourhood level in order to realise this vision. The Plan may include, for example, where new homes, shops and buildings for commercial and industrial uses should be built, what new buildings and extensions should look like and which areas of land should be protected from development. Neighbourhood Plans can be general or more detailed, depending on what local people want. They must, however, have regard to national policies and guidance and be in general conformity with Borough-wide strategic policies. After being ‘Made’, each time a planning decision has to be taken by Charnwood Borough Council, or any other body, they will be required to refer to the Neighbourhood Plan (alongside the Charnwood Local Plan and other relevant documents) and check whether the proposed development has appropriate regard for the policies the community has developed.

## Rothley Neighborhood Area



## **2. How the Plan was Prepared**

2.1 The Neighbourhood Plan was prepared by Rothley Neighbourhood Plan Steering Group. This Steering Group comprises members of the local community and Parish Councillors with the support of consultants People and Places and under the direction of Rothley Parish Council (the Qualifying Body for the Plan). It is based on robust evidence, including a wide range of existing documents and data (see [www.rothleyparishcouncil.org.uk/neighbourhood-plan1.html](http://www.rothleyparishcouncil.org.uk/neighbourhood-plan1.html)) as well as evidence from community consultation and engagement. Effective and extensive consultation has been central to the preparation of the Plan and is key to ensuring that the Plan fully reflects local needs and priorities. Full details of the type of consultation and the people and groups consulted are contained in the Consultation Statement which accompanies this plan.

## **3. How the Plan fits into the Planning System**

3.1 A Neighbourhood Plan is an opportunity for local people to create a framework for delivering a sustainable future for the benefit of all who live or work in that community, or who visit it. The right for communities to prepare Neighbourhood Plans was established through the Localism Act 2011, which set out the general rules governing their preparation. A Neighbourhood Plan forms part of the statutory Development Plan for the area in which it is prepared. This statutory status means that it must be taken into account when considering planning decisions affecting that area. A Neighbourhood Plan is not prepared in isolation. The Plan must be in general conformity with Borough-wide strategic policies and have regard to national policies and guidance. To assist in this process a ‘Policy Review’ was commissioned. For Rothley, the most significant planning document is the Charnwood Local Plan 2011 to 2028 Core Strategy (<https://www.charnwood.gov.uk/pages/corestrategydpd>). This sets out the strategic planning framework for the District’s future development needs up to 2028. It contains a number of policies and objectives which are relevant to Rothley and with which the Plan must be in general conformity. These policies and objectives cover issues such as the provision and location of new housing; providing sustainable transport; promoting design and protecting and enhancing the built environment and green infrastructure. The Neighbourhood Plan is in conformity with

the policies contained in these documents. Also important is the National Planning Policy Framework (NPPF). This sets out the Government's planning policies for England and how these are expected to be applied. The NPPF requires the planning system (including Neighbourhood Plans) to contribute to the achievement of sustainable development and details three overarching objectives:

- An economic objective – they should contribute to economic development;
- A social objective – they should support strong, vibrant and healthy communities by providing the right supply of housing and creating a high quality built environment with accessible local services;
- An environmental objective – they should contribute to protecting and enhancing the natural, built and historic environment.

3.2 In addition, Neighbourhood Plans must be compatible with European Union (EU) legislation. Relevant EU obligations in relation to the neighbourhood planning process are those relating to Strategic Environmental Assessment, protected European Habitats and Human Rights Legislation. This Plan and the policies it contains are consistent with the NPPF, Charnwood Core Strategy and relevant EU legislation. Full details of how the Plan complies with these legislative requirements are set out in the Basic Conditions statement which accompanies this plan). Furthermore, these policies will be specific to Rothley and reflect the needs and aspirations of the community.

#### **4. The Plan, its vision and objectives**

4.1 In anticipation of the public consultation events of 2016 the steering group developed the following vision statement:

***To maintain the character and identity of the village of Rothley within its rural setting and to ensure that development opportunities are appropriate to the scale and nature of this parish, respecting its rural character***

4.2 Following the public consultation events held in June 2016 the steering group held several workshops, facilitated by a consultant, to identify the issues and then to develop the topics and objectives outlined below, which would, in due course,

provide the framework for a questionnaire survey of the parish which was undertaken in May 2017.

### **Topic 1 – Housing**

4.3 A number of relevant issues arose from the initial consultation events held in June 2016. These included:

- A clear view that there should be no more large housing developments
- Open spaces and recreational areas should be protected
- The conservation areas should be protected
- There is a need for more starter homes and more homes for the elderly
- Parking is a major issue

4.4 The Steering Group identified the following objectives for this topic:

**Objective i:** To meet local housing need without overburdening the stretched local infrastructure, including roads.

**Objective ii:** To propose small sites for housing to meet an identified local need.

**Objective iii:** To preserve the character of the parish through influencing the design of new development.

4.5 Additional evidence was provided as a result of the questionnaire survey undertaken in May 2017 and the main results for the housing topic are as follows. Qualitative feedback from the questionnaire indicated that there should be no more development. In terms of quantitative response, 63% either ‘Strongly Disagreed’ (39%) or ‘Disagreed’ (24%) that new housing development was needed to meet general housing need in the parish. The overriding pattern was that respondents were concerned in respect to future housing development in the parish.

4.6 However, 59% of respondents either ‘Agreed’ (46%) or ‘Strongly Agreed’ (13%) that new housing was needed to enable local young people to move to, or remain living in, the parish. Similarly, 60% either ‘Agreed’ (45%) or ‘Strongly Agreed’ (15%) that new housing was needed to enable older people to move into more suitable accommodation for their needs.

## **Topic 2 – Open spaces and the environment**

4.7 A clear view arose from the initial consultation events held in June 2016 that open spaces and recreational areas should be protected. The following objectives were identified:

**Objective iv:** To maintain significant open space between the historic village of Rothley and the growth of surrounding towns.

**Objective v:** To maintain and protect the rural character of the parish and its landscape features.

**Objective vi:** To protect public open spaces.

4.8 The main results from the questionnaire survey for open space and the environment are as follows. The key pattern to emerge is that respondents want to see public open spaces protected from future development. For example, the following figures indicate the description of some of the open spaces and the percentage of respondents who either ‘Strongly Agreed’ or ‘Agreed’ that the location should be protected from development; 98% Playfields at Fowke Street, 97% Play area in Town Green Street, 96% Rothley Brook as a Local Wildlife Site (white-clawed crayfish, otters, veteran trees) and 94% Bunney’s Field.

## **Topic 3 – Conservation and Heritage**

4.9 At the initial consultation events held in June 2016 the view emerged that the Conservation Areas, which contain all the Grade I and Grade II listed buildings in Rothley, should be protected. The following objective was identified:

**Objective vii:** To conserve and enhance the historic character of the parish.

4.10 The main results from the questionnaire survey for conservation and heritage are as follows:

4.11 With regard to historic buildings and structures, the overriding pattern of the responses to the questionnaire survey was that these should be protected from any form of development. 97% either ‘Strongly Agreed’ (78%) or ‘Agreed’ (19%) that the

Church of St Mary the Virgin and St John the Baptist, east end of Church Street should be protected with 96% ‘Strongly Agreeing’ (80%) or ‘Agreeing’ (16%) that Rothley Court Hotel and the Templar Chapel, south side of Westfield Lane should be protected. The War Memorial and Walls, Cross Green (96%), Rothley Station (95%), the Lodge, Turrets, Gate Piers and Gates, Rothley Court Hotel, Westfield Lane (92%) and 17 Grade II listed cottages (91%) were other historical buildings and structures it was felt important to protect.

4.12 With regard to views of the countryside and landscape, the key theme to emerge from the quantitative data derived from the questionnaire survey was that the views of the countryside and landscape features should be protected from any form of development. In terms of those ‘Strongly Agreeing/ Agreeing’, 95% reported vistas across the parkland of the cricket pitch and Rothley Court down to the valley of Rothley Brook, 93% views of Swithland Reservoir in the northwest of the parish and 94% views of the Church Tower across the meadows from Hallfields Lane.

4.13 With regard to environmental action, as mentioned elsewhere, Rothley is a rural village and its rural character is valued by its residents. In terms of what aspects of the surrounding rural environment and public open spaces respondents to the questionnaire survey would like to see more of, 83% stated less litter, no fly tipping, 81% landscaping of public areas (e.g. bulbs, hedges, trees) and 80% creation of wildlife meadows and corridors.

#### **Topic 4 – Community Facilities**

4.14 The views expressed at the initial consultation events held in June 2016 were specific in identifying the need for a doctor’s surgery and a wish to see the Rothley Centre retained and improved. The following objectives were identified:

**Objective viii:** To improve access to health services and health facilities for the parish.

**Objective ix:** To ensure adequate provision of and improved access to community and recreational facilities.

**Objective x:** To ensure sufficient capacity for children living in the parish to access primary and junior education within the parish.

