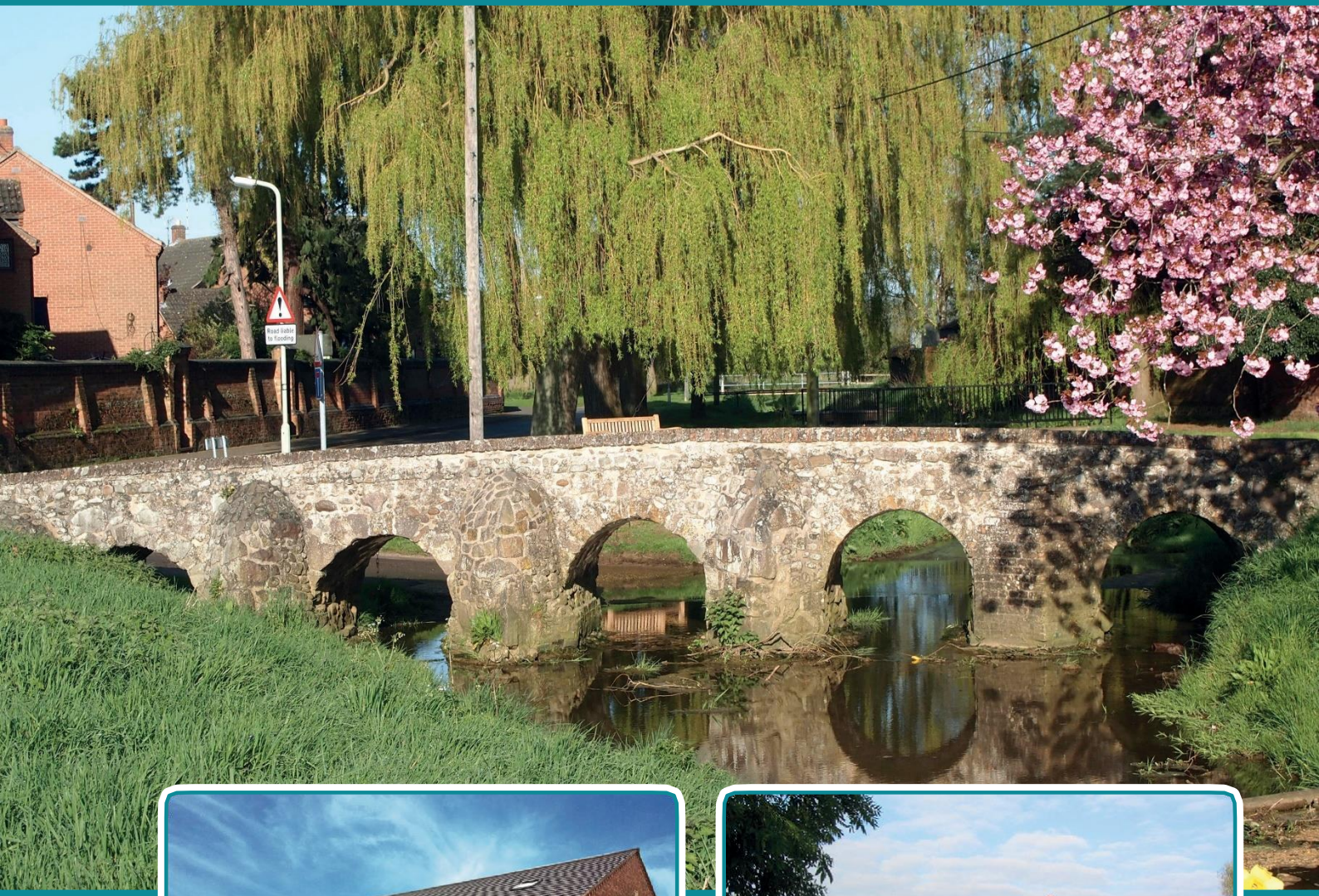


REARSBY NEIGHBOURHOOD PLAN

2021 – 2036



REFERENDUM VERSION AUGUST 2021

C O N T E N T S

Foreword

1.	A profile of Rearsby Parish	4
2.	The context for Rearsby Neighbourhood Plan to 2036	6
3.	The Vision and Objectives for Rearsby Parish towards 2036	13
4.	Neighbourhood Plan Policies:	15
	R1 - Design	16
	R2 - Local Separation	21
	R3 - Promoting effective use of land – Limits to Development	23
	R4 - Housing issues :	23
	R4A Housing Mix	24
	R4B Delivering Sufficient Homes – Exception-site development	26
	R5 - Employment Opportunities	28
	R6 - Promoting Healthy and Safe Communities	39
	R6A Local Green Spaces	30
	R6B Important Open Spaces	31
	R6C Community Amenities	34
	R7 - Conserving and Enhancing The Natural Environment	37
	R8 - Conserving and Enhancing The Historic Environment	39
	R9 - Promoting Sustainable Transport	41
5.	The implementation and monitoring of the Neighbourhood Plan	42

Appendix A. Policy Maps

Appendix B. Important Views

Appendix C. Local Heritage Assets (none-designated heritage assets)

Appendix D. Local Green Space Assessment

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.

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 Area, shown as the area inside the red boundary line, and is contiguous with the existing boundaries of Rearsby Parish.

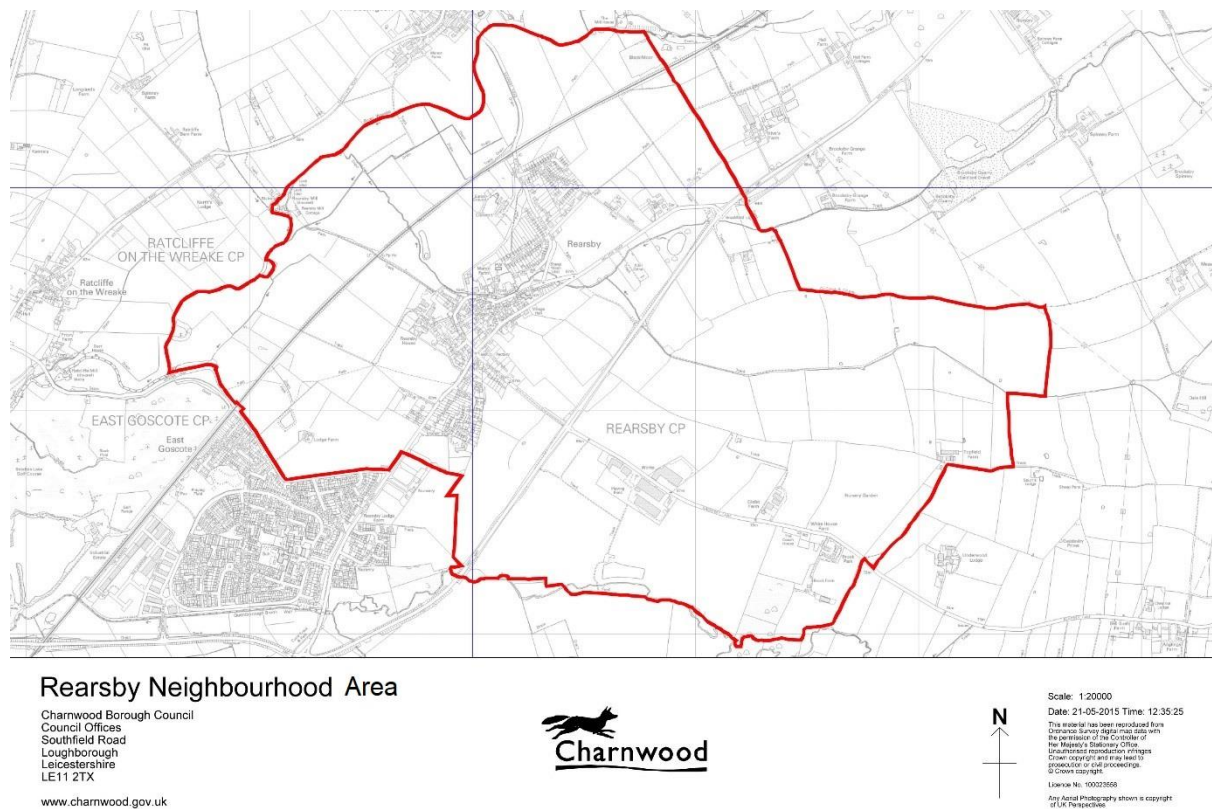


Figure 1. Designated Area of Rearsby Neighbourhood Plan

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 National Planning Policy Framework (NPPF)¹ 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].

¹ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

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. 66].

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”* unless in particular circumstances other material considerations apply.

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

2.21 At a Borough-wide level, the Charnwood Core Strategy² 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 www.charnwood.gov.uk/pages/corestrategydpd

2.22 The Charnwood Local Development Scheme 2021³ 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 Plan⁴ 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

³ www.charnwood.gov.uk/pages/localdevelopmentscheme

⁴ www.charnwood.gov.uk/localplan

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 anticipates the need 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 consulted on a draft allocation of 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

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

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.

4. NEIGHBOURHOOD PLAN POLICIES

4.1 The policies outlined below, with their related Policy Maps where appropriate, 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 add local detail to the strategic policies of the statutory development plan of Charnwood Borough Council.

