

# REARSBY NEIGHBOURHOOD PLAN

2021 – 2036



REFERENDUM VERSION AUGUST 2021

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## 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 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

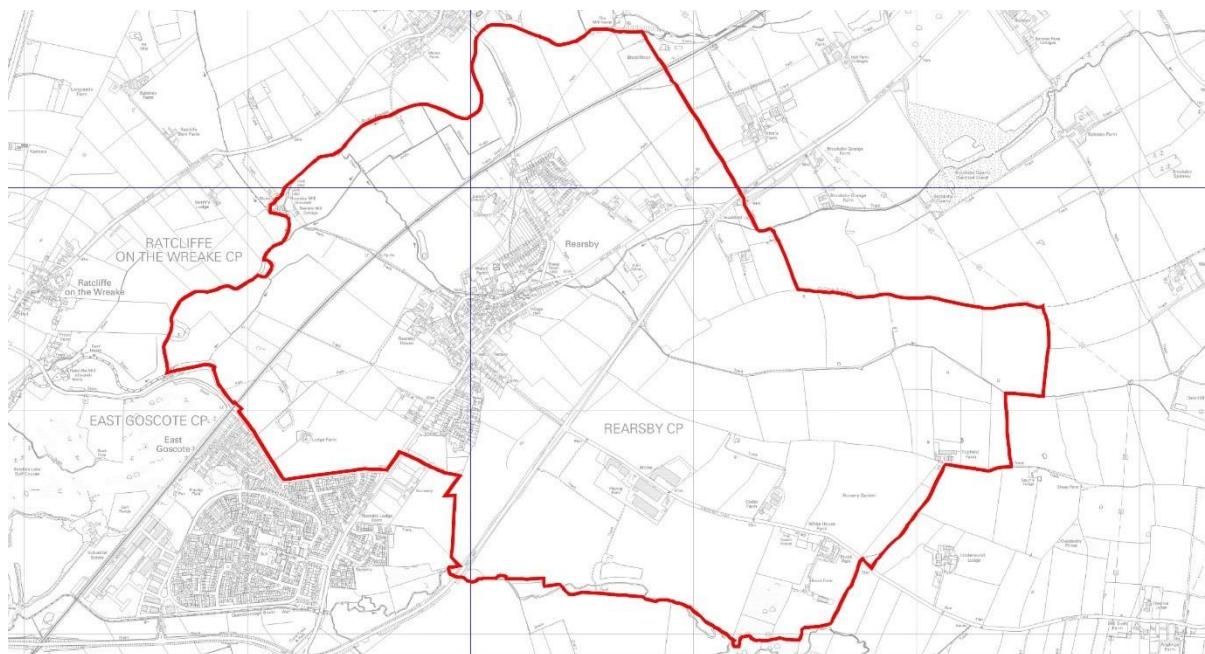
1.5 The majority of homes in the parish are detached (77.9%) houses or bungalows, with 12.5% semi-detached and 8.4% terraced. Overcrowding is not an issue, with only a small number of households (5 households or 1.2%) with dependent children and lone parent family households likely to be affected. The 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.



Rearsby Neighbourhood Area

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

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



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*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)<sup>1</sup> 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].

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<sup>1</sup> <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 Strategy<sup>2</sup> 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.

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<sup>2</sup> [www.charnwood.gov.uk/pages/corestrategydpd](http://www.charnwood.gov.uk/pages/corestrategydpd)

**2.22** The Charnwood Local Development Scheme 2021<sup>3</sup> has set out a programme for how the revised ‘Local Plan for Charnwood’ will be established to determine the “*scale of development needed in the Borough, the key issues and opportunities that need to be taken into account and [...] the options for an overall strategy for delivering the growth that is needed*”.

**2.23** The overarching priorities for Charnwood within the emerging Local Plan<sup>4</sup> 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

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<sup>3</sup> [www.charnwood.gov.uk/pages/localdevelopmentscheme](http://www.charnwood.gov.uk/pages/localdevelopmentscheme)

<sup>4</sup> [www.charnwood.gov.uk/localplan](http://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 polices 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.

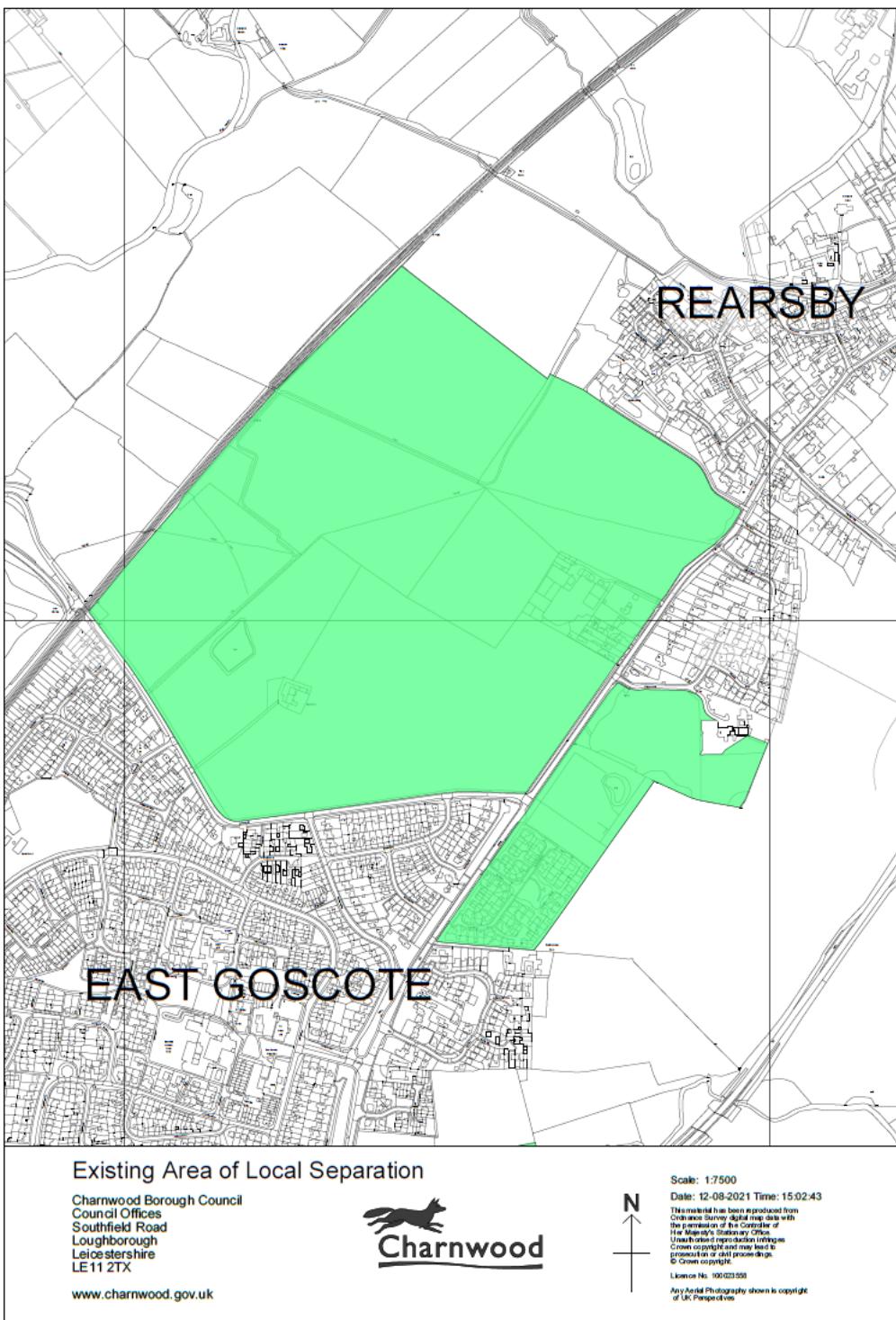
**4.13** The Assessment notes : The River Wreake lies in a broad valley of two contrasting parts: the area east of Broome Lane, East Goscote has a rural quality, and the area to the west, where the Wreake joins the Soar, is affected by the urban influences of Syston and Leicester. The eastern area is 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 Doomsday 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’<sup>5</sup> and ‘Housing Allocations Policy’<sup>6</sup> set out the Borough Council’s approach in relation to affordable housing on rural exception sites and

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<sup>5</sup> [www.charnwood.gov.uk/files/documents/rural\\_housing\\_guide/Rural%20Housing%20Guide.pdf](http://www.charnwood.gov.uk/files/documents/rural_housing_guide/Rural%20Housing%20Guide.pdf)

<sup>6</sup> [www.charnwood.gov.uk/files/documents/choice\\_based\\_lettings\\_cbl\\_allocations\\_policy\\_from\\_april\\_2019/Housing%20Allocations%20Policy%20%28From%20April%202020%29.pdf](http://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"<sup>7</sup> 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

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<sup>7</sup> [http://www.charnwood.gov.uk/pages/open\\_spaces\\_sport\\_and\\_recreation\\_studies](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)<sup>8</sup>, 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.

<b>Essential</b>	<b>Desirable</b>
Food shop	Post office Pharmacy
Primary school	Pre-school care provision
Employment access	Higher order services access
High speed broadband	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.)

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<sup>8</sup>[https://www.charnwood.gov.uk/files/documents/settlement\\_hierarchy\\_assessment\\_2018/Settlement%20Hierarchy%20Report%20October%202020%20Update.pdf#Settlement%20Hierarchy%20Assessment%202020](https://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”<sup>9</sup> (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);

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<sup>9</sup>[https://www.charnwood.gov.uk/files/documents/the\\_charnwood\\_landscape\\_character\\_assessment/LCA%20%20%28Final%29%20July%202012.pdf#Landscape%20Character%20Assessment%202012](https://www.charnwood.gov.uk/files/documents/the_charnwood_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, 2010<sup>10</sup>” 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)<sup>11</sup> 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.

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<sup>10</sup>[https://www.charnwood.gov.uk/files/documents/vol\\_5\\_strategic\\_gi\\_network\\_leicester\\_pua\\_and\\_subRegional\\_centres\\_2010/Vol%205.pdf](https://www.charnwood.gov.uk/files/documents/vol_5_strategic_gi_network_leicester_pua_and_subRegional_centres_2010/Vol%205.pdf)

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

**4.68** Subsequent to the Infrastructure Strategy, the “Charnwood Habitat Report, 2012”<sup>12</sup> undertook a widespread 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.

<sup>12</sup> [https://www.charnwood.gov.uk/pages/habitat\\_and\\_species\\_assessments](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 2010<sup>13</sup>.