4.15 The main results from the questionnaire survey for community facilities are as follows:

4.16 Doctors' surgery: Although residents expressed a wish to have a doctors' surgery in the village the results of the 2017 questionnaire survey did not indicate a pressing need in that 81% of respondents found it easy or quite easy to travel to the doctors and 67% found it easy or quite easy to get an appointment.

4.17 The Rothley Centre: 50 respondents to the 2017 questionnaire survey suggested that improvements should be made to both the Rothley Centre itself and to the associated car park.

4.18 Schools: 97% of respondents to the questionnaire survey felt that there should always be adequate provision of school places within the parish to accommodate children living in the parish.

## **Topic 5 – Transport, Traffic and Parking**

4.19 Concerns were expressed at the initial consultation events held in June 2016 that off-street parking facilities were inadequate. The following objectives were identified:

**Objective xi:** To work with the Highways Authority to improve road safety and ease traffic congestion in the parish arising from new development.

**Objective xii:** To preserve existing car parks in the village and to identify new parking space where possible.

4.20 The results of the questionnaire survey carried out in May 2017 suggest that residents have two main areas of concern. The first relates to the speed and volume of traffic passing through the narrow streets of the historic village centre and the second relates to the perceived inadequacy of off-street parking, especially near the village centre.

## **Topic 6 – Business and Employment**

4.21 At the initial consultation events held in June 2016 the view emerged that there was a need for more provision for small businesses in Rothley. The following objectives were identified:

**Objective xiii:** To support the development of existing locally-based businesses, including retail, to ensure that the parish is as economically sustainable as possible when taking into account new housing development.

**Objective xiv:** To support permissions for new business premises in the village centre to help maintain a thriving commercial environment.

**Objective xv:** To identify preferred brownfield sites for new commercial or light industry in the parish and to safeguard existing sites for employment opportunities.

(see also Objective xvi below)

4.22 The main results from the questionnaire survey for business and employment are that Rothley residents would like to see more office accommodation near the village centre for small businesses. However, those with an interest in such developments consider the availability of high speed broadband to be a high priority.

## **Topic 7 – Infrastructure and Connectivity**

4.23 It is self-evident that any new provision for businesses will require access to high speed broadband. The following objective was identified:

**Objective xvi:** To provide all residents and local businesses with access to high quality, cost-effective superfast broadband.

4.24 The main results from the questionnaire survey for infrastructure and connectivity are that 49% of respondents indicated that they or their family experience a problem with the speed of their broadband connection at home. 68% of those who experienced a problem with the speed of their broadband connection reported that this was slow web page loading times. 59% of respondents has inconsistent internet performance dependent on the time of the day.

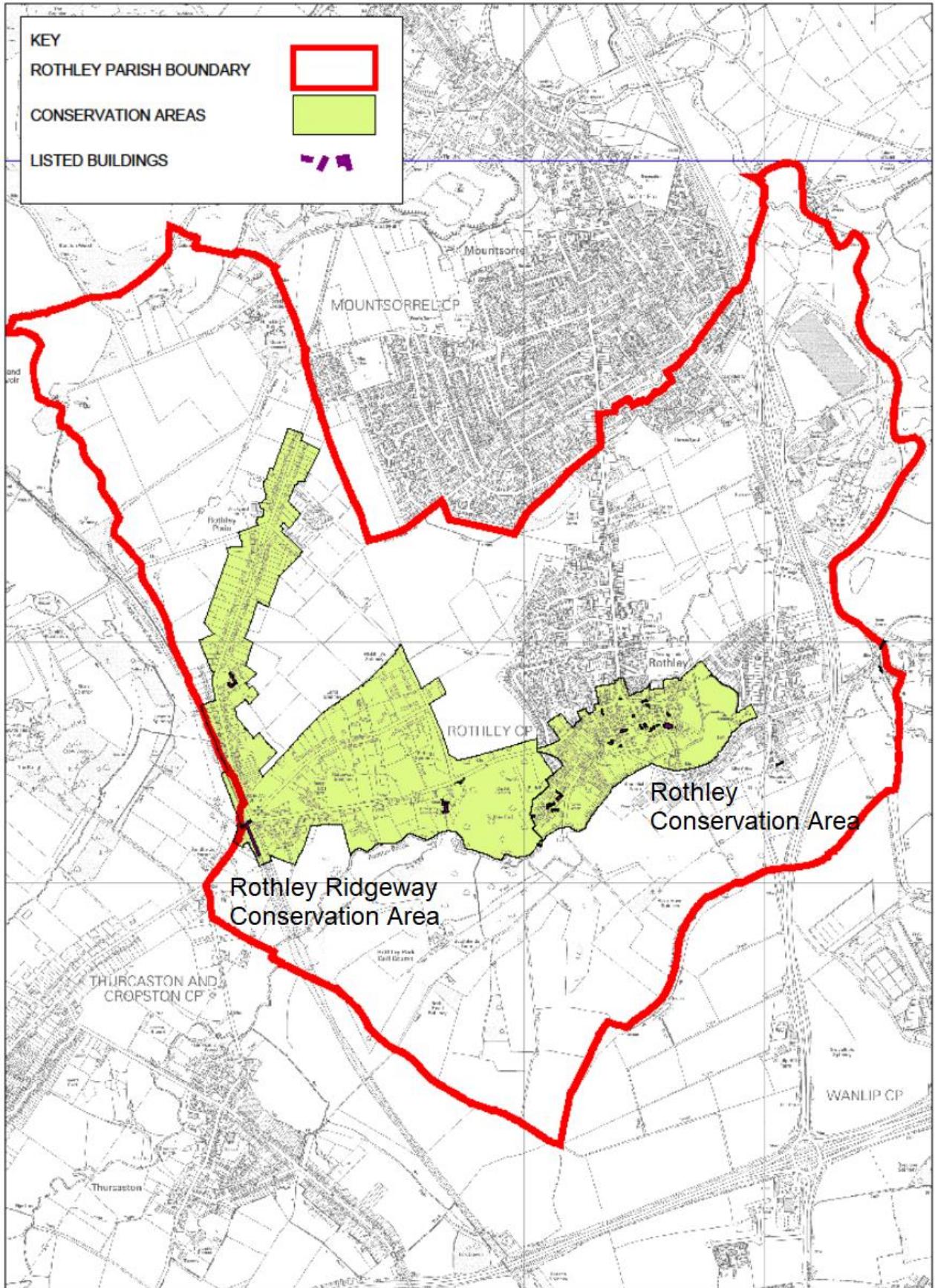
## **5. About Rothley**

5.1 Rothley is a rural village and civil parish within the Borough of Charnwood in Leicestershire, situated around 0.5 miles (0.8 km) west of the River Soar and 5 miles (8.0 km) north of the city of Leicester. According to the 2011 census it has a population of 3,897. However, over 800 houses have either been built recently or have planning permission (not including small developments of less than nine houses).

5.2 A large part of the village lies within the Rothley Conservation Area, which was first designated in December 1972 and extended in March 1997; it now covers an area of about 31.5 Ha. A second conservation area, the Rothley Ridgeway Conservation Area, is an area of high quality housing to the west of Rothley village centre. The area is the result of a vision for a garden suburb which followed from the opening on 15 March 1899 of Rothley Station on the Great Central Railway. The area covers about 89.1 Hectares of fairly level higher ground between the valleys of Rothley Brook and Swithland Reservoir.

5.3 Rothley centres on two greens, Cross Green and Town Green, both of which are reached by a road that leads from the crossroads. The crossroads lies on the old route of the A6 road, which now bypasses the village. Most children of primary school age attend Rothley (Church of England) Primary School Academy. The main shopping street in the village is Woodgate. Rothley has four churches, Rothley Baptist Church, the Methodist Church, Sacred Heart Roman Catholic Church, and the Church of England parish church, St Mary & St John's. There is no doctors' surgery and no bank. The dedicated Post Office was recently replaced by a facility within a local convenience store.

5.4 Rothley has been inhabited since Saxon times, as evidenced by the ancient Saxon cross in the church graveyard in the village. It is mentioned in the Domesday Book as 'Rodolei'. Unsurprisingly in view of its history there are a significant number of listed buildings, all of which lie within the conservation areas. The map below shows the conservation areas and the locations of listed buildings.



Rothley Conservation Areas

Rothley Parish Council,  
12 Station Lane,  
Rothley,  
Leicestershire,  
LE12 8PL.

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## **6. Neighbourhood Plan Proposals and Policies**

6.1 The following policies have been developed to reflect the expressed views of Rothley residents and support the objectives outlined above, while retaining compatibility with the policies of Charnwood Borough Council.

### **6.1. Housing**

6.1.1 Rothley residents are very concerned about the impact of further development on both the character and infrastructure of the village. Charnwood Borough Council's Local Plan Core Strategy para 4.19 recognises that 'Service Centres' such as Rothley are suitable locations for at least 3000 new homes. However, the existing commitments in Rothley are also noted and only small-scale windfall development is expected within the settlement boundary.