4.2 ‘When using the Neighbourhood Plan to prepare development proposals, all the policies in the Plan should be considered as a comprehensive whole to ensure that proposals support 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 joint working between 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

Development proposals should have appropriate and proportionate regard to the following design guidelines (drawn in part from the 'Rearsby Village Design Statement' 2002):

a) The impact on views in and out of the village, particularly to/from the River Wreake Valley with its raised floodplain walk, should be assessed and addressed, with siting, scale, layout and landscaping all appropriate to their setting. Appendix B illustrates important views where any

development should be designed sympathetically to the landscape and the aspect of the village

b) Particular attention is required at the four main 'gateways' to/from the village where the transition between countryside and village should be gradual, as is appropriate to arrival in/departure from a village rather than a town, and with densities in keeping with the edge of a village.

c) Landscaping and planting should use indigenous species. Ash, elm, pedunculate oak, willow and yew are our local indigenous woody species.

d) The character and historic context of existing developments within the Parish should be respected or enhanced (but not necessarily replicated), demonstrating regard to scale, density, massing, height, landscape, patterns, layout, materials, access arrangements and detail (e.g. pointing, size and shape of windows and doors).

e) Location and setting should demonstrably influence all new development. Examples include 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.

f) 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.

g) The reuse of existing building materials to maintain continuity with the past is supported because they are sustainable.

h) The use of traditional roofing materials, in particular in redevelopment, such as Swithland slate, Welsh slate, and clay pantile is supported.

i) 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 red brick walls with varying types of coping.

j) Major developments in particular must be proportionate to their village setting and demonstrate a variety of appearance that is respectful of the architectural heritage of Rearsby

k) Innovative building design is supported where this is sympathetic to the scale, form and massing of the surrounding buildings.

l) The preservation and creative reuse of old farm buildings is supported, provided this respects the form, scale, character and amenity of the landscape and the surrounding area of any new agricultural buildings, and

m) The preservation of Rearsby's distinctive brick walls with their traditional coping is supported.

n) Within the Rearsby Conservation Area attention is required to the particular features set out in the Rearsby Conservation Area Character Appraisal (July 2010).

4.2 Promoting effective use of land: 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 (now in draft as the 2021 – 2037 Local Plan) as representing the primary evidence on the borough’s landscape character that should impact upon planning considerations at a local level.

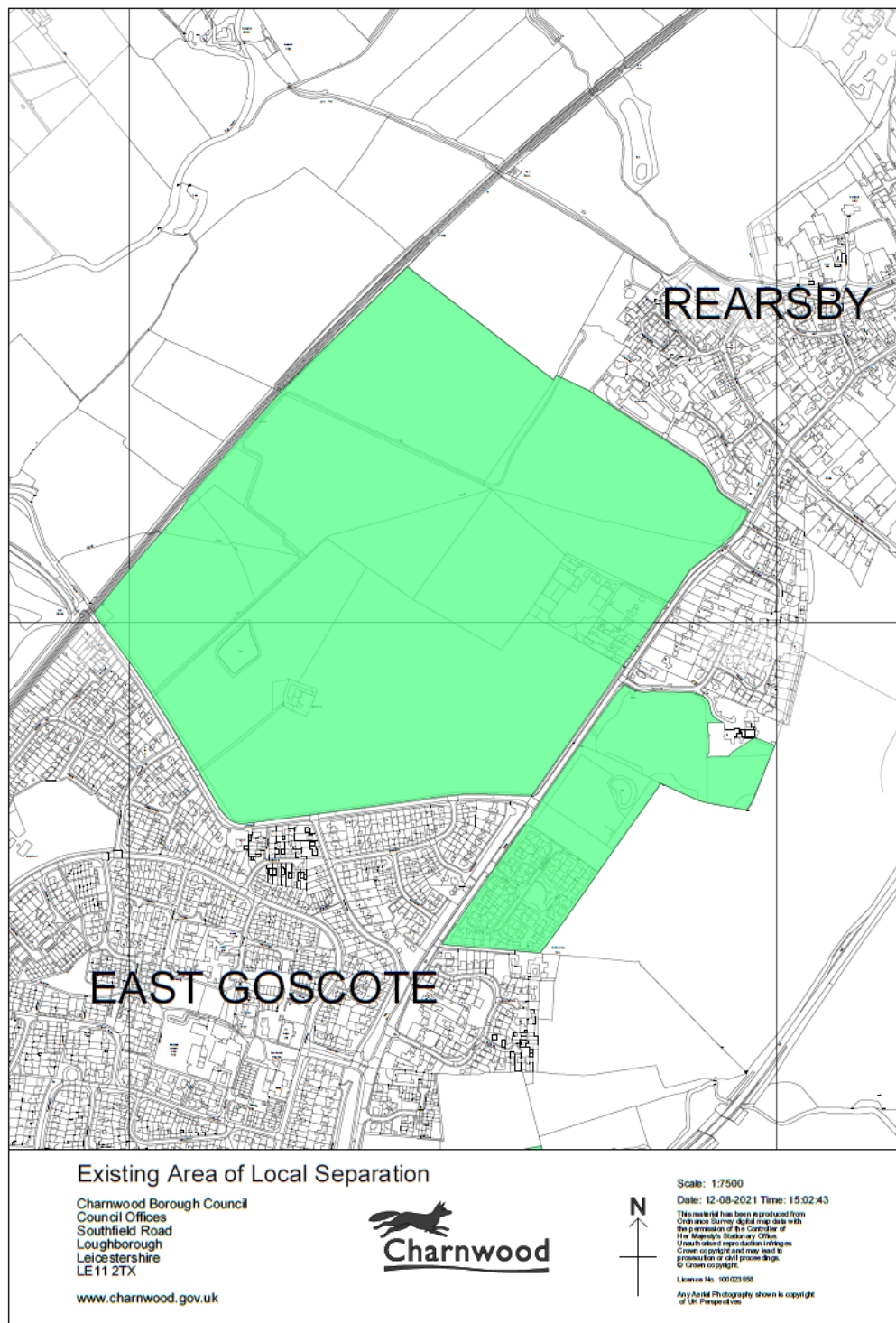
4.13 The Assessment notes : The River Wreake lies in a broad valley of two contrasting parts: the area east of Broome Lane, East Goscote has a rural quality, and the area to the west, where the Wreake joins the Soar, is affected by the urban influences of Syston and Leicester. The eastern area is still 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 2011 – 2028 Local Plan 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. This Area of Local Separation between Rearsby and East Goscote has been highly valued by the residents of Rearsby since it was designated in 2004 and reaffirmed in subsequent Local Plans (see map below).

4.15 The two settlements could hardly be more different: history, appearance, facilities and layout. Rearsby has a pre-Conquest origin, was mentioned in the Domesday book, and is consequently a traditional English midlands linear village with a 13th century church, a winding main street, back lanes and historic house plots. It has a picturesque and distinctive centre around a brook crossed by an historic bridge (Scheduled Monument) and a ford, and a farm in the centre of the village. It has a Conservation Area with 22 listed buildings within its boundaries. There is a variety of building ages representing the village’s evolution over the last

seven centuries, and although these buildings have many different types of architecture and purpose, most are in local vernacular styles and use local materials

Existing Area of Local Separation (Charnwood Local Plan 2004)



4.16 East Goscote is a 'new village' built in the 1960s largely on the site of a previous MoD Army Supply Depot and fields. The development was delivered commercially but was planned

by Leicester City and other authorities to accommodate Leicester's expanding population and a need to replace old substandard housing stock. The settlement was laid out in a masterplan using a suite of standard house designs and non-local building materials. It has no visible history, heritage features or rural character. The roads are straight, having been designed for the motor traffic generated by the population of nearly 3000 (2011 census) and the planned local facilities, including shops, garage, schools, medical practice and employment areas. Were it not for its distance (but not actual separation by open countryside) from the Leicester boundary, East Goscote might, based on its appearance and function, be described as one of the smaller suburbs of the City.

4.17 The two settlements are therefore entirely different in origin, character and appearance and it is the clear wish of Rearsby residents and others (evidence from questionnaire and consultation responses for this Plan) that the visual and actual separation between them is maintained.

4.18 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.

POLICY R2 LOCAL SEPARATION

To be supported, development proposals must be located and designed to maintain, and where possible enhance, the physical and visual separation between Rearsby and its neighbouring settlements, particularly between Rearsby and its closest neighbour East Goscote.

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

4.19 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.

4.20 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.

4.21 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.

4.22 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.

4.23 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.

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

4.25 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 (Map1), development proposals 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 in line with the Local Landscape Character Assessment undertaken by Charnwood Borough Council;
- c) their design respects the significance of heritage assets;
- d) any impact on the living conditions and amenity in neighbouring properties is assessed and addressed;
- e) garden/green space is retained to the extent necessary to retain the distinctive character of Rearsby and meet the amenity needs of the new and existing residents;
- f) the direct and cumulative impact of the generated traffic and parking requirements is assessed and addressed to ensure 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

4.26 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.

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

4.28 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.

4.29 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.

4.30 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 informed by a relevant and 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 supported.

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

4.5 Exception site development

4.31 NPPF paragraphs 60-63 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”.

4.32 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. Views were also raised that new developments should include recognisable forms of small-scale ‘community-led’ development, accountable to local community bodies.