### 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.

<sup>13</sup> [https://www.charnwood.gov.uk/pages/rearsby\\_conservation\\_area](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 / Wreae 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 Thurcaston (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

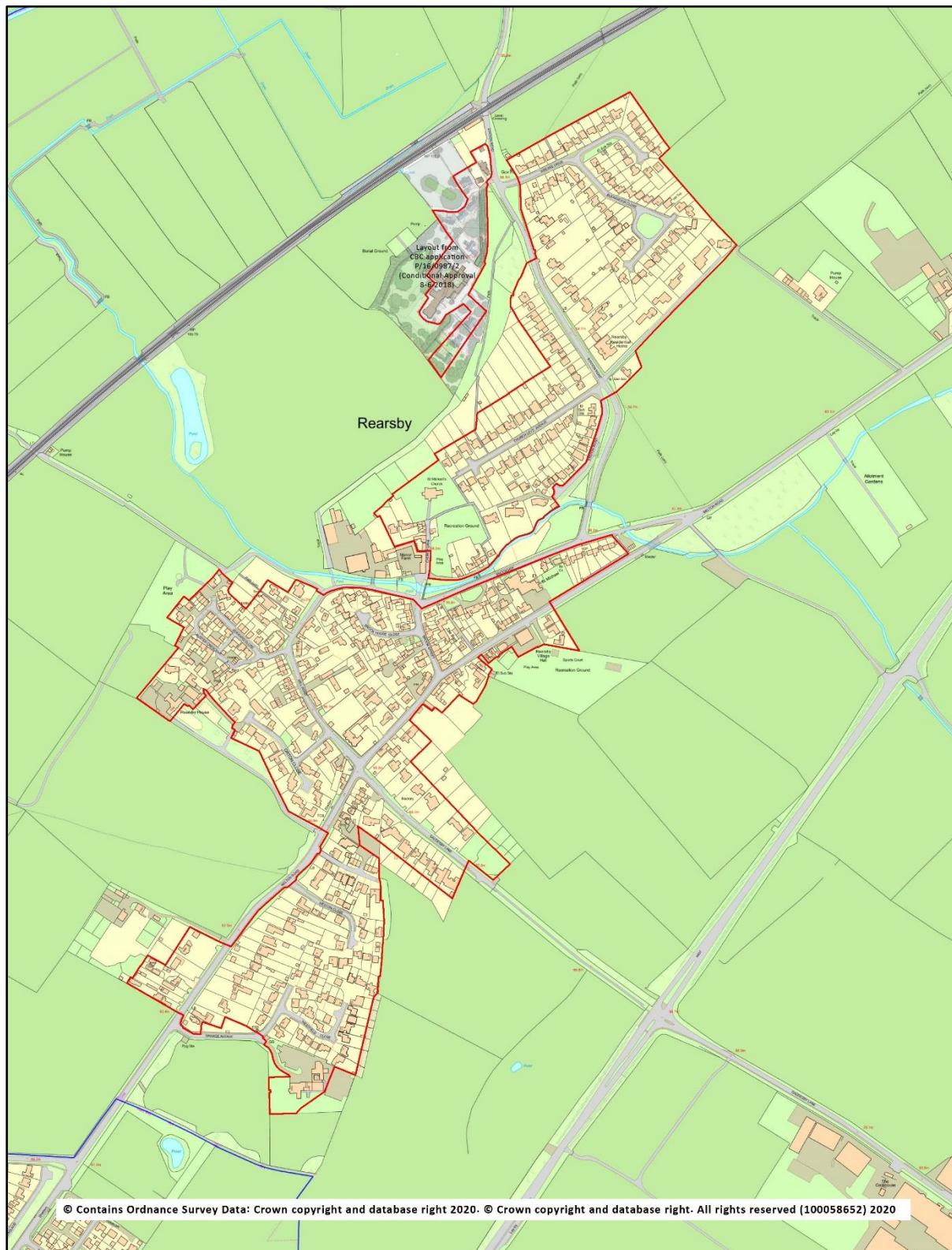
## Monitoring and Review

**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.

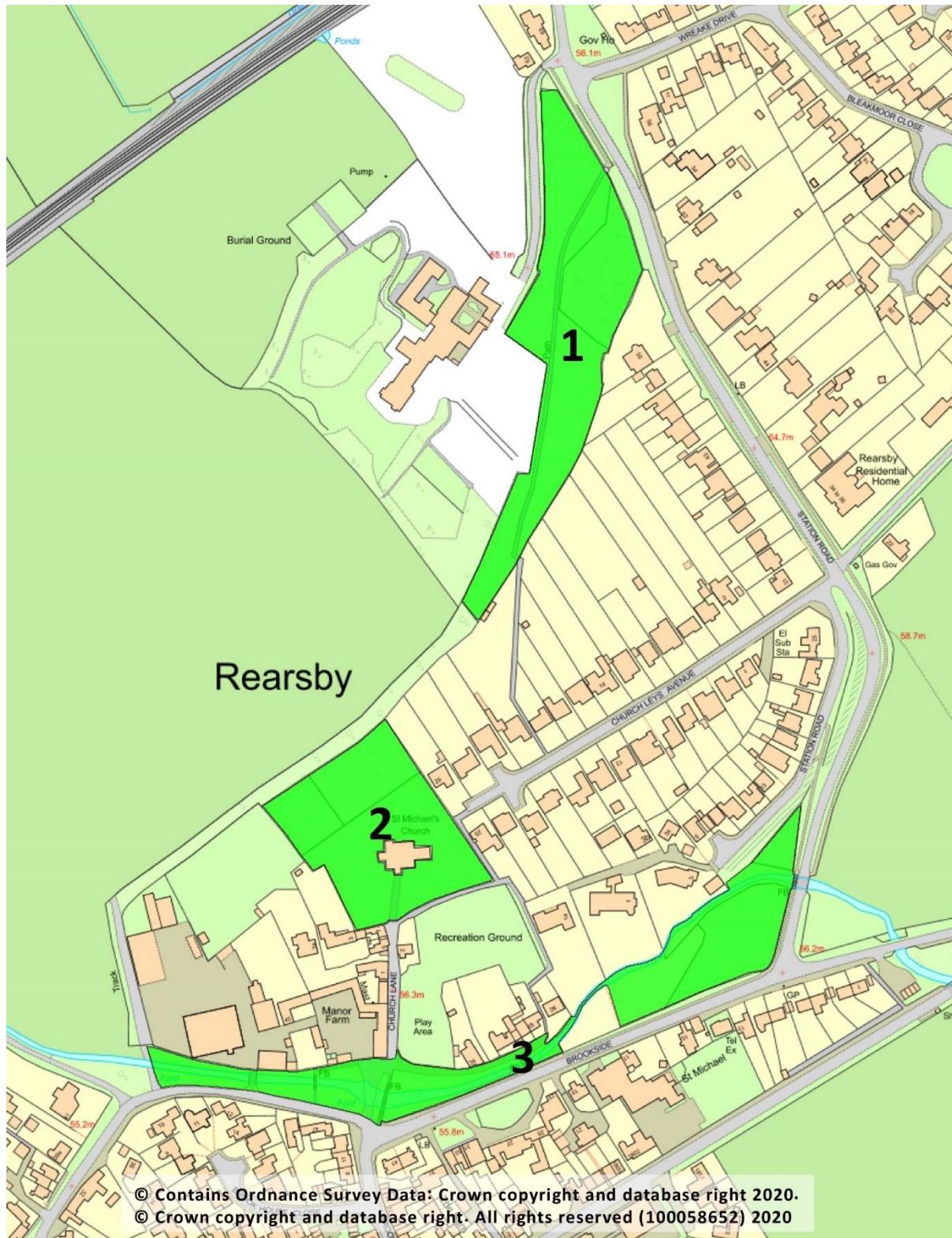
**5.7** Part of such a review will be to look at how the guidelines contained in Policy R1 are reflected in subsequent design solutions proposed for the village, and to assess how the Neighbourhood Plan can help to highlight actions to be taken to safeguard the identity of the parish in the long-term.

## APPENDIX A: POLICY MAPS

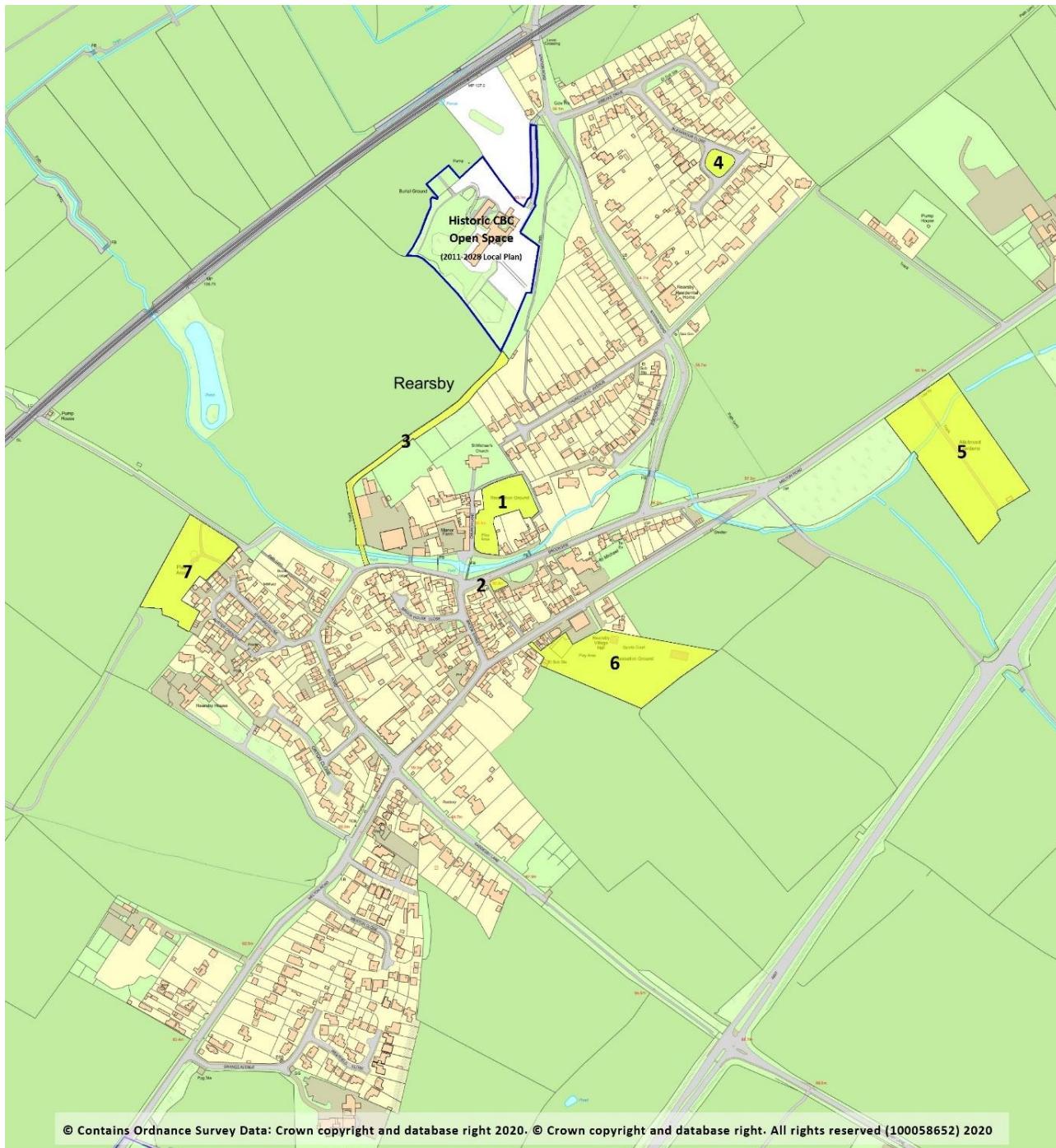
### Map 1. Limits to Development (source: draft Local Plan 2021-37)