6.1.2 On the other hand, Charnwood Borough Council is in the process of preparing a new Local Plan for the Borough for the period up to 2036. The new Local Plan will include strategic and detailed policies and will be prepared to provide for a longer plan period than the current Core Strategy. An up to date housing requirement for the Borough is included in the consultation draft of the new Plan responding to the evidence of need. A development strategy for the distribution of this housing is also provided in the draft new Plan. As a service centre, Rothley is identified as a location for further housing provision of around 150 houses. It is clearly in the best interests of Rothley residents to have a say in the scale, location and design of any such developments.

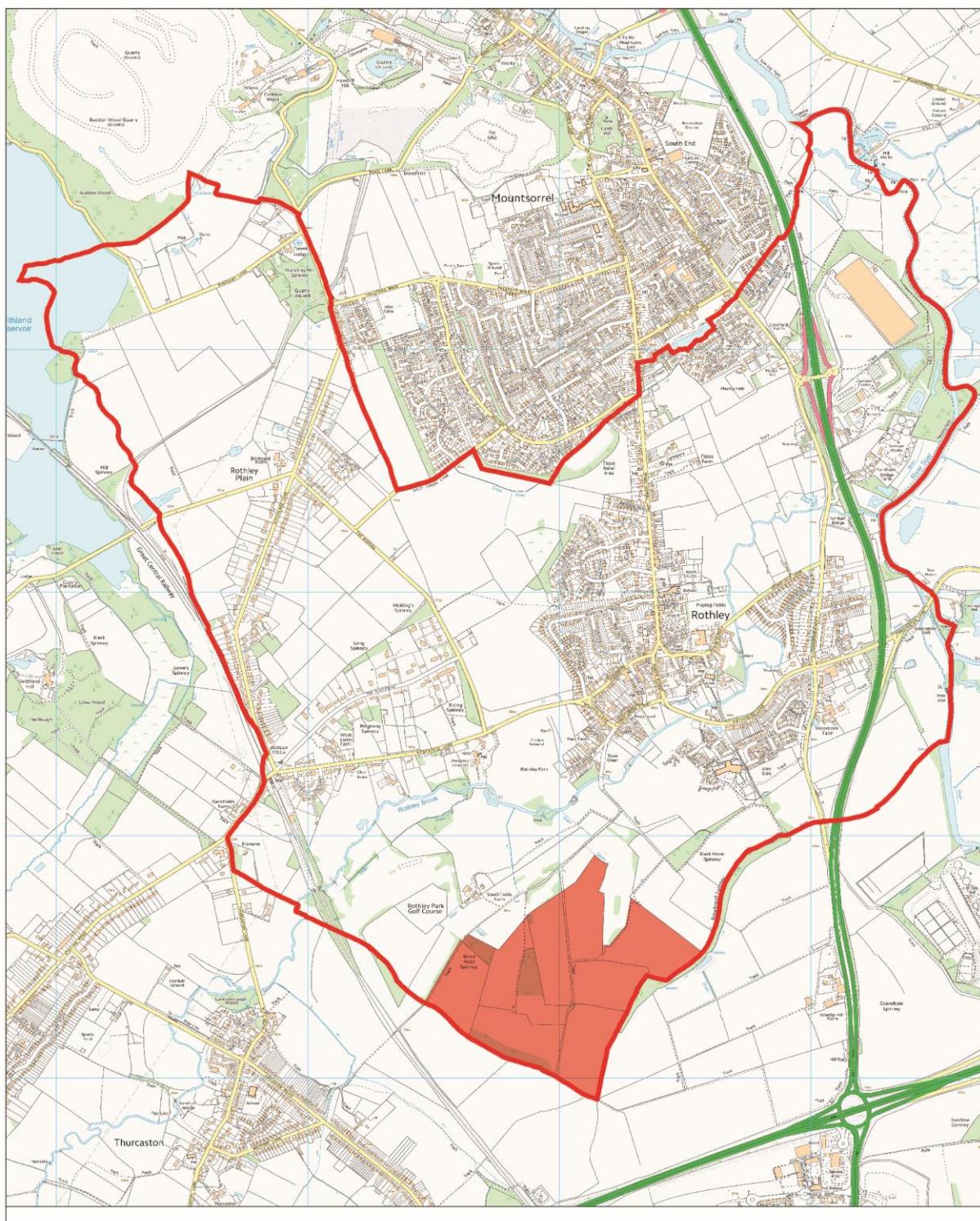
6.1.3 The existing Charnwood Local Plan Core Strategy also identifies a major 'direction of growth' area to the north of Birstall as part of its development strategy. The planned development spanning over 400 acres of land, known as Broadnook Garden Suburb, will comprise a new sustainable development now known to include around 1,950 new homes, an assisted living retirement village, employment, shops, and community facilities set within large areas of open space. It is situated south and west of Broadnook Spinney, to the north of the A46, west of the A6, and east of the Great Central Railway line (see map below). As the map shows, a significant area of the development falls within the Rothley designated neighbourhood plan area and one

third or more of the new dwellings will be within the present parish boundary. Nevertheless, as the development has been identified in the Charnwood Local Plan Core Strategy and a formal planning application has been submitted, it would not be appropriate or within the rules governing the preparation of a neighbourhood plan for this plan to seek to change or amend the strategic elements of the development, such as those detailed in Policies CS1 and CS20 of the Local Plan. Furthermore, Charnwood Borough Council has indicated that as soon as outline planning permission is granted there will be a further governance review and that the Rothley parish boundary will be moved to exclude any part of the Broadnook development. With these factors in mind it is stated in policy R03 below that any Broadnook development within the Rothley designated neighbourhood plan area will be an exception to Policy R02. Nevertheless, as Broadnook is likely to be the biggest development in and around Rothley for many years to come it is important that the parish has a role in ensuring that the proposed development reflects local needs and priorities. Other policies in this plan should therefore apply where relevant. Rothley Parish Council will seek through the use of Section 106 Agreements (in accordance with the statutory requirements set out in the Community Infrastructure Levy Regulations 2010) to bring additional benefits for the community of Rothley Parish from the planning consents that will deliver the Broadnook Garden Suburb.

6.1.4 On the basis of the community's response to the housing issues and questionnaire survey (see section 4) and with the exception of any Broadnook housing that may fall within the designated neighbourhood plan area, this Neighbourhood Plan proposes to concentrate on supporting only small-scale developments restricted to brownfield sites and with a mix of housing types of sympathetic design. To support this approach the policies below are proposed.

6.1.5 The 2004 Local Plan defines a settlement boundary for Rothley while the Core Strategy 2015 defines Rothley as a Service Centre. The boundaries have been re-examined as part of the work for the Neighbourhood Plan and it was concluded that they form a positive relationship with the character and integrity of the village within the Parish. The existence of the settlement boundary helps the village retain its uniqueness and sense of place.

Rothley parish boundary shown in red; shaded area represents the part of Broadnook Garden Suburb that lies within Rothley



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## **Development within Rothley Limits to Development**

6.1.6 The results of the Neighbourhood Plan Consultation indicate a general acceptance of the importance of protecting rural villages whilst providing identified needs such as houses for the elderly or to improve sustainability.