4.33 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

4.34 The ‘Charnwood Rural Housing Guide’⁵ and ‘Housing Allocations Policy’⁶ set out the Borough Council’s approach in relation to affordable housing on rural exception sites and

⁵ www.charnwood.gov.uk/files/documents/rural_housing_guide/Rural%20Housing%20Guide.pdf

⁶ www.charnwood.gov.uk/files/documents/choice_based_lettings_cbl_allocations_policy_from_april_2019/Housing%20Allocations%20Policy%20%28From%20April%202020%29.pdf

criteria for establishing a local connection. Some market housing may be acceptable on exception sites if it is essential to facilitate the provision of affordable housing to meet identified local needs.

4.35 Development proposals for 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) an identified local need is being met and the small-scale development is appropriate in size to the character and the services and facilities of Rearsby.;
- b) the proposals provide on-site affordable housing in perpetuity and as set out in Annex 2 of the NPPF;
- c) the development is subject to an agreement that the affordable social housing is initially offered to people with a local connection;
- d) Open market housing may be included where it can be demonstrated to be essential to the delivery of affordable housing;
- e) the development adheres to the design guidance in Policy R1, in particular where that development is adjacent to the Conservation Area.

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

Building a Strong and Competitive Economy

4.6 Existing employment opportunities

4.36 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.

4.37 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.

4.7 New Business Opportunities

4.38 Paragraphs 84 and 85 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”.

4.39 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”.

4.40 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’.

4.41 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.

4.42 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.

4.43 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.

4.44 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 R5 EMPLOYMENT OPPORTUNITIES

Sustainable growth, expansion and renewal of businesses, particularly within the Protected Employment Area (see Policy Map 5), will be supported, provided:

a) the scale and character of the development is designed and operated so as to cause no detriment to the character and appearance of the countryside;

- b) the impact on neighbouring properties and the local road network is assessed and addressed;
- c) appropriate landscaping protects the landscape character, reinforcing local distinctiveness; and
- d) new sites are serviced with broadband infrastructure.

4.8 Promoting Healthy and Safe Communities

Local Green Spaces

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

4.46 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. 101) and provides criteria (para.102) 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.

4.47 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 D). 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

The following areas identified on Policy Map 2 and detailed in Appendix D are designated as Local Green Spaces:

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

4.48 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

4.49 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”.

4.50 Both Charnwood Borough Council's "Open Spaces Assessment Study, 2017" and "Open Spaces Strategy, 2019"⁷ noted that Rearsby had a shortfall in terms of (a) parks, (b) natural and semi-natural open space and (c) [quality of] allotments (Table 5 of the Strategy).

4.51 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.99) 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".

4.52 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.

4.53 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 are designated as important open spaces, identified on Policy Map 3, to be retained for their recreation value, beauty, amenity or tranquillity within or close to the built-up area. Development proposals should protect these spaces; the loss of a space or part of it will only be supported to the extent that the loss is

⁷ http://www.charnwood.gov.uk/pages/open_spaces_sport_and_recreation_studies

replaced with a space of equivalent value and convenience or the space is demonstrated to be surplus to community needs.

1- Brookside recreation ground and play area (existing Charnwood Borough Council Amenity Green Space)

2- Village Green (Rearsby Parish Council open space)

3- Bog Lane

4- Bleakmore Close amenity open space

5- Melton Road allotments

6- Village playing field (Rearsby Parish Council open space)

7- Bluestones play area

Community Amenities

4.54 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

4.55 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.84), and to “plan positively [... for] other local services to enhance the sustainability of communities and residential environments” (para.93).

4.56 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”.

4.57 Within the Borough Council’s assessments of local settlements (see ‘Settlement Hierarchy, 2020’)⁸, 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.

4.58 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.)

⁸https://www.charnwood.gov.uk/files/documents/settlement_hierarchy_assessment_2018/Settlement%20Hierarchy%20Report%20October%202020%20Update.pdf#Settlement%20Hierarchy%20Assessment%202020

4.59 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 ‘Asset of Community Value’ applications that can be a means to secure current facilities in private ownership, should these be placed on sale. To work with partners to enhance and improve public bus routes.

POLICY R6C COMMUNITY 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.

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

4.60 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.

4.61 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

4.62 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.174). 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.185).

4.63 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”.

4.64 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”.

4.65 The “Landscape Character Assessment 2012”⁹ (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);

⁹https://www.charnwood.gov.uk/files/documents/the_chnwood_landscape_character_assessment/LCA%20%20%28Final%29%20July%202012.pdf#Landscape%20Character%20Assessment%202012

- 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.

4.66 Volume 5 of “Charnwood’s Green Infrastructure Strategy, 2010¹⁰” 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” (since updated)¹¹ 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”.

4.67 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.

¹⁰https://www.charnwood.gov.uk/files/documents/vol_5_strategic_gi_network_leicester_pua_and_sub_regional_centres_2010/Vol%205.pdf

¹¹ <https://www.charnwood.gov.uk/pages/sfra>

4.68 Subsequent to the Infrastructure Strategy, the “Charnwood Habitat Report, 2012”¹² 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 in 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

To be supported development proposals should, appropriately to their location and scale: 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 and provide biodiversity net gain ; c) establish wildlife corridors which improve ecological connectivity between important habitat features in the wider landscape across different land ownerships; d) enhance access to biodiversity assets where appropriate by providing easy and safe pedestrian and cycle routes, consistent with protection of habitats and biodiversity; and e) avoid harm to the following key natural features of the village that have been identified as locally important (see Map 6) :

(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.

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.

¹² https://www.charnwood.gov.uk/pages/habitat_and_species_assessments

4.10 Conserving and Enhancing the Historic Environment

Conservation Area

4.69 The Neighbourhood Plan supports the existing Conservation Area status that exists within part of the core of the village (identified on Map 4) and endorses the guidance relating to changes in this area contained in the Rearsby Village Design Statement 2002. An updated appraisal of the Conservation area was conducted in 2010¹³.

Local Heritage Assets

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

4.71 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 to which are added 3 buildings and two landscape features worthy of recognition, as below. Their locations are shown in map 4, while supporting evidence forms appendix C. Policy R8 recognises these as non-designated heritage assets.

4.72 Historic England, in recognition of the loss nationally since c.1950 of more than 90% of ridge and furrow (the earthworks representing the ploughlands of the medieval open field system), has surveyed the whole country for surviving examples, most recently in 2011-12 (Turning the Plough update assessment English Heritage and Gloucs. CC, 2012 ('TTP2')). Leicestershire CC records all surviving ridge and furrow areas recorded in TTP2 in the County as non-designated heritage assets; the Rearsby Neighbourhood Plan re-surveyed the Plan Area to update this information in the Leicestershire Historic Environment Record, and to provide protection through the Planning system for the two survivors. The evidence is presented in Appendix C and the sites' locations are shown on Map 4.

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

¹³ https://www.charnwood.gov.uk/pages/rearsby_conservation_area

POLICY R8 CONSERVING AND ENHANCING THE HISTORIC ENVIRONMENT – LOCAL HERITAGE ASSETS -

Development proposals affecting any of the non-designated heritage assets listed below (and shown on Policy Map 4 and detailed in Appendix C) or their settings will need to balance the community benefits of the proposal against the impact on the heritage significance of the asset. The assets are important for their contribution to the layout and characteristic mix of architectural styles in the village.

Leicestershire CC Historic Environment Record *Non-Listed Buildings*

Dovecote, Brook Street (west side) (MLE15170)

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 structures and buildings (this Plan)

John Wesley preaching stone (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.

4.11 Promoting Sustainable Transport

4.73 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.

4.74 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.104).

4.75 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).

4.76 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).

4.77 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.

4.78 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 R9: PROMOTING SUSTAINABLE TRANSPORT

To be supported development proposals should, appropriately to their scale:

- 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

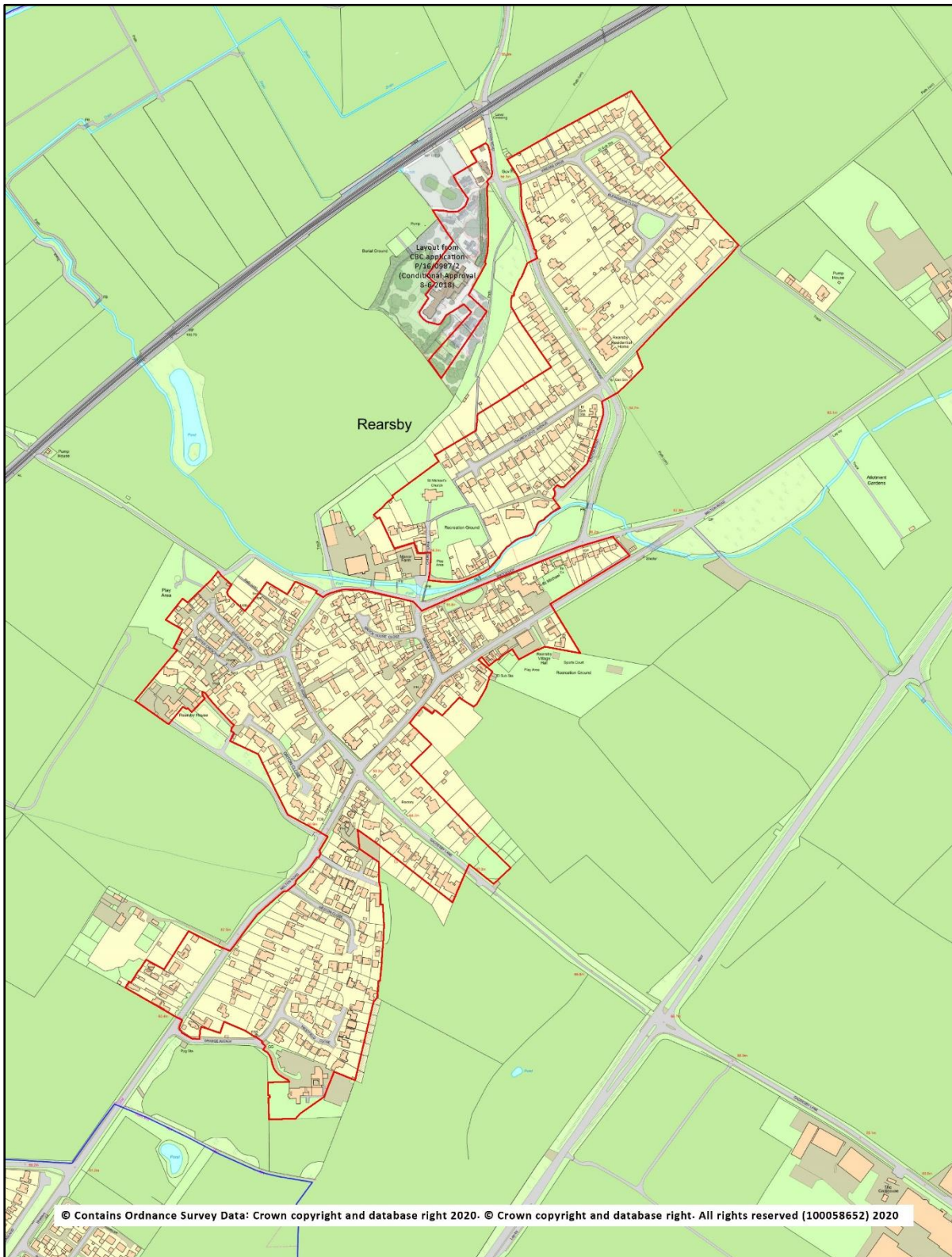
Monitoring and Review

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.

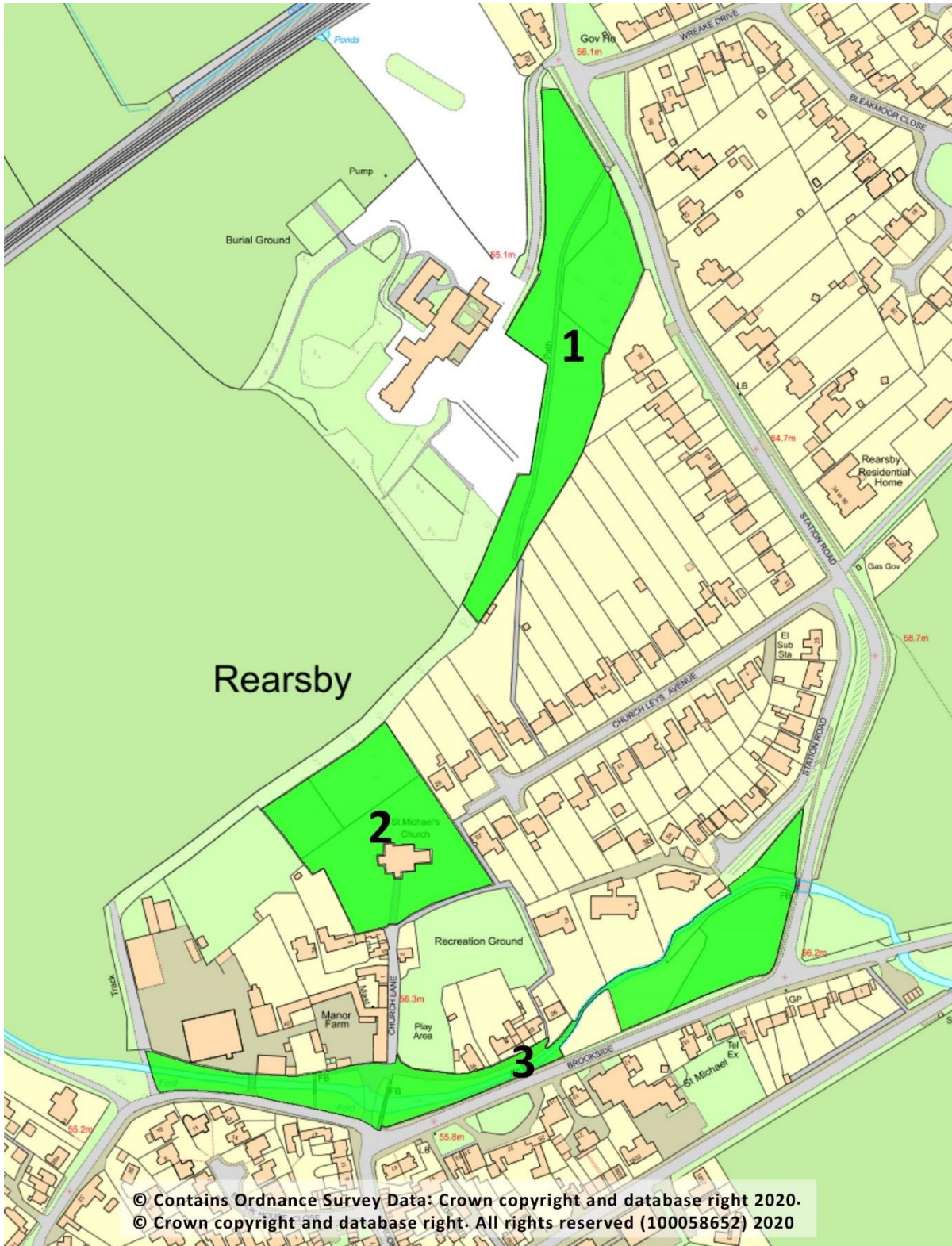
5.7 Part of such a review will be to look at how the guidelines contained in Policy R1 are reflected in subsequent design solutions proposed for the village, and to assess how the Neighbourhood Plan can help to highlight actions to be taken to safeguard the identity of the parish in the long-term.

APPENDIX A: POLICY MAPS

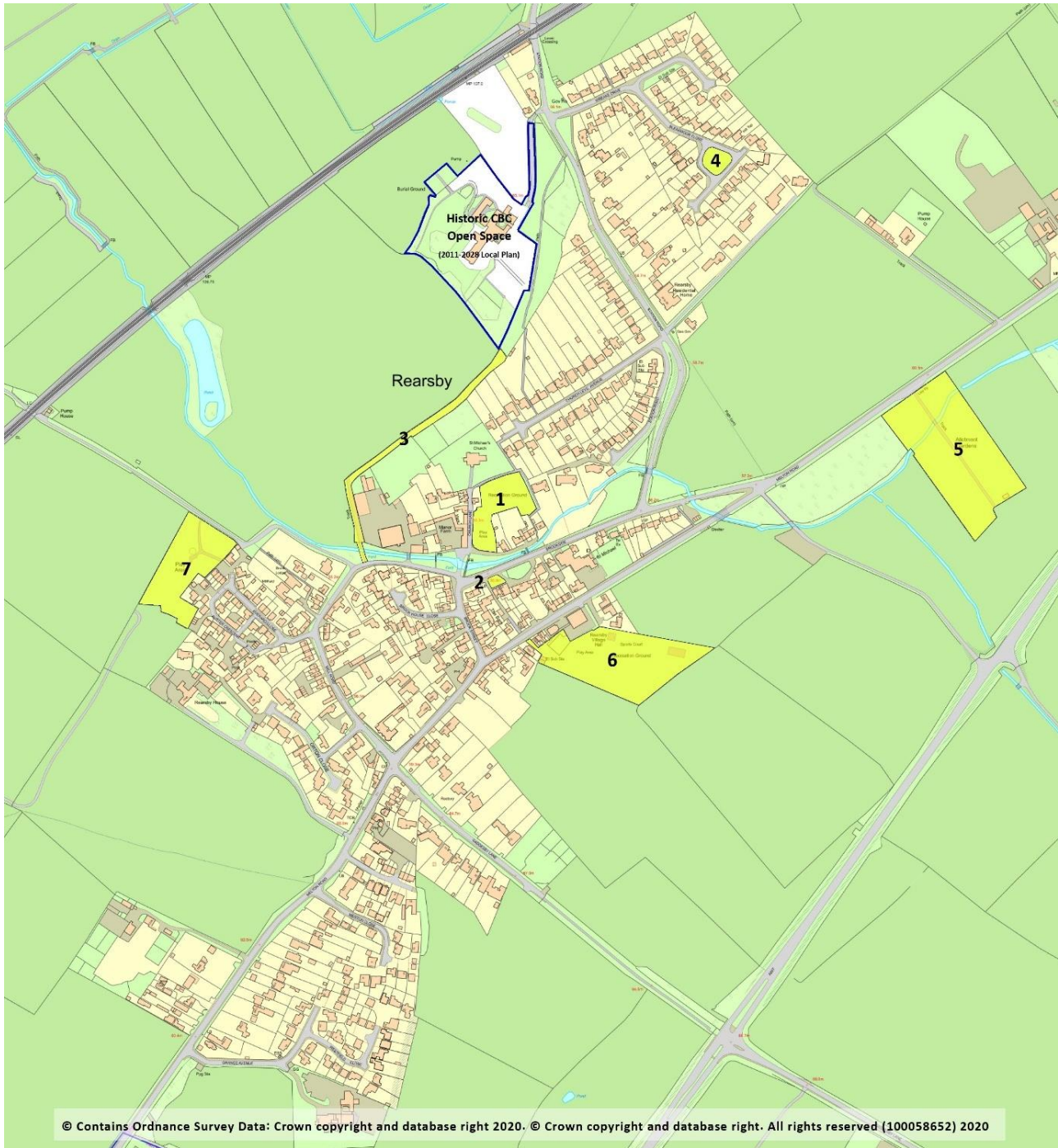
Map 1. Limits to Development (source: draft Local Plan 2021-37)