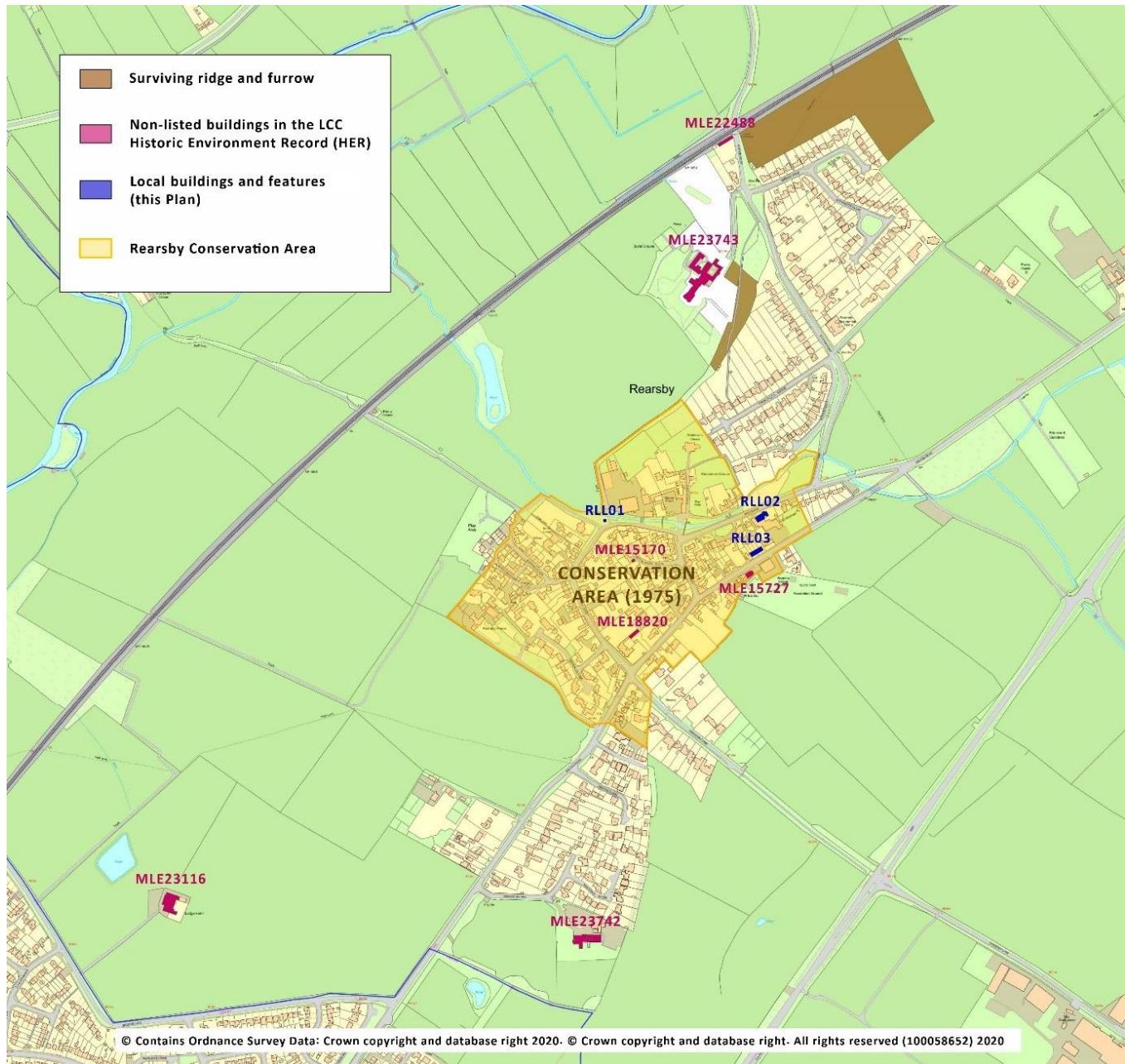
Map 2. Areas designated as Local Green Space



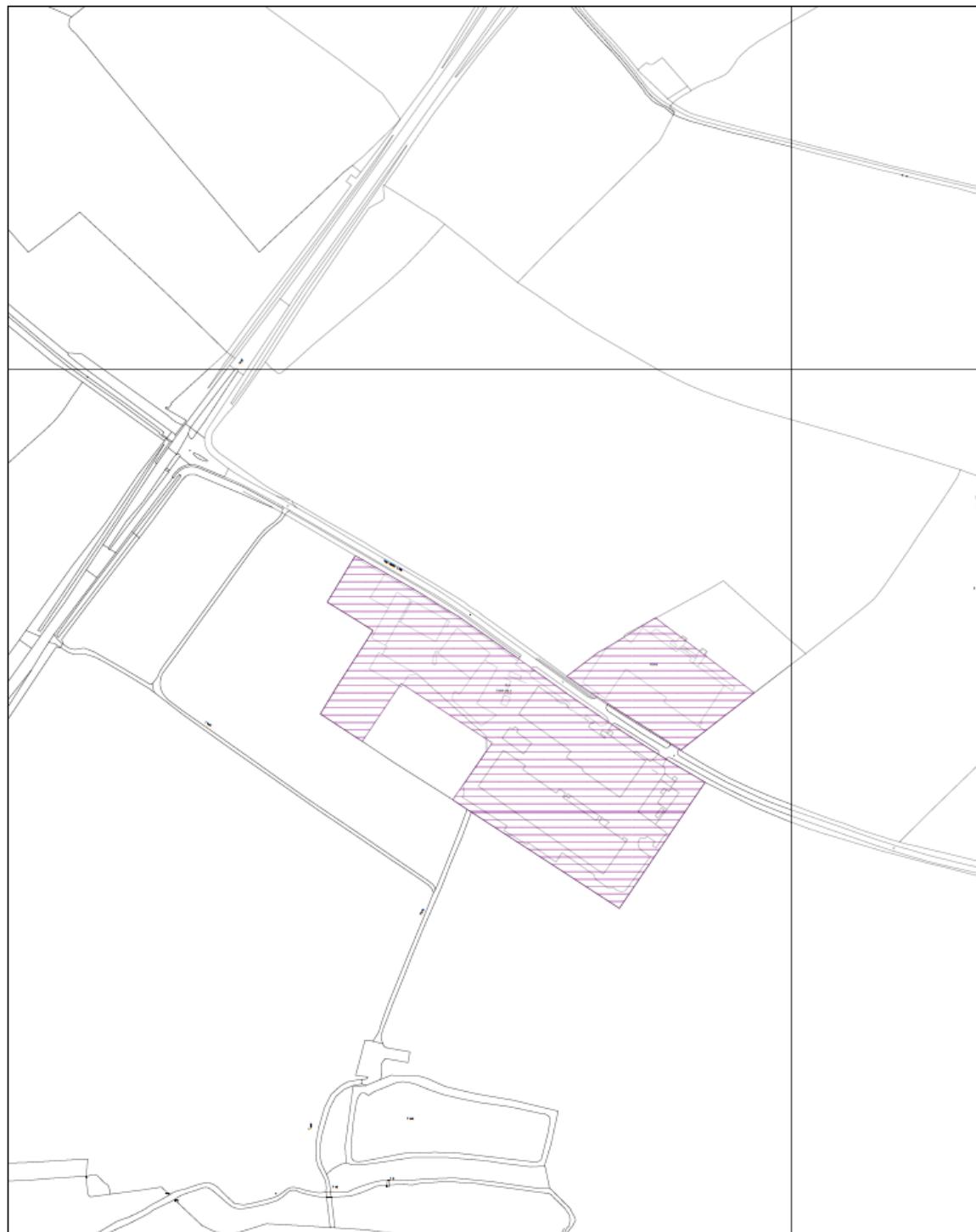
### Map 3. Areas designated as Important Open Space



## Map 4. Non-designated Heritage Assets



## Map 5. Protected Employment Area.



### Protected Employment Area

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

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



Scale: 1:5000

Date: 12-08-2021 Time: 16:06:20

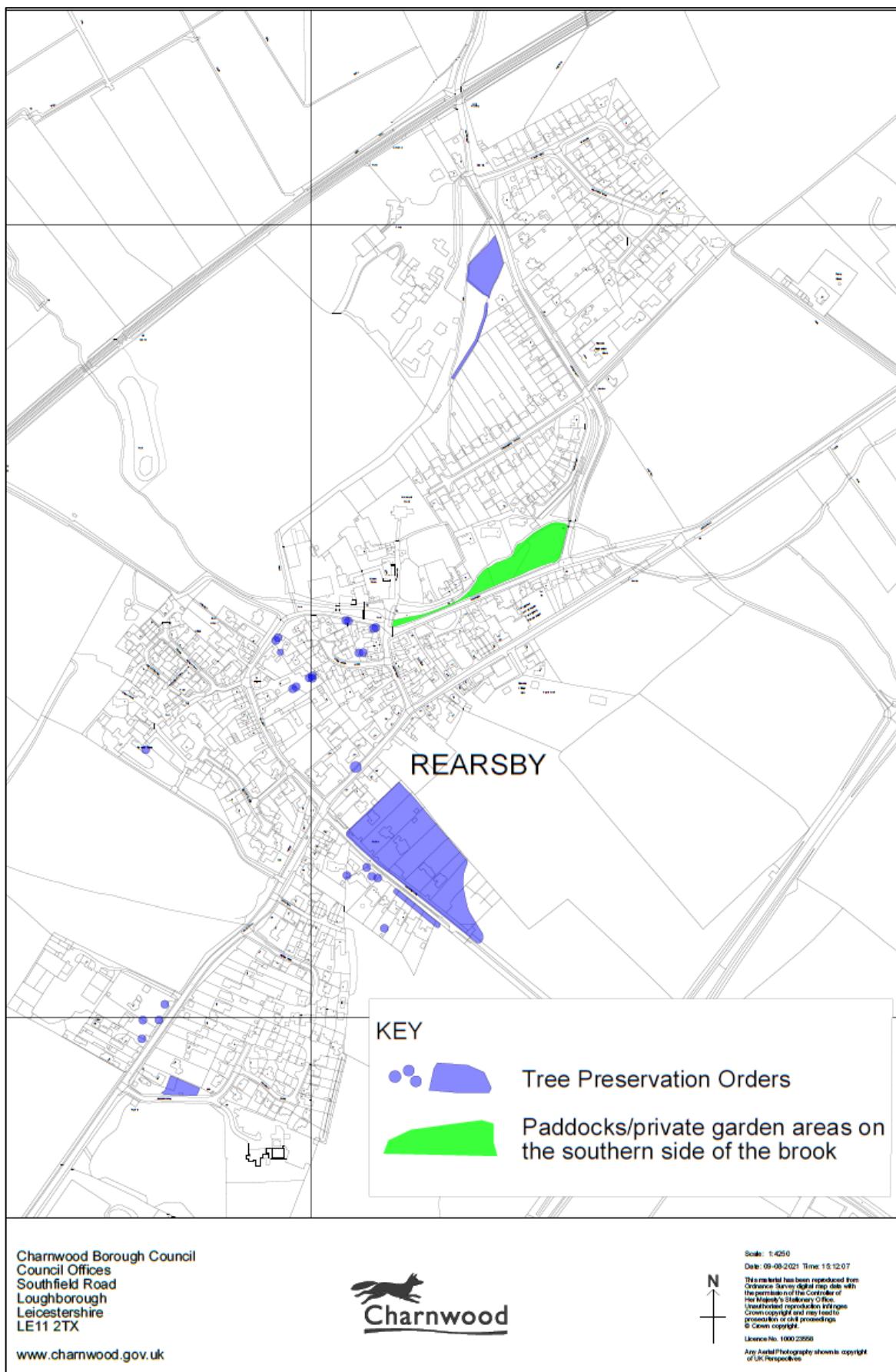
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## Map 6. Locally Important Features (Policy R7)