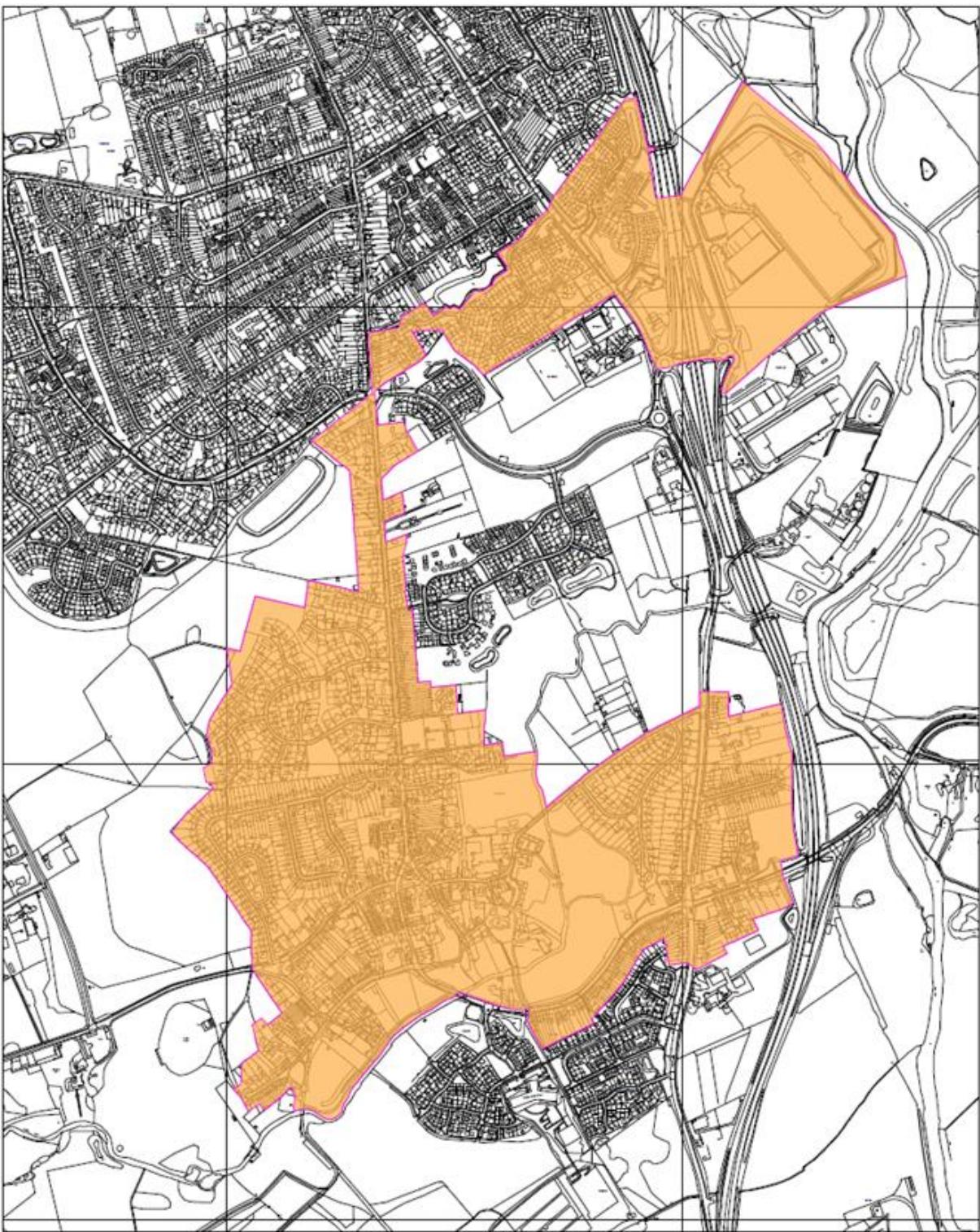
6.1.7 This Neighbourhood Plan recognises the Limits to Development from the Charnwood Local Plan 2004 (see next page). However, the emerging Preferred Options Local Plan (October 2019) indicates a significant amendment to the “Limits to Development” boundaries in Rothley. The most significant of the changes is the exclusion of the “Rothley Ridgeway” and the areas of open space around Rothley Brook. The Qualifying Body is supportive of these proposed boundary changes.

### **Rothley Limits to Development Map**

#### **Policy RO1: Development within Rothley Limits to Development**

Development proposals for small scale residential development within the Rothley Limits to Development (see map or subsequent revisions) will be supported where a proposal:

- i) Is appropriate in size to the character, services and facilities of Rothley; and
- ii) Includes smaller dwellings suitable for young families or for older people looking to down size; and
- iii) Retains existing natural boundaries such as trees and hedgerows which contribute to visual amenity or are important for their ecological value; and
- iv) Does not result in the loss of an important open space of public, environmental or ecological value and, where appropriate, addresses their distinctive qualities; and
- v) Where appropriate, preserves and enhances the setting of any heritage asset and is sympathetic in style to surrounding buildings especially within the Conservation Areas; and
- vi) Does not adversely affect neighbouring properties by way of visual intrusion and noise, or by loss of privacy, daylight or amenity.



Charnwood Borough Council  
Council Offices  
Southfield Road  
Loughborough  
Leicestershire  
LE11 2TX

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### **Policy RO2: Development outside Settlement Boundaries**

With the exception of development sites allocated in the Local Plan, proposals for development outside of the ‘Limits to Development’ boundary (see map or subsequent revisions) must be for either:

- i) A rural housing exception scheme; or
- ii) Homes in the countryside set out at paragraph 79 of the NPPF; or
- iii) Rural or agricultural business development in accordance with paragraph 83 of the NPPF.

### **Design Principles**

6.1.8 The design of any new development within the Neighbourhood Plan area must be of high quality and reflect the intrinsic character of the neighbourhood.

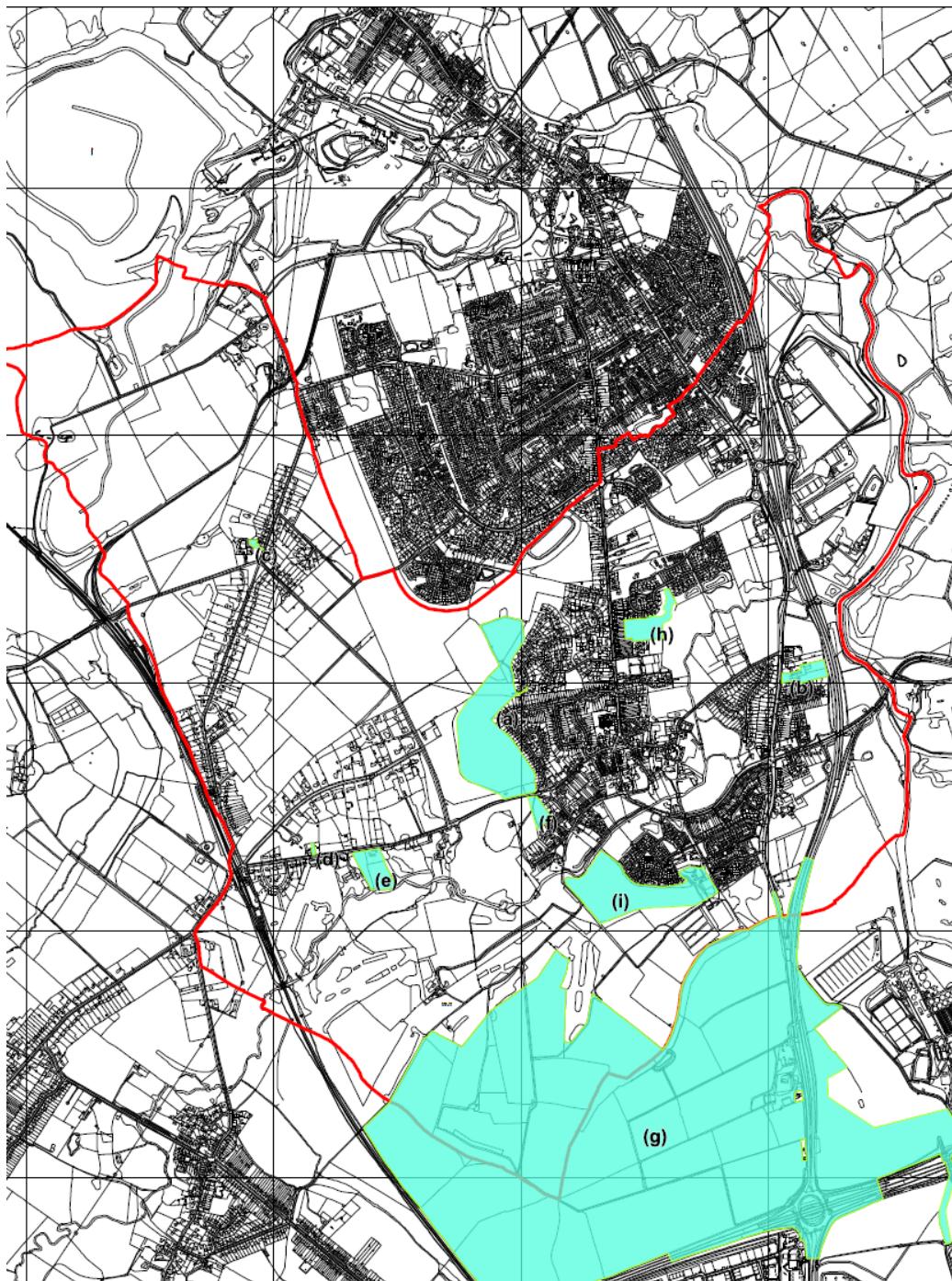
### **Policy RO3: Design Principles**

Development proposals for new buildings and extensions should meet the following local design principles:

- Materials used shall complement those used in adjoining buildings and respect the character of the area.
- The prevailing design and vernacular of the surrounding area should be respected.
- The prevailing scale and height of adjacent buildings should be respected.
- Building density should be appropriate to a rural location and respectful of the density in the surrounding area
- The provision of car parking should be designed to minimise its visual impact on the street scene and neighbourhood.
- A suitable scheme of landscaping should ensure that the natural setting is respected.
- The natural movement of wildlife should be accommodated including, where appropriate, through the creation of or links to existing wildlife corridors.