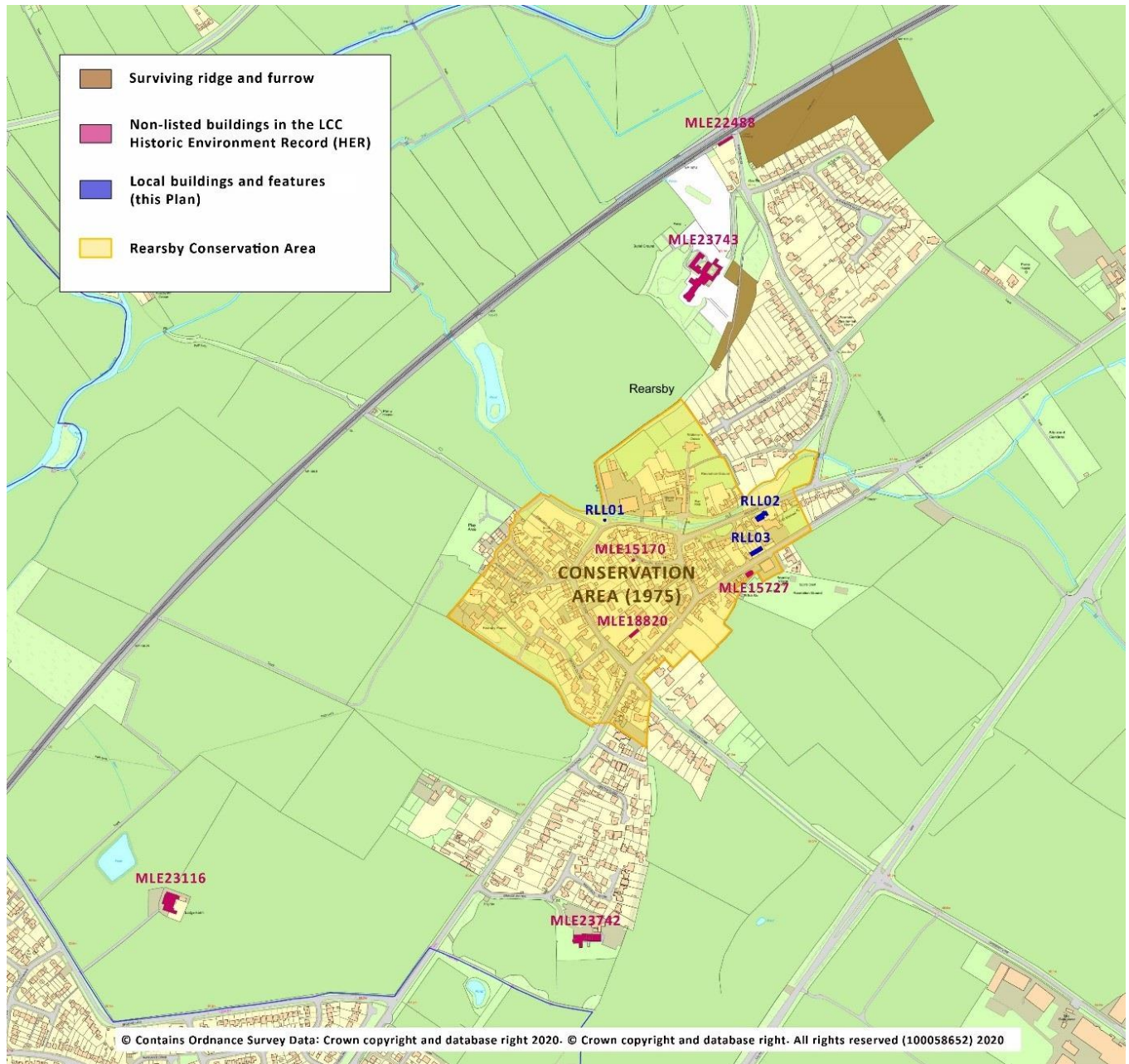
Map 2. Areas designated as Local Green Space



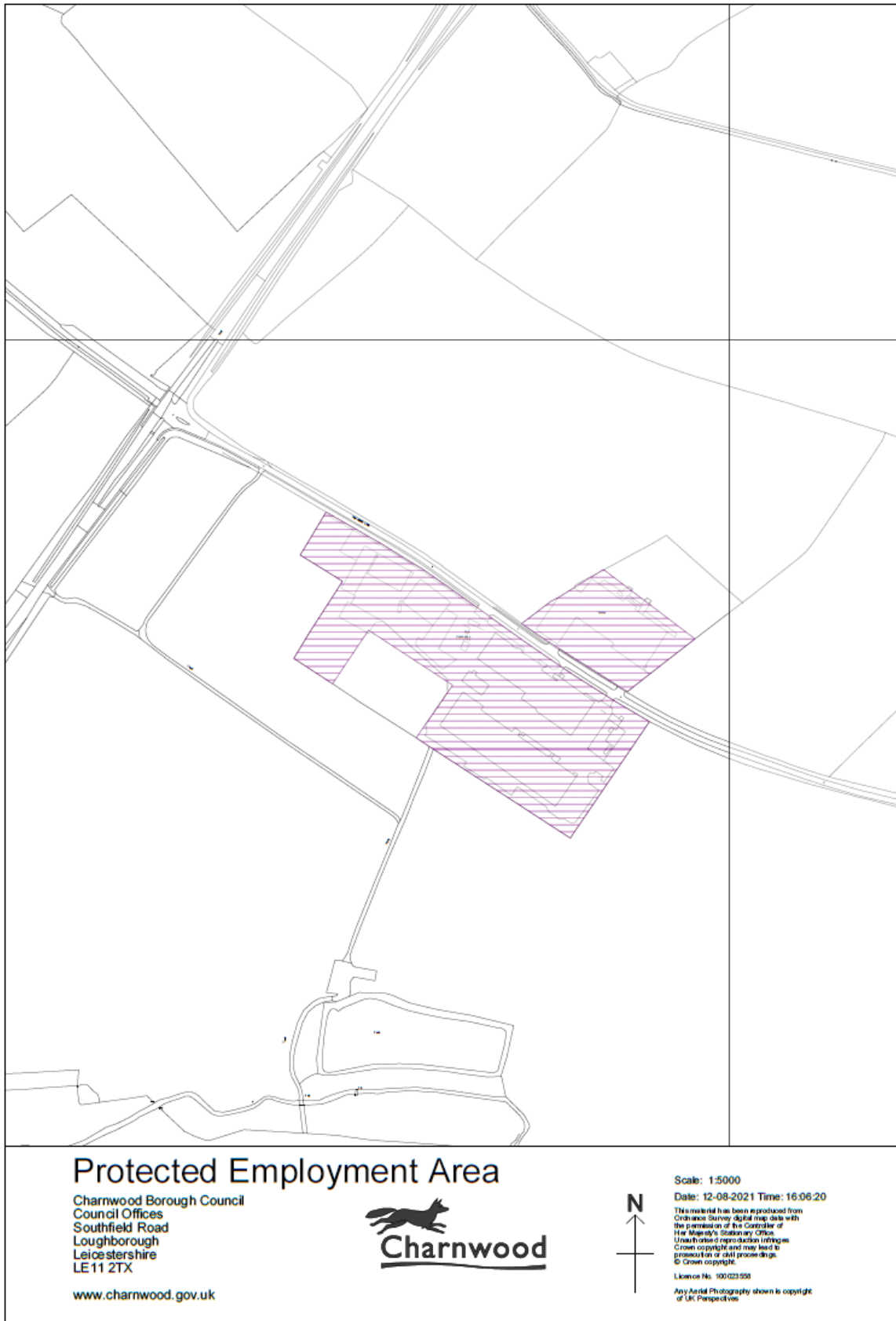
Map 3. Areas designated as Important Open Space