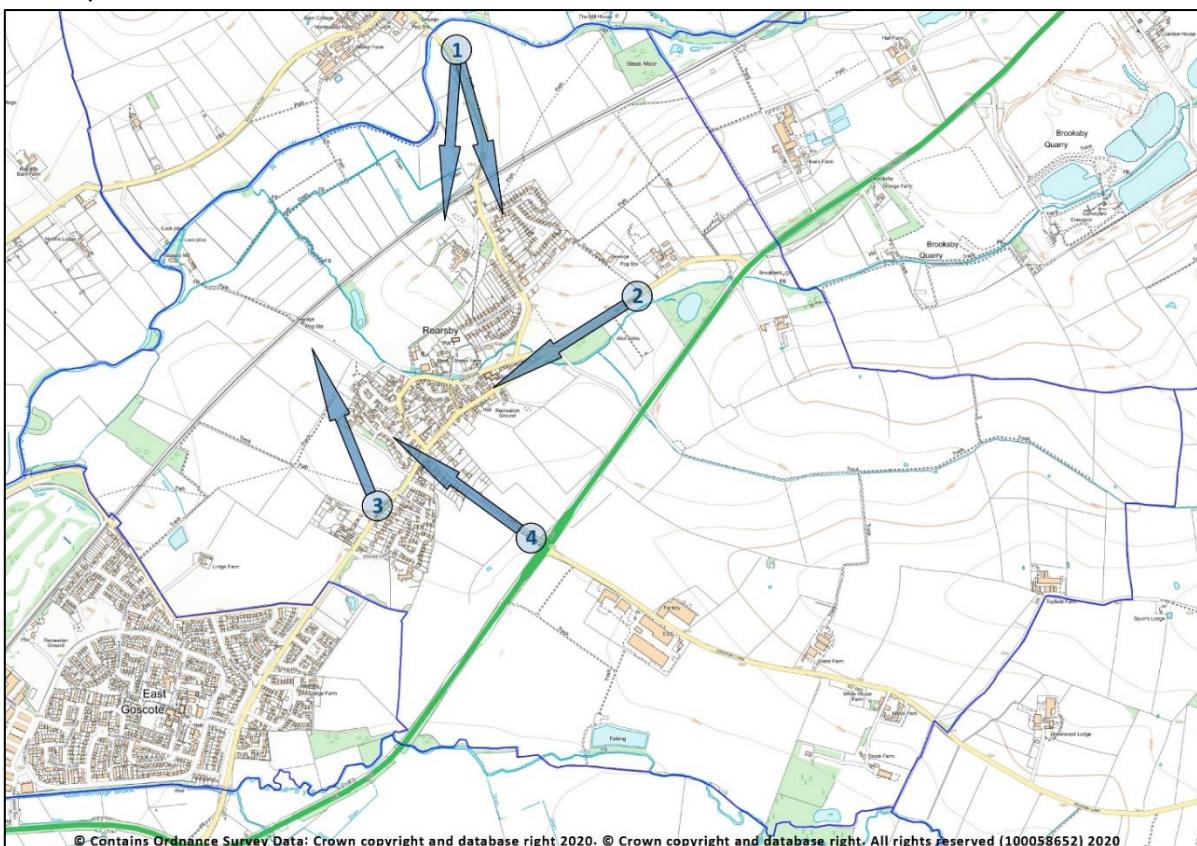
Charnwood Borough Council  
Council Offices  
Southfield Road  
Loughborough  
Leicestershire  
LE11 2TX  
[www.charnwood.gov.uk](http://www.charnwood.gov.uk)



## APPENDIX B.

## Important Views

### 1. location map



### 2. Descriptions and images

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



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



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



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



## APPENDIX C.

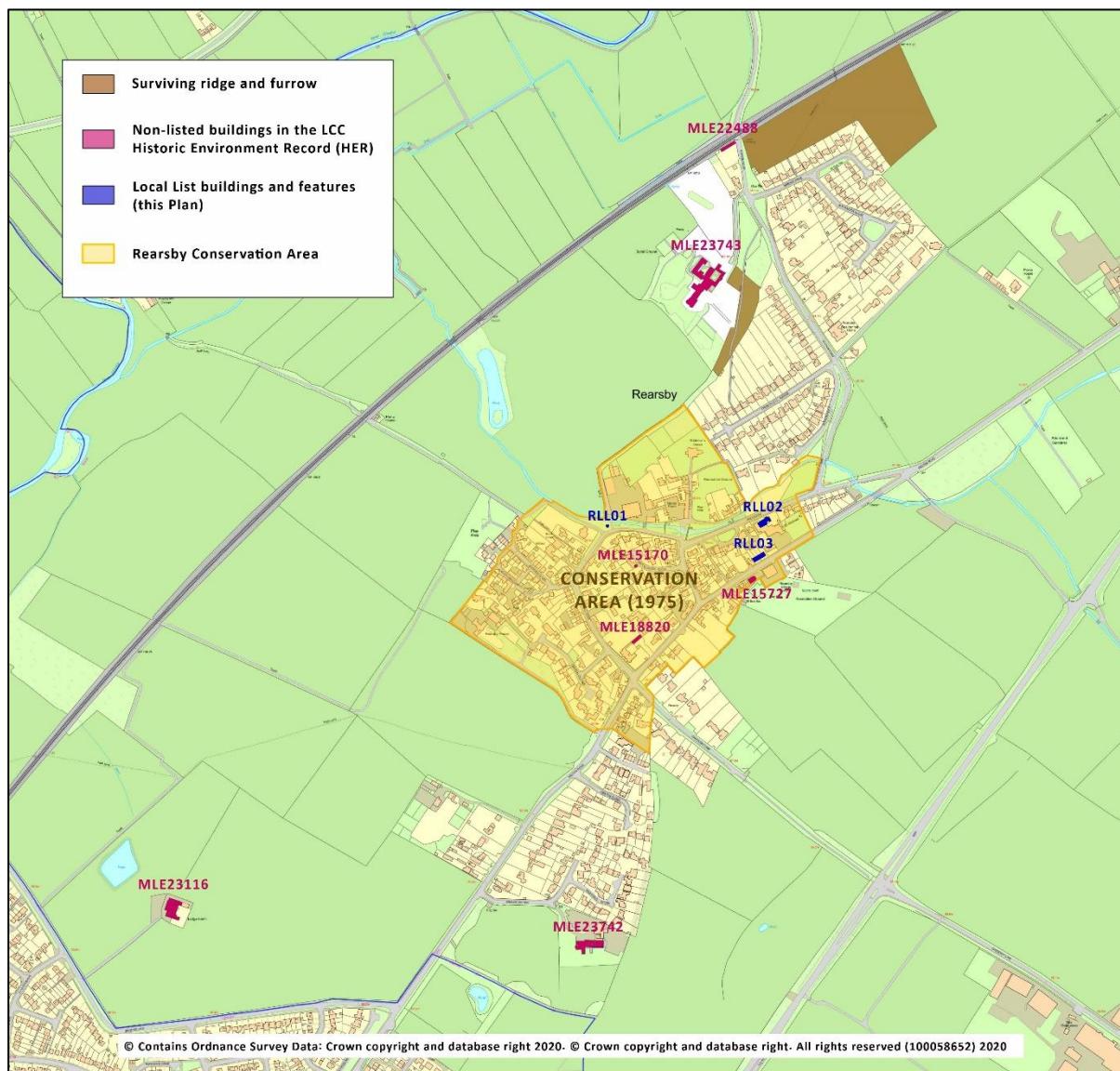
### Local Heritage Assets (Non-Designated Heritage Assets)

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 Doomsday book of 1086, the entry reads

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

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

#### Location map



#### Evidence base

## 1. 'Non-Listed buildings' in the Leicestershire County Council *Historic Environment Record*

### MLE15170 Dovecote, Brook House Close

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



### MLE15727 Rearsby Methodist Chapel

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



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

Two storey three bay stable building, possibly with C17th origins. When surveyed in 2011 the ground floor bays were used as two stables and a garage and the upper floor bays had been converted to residential. The building recording in 2011 noted three phases:  
 1) Timber framed building  
 2) Extended and rebuilt in brick (narrow C18th brick)  
 3) Extended late C18th/early C19th - 2 bays at the south end are larger brick

The two stables contain historic fittings



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

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



### MLE23116 Lodge Farm

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



**MLE23742 The Grange, Grange Avenue**

Originally Rearsby Grange, built as a private House. Now offices for an Insurance Company. Late C19, combining Tudor and Domestic Revival elements. Perhaps extended and remodelled C20. Red brick with inset half timbering to entrance gable. Multi gabled clay tile pitched roofs. 3 storeys. 5 tall Tudor style ridge and gable stacks. Asymmetric 'T' plan. Stone dressings to window openings some with stone mullions and transoms. Generally casement windows.

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

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

**2. Local heritage assets identified for this Neighbourhood Plan****RLL01 John Wesley's preaching stone**

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

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

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

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

A set of four terraced cottages on the west side of Melton Road. These terraced cottages only have a single door for each cottage at the rear of the block with a communal central archway for



access to three cottages with the fourth using a side entrance at the end of the block. The row is attached to another property at one end. A shield with the initials WAP and date 1878 sits above the central archway. A row of outside toilets at the end of the gardens are now used as garden sheds