## Specific proposals

6.1.9 The questionnaire survey of May 2018 invited respondents to suggest specific sites which might be appropriate for development. The following suggestions were put forward (see adjacent map illustrating locations):



Charnwood Borough Council  
Council Offices  
Southfield Road  
Loughborough  
Leicestershire  
LE11 2TX

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- a) Land off Westfield Lane, Rothley
- b) Rear of 971 Loughborough Road, Rothley
- c) West of 128-134 Swithland Lane, Rothley =
- d) East and adjacent to No 24 Westfield Lane
- e) 39 - 43 Westfield lane

6.1.10 A further proposal was received in December 2018 following an initial approach to Rothley Parish Council:

- f) Land at extreme eastern edge of ‘the Park’, adjacent to Rothley Cricket Club

6.1.11 As mentioned above, the existing Charnwood Local Plan Core Strategy also identifies a planned development spanning over 400 acres of land, known as Broadnook Garden Suburb, which will comprise a new sustainable development now known to include around 1,950 new homes.

- g) Broadnook Garden Suburb (see above for details)

6.1.12 An additional proposal came to the attention of Rothley Parish Council in the form of a planning application (reference P/18/2194/2) submitted to Charnwood BC by the developer, William Davis, and registered on 23 Nov 2018.

- h) Additional 39 houses in the Rothley Meadows development off Mountsorrel Lane.

6.1.13 A further proposal was submitted from Pegasus Group in response to a public consultation and this was the subject of a planning application to Charnwood BC ref: P/20/0610/2.

- i) Additional 78 houses immediately south of existing Brookfields Farm development linked with an extension to Rothley CofE Academy Junior School

6.1.14 Further consideration of these sites revealed that sites a), b), f) and i) had already been included within the sites for evaluation within the preparatory work for the Draft Local Plan and site c) was adjacent to such a site; sites b) and e) were both taken forward to be evaluated as “Possible Option Sites”. Site b) lies within the Rothley Limits to Development and could therefore already come forward as a ‘windfall’ site. Site g had been allocated for housing in the current Local Plan and is now the subject

of a planning application. Site h) has subsequently been granted a planning consent. Site a) has been twice refused a planning consent and site i) has recently been refused a planning consent. Therefore, only sites c), d) and e) are new, previously unevaluated proposals; all these sites lie within a Conservation Area and would need specific evaluation in that context. The Parish Council felt they had insufficient detail to evaluate site d). Site e) relates to only a single house (although other commercial proposals were included).

6.1.15 Having regard to all these factors, the Neighbourhood Plan does not include any specific allocation of land for housing but all new proposals will be evaluated in line with all the generic Policies designed specifically for Rothley (as well as the Local Plan Policies). As part of the Parish will form part of the Broadnook Garden Suburb it will thus make a significant contribution toward meeting local housing requirements. If and when additional housing requirements are identified then the Parish Council is of the view that sites b), c), d), e) and f) could merit further detailed consideration for allocation by the Borough Council or the Neighbourhood Plan may be reviewed in the light of those requirements.

## **6.2. Open Spaces and the Environment**

6.2.1 This topic is considered in two sections. The first relates to 'public open spaces' meaning the various playing fields and the open spaces owned by local charities which are available for general use. The second relates to 'other open spaces' meaning areas of farmland and pastures. The latter may be in private ownership but nevertheless some of them play a valuable role as local zones of separation and in preserving important views.

### **Public open spaces**

6.2.2 The following public open spaces exist in Rothley:

**A: Library play area, tennis club and bowls club** - owned by RPC, is an open area for play adjacent to the Library. It has a variety of play equipment for young children and is well used throughout the year.

**B: Fowke Street play area** - also owned by RPC, is a large playing area marked out with two junior soccer pitches. There is a new storage unit for soccer equipment and a former youth cabin which is available for refreshments etc. There are extensive play facilities for children of all ages at this site, including challenging equipment for teenagers. The area is extensively used by the soccer club all year round and as a walking spot for dog owners.

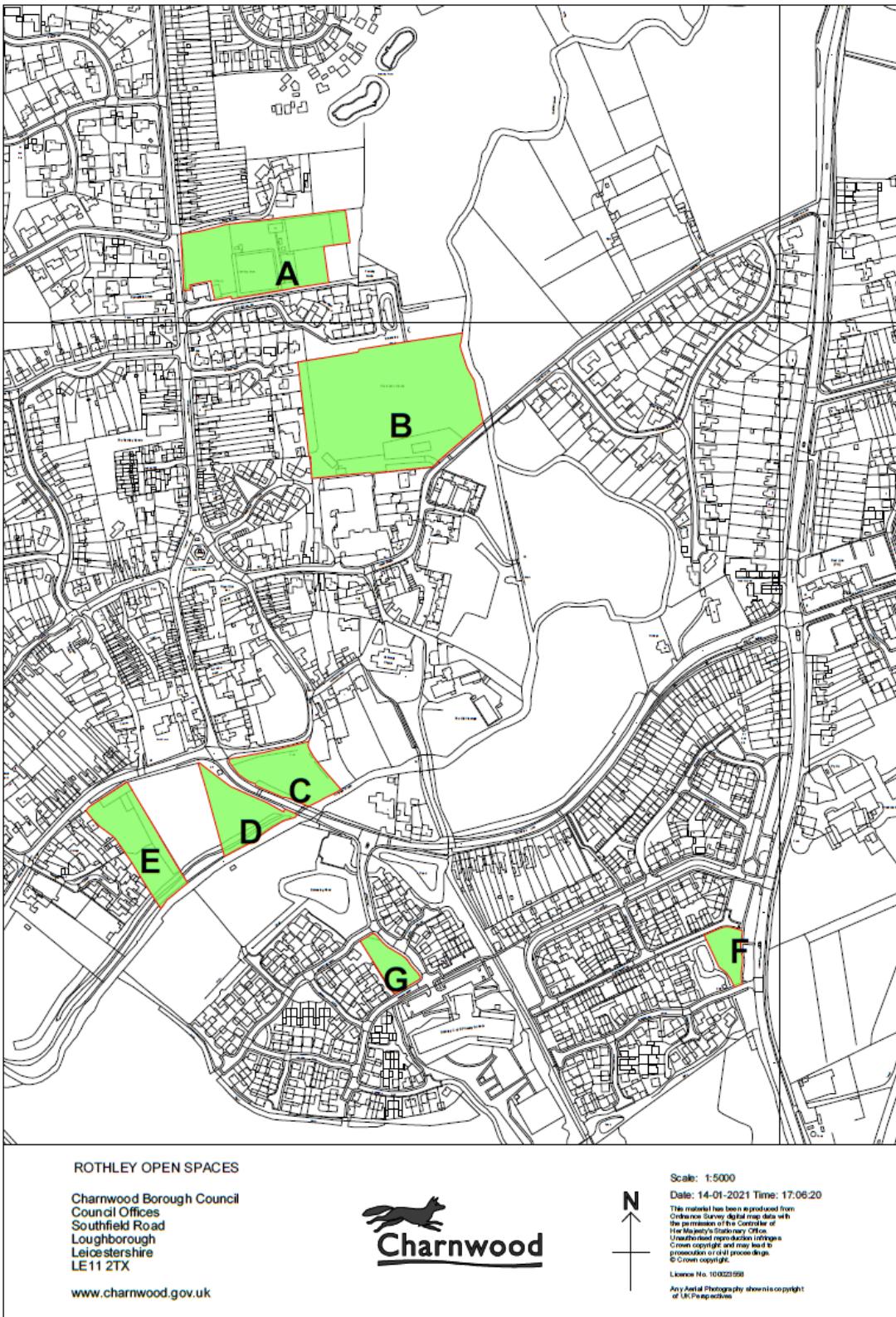
**C: Bunney's Field** - owned by a local charity and administered by RPC, is a large open space close to the village centre which is well used, particularly by parents and children.

**D: Donkey Field**

**E: Town Green Street play area** –owned by a local charity and administered by RPC, has an outdoor picnic table, table tennis facilities (all recently installed), as well as play equipment for very young children and an outdoor adult fitness centre. The area is very well used.

**F: Saxon Drive play area** - the childrens' play area is, at the time of writing, still owned by the developer Charles Church but it has been agreed that it will in due course be handed over to RPC.

**G: Warren Way play area** - the childrens' play area and the 'kickabout area' are, at the time of writing, still owned by the developer Charles Church but it has been agreed that they will in due course be handed over to RPC



#### **Policy R04: Protection of Public Open Space**

The public open spaces listed below and identified on the map and description are important community spaces and therefore protected from development unless that development is consistent with the function or enhancement of the open space:

- A: Library play area, tennis club and bowls club
- B: Fowke Street play area
- C: Bunney's Field
- D: Donkey Field
- E: Town Green Street play area
- F: Saxon Drive play area
- G: Warren Way play area.

#### **Other open spaces and the environment**

6.2.3 Respondents to the questionnaire survey felt strongly that there should be no new developments on green field sites. In addition, 88% of respondents were 'Concerned a lot' about urban expansion from Leicester and 74% about urban expansion from Loughborough. 93% were 'Concerned a lot' about the impact on the rural nature of the parish, such as the countryside and open spaces. Furthermore, a key theme to emerge from the qualitative comments when respondents were questioned on the possible location of new housing development in the parish was that open spaces should be protected. These concerns, together with the need to maintain clear separation between Rothley and neighbouring villages, are addressed in part through Policies R01 and R02 above.