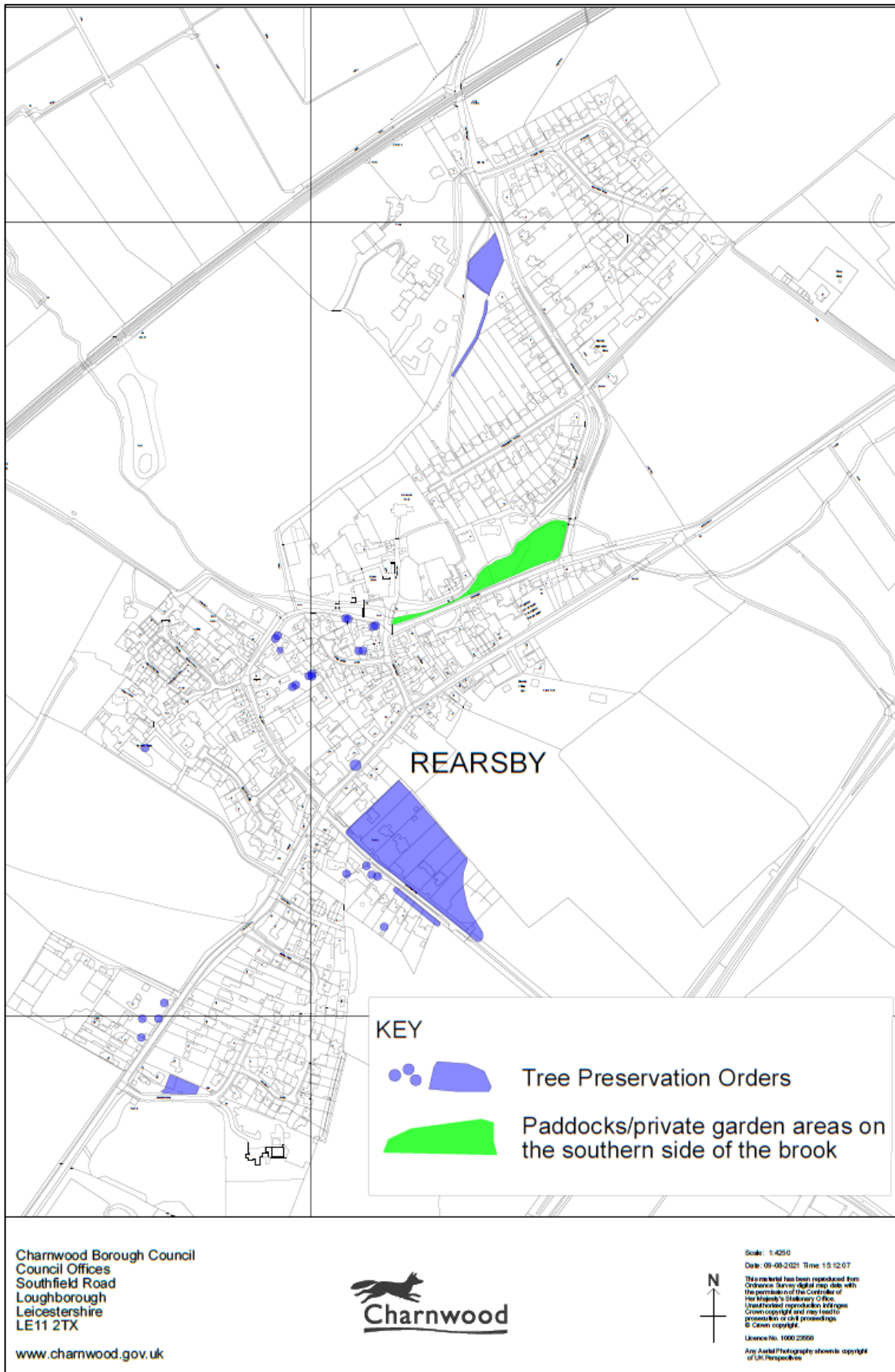
Map 4. Non-designated Heritage Assets



Map 5. Protected Employment Area.

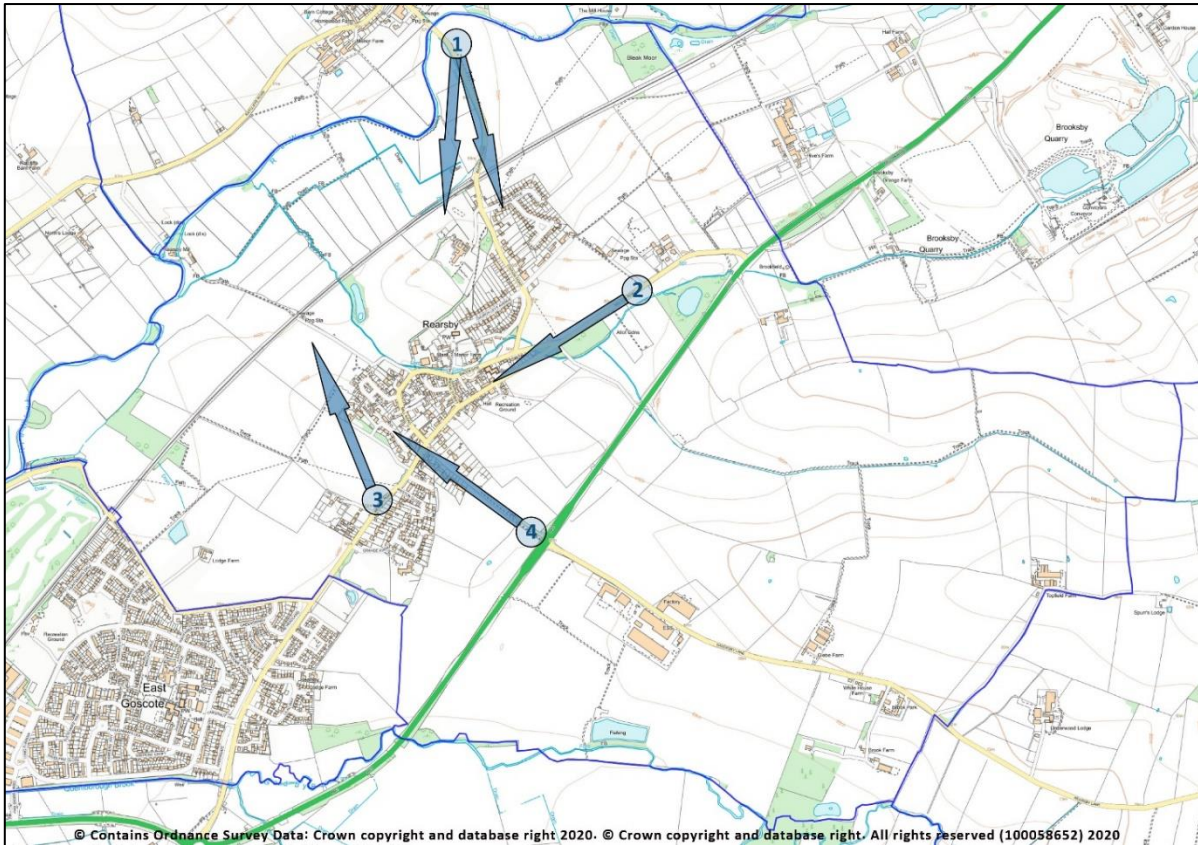


Map 6. Locally Important Features (Policy R7)



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 20th-21st 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 C.

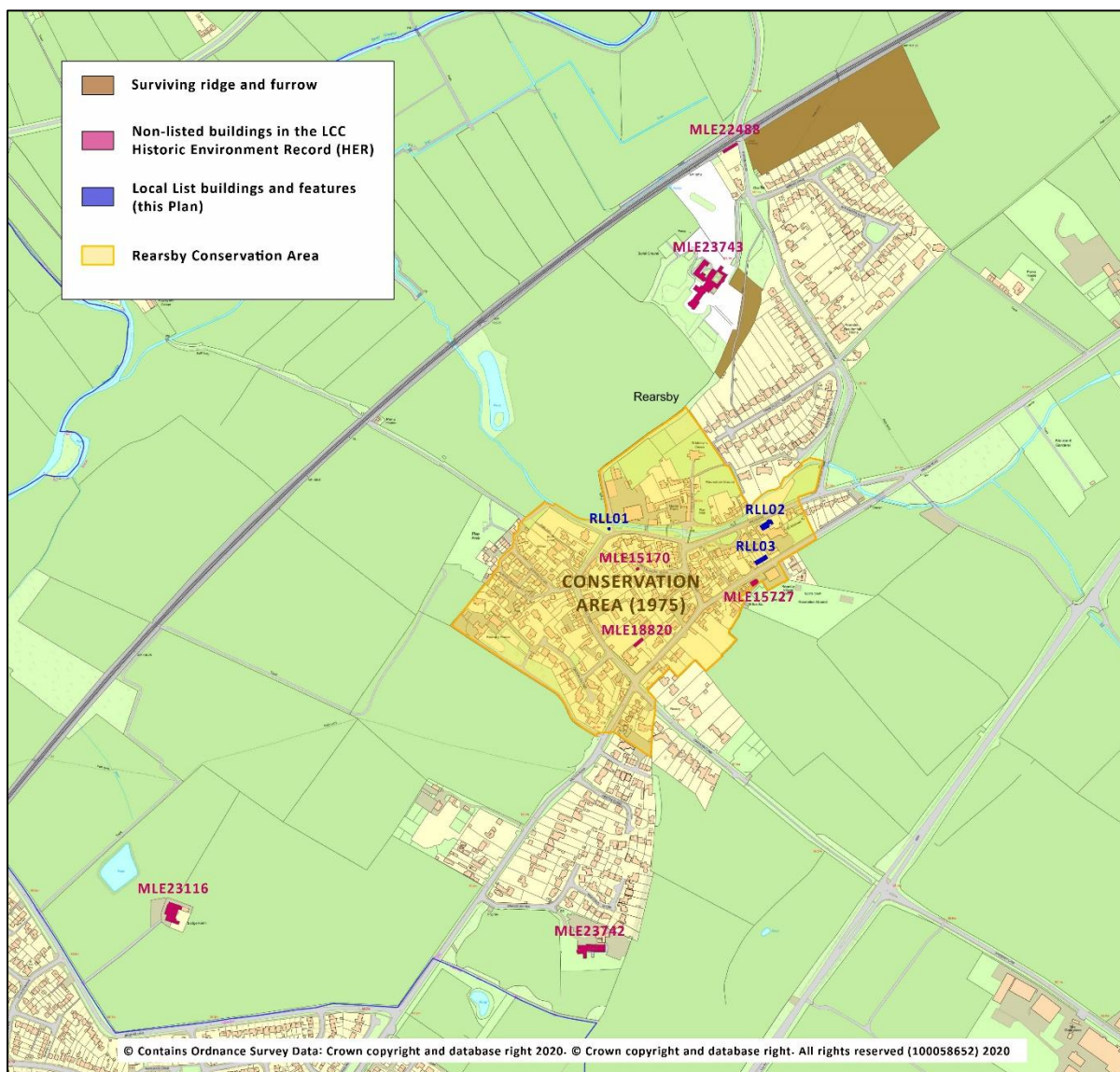
Local Heritage Assets (Non-Designated Heritage Assets)