### 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.

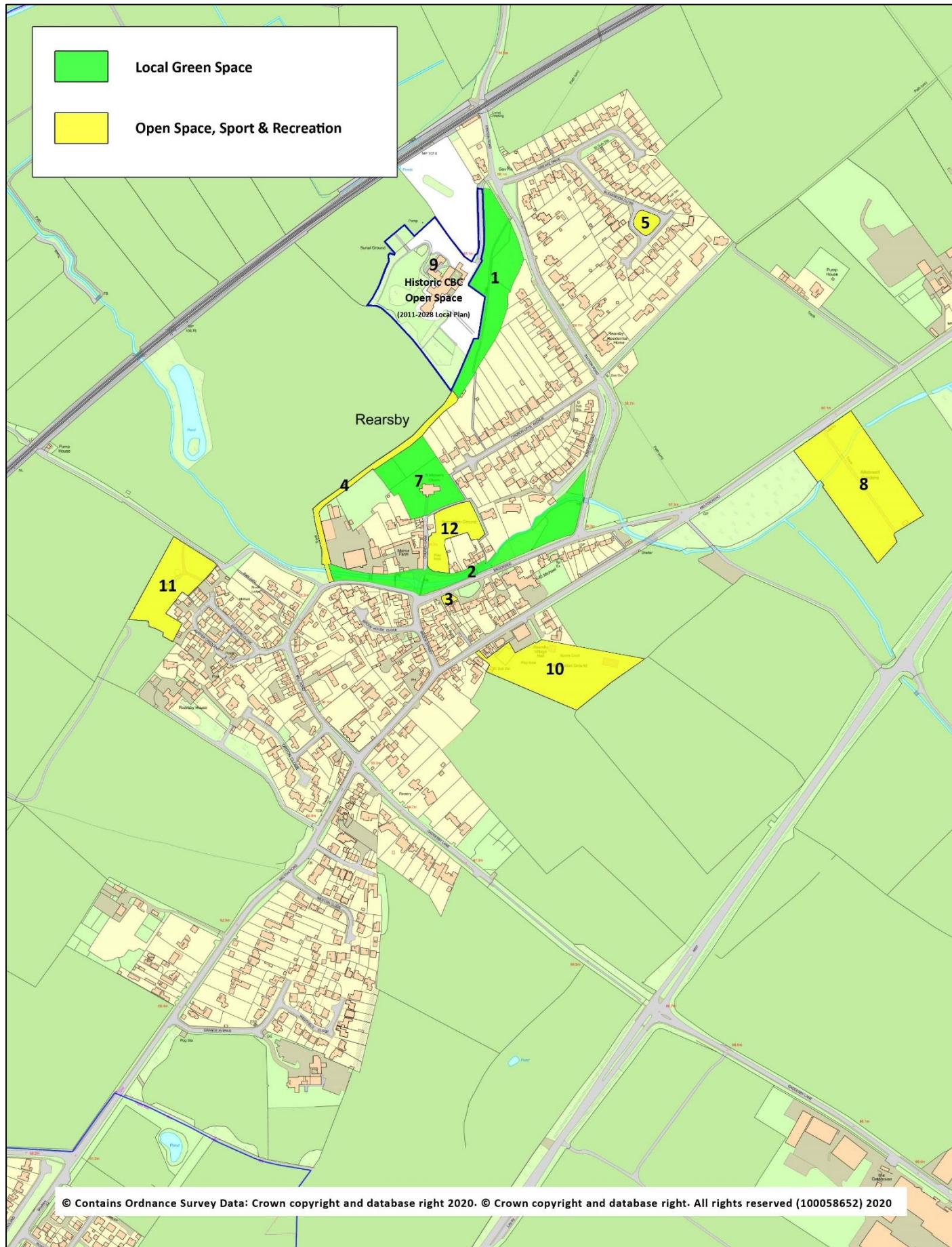


## APPENDIX D - LOCAL GREEN SPACE ASSESSMENT

### 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	<p><b>5</b> = an open space within a settlement  <b>4</b> = adjacent to the settlement boundary (Limit to Development line when defined) – ‘at the bottom of the last gardens’  <b>3, 2, 1</b> = successively further from settlement  <b>0</b> = most distant from main settlement(s) <i>within the Plan Area</i></p>
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. <b>2</b> will probably be limited to e.g. churchyards, well-designed memorial gardens, managed semi-natural habitats.
RECREATIONAL VALUE	0-5	<p><b>5</b> = Public Open Spaces designed for sport and recreation or as facilities for children and young people  <b>4, 3</b> = 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.  <b>2</b> = Paddock or grazing field with 1 or more public footpath, e.g. well-used for dog-walking, traditional sledging field  <b>1</b> = arable farmland with public footpath but no other access.  <b>0</b> = private property with no public recreational value or access</p>
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	<p><b>5</b> = statutory site, includes or comprises Scheduled monument, Listed Building, feature or structure. National Trust or English Heritage site  <b>4</b> = 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>.  <b>3, 2</b> = site includes feature, earthworks or building with known local historic environment significance – history includes 20th century. Fainter <i>ridge and furrow</i>  <b>1</b> = site of local oral or recorded history importance, no actual structure  <b>0</b> = No evidence for historical environment significance</p>
RICHNESS OF WILDLIFE	0-5	<p><b>5</b> = Statutory site, includes or comprises SSSI (biodiversity or geology) or other national or European designation.  <b>4</b> = County Wildlife Trust, etc. <i>nature reserve</i>, <i>Country Park</i> with importance for biodiversity, etc.  <b>3</b> – 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.  <b>2</b> = other site of known local biodiversity importance not recorded elsewhere with e.g. BAP species, species-rich hedgerows, watercourse, pond  <b>1</b> = (parish background level), moderate or potential wildlife value  <b>0</b> = no evidence for natural environment significance</p>
Maximum possible	25	

## 2. LOCATION MAP



### 3. INVENTORY

KEY



LOCAL GREEN SPACE



OPEN SPACE, SPORT &amp; 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><b>Conker Field and spinney</b></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 Drovers 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	

## REARSBY NEIGHBOURHOOD PLAN

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><b>Brookside</b></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 13<sup>th</sup> 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	

## REARSBY NEIGHBOURHOOD PLAN

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	<b>Village Green</b>  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	<b>Bog Lane</b>  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	<b>Bleakmore Close amenity open space</b>  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	

## REARSBY NEIGHBOURHOOD PLAN

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	<b>Melton Road field</b>  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	<b>St Michael and All Angels Churchyard</b>  The church is an 11 <sup>th</sup> 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	

## REARSBY NEIGHBOURHOOD PLAN

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	<b>Melton Road Allotments</b>  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	<b>Convent Grounds</b>  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	<b>Village playing field</b>  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	<b>Bluestones play area</b>  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		

## REARSBY NEIGHBOURHOOD PLAN

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	<b>Brookside recreation ground and play area</b>  Rearsby Parish Council Open Space (1980s)  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 11 <sup>th</sup> 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.	Y	5	2	1	5	2	1	16	

**REARSBY  
NEIGHBOURHOOD  
PLAN**

2021-2036



## **REARSBY NEIGHBOURHOOD PLAN 2018 - 2036**

**The Report of the Independent Examiner to Charnwood Borough Council on the Rearsby Neighbourhood Plan**

**Andrew Matheson MSc MPA DipTP MRTPI FCIH  
Independent Examiner  
10<sup>th</sup> August 2021**

## **Summary**

I was appointed by Charnwood Borough Council, in agreement with the Rearsby Parish Council, in April 2021 to undertake the Independent Examination of the Rearsby Neighbourhood Plan.

The Examination has been undertaken by written representations. I visited the Neighbourhood Area on 10<sup>th</sup> June 2021 after resolving my enquiries of the Qualifying Body.

The Neighbourhood Plan proposes a local range of policies and seeks to bring forward positive and sustainable development in the Rearsby Neighbourhood Area. There is an evident focus on safeguarding the very distinctive character of the area whilst accommodating future change and growth.

The Plan has been underpinned by extensive community support and engagement. The social, environmental and economic aspects of the issues identified have been brought together into a coherent plan which adds appropriate local detail to sit alongside the Charnwood Local Plan 2011 to 2028 Core Strategy.

Subject to a series of recommended modifications set out in this Report, I have concluded that the Rearsby Neighbourhood Plan meets all the necessary legal requirements and should proceed to referendum.

I recommend that the referendum should be held within the Neighbourhood Area.

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## **Introduction**

This report sets out the findings of the Independent Examination of the Rearsby Neighbourhood Plan 2018 - 2036. The Plan was prepared and submitted to Charnwood Borough Council by the Rearsby Parish Council as the Qualifying Body.

Neighbourhood Plans were introduced into the planning process by the Localism Act 2011. They aim to allow local communities to take responsibility for guiding development in their area. This approach was subsequently incorporated within the National Planning Policy Framework (NPPF) in 2012 and this continues to be the principal element of national planning policy. A new NPPF was published in July 2021 and it is against the content of this NPPF that the Plan is examined. The changes between the 2019 and 2021 revisions of the NPPF have not been significant in the examination of Policies in this Plan.

This report assesses whether the Rearsby Neighbourhood Plan is legally compliant and meets the 'basic conditions' that such plans are required to meet. It also considers the content of the Plan and, where necessary, recommends modifications to its policies and supporting text. This report also provides a recommendation as to whether the Rearsby Neighbourhood Plan should proceed to referendum. If this is the case and that referendum results in a positive outcome, the Rearsby Neighbourhood Plan would then be used in the process of determining planning applications within the Neighbourhood Area boundary as an integral part of the wider Development Plan.

## **The Role of the Independent Examiner**

The Examiner's role is to ensure that any submitted Neighbourhood Plan meets the legislative and procedural requirements. I was appointed by Charnwood Borough Council, in agreement with the Rearsby Parish Council, to conduct the Examination of the Rearsby Neighbourhood Plan and to report my findings. I am independent of both Charnwood Borough Council and the Rearsby Parish Council. I do not have any interest in any land that may be affected by the Plan.

I possess the appropriate qualifications and experience to undertake this role. I have over 40 years' experience in various local authorities and third sector bodies as well as with the professional body for planners in the United Kingdom. I am a Chartered Town Planner and a panel member for the Neighbourhood Planning Independent Examiner Referral Service (NPIERS). I am a Member of the Royal Town Planning Institute.

In my role as Independent Examiner I am required to recommend one of the following outcomes of the Examination:

- the Rearsby Neighbourhood Plan is submitted to a referendum; or
- the Rearsby Neighbourhood Plan should proceed to referendum as modified (based on my recommendations); or
- the Rearsby Neighbourhood Plan does not proceed to referendum on the basis that it does not meet the necessary legal requirements.

As part of this process I must consider whether the submitted Plan meets the Basic Conditions as set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990. If recommending that the Neighbourhood Plan should go forward to referendum, I must then consider whether or not the referendum area should extend beyond the Neighbourhood Area to which the Plan relates.

In examining the Plan, I am also required, under paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990, to check whether:

- the policies relate to the development and use of land for a designated Neighbourhood Area in line with the requirements of Section 38A of the Planning and Compulsory Purchase Act 2004;

- the Neighbourhood Plan meets the requirements of Section 38B of the 2004 Act (the Plan must specify the period to which it has effect, must not include provision about development that is excluded development, and must not relate to more than one Neighbourhood Area);
- the Neighbourhood Plan has been prepared for an area that has been designated under Section 61G of the Localism Act and has been developed and submitted for examination by a qualifying body.

These are helpfully covered in the submitted Statement of Basic Conditions and, subject to the contents of this Report, I can confirm that I am satisfied that each of the above points has been properly addressed and met.

In undertaking this Examination I have considered the following documents:

- Rearsby Neighbourhood Plan 2018 - 2036 as submitted (including Appendix E: Local Green Space Assessment).
- Rearsby Neighbourhood Plan Statement of Basic Conditions (December 2020)
- Rearsby Neighbourhood Plan Consultation Statement (December 2020)
- Strategic Environmental Assessment Screening Report and Habitats Regulation Assessment Screening Report for the Rearsby Neighbourhood Plan (February 2021)
- Content at: <https://rearsbyvillagenews.co.uk/rearsby-neighbourhood-plan/>
- Representations made to the Regulation 16 public consultation on the Rearsby Neighbourhood Plan - as shown at:  
[www.charnwood.gov.uk/pages/Rearsby\\_neighbourhood\\_plan](http://www.charnwood.gov.uk/pages/Rearsby_neighbourhood_plan)
- Charnwood Local Plan 2011 to 2028 Core Strategy
- Draft Charnwood Local Plan 2019 - 36
- National Planning Policy Framework (NPPF) (2021)
- Neighbourhood Planning Regulations (2012)
- Planning Practice Guidance (PPG) (March 2014 and subsequent updates)

I carried out an unaccompanied visit to the Neighbourhood Area on 10th June 2021. I looked at all the various sites and locations identified in the Plan document in their rural and impressive Conservation Area contexts.

The legislation establishes that, as a general rule, Neighbourhood Plan examinations should be held without a public hearing, by written representations only. Having considered all the information before me, including the representations made to the submitted plan which I felt made their points with clarity, I was satisfied that the Rearsby Neighbourhood Plan could be examined without the need for a public hearing and I advised Charnwood Borough Council accordingly. The Qualifying Body and the Local Planning Authority have helpfully responded to my enquiries so that I may have a thorough understanding of the facts and thinking behind the Plan, and the correspondence is included on the Charnwood Borough Council Neighbourhood Planning website for the Rearsby Neighbourhood Plan.

### **Rearsby Neighbourhood Area**

A map showing the boundary of the Rearsby Neighbourhood Area has been provided within the Neighbourhood Plan. Further to an application made by Rearsby Parish Council, Charnwood Borough Council approved the designation of the Neighbourhood Area 25<sup>th</sup> August 2015. This satisfied the requirement in line with the purposes of preparing a Neighbourhood Plan under section 61G(1) of the Parish and Country Planning Act 1990 (as amended).

### **Consultation**

In accordance with the Neighbourhood Planning (General) Regulations 2012, the Qualifying Body has prepared a Consultation Statement to accompany the Plan.

The Planning Practice Guidance says:

"A qualifying body should be inclusive and open in the preparation of its Neighbourhood Plan [or Order] and ensure that the wider community:

- is kept fully informed of what is being proposed
- is able to make their views known throughout the process
- has opportunities to be actively involved in shaping the emerging Neighbourhood Plan [or Order]
- is made aware of how their views have informed the draft Neighbourhood Plan [or Order]."