6.2.4 In view of the proposed Broadnook development abutting the southern boundary of the parish it is proposed that an additional area of local separation should be identified in the open spaces in the south of the parish.

6.2.5 Potential additional areas of local separation have been assessed in the report "Green Wedges, Urban Fringe Green Infrastructure Enhancement Zones and Areas of

Local Separation" dated 22 March 2016 ([https://www.charnwood.gov.uk/pages/greenwedge\\_als](https://www.charnwood.gov.uk/pages/greenwedge_als)) that was charged with assessing the role provided by the introduction of a green buffer zone that would provide and enhance the separation between the village of Rothley and countryside and also between the village and proposed expansion areas from adjacent settlements such as Leicester and Loughborough. Further proposals are included in Charnwood Borough Council's Draft Local Plan. Following the recommendations of these documents Policy R05 is proposed.

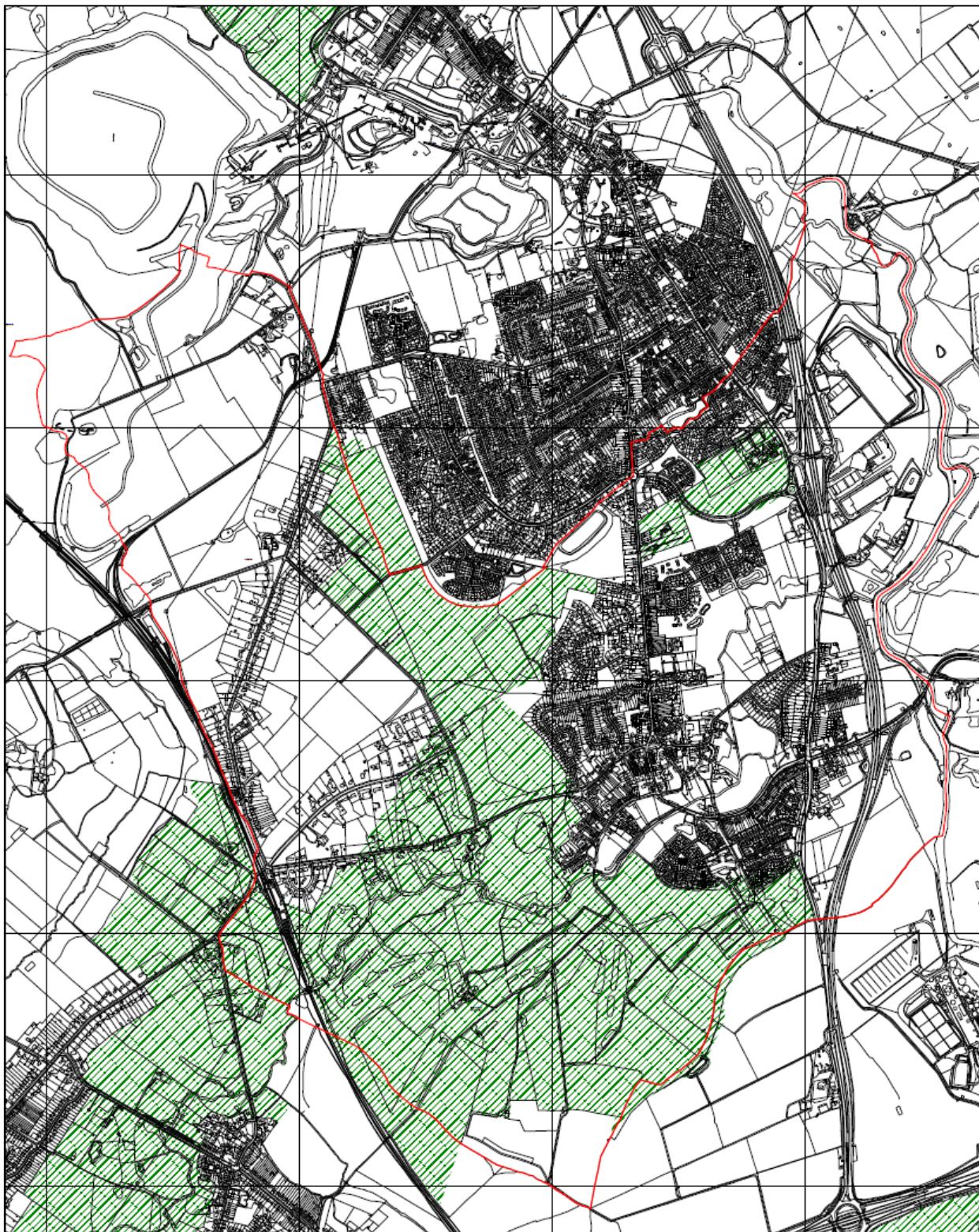
6.2.6 In the case of the area to the south of Westfield Lane this proposal seeks to preserve the already narrow separation between Rothley and the proposed Broadhook development in order to ensure the continued identity of the historic village of Rothley. It also seeks to protect Rothley Park, the cricket club, golf club and meadows which allow and contribute to the valued views towards the south. In the case of the area to the north of Westfield Lane the proposal seeks to maintain separation from Mountsorrel as well as preserving views towards Rothley Park and protecting the nature of the Ridgeway conservation area.

#### **Policy R05: Areas of Local Separation**

A strategic approach is supported to the protection of the countryside and maintaining and enhancing the separation between the existing village of Rothley and neighbouring settlements. In line with the evidence supporting the Draft Charnwood Local Plan 2019 – 2036 two Areas of Local Separation are designated as identified on the adjacent map.

Development that enhances the Area of Local Separation and reflects the surrounding scale and design, including sports and leisure facilities, will be supported.

## Rothley Areas of Local Separation



Charnwood Borough Council  
Council Offices  
Southfield Road  
Loughborough  
Leicestershire  
LE11 2TX

[www.charnwood.gov.uk](http://www.charnwood.gov.uk)



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### **6.3 Business and Employment**

6.3.1 A full list of businesses located within the parish can be found in document Mis007, although it should be borne in mind that such a list becomes out of date very quickly. Many of the local shops and restaurants are located in Woodgate, although there is also a 'Co-op' at the junction of Loughborough Road and Cossington Lane. Also pub/restaurants outside the village centre include the Miller & Carter, also at the junction of Loughborough Road and Cossington Lane, the Rothley Court Hotel in Westfield Lane and the Bluebell Inn in Town Green Street. Pubs near the village centre include the Woodman's Stroke in Church Street, the Royal Oak in Cross Green and the Royal Anglian in North Street, although the latter is closed for building work at the time of writing. There are small commercial sites at Victoria Mills in Fowke Street and Lazarus Court in Woodgate.

6.3.2 The only site within the parish that is suitable for large commercial developments is at Rothley Lodge. This site lies at the eastern edge of the parish between the A6 road and the River Soar. It currently includes a large factory/warehouse occupied by Sofidel UK and the Leicester Rowena ('Wyevale') Garden Centre (recently taken over as a 'Dobbies' garden centre).