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 [18th 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

3. Ridge and Furrow: Local heritage assets

Ridge and furrow, the Conker Field

The ridge and furrow grassed area in the Conker Field is unusual in that it is within the built-up area of the village surrounded by houses and within the settlement limits. This grassed area is amenity land donated to the village with a right of way which is part of the Leicestershire Round, so enjoyed by walker from far afield who walk that nationally known route. Rearsby is very proud of its rural heritage and can date its existence prior to the doomsday book. This ridge and furrow area is clear evidence of the medieval rural nature of the settlement.



Ridge and furrow, field north of Wreake Drive

This large field adjacent to Wreake Drive is on the edge of the village and runs up to the railway line. It is now permanent pasture but the ridge and furrow can clearly be seen showing how Rearsby was being farmed as strips of arable land in the medieval era. The siting of fields on the edge of settlements where residents could tend their strips was an ancient way of life that shows the history of the village written in the landscape for all to see: a farming community clustered around a brook with a Church on the hill and a mill on the river.

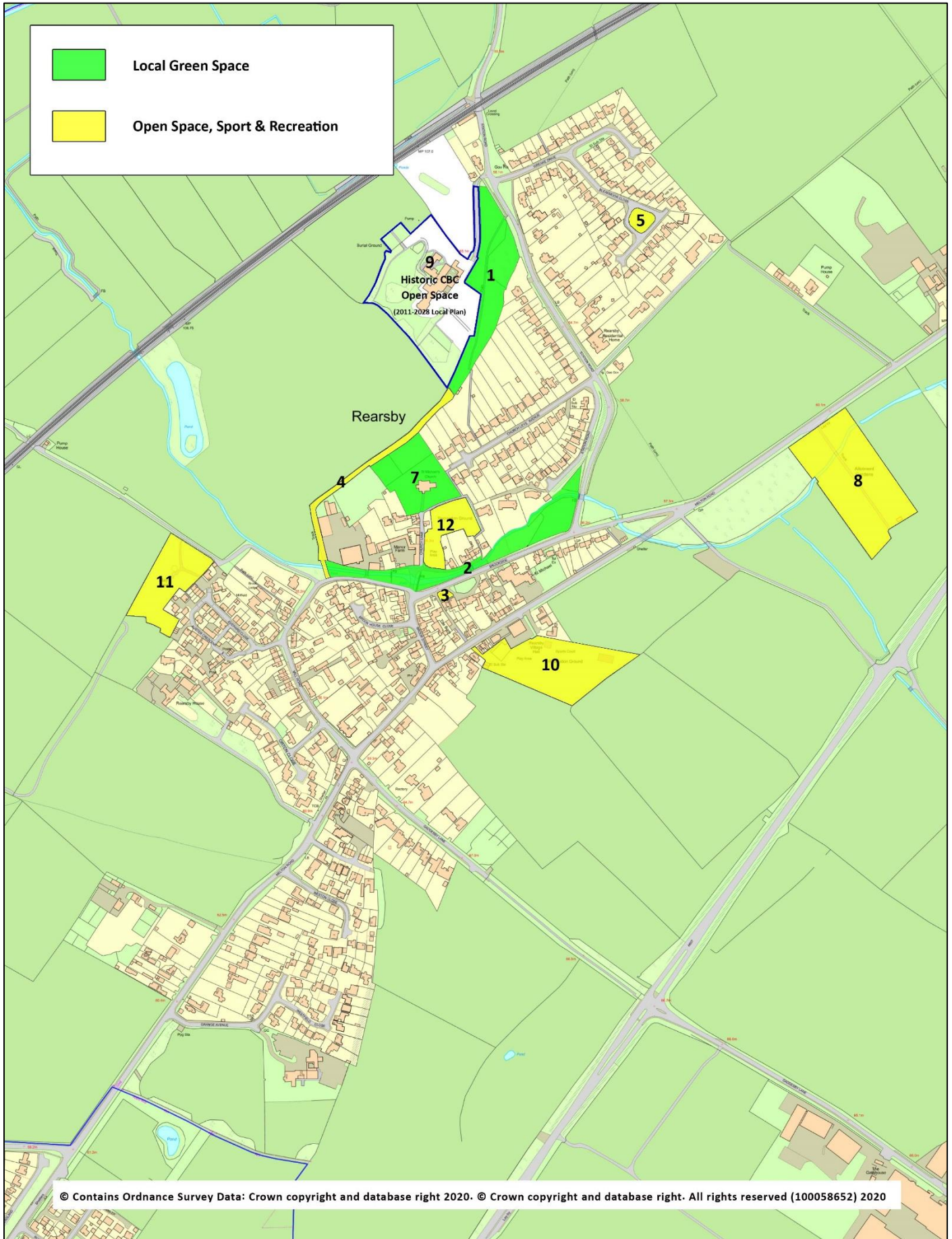


APPENDIX D - LOCAL GREEN SPACE ASSESSMENT

1. SCORING CRITERIA AND METHODOLOGY

LOCAL IN CHARACTER, NOT AN EXTENSIVE TRACT OF LAND	Y/N	Y is essential for Local Green Space designation.
SPECIAL TO COMMUNITY	Max 15	
PROXIMITY	0-5	5 = an open space within a settlement 4 = adjacent to the settlement boundary (Limit to Development line when defined) – ‘at the bottom of the last gardens’ 3, 2, 1 = successively further from settlement 0 = most distant from main settlement(s) <i>within the Plan Area</i>
BEAUTY	0-3	Only the most attractive land in the Plan Area should qualify - most sites should get 0. Viewpoints are scored as if for beauty
TRANQUILLITY	0-2	Most sites should get 0. 2 will probably be limited to e.g. churchyards, well-designed memorial gardens, managed semi-natural habitats.
RECREATIONAL VALUE	0-5	5 = Public Open Spaces designed for sport and recreation or as facilities for children and young people 4, 3 = Membership sport facilities (tennis, bowls, etc.). Very well used park or other recreational space with full or comprehensive public access. Managed wildlife site with public access. Semi-natural parkland (trees, grass) with public footpaths and no restriction on access. 2 = Paddock or grazing field with 1 or more public footpath, e.g. well-used for dog-walking, traditional sledging field 1 = arable farmland with public footpath but no other access. 0 = private property with no public recreational value or access
LOCAL SIGNIFICANCE – History and Wildlife	Max 10	Must be evidence-based and the data included in the Plan or appendices. History and wildlife scores are cumulative, i.e. if multiple historical features or ages are represented, or if biodiversity (numerous species of conservation concern (BAP) in several higher taxa) is demonstrable, the score rises by 1 or more points to a maximum of 3. All sites scoring 3 or above will qualify in this Plan for protection at appropriate level.
HISTORICAL SIGNIFICANCE	0-5	5 = statutory site, includes or comprises Scheduled monument, Listed Building, feature or structure. National Trust or English Heritage site 4 = site with features in the County <i>Historic Environment Record</i> , Historic England <i>PastScape</i> records. <i>Registered park or garden</i> . Well-preserved <i>ridge and furrow</i> . 3, 2 = site includes feature, earthworks or building with known local historic environment significance – history includes 20th century. Fainter <i>ridge and furrow</i> 1 = site of local oral or recorded history importance, no actual structure 0 = No evidence for historical environment significance
RICHNESS OF WILDLIFE	0-5	5 = Statutory site, includes or comprises SSSI (biodiversity or geology) or other national or European designation. 4 = County Wildlife Trust, etc. <i>nature reserve</i> , <i>Country Park</i> with importance for biodiversity, etc. 3 – site with National, county and local biodiversity features, e.g. <i>Priority Habitats</i> , occurrence of one or more <i>Species of Conservation Concern</i> (use national or county Biodiversity Action Plan (BAP) Species lists), mapped Gt Crested newt ponds, bat roosts and foraging areas. County or local site designations e.g. <i>Local Wildlife Site (LWS)</i> , <i>Site of Importance for Nature Conservation (SINC)</i> , <i>Local Nature Reserve</i> , <i>Community WildSpace</i> , etc. 2 = other site of known local biodiversity importance not recorded elsewhere with e.g. BAP species, species-rich hedgerows, watercourse, pond 1 = (parish background level), moderate or potential wildlife value 0 = no evidence for natural environment significance
Maximum possible	25	