(Reference ID: 41-047-20140306)

I note from the submitted Consultation Statement that all of the following methods for sharing ideas and feedback with local people were put into use:

- Open discussion at the monthly meetings of the Parish Council, as evidenced by the Council Minutes;
- Small discussion groups around the village, which I noted started as early as 2015/16 when they provided the basis for the more formal community questionnaire;
- Presentations at public meetings on progress with the Plan, and I note for instance that several key public meetings were held in the Parish in the 24 months leading up to final submission using PowerPoint presentations and other techniques to provide updates on progress and engage residents;
- Surveying household priorities, with a questionnaire being distributed to all village addresses in May to June 2016 to gather suggestions of potential actions on the key issues likely to affect change and development; there were responses from 17 local groups and 138 household which became the basis for shaping how the Plan document could be compiled;
- Interactive public meetings, for instance I note that a 'Drop In' event was held in November 2016 to gather ideas on options for different elements for potential village development and large-scale maps were used to prompt specific ideas and proposals for how the key themes already evidenced from the preceding surveys might be focused to impact on parts of the Parish;
- Focused meetings with key landowners and agents of employment areas, and in particular in January 2017 specific ideas on land use for housing and employment purposes were discussed for land identified on the draft Plan's Proposal Maps for these purposes;
- Updates via the monthly village magazine (Rearsby Scene), website and notice board.
- Leaflets distributed to resident households and businesses, including a copy of the draft plan to every household for the two Regulation 14 pre-submission consultations;
- Information put on the Plan websites [www.rearsbyneighbourhoodplan.co.uk](http://www.rearsbyneighbourhoodplan.co.uk) and more recently on [www.rearsbyvillagenews.co.uk](http://www.rearsbyvillagenews.co.uk), the latter including a number of Annexes relating to the progress of consultations and amendments to the Plan made to address these.

Accordingly, overall I am satisfied that the consultation process accords with the requirements of the Regulations and the Practice Guidance and that, in having regard to national policy and guidance, the Basic Conditions have been met. In reaching my own conclusions about the specifics of the content of the Plan I will later note points of agreement or disagreement with Regulation 16 representations, just as the Qualifying Body has already done for earlier consultations. That does not imply or suggest that the consultation has been inadequate, merely that a test against the Basic Conditions is being applied.

### **Representations Received**

Consultation on the submitted Plan, in accordance with Neighbourhood Planning Regulation 16, was undertaken by Charnwood Borough Council from Wednesday March 17<sup>th</sup> until Friday April 30<sup>th</sup> 2021. I have been passed the representations – 17 plus 3 SEA representations – which were generated by

the consultation. I have not mentioned every representation individually within the Report but this is not because they have not been thoroughly read and considered in relation to my Examiner role, rather their detail may not add to the pressing of my related recommendations which must ensure that the Basic Conditions are met.

## The Neighbourhood Plan

The Parish Council is to be congratulated on its extensive efforts to produce a Neighbourhood Plan for their area that will guide development activity over the period to 2036. I can see that a sustained effort has been put into developing a Plan guided by a Vision (set down in Section 3 of the Plan) that, by 2036, Rearsby 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”.

The Plan document is well presented with a combination of text, maps and Policies that are, subject to the specific points that I make below, laid out helpfully for the reader. The Plan has been kept to a manageable length by not overextending the potential subject matter and the coverage of that.

It is an expectation of Neighbourhood Plans that they should address the issues that are identified through community consultation, set within the context of higher-level planning policies. There is no prescribed content and no requirement that the robustness of proposals should be tested to the extent prescribed for Local Plans. Where there has been a failure by the Qualifying Body to address an issue in the round, leading to an inadequate statement of policy, it is part of my role wherever possible to see that the community’s intent is sustained in an appropriately modified wording for the policy. It is evident that the community has made positive use of “direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area” (Planning Practice Guidance Reference ID: 41-001-20140306).

Individually I can see that the Policies address legitimate matters for a Neighbourhood Plan as identified with the community. I will later look at the Policies in turn so as to ensure that the Basic Conditions are met, which include an obligation to be in general conformity with Local Plan strategic policies.

Having considered all the evidence and representations submitted as part of the Examination I am satisfied that the submitted Plan has had regard to national planning policies and guidance in general terms. It works from a positive vision for the future of the Neighbourhood Area and promotes policies that are, subject to amendment to variable degrees, proportionate and sustainable. The Plan sets out the community’s priorities and establishes a sound basis for proportionate growth whilst seeking to identify and safeguard Rearsby’s distinctive features and character. The plan-making process had to find ways to reconcile the external challenges that are perceived as likely to affect the area with the positive vision agreed with the community. All such difficult tasks were approached with transparency, with input as required and support from Charnwood Borough Council.

However, in the writing up of the work into the Plan document, it is sometimes the case that the phraseology is imprecise, not helpful, or it falls short in justifying aspects of the selected policy. This is not uncommon in a community-prepared planning document and something that can readily be addressed in most instances. Accordingly, I have been obliged to recommend modifications so as to ensure both clarity and meeting of the ‘Basic Conditions’. In particular, Plan policies as submitted

may not meet the obligation to “provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency” (NPPF para 17). I bring this particular reference to the fore because it will be evident as I examine the policies individually and consider whether they meet or can meet the ‘Basic Conditions’.

### **Basic Conditions**

The Independent Examiner is required to consider whether a Neighbourhood Plan meets the “Basic Conditions”, as set out in law following the Localism Act 2011; in December 2018 a fifth Basic Condition was added relating to the Conservation of Habitats and Species Regulations 2017. In order to meet the Basic Conditions, the Plan must:

- have regard to national policies and advice contained in guidance issued by the Secretary of State;
- contribute to the achievement of sustainable development;
- be in general conformity with the strategic policies of the Plan for the area;
- be compatible with European Union (EU) and European Convention on Human Rights (ECHR) obligations;
- not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017(d).

The submitted Statement of Basic Conditions has very helpfully set out to address the issues in relation to these requirements and has tabulated the relationship between the policy content of the Plan and its higher tier equivalents. I note that the Local Plan is the Charnwood Local Plan 2011 to 2028 Core Strategy.

I have examined and will below consider the Neighbourhood Plan against all of the Basic Conditions above, utilising the supporting material provided in the Basic Conditions Statement and other available evidence as appropriate.

### **The Plan in Detail**

I will address the aspects of the Neighbourhood Plan content that are relevant to the Examination broadly in the same sequence as the Plan. Recommendations are identified with a bold heading and italics, and I have brought them together as a list at the end of the Report.

#### **Front cover**

A Neighbourhood Plan must specify the period during which it is to have effect. I note that there is a prominent reference to the Plan period 2018 – 2036 on the front cover. Since none of the data in the Plan is 2018 specific and the Plan was not submitted until 2021 that would be the more appropriate start date. The reference to “Submission Version” can now be removed.

#### **Table of Contents**

The listings will need to be reviewed once the text has been amended to accommodate the recommendations from this Report.

#### **Foreword**

As the Plan is now going forward to referendum the paragraphs relating to previous consultations can be omitted.

#### ***Recommendation 1:***

*1.1 Amend the Plan period to ‘2021 to 2036’ throughout the Plan and on the front cover replace “Submission Version” with ‘Referendum Version’.*

*1.2 Once the Plan text has been amended, review the “Contents” page and other consequential changes such as page number and chapter references within the text, to accommodate as required the recommended modifications from this Report.*

*1.3 Under the heading “Foreword” delete the last two paragraphs.*

## **1 A profile of Rearsby Parish**

No comments.

## **2. The Context for Rearsby Neighbourhood Plan to 2036**

### **Creating a Plan for Rearsby Parish**

The Neighbourhood Plan is required to include a map of the designated “Neighbourhood Area”. The correct title should therefore be used when referencing and titling the map – “Neighbourhood Plan area” is not correct.

### **Purpose of the Rearsby Neighbourhood Plan**

No comments.

### **The National Planning Policy Framework and ‘sustainable development’**

Where significant quotations are included within the text, the reader ought to be given the opportunity to refer directly to the quotation within its original context. Therefore, either by in-text or footnote reference, the first mention of the NPPF in paragraph 2.11 needs a source reference. In July 2021 a revised NPPF was issued and therefore one paragraph reference needs updating.

### **The National Planning Policy Framework and ‘Neighbourhood Planning’**

Paragraph 2.20 is slightly misleading in that the NPPF also adds that other material considerations may apply in particular circumstances.

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

The local authority has noted some need for correction in this section, including source referencing:

“i) Para 2.22 – the Local Development Scheme ‘2021’ should be referenced

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

ii) Para 2.29 – whilst draft Local Plan Policy LP3 proposes that 160 homes are identified in ‘other settlements’ through the neighbourhood planning process, this is not an adopted plan; CBC has not formally established a housing requirement for the neighbourhood area.

iii) Para 2.30 – The draft Local Plan did not allocate sites, rather it ‘consulted on proposed allocations’. This section should be clarified accordingly.”

### **Recommendation 2:**

*Under the heading “2. The Context for Rearsby Neighbourhood Plan to 2036”:*

*2.1 Under the sub-heading “Creating a Plan for Rearsby Parish”:*

*2.1.1 In paragraph 2.2 replace “Neighbourhood Plan area” with ‘Neighbourhood Area’.*

*2.1.2 Amend the in-map title for Figure 1 as ‘Rearsby Neighbourhood Area’.*

*2.2 Under the sub-heading “The National Planning Policy Framework and sustainable development”, amend the first mention of the National Planning Policy (NPPF) in paragraph 2.11 to replace “The 2019 revisions to the National Planning Policy Framework (NPPF) emphasise” with ‘The National Planning Policy Framework (NPPF) emphasises’; add a source reference:*

[www.gov.uk/government/publications/national-planning-policy-framework--2](http://www.gov.uk/government/publications/national-planning-policy-framework--2)

*2.3 Under the sub-heading “The National Planning Policy Framework and ‘Neighbourhood Planning” amend paragraph 2.18 to reference ‘para. 66’ in place of “para. 65” and add to paragraph 2.20 ‘unless in particular circumstances other material considerations apply’.*

*2.4 Under the sub-heading “Rearsby in the context of the Borough Council’s ‘Vision for Charnwood’:*

*2.4.1 In paragraph 2.21 provide a source reference for the Charnwood Local Plan Core Strategy: [www.charnwood.gov.uk/pages/corestrategydpd](http://www.charnwood.gov.uk/pages/corestrategydpd)*

*2.4.2 In paragraph 2.22 replace “2018” with ‘2021’ and add the source reference for the Local Development Scheme: [www.charnwood.gov.uk/pages/localdevelopmentscheme](http://www.charnwood.gov.uk/pages/localdevelopmentscheme)*

*2.4.3 In paragraph 2.23 add a source reference for the emerging Local Plan: [www.charnwood.gov.uk/localplan](http://www.charnwood.gov.uk/localplan)*

*2.4.4 In paragraph 2.29 replace “sets a target for” with ‘anticipates the need for’.*

*2.4.5 In paragraph 2.30 replace “allocates” with ‘consulted on a draft allocation of’.*

### **3. The Vision and Priorities for Rearsby Parish Towards 2036**

#### **The Vision**

No comments, I regard this as a record of what the community consultation identified.

#### **Neighbourhood Plan Priorities**

No comments, I regard this as a record of what the community consultation identified.

#### **Sustainable Development through the Neighbourhood Plan**

The formatting of paragraphs 3.4 – 3.6 confuses because the sub-heading for paragraphs 3.5 – 3.6 appear as the last sentence of the previous paragraph. To add to the confusion some of the same paragraph numbers are then used again in a sub-section headed “Neighbourhood Plan Policies”, a title which is then repeated at Section 4. To add further confusion the listing of the “scope of these policies” in paragraph 3.4 (p17) does not accord with the sub-section headings that then follow. It would appear that p17 was intended for editing out because paragraphs 4.1 & 4.2 cover much the same ground. However, it would be helpful if mention of Policy Maps was retained by adding to paragraph 4.1 – see next section.