### **Policy R06: Office Space**

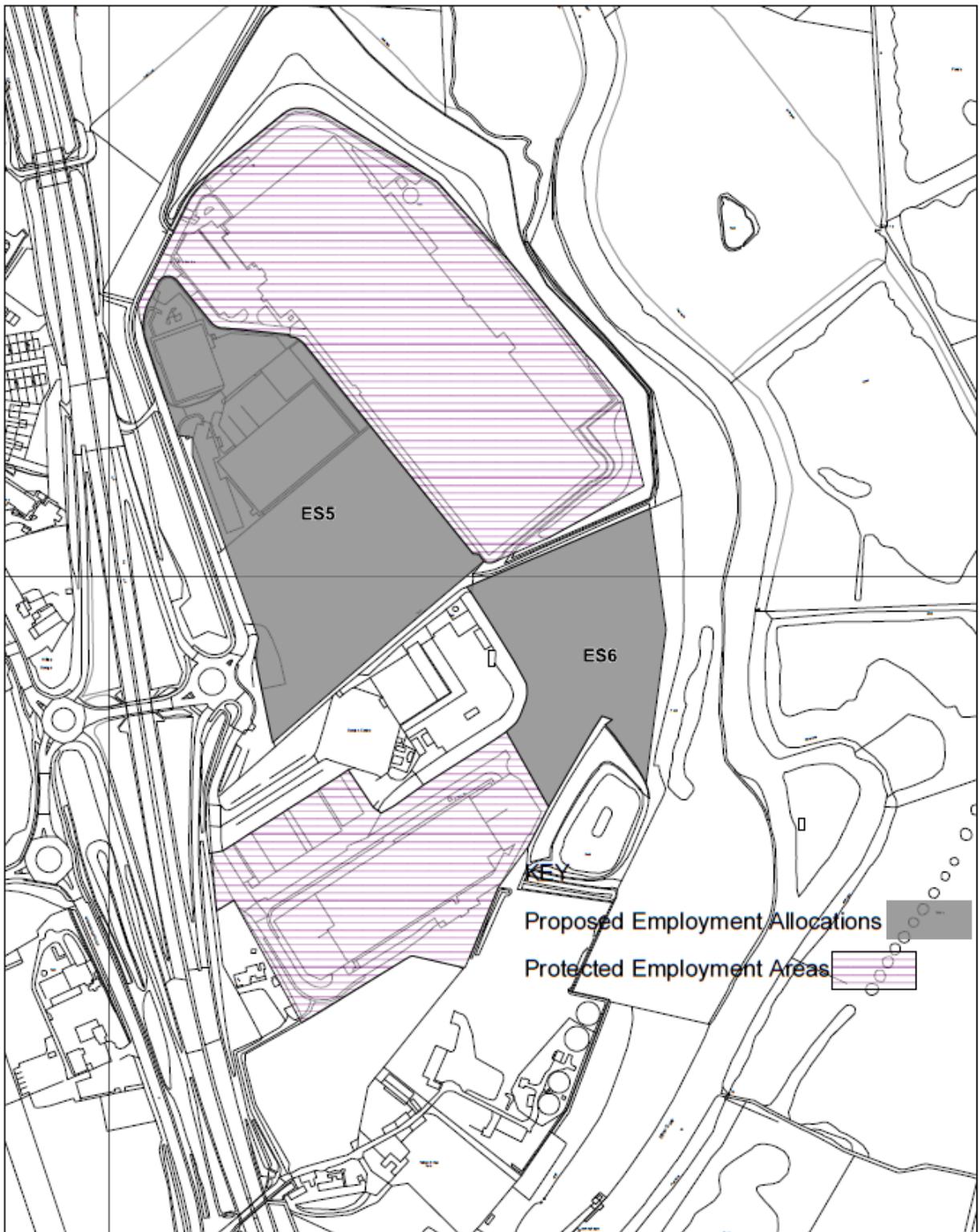
Development proposals for the provision of additional office space will be supported provided that:

- i) The site is within the Rothley Limits to Development or reuses appropriate brownfield land; and
- ii) The site is well located in relation to the transport infrastructure and existing commercial and retail centres; and
- iii) The scale of the development is appropriate to its location; and
- iv) The buildings are designed sympathetically with their surroundings and do not result in significant harm to heritage assets including the Conservation Areas; and
- v) The infrastructure for high speed broadband is provided

### **Policy R07: Rothley Lodge**

Commercial development at Rothley Lodge (within the employment areas identified on the adjacent map) will be supported provided that:

- i) The scale and location of buildings respect the amenities of existing users and are appropriate to the transport infrastructure; and
- ii) New buildings are designed sympathetically with the site as a whole; and
- iii) There are adequate parking and other appropriate facilities for delivery vehicles, employees and, where relevant, customers.



## ROTHLEY LODGE EMPLOYMENT AREA

Charnwood Borough Council  
Council Offices  
Southfield Road  
Loughborough  
Leicestershire  
LE11 2TX

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6.3.3 There is no bank in Rothley, although the Post Office within the Select Convenience store in Woodgate provides some banking services. In response to the 2017 questionnaire survey 77% of respondents agreed or strongly agreed that a bank would be a desirable new business development in Rothley. Against the background of reducing numbers of branches of high street banks across the country it seems unlikely such a development will be proposed. Nevertheless, if such a development were to be proposed it should be supported.

**Policy R08: Future business and commercial provision**

Within the Rothley Local Centre (as designated in the Charnwood Local Plan 2011 - 2028 Core Strategy) the retention of existing businesses, and proposals for new business and commercial premises will be supported. Proposals for banking services within the Local Centre are particularly supported.

**6.4 Transport, traffic and parking**

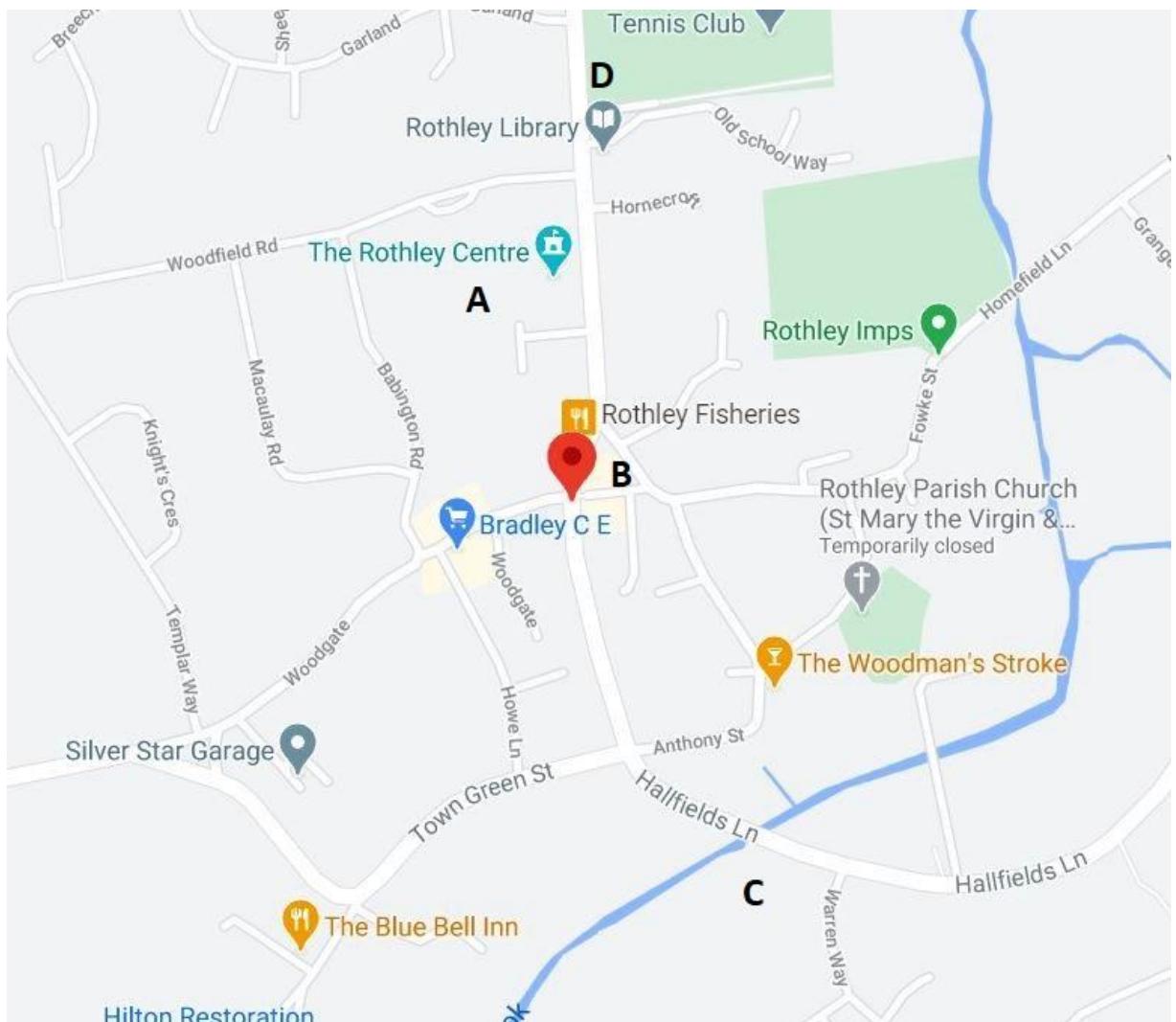
6.4.1 In spite of the increase in the number of houses in Rothley in recent years there has been no increase in the provision of parking spaces in the village centre. Off street parking in the village centre is limited and becomes overstretched at certain times on most days. It is difficult to envisage additional land becoming available for parking - respondents to the questionnaire survey did not suggest any - but any possibilities should be explored. Existing car parks should be protected from development.

### **Policy R09: Car Parks**

Proposals will be supported that will enhance the use of the existing car parks and at least retain or, wherever possible, add to the existing number of parking spaces. The car parks are at Cross Green, the Rothley Centre and the Community Library, as well as the school drop-off car park at Warren Way as shown on the plan below.

In addition, any new housing or commercial development must include adequate off street provision for residents or workers parking in accordance with the local authority adopted standards.

### **Car Parks in Rothley**



Key: A Rothley Centre, B Cross Green, C Warren Way, D Community Library

## **6.5 Community facilities**

6.5.1 A description of community facilities within the parish can be found in document Mis003. Public open spaces such as playing fields are covered in section 6.2.1 above. The initial consultation events suggested that residents would like to have a doctors' surgery in Rothley and that the 'Rothley Centre' was valued as a community facility. These, together with the issue of school places, were explored further through the 2017 questionnaire survey – see section 4 for further details.