2. LOCATION MAP



3. INVENTORY

KEY  LOCAL GREEN SPACE  OPEN SPACE, SPORT & RECREATION

INVENTORY MAP REFERENCE	DESCRIPTION / EVIDENCE	NPPF (2019) LOCAL GREEN SPACE CRITERIA							TOTAL /25
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	PROXIMITY 0 - 5	SPECIAL TO COMMUNITY (Max 10)			LOCAL SIGNIFICANCE (Max 10)		
				BEAUTY 0 - 3	TRANQUIL 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5	
1	<p>Conker Field and spinney</p> <p>Donated to the Parish by Sisters of St Joseph of Peace in 2018. This is a beautiful area of grass and mature trees, six of them Conker trees, which is surrounded by houses in the village. It has ridge and furrow across the main section of grass and an extensive spinney which is a haven for wildlife which has a carpet of snowdrops every year. The spinney is full of mature trees which house a rookery of over 12 nests and green woodpeckers’ nest there. There are no paths in the spinney and small animals abound here. The space is set back from the road and boasts views out across the Wreake valley as you walk down the hill. A right of way traverses the field which has been in use for centuries and is part of an old Drivers path to the next village. This has been part of the Hunting Lodge grounds built in 1894 and it is now amenity land for the village. The space is used by a lot of walkers and dog walkers the path is part of the Leicestershire Round. Since the Parish Council have taken ownership Fences and kissing gates have been replaced, hedgerows replanted, and the trees have been surveyed and remedial works are in</p>	Yes	4	3	2	4	3	2	19

INVENTORY MAP REFERENCE	DESCRIPTION / EVIDENCE	NPPF (2019) LOCAL GREEN SPACE CRITERIA							TOTAL /25
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	PROXIMITY 0 - 5	SPECIAL TO COMMUNITY (Max 10)			LOCAL SIGNIFICANCE (Max 10)		
				BEAUTY 0 - 3	TRANQUIL 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5	
	progress. Plans for the future include appropriate signage recognising the donation, litter bins, benches and replacement tree planting.								
2	<p>Brookside</p> <p>An extensive area of waterway grass, willows, hawthorn hedge and paddocks in the heart of the village. This is the oldest part of the village dating back to the 13th Century with the Church high on the hill across from the Ford. The packhorse bridge was originally wooden, replaced in 1714 by the granite seven arch bridge we have today an Ancient Monument. Across the ford is the site of multiple grade II listings of Manor Farm, its barns, dovecote and mud wall all of which shows the history of this part of the village. Annually on Boxing day the village Tug of War takes place over the brook followed by the rubber duck race. The tree lined brook and grassed paddocks which flood regularly, is an important corridor for wildlife through the village with an area of wooded wetland of special significance. There are a significant number of both Cracked willows and Weeping willows along this stretch of the brook from Station Road to the preaching stone in Mill road. There are 24 mature willow trees along the brook very unusual to find such a collection of mature trees in a landscape with generally few trees. The number of trees in the villages is significant and the Brookside area is a stretch</p>	yes	5	2	2	3	3	4	19

INVENTORY MAP REFERENCE	DESCRIPTION / EVIDENCE	NPPF (2019) LOCAL GREEN SPACE CRITERIA							TOTAL /25
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	PROXIMITY 0 - 5	SPECIAL TO COMMUNITY (Max 10)			LOCAL SIGNIFICANCE (Max 10)		
				BEAUTY 0 - 3	TRANQUIL 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5	
	of rural landscape significant to the rural identity of the village and forms part of the conservation area. The preaching stone is on the western edge of this space, the area has many places to sit and enjoy the space, which is set back from the road, the only access for vehicles is across the ford to the church. The village green is adjacent to this area and has the village sign and each Christmas the village tree is situated here. The recently replaced railings now complement the area.								
3	Village Green A small semi-circle of mown grass, opposite the 7-arch bridge, with the village sign on it. At Christmas every year the village Christmas Tree is located here. The space complements the Brookside area.	Yes	5	1	1	3	2	1	13
4	Bog Lane Part of an old Drovers path to the next village and links Brookside to the Conker Field going around the back of Manor Farm and the church. It starts at the Preaching Stone. It is a right of way and has mature hawthorn hedges which are a haven for wildlife. Views over the valley are possible when the hedges are not in leaf.	yes	4	2	2	4	2	2	15
5	Bleakmore Close amenity open space This area at the top of the hill looks out over the Wreake valley towards Thrussington giving it a commanding view. The circular area has a mature	yes	5	2	2	4	1	1	15

INVENTORY MAP REFERENCE	DESCRIPTION / EVIDENCE	NPPF (2019) LOCAL GREEN SPACE CRITERIA							TOTAL /25
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	PROXIMITY 0 - 5	SPECIAL TO COMMUNITY (Max 10)			LOCAL SIGNIFICANCE (Max 10)		
				BEAUTY 0 - 3	TRANQUIL 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5	
	Conker tree and provides a quiet space for the residents. Station Road wide grass verge leads on to a small spinny. Wreake Drive also has a wide verge.								
6	Melton Road field Field along Melton Road opposite New Avenue and Weston Close. This has in the past been parkland for the adjacent Rearsby House which occupies a prominent position in the village, with its distinctive yellow walls which can be seen from all directions. There is a right of way across the fields leading down to the River Wreake where there was a Quay providing employment for the village. The field gives commanding views across the Wreake valley with the panorama of the landscape laid out for all to share in a tranquil setting. The field is grade one agricultural land and hosts wildlife such as bats which roost in the trees.	yes	4	1	1	2	2	2	12 n/a
7	St Michael and All Angels Churchyard The church is an 11 th century listed building high on the hill above the ford and Brookside. It is at the end of a narrow lane with no passing traffic possible. This adds to the tranquillity of the space which has the mature trees of Bog Lane behind it. Site includes two small paddocks to NW of church, one of which is used as an extension burial ground and the other currently long grass and scrub of high local biodiversity value.	yes	5	3	2	4	5	3	22

INVENTORY MAP REFERENCE	DESCRIPTION / EVIDENCE	NPPF (2019) LOCAL GREEN SPACE CRITERIA							TOTAL /25
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	PROXIMITY 0 - 5	SPECIAL TO COMMUNITY (Max 10)			LOCAL SIGNIFICANCE (Max 10)		
				BEAUTY 0 - 3	TRANQUIL 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5	
8	Melton Road Allotments A former field this is on the edge of the village between Melton Road and the by pass. Well-used community amenity	yes	2	1	1	4	1	2	11
9	Convent Grounds Designated as Open Space in Charnwood Borough Council Local Plan 2011-2028. Now partly allocated for housing, and removed from OS register.	N	2	2	1	0	2	2	9 n/a
10	Village playing field Rearsby Parish Council Open Space (1983) Situated next to the modern village hall the space is used extensively for village community events e.g. fetes and car boot sales. It is a large area of grass with hedgerows on all sides and views out over the countryside. Amenities include an eight-piece outdoor gym, Basketball practice hoop and court, BMX half pipe and five aside goalposts. There is a secluded natural area allowed to grow wild to attract wildlife. Right of way runs through the field. Disabled access is provided through the village hall car park. Picnic tables are provided	Y	4	2	1	5	1	3	14
11	Bluestones play area Open Space provided by developer and managed via residents' management charge. Situated on the edge of the recent housing development the playpark has a range of play equipment as well as seating areas in a	Y	4	2	1	5	0	1	13

INVENTORY MAP REFERENCE	DESCRIPTION / EVIDENCE	NPPF (2019) LOCAL GREEN SPACE CRITERIA							TOTAL /25
		LOCAL BOUNDED, NOT EXTENSIVE YES/NO	PROXIMITY 0 - 5	SPECIAL TO COMMUNITY (Max 10)			LOCAL SIGNIFICANCE (Max 10)		
				BEAUTY 0 - 3	TRANQUIL 0 - 2	REC. VALUE 0 - 5	HISTORY 0 - 5	WILDLIFE 0 - 5	
	secluded space for relaxing. Playpark opens out onto beautiful views across the River Wreake valley and has a right of way running alongside popular with dog walkers. Playpark is maintained by a Management charge on the properties								
12	<p>Brookside recreation ground and play area</p> <p>Rearsby Parish Council Open Space (1980s)</p> <p>This is in the heart of the village and conservation area next to the brook and the 7 arch bridge which is an ancient monument, the ford and the 11th Century Church. Amenities include a set of toddler and Junior play equipment with picnic tables alongside the Brook. There is a grassed area with 5 a side goals further up the hill with hedgerows all around. This is a beautiful and tranquil setting surrounded by trees and open space around the brook and Church yard.</p>	Y	5	2	1	5	2	1	16

**REARSBY
NEIGHBOURHOOD
PLAN**
2021-2036