#### **Recommendation 3:**

*3.1 Under the sub-heading “Sustainable Development though the Neighbourhood Plan”:*

*3.1.1 Delete the use of 3.5 and 3.6 as paragraph numbers.*

*3.1.2 Within the enlarged paragraph 3.4, bolden the sub-headings and add a colon at the end of each:*

*The social objectives of the Rearsby Neighbourhood Plan:*

*The environmental objectives of the Rearsby Neighbourhood Plan:*

*The economic objectives of the Rearsby Neighbourhood Plan:*

*3.2 Delete the following sub-headings and their related paragraphs: “Neighbourhood Plan Policies” and “Policy Maps”; renumber subsequent paragraphs accordingly.*

### **4. Neighbourhood Plan Policies**

As noted above, it would appropriate to add back here reference to the Policy Maps. The wording of paragraphs 4.1 and 4.2 tend to mislead about how the Plan Policies will be used.

**Recommendation 4:**

*Under the heading “4. Neighbourhood Plan Policies”:*

**4.1 In paragraph 4.1:**

*4.1.1 Between “below” and “describe” add: ‘, with their related Policy Maps where appropriate,’.*

*4.1.2 Replace “enhance the principles” with ‘add local detail to the strategic policies’.*

**4.2 Reword paragraph 4.2 as: ‘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**

Paragraph 4.3 seems to say: “This [positive approach] includes working with” but it is unclear who is “working with” whom; it would seem that ‘joint working between’ would be a more appropriate choice of words.

**POLICY R1 Design**

The local authority has noted: “Policy R1, 1st para – delete ‘Design’ or replace with ‘The design of’ to clarify this sentence”. The Qualifying Body agreed that the word ‘design’ should be omitted to achieve the clarity required.

I noted that Policy R1 requires both “compliance, where appropriate” with the “principles” in the Rearsby Village Design Statement (VDS) 2002 and “regard for” “building design principles, drawn from the VDS, to a degree that is proportionate to the development”. In fact the VDS sets down “guidelines” rather than principles and it is unclear why the guidelines are restated in different words within the Policy. It is possible that a 2002 document has become dated over the intervening period, but there would be less scope for confusion if there were not two competing statements of what is expected of developers.

In a similar vein the local authority has commented: “the Village Design Statement is a lengthy document and it is supported that the key principles of it have been extracted and included into the policy wording. Some of the requirements in the Village Design Statement are not relevant to the determination of planning applications. It would provide a clearer framework for decision making if Appendix B was amended so that either (1) the requirements not relevant to decision making were removed or (2) the requirements relevant to decision making were highlighted as a different colour text to make them easily identifiable.” The Qualifying Body responded that: “On reflection, the relevant elements of the VDS have been incorporated into the NP. The other sections of the VDS are less relevant therefore and it is possible to remove reference to the VDS in the policy (and Appendix B from the NP). The policy would therefore start with ‘Development proposals should have regard for the following [preferred term ‘guidelines’], drawn from the VDS ...’” Accordingly my recommendations adopt that approach.

In relation to the individual elements of this Policy, a representation has noted: “Whilst Gladman recognise the importance of high-quality design, in accordance with the requirements of the Framework [NPPF], design policies should not aim to be overly prescriptive. Policies require some flexibility in order for schemes to respond to site specifics and the character of the local area. In essence, there will not be a ‘one size fits all’ solution in relation to design and sites should be considered on a site by site basis with consideration given to various design principles.” The Qualifying Body has explained “we took the decision to retain the words used in the VDS as it is a document that has been adopted by the Borough Council so wanted to change as little as possible”. I

however feel that, whilst the comments in the representation may themselves look to be ‘over prescriptive’, there is room for some updating of guidelines originally written nearly 20 years ago.

Looking at the elements in turn:

- a) I don't believe this is a “design” matter and should be omitted from Policy R1.
- b) I queried why the specific identification of “particularly on the north side between Rearsby and Thrussington” and was advised this should be clarified as the ‘River Wreake Valley with raised floodplain walk’.
- c) “Large scale” and “rural aspect” are not explanatory of what *is* expected – particularly where it is acknowledged that “Existing settlement patterns have grown incrementally over time”. The local authority suggested: “replace ‘large scale’ with ‘major’ as this is defined for the purpose of decision making in Annex 2 of the NPPF” and “Should affecting the ‘rural aspect’ be interpreted as being a matter of the principle of any development taking place, or requiring development to incorporate features such as buffers/planting? The policy would provide a clearer framework for decision making if it included criteria defining rural aspect.” The Qualifying Body did not respond with criteria but I believe that these may be interpreted as: a density appropriate to an edge of rural community location, planting to merge the countryside and the new housing, particular care along the roadside to ensure a gradual transition from countryside to village; these will be the basis of my recommendations.
- d) Slight rewording is required to make this a ‘guideline’.
- e) Responding to a concern about negatively worded policy, the Qualifying Body has suggested replacing this guideline with:  
“Development proposals must respond positively to the character and historic context of existing developments within the Parish. They should respect or enhance (but not necessarily replicate) the local character, having regard to scale, density, massing, height, landscape, layout, materials, access arrangements and detail (e.g. size and shape of windows and doors).” This will form the basis of my recommendation.
- f) I noted that this guideline uses “spatial” and “spaces” a number of times without providing clarity on what would characterise ‘appropriate development’. The Qualifying Body suggested replacing “not adversely affect ...” with ‘respect and where possible enhance ...’ which makes it clear that appropriate development will take its location and impact on the specific setting into account.” This will form the basis of my recommendation.
- h) Slight rewording is required to ensure clarity.
- i) It would seem inappropriate for this guideline to be restricted specifically to “redevelopment”.
- j) I noted that the encouragement of “high red brick walls” might be seen to be at odds with guideline b) and the Qualifying Body agreed that the word ‘high’ should be omitted.
- k) & l) I noted that these guidelines appear to be at odds with each other; the first expects style repetition whereas the second says that variety is key? Whilst the Qualifying Body did not recognise that contradiction, they did not either provide a positive expression in place of their “resistance to uniformity that is characterised by large developments”. The local authority suggested: “replace ‘large scale’ with ‘major’ as this is defined for the purpose of decision making in Annex 2 of the NPPF.” and “whilst the principle of distinctive style is supported, this section is negatively expressed and it could provide a more positive framework if expressed as ‘Major developments with modern architecture must respond to the distinctive... heritage of Rearsby’ (or similar).” The Qualifying Body agreed with that approach and, accordingly, this will form the basis of my recommendation.
- m) The local authority suggested: “after ‘sympathetic’ to include ‘to the scale, form and massing of surrounding buildings’ (or similar) to provide a clearer framework for decision making.” The Qualifying Body agreed that this was appropriate.
- n) In place of the vague “careful siting” the Qualifying Body suggested “By respecting the form, scale, character and amenity of the landscape and the surrounding area” and that will form the

basis of my recommendation.

I further noted that Policy R1 does not make any specific mention of the Conservation Area whereas Policy R4B does. The Qualifying Body responded: "We would be happy to add something along the lines of 'Preserves and where possible, enhances the Conservation Area' and that therefore forms the basis of my recommendation.

**Recommendation 5:**

5.1 Under the heading "4.1 Design" in paragraph 4.3, in the second sentence replace "working with" with 'joint working between'.

5.2 Within Policy R1 Design:

5.2.1 Delete paragraph 1.

5.2.2 Reword paragraph 2 as: 'Development proposals should have appropriate and proportionate regard to the following design guidelines (drawn in part from the 'Rearsby Village Design Statement' 2002):'.

5.2.3 Delete guideline (a) and renumber subsequent guidelines appropriately.

5.2.4 Reword guideline (b) as: '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.'

5.2.5 Reword guideline (c) as: '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.'

5.2.6 Reword the first sentence of guideline (d) as: 'Landscaping and planting should use indigenous species.'

5.2.7 Reword guideline (e) as: '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).'

5.2.8 Replace the first sentence of guideline (f) with: 'Location and setting should demonstrably influence all new development.' In the second sentence replace "This includes" with 'Examples include'.

5.2.9 In guideline (h) delete "and locally distinct".

5.2.10 In guideline (i) replace "in redevelopment" with ', in particular in redevelopment,'.

5.2.11 In guideline (j) delete "high" within "high brick walls".

5.2.12 Delete guideline (k) as it duplicates (e) and renumber subsequent guidelines accordingly.

*5.2.13 Reword guideline (l) as: ‘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.’*

*5.2.14 In guideline (m) replace “to existing buildings” with ‘to the scale, form and massing of the surrounding buildings’.*

*5.2.15 In guideline (n) replace “encouraging good design and careful siting” with ‘provided this respects the form, scale, character and amenity of the landscape and the surrounding area’.*

*5.2.16 Add an additional guideline as follows: ‘Within the Rearsby Conservation Area attention is required to the particular features set out in the Rearsby Conservation Area Character Appraisal (July 2010).’*

*5.3 Delete Appendix B: Guidelines from ‘Rearsby Village Design Statement’; renumber subsequent Appendices accordingly.*

As amended Policy R1 meets the Basic Conditions.

#### **4.2 Promoting effective use of land: Area of Local Separation & Policy R2**

It is noted in paragraph 4.14 of the Neighbourhood Plan that “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.” It is not however explained on what basis, comparable or otherwise, an extension to the area of separation identified from that study has been defined and justified.

The local authority representation is not alone in commenting: “This neighbourhood plan policy proposes to extend the Area of Local Separation designation to the east of the settlement, as highlighted on Map 1 of the RNP. This proposed extension is not consistent with Charnwood Borough Council’s Local Plan evidence base in relation to Areas of Local Separation which assessed this area as site ‘ALS-N’ and does not propose an eastern extension. The neighbourhood plan evidence base does not appear to assess in detail the proposed eastern extension on its landscaping/ separation credentials, rather it refers to speculative planning applications in the area. It is suggested that the Area of Local Separation identified in the neighbourhood plan are [sic] amended to reflect the Council’s evidence base, or otherwise that a deviation from this evidence is proportionately justified. It is noted that the proposed east extension does not overlap a proposed housing allocation in the draft Local Plan.” I note from the related Policy Map in Appendix A that an area of open space and planting, partly outside the Neighbourhood Area, seems to assure a modest separation between the built up areas without any apparent need for a further policy intervention.

At least one other representation suggests that “Areas of Separation” are a strategic matter for the Local Plan. I am however not persuaded that concepts, such as “Areas of Separation”, cannot be applied more locally at an appropriate scale. Indeed, there seems to be full agreement that Rearsby and East Goscote should be kept distinct. However, as even the proposed wording of Policy R2 acknowledges, that should not rule out development where it can be “designed to maintain .... the physical and visual separation”. With all such policy approaches, proportionate evidence in justification of the revisions and/or boundary will be required. In the absence of such evidence, I cannot conclude that a revised boundary for the Area of Separation is justified, particularly in the face of a very recent review which uses a specified methodology, including landscape

considerations, to conclude that an extension is not appropriate. Having said this, since it is important to local people, there is nothing to stop the Plan addressing the notion of a “visual and physical separation” between Rearsby and neighbouring settlements, to the extent that the Neighbourhood Plan encompasses the land between these.

The Qualifying Body has suggested a few updating amendments to the supporting text which I have incorporated into my recommendations with wording varied as appropriate.