### **Doctors' Surgery**

6.5.2 With all the other pressures on the NHS it seems unlikely that the local Clinical Commissioning Group would be willing to support a new surgery in Rothley. Neighbouring parishes should be supported in their attempts to ensure that existing surgeries have the necessary capacity to avoid long delays in getting appointments.

#### **Policy R10: Health Care Facilities**

Proposals for health care facilities, particularly within a multipurpose or shared/flexible use building or site will be supported, subject to design considerations (see Policy R03) and the proposal making appropriate parking provision.

### **The Rothley Centre**

6.5.3 The Rothley Centre in Mountsorrel Lane together with its associated car park is owned by Charnwood Borough Council and leased to the Rothley Parish Council. Rooms are available for letting to local groups and individuals. It is understood that RPC wishes and intends to make improvements to the Centre and car park and this intention should be supported.

### **Policy R11: The Rothley Community Centre**

Development proposals to improve the viability of the Rothley Community Centre and associated car park by way of alterations and extensions for improved or additional community, sport and recreation uses will be supported provided that:

- i) Alterations and extensions respond to the setting and character of the location; and
- ii) The impact on the amenity of adjoining properties is assessed and addressed; and
- iii) Appropriate parking provision at the Centre is retained or added.

### **School Places for Local Children**

6.5.4 It is anticipated that the view expressed in the questionnaire survey that there should always be adequate provision of school places within the parish to accommodate children living in the parish will be addressed to a large extent by restrictions placed on large scale housing developments under Policies R01 and R02. Nevertheless, should further development lead to a lack of school places for children living within the parish, extension of the existing school or the relocation of facilities should be supported.

### **Policy R12: Provision of school places**

In order to ensure the accommodation of children living within the Parish, the extension of the Rothley Church of England Academy School or the relocation of facilities will be supported in principle as required.

## **6.6 Conservation and Heritage**

### **Protection of Historic Buildings and Structures**

6.6.1 As mentioned in Section 5 above, Rothley is a historic, rural village. Unsurprisingly there are a significant number of listed buildings, all of which lie within the conservation areas. The National Planning Policy Framework at paragraph 184 acknowledges: "Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an

irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.” The Charnwood Local Plan 2011 - 2028 Core Strategy Policy CS14 applies that recognition locally, including Conservation Areas. Historic England establishes the national list of Listed Buildings scheduled monuments, registered parks and gardens, and battlefields. Charnwood Borough Council uses Listed Building Consent to make decisions that balance the site's historic significance against other issues, such as its function, condition or viability. There is therefore no requirement for an additional Policy in this Neighbourhood Plan.

#### **Protection of the Views of the Countryside and Landscape**

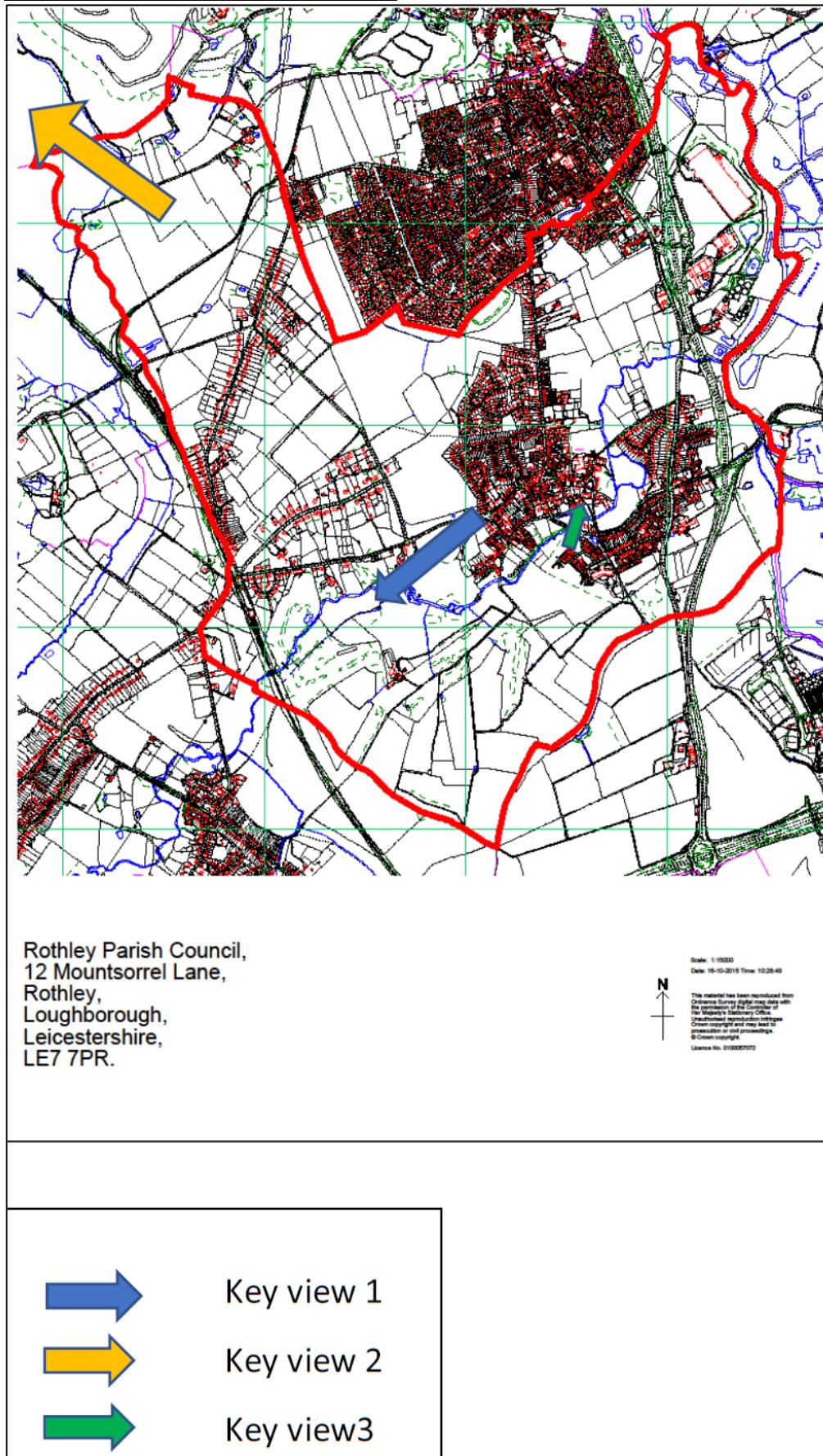
- 6.6.2 As mentioned above, the questionnaire survey of May 2017 showed that Rothley residents value the character of the Conservation Areas as well as certain views. More details of important views and vistas can be found in the Charnwood Borough Council documents ‘Rothley Conservation Area Appraisal’ and ‘Rothley Ridgeway Conservation Area Appraisal’ (see [https://www.charnwood.gov.uk/pages/conservation\\_areas](https://www.charnwood.gov.uk/pages/conservation_areas)).

#### **Policy R13: Setting of Listed Buildings within the Conservation Areas and protection of vistas**

To protect the setting of Listed Buildings and the character of the Rothley Conservation Areas, developments will be required to consider the important views identified below and proposals for development which impact upon them will be required to demonstrate how the views (as identified on the adjacent map and illustrated with accompanying photographs) have been respected and any impact mitigated, where appropriate:

- 1) vistas across the parkland of the cricket pitch and Rothley Court down to the valley of Rothley Brook,
- 2) views of Swithland Reservoir in the northwest of the parish
- 3) views of the Church Tower across the meadows from Hallfields Lane.

## Rothley Key Views and Photographs



**Key view 1 (vistas across the parkland of the cricket pitch and Rothley Court down to the valley of Rothley Brook)**



**Key view 2 (views of Swithland Reservoir in the northwest of the parish)**



**Key view 3 (views of the Church Tower across the meadows from Hallfields Lane)**



## **6.7 Communication & Infrastructure**

6.7.1 The individual experiences of steering group members suggest that access to high speed broadband is generally good with fibre optic services widely available from both Virgin and BT, the latter being extended currently. Nevertheless, access to high speed broadband is essential for any business and should be taken into account when new commercial developments are considered – see Policy R08 above.

6.7.2 According to Ofcom mobile phone signal strength from all providers is not good in Rothley. Applications for the placement of additional mobile phone masts should be considered favourably provided they are sympathetic to their surroundings.

## **7. Monitoring and Review**

It is anticipated that the Rothley Neighbourhood Plan will cover the period until 2028.

During this time, some of the local needs which the Plan seeks to address may change.

The Neighbourhood Plan will be monitored annually by Rothley Parish Council. The policies contained in the Plan will form the basis of the monitoring activity but other data collected and reported at the Parish level relevant to the delivery of the Neighbourhood Plan may also be taken into account. The Parish Council proposes to review the Neighbourhood Plan formally on a cycle to coincide with the review of the Charnwood Core Strategy.