**Recommendation 6:**

*Under the heading “4.2 Promoting effective use of land: Area of Local Separation”:*

*6.1 Amend the section heading to replace “Area of Local Separation” with ‘Local Separation’.*

*6.2 Amend paragraph 4.12 to insert after “Review”, ‘(now in draft as the 2019 – 2036 Local Plan)’.*

*6.3 Amend paragraph 4.14 to:*

*6.3.1 Replace “Core Strategy” with ‘2011 – 2028 Local Plan Core Strategy’.*

*6.3.2 Add a final sentence taken from paragraph 4.15: ‘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.’*

*6.3.3 Add after this final sentence ‘(see map below)’; move Map 1 – retitled as ‘Existing Area of Local Separation’ and amended to exclude the Neighbourhood Plan proposal – to sit within Section 4.2; provide a source reference for the Area of Separation; renumber subsequent Policy Maps accordingly.*

*6.4 Replace paragraph 4.15 as follows: ‘The two settlements could hardly be more different: history, appearance, facilities and layout. Rearsby has a pre-Conquest origin, was mentioned in the Doomsday 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.’*

*6.5 Replace paragraph 4.16 as follows: ‘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.’*

*6.6 Replace paragraph 4.17 as follows: “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.'*

6.7 Delete paragraphs 4.18 & 4.19.

6.8 Delete the last sentence of paragraph 4.20.

6.9 Revise Policy R2 as follows:

6.9.1 Amend the title to 'Local Separation'.

6.9.2 Reword the Policy as: '*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.'*

As amended Policy R2 meets the Basic Conditions.

#### **4.3 Promoting effective use of land: Limits to Development and Open Countryside & Policy R3**

National and local planning policy make distinctions between the existing built area and countryside. Within Policy CS1, Rearsby is identified as an "Other Settlement" where, *inter alia*, planning will respond "positively to small-scale opportunities within defined limits to development". It is therefore appropriate for the Neighbourhood Plan to conform with that strategic approach.

The Qualifying Body and the local authority have both confirmed that the proposed boundary for the "Limits to Development" is consistent with that included in the draft Local Plan and therefore that is supported by the evidence provided for that purpose. A number of representations query the validity of the approach and/or the proposed boundary line, but to vary the proposal from the strategic approach in the draft Local Plan would have involved proportionate evidence. Furthermore, variation at this stage would involve a further round of public consultation.

It is suggested that Policy R3 "reinforces" Local Plan Policy but it does this essentially by repetition. The NPPF (paragraph 16) says that plans should "serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant)". I accept that the Neighbourhood Plan can benefit from the evidence gathering for the new Local Plan and suitably update the Limits to Development for Rearsby as a central Policy. However, as the local authority has noted, the Policy should not be implied to relate solely to "proposals for new uses and for the conversion of existing buildings".

#### ***Recommendation 7:***

*Within Policy R3:*

7.1 In the opening sentence:

7.1.1 Renumber the Map referenced following the relocation of Map 1; within the map itself provide a source reference for the boundary of the Limits to Development.

7.1.2 Delete the words "for new uses and for the conversion of existing buildings".

7.2 In element (b) delete "and the potential for local flooding".

7.3 Reword element (d) positively as: '*any impact on the living conditions and amenity in neighbouring properties is assessed and addressed'*.

7.4 Reword element (e) positively as: '*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.'*

*7.5 Reword element (f) positively as: 'the direct and cumulative impact of the generated traffic and parking requirements is assessed and addressed to ensure road and pedestrian safety'.*

As amended Policy R3 meets the Basic Conditions.

#### **4.4 Housing Mix & Policy R4A**

The NPPF (paragraph 62) says that "the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies". Local Plan Policy CS3 says that it will meet housing needs by "seeking an appropriate mix of types, tenures and sizes of homes, having regard to identified housing needs and the character of the area". The Neighbourhood Plan makes some attempt to identify housing needs but, acknowledging that the assessment is dealing in small numbers and that these can quickly become outdated, Policy R4A principally requires adherence to current evidence.

A representation comments: "It is noted that Policy R4A states that housing development proposals should take into account the "most up to date assessment of housing need". For the avoidance of doubt, it is considered that the policy text should be updated to confirm that the most up to date assessment of housing need can also be that, prepared at Borough level, not just by the Parish Council." Whilst the Qualifying Body confirmed that the source of the assessment was not limited to the Parish Council, it should not be assumed that Borough-wide data would suffice to define needs in Rearsby.

I note that the Policy wording says that development of smaller dwellings is "encouraged" whereas provision by a community-led organisation is "supported". I suggested to the Qualifying Body and they agreed that the use of these terms should be swapped; there is some evidence to support the inclusion of smaller dwellings but, in the absence of specific proposals, the nature of the originators of a development proposal may be an immaterial consideration as to the acceptability or otherwise of a scheme.

#### ***Recommendation 8:***

*Within Policy R4A:*

*8.1 Reword the first sentence as: '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.'*

*8.2 In the first paragraph replace "encouraged" with 'supported' and in the second paragraph replace "supported" with 'encouraged'.*

As amended Policy R4A meets the Basic Conditions.

#### **4.5 Exception site development & Policy R4B**

The NPPF (paragraph 78) supports the use of "rural exception sites that will provide affordable housing to meet identified local needs"; Policy R4B will therefore need to include a criterion establishing an appropriate level of demand. The Local Plan Policy CS3 also commits to "deliver small-scale rural exceptions sites in accordance with Policy CS1 that meet an identified local need".

I note in this section the first use of a "Community Action" box. The Planning Guidance says: "Wider community aspirations than those relating to development and use of land can be included in a neighbourhood plan, [but] actions dealing with non land use matters should be clearly identifiable.

For example, set out in a companion document or annex.” (Planning Policy Guidance Paragraph: 004 Reference ID: 41-004-20170728). In this instance the “Community Action” commitments are included within the text but highlighted in a distinctive gold and within a box. I am satisfied that the approach adopted makes the distinction between land-use policies and other community aspirations sufficiently clear.

The local authority and I noted some drafting errors in paragraphs 4.34, 4.36 and 4.37 which the Qualifying Body agreed needed correction.

On the wording of Policy R4B (a) it is not stated why “9 dwellings” has been selected as a single limit to development. The current Local Plan says that Service Centres “provide a sustainable location for a smaller scale of development, appropriate in size to their character and the services and facilities they contain”; accordingly, in the absence of other evidence, that is what the Neighbourhood Plan Policy should say.

A number of points of clarification arose from local authority comments that the Qualifying Body was content to see corrected:

“Policy R4B (b) – it may be more appropriate to define affordable housing as ‘in perpetuity and as set out in Annex 2 of the NPPF’ in order to maintain consistency of definition.

Policy R4B (b) – suggest the text ‘in accord with the stated requirements in line with current policies of the Planning Authority for affordable housing’ is deleted as it is confusing and appears to duplicate the Local Plan policy.

Policy R4B (c) – The ‘Charnwood Rural Housing Guide’ and ‘Housing Allocations Policy’ set out CBCs approach in relation to affordable housing on rural exception sites and criteria for establishing a local connection. It is requested that these documents are referred to within the supporting text of the policy to ensure that information in relation to assessing local connection is referenced within the RNP. This would ensure that the policy provides a clear framework for decision making.

R4B (d) - it is not justified why a threshold of 25% has been used. Would the use of the text ‘a proportion where essential’ be more appropriate and consistent with the NPPF Annex 2 definition of Rural Exception Sites?”

***Recommendation 9:***

9.1 Under the heading “Exception site development”:

9.1.1 In paragraph 4.31 update the NPPF paragraph references from “59 – 62” to ‘60 – 63’.

9.1.2 In paragraph 4.34 delete “of homes has been recognised as a village priority.”

9.1.3 Reword the incomplete paragraph 4.36 as: ‘The ‘Charnwood Rural Housing Guide’<sup>1</sup> and ‘Housing Allocations Policy’<sup>2</sup> set out the Borough Council’s approach in relation to affordable housing on rural exception sites and 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.’

<sup>1</sup>[www.charnwood.gov.uk/files/documents/rural\\_housing\\_guide/Rural%20Housing%20Guide.pdf](http://www.charnwood.gov.uk/files/documents/rural_housing_guide/Rural%20Housing%20Guide.pdf)

<sup>2</sup>[www.charnwood.gov.uk/files/documents/choice\\_based\\_lettings\\_cbl\\_allocations\\_policy\\_from\\_april\\_2019/Housing%20Allocations%20Policy%20%28From%20April%202020%29.pdf](http://www.charnwood.gov.uk/files/documents/choice_based_lettings_cbl_allocations_policy_from_april_2019/Housing%20Allocations%20Policy%20%28From%20April%202020%29.pdf)

9.1.4 In paragraph 4.37 delete “any incursion by”.

9.2 Within Policy R4B:

9.2.1 Replace element (a) with: ‘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.'*

*9.2.2 Replace element (b) with: 'the proposals provide on-site affordable housing in perpetuity and as set out in Annex 2 of the NPPF.'*

*9.2.3 Replace element (c) with 'the development is subject to an agreement that the affordable social housing is initially offered to people with a local connection'.*

*9.2.4 Replace element (d) with: 'Open market housing may be included where it can be demonstrated to be essential to the delivery of affordable housing.'*

*9.2.5 Replace element (e) with: 'the development adheres to the design guidance in Policy R1, in particular where that development is adjacent to the Conservation Area.'*

*9.2.6 Within the final paragraph replace "will be supported" with 'are encouraged'.*

As amended Policy R4B meets the Basic Conditions.

### **Building a Strong and Competitive Economy**

#### **4.6 Existing employment opportunities & 4.7 New Business Opportunities**

I believe it is appropriate to consider Policies R5A & R5B together since the justification provided for both is broadly the same. Both the NPPF (paragraph 84) and the Local Plan (Policy CS10) take a positive approach to the retention of rural businesses by accommodating sustainable growth and expansion. Recent changes in the classification of use classes will accommodate many changes without the need for a planning consent. Further, Policy R3 appears to be based in part on the presumption that building conversion opportunities will become available. The Qualifying Body has confirmed its wish to support local businesses but the negative approach of Policy R5A is at odds with NPPF paragraph 16 whereas Policy R5B takes a positive approach but perhaps with too little regard to sustainability.

I further note that the Protected Employment Area shown on Policy Map 7 (to be renumbered as Policy Map 5, see later) does not align with that included within the draft Local Plan 2019-2036 but no evidence is provided to support a realigned boundary (as required in NPPF paragraph 31). As with the Area of Separation, in the absence of supporting evidence the boundary with evidenced support accompanying the draft Local Plan should be used. However, a positively worded policy can achieve the same general end whilst allowing sites to be consented on their individual merits.

#### ***Recommendation 10:***

*10.1 Under the heading "New Business Opportunities", In paragraph 4.40 update the NPPF paragraph references from "83 and 84" to '84 & 85'.*

*10.2 Merge Policies R5A and R5B to form a new Policy R5 to follow paragraph 4.46:*

*'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.'*

*10.3 Amend Policy Map 7 to renumber it as Policy Map 5, amend the title to delete “in the Plan area” and amend the boundary to show only the Protected Employment Area included within the draft Local Plan 2019-2036.*

As amended and renumbered Policy R5 meets the Basic Conditions.

#### **4.8 Promoting Healthy and Safe Communities**

##### **Local Green Spaces & Policy R6A**

Whilst I might take issue with some aspects of the marking scheme – which uses examples of characteristics instead of assessing *particular* merits – I was persuaded by the descriptive material that the Local Green Space designation is appropriate for the three identified spaces; the criteria set out in paragraph 102 of the NPPF are met. However, upon visiting the Space named as “Brookside”, it was evident that it was not a “green” space for the entire length since a middle section was covered in hardcore. Since the Qualifying Body could not provide evidence that the landowner had been consulted about the Local Green Space designation and that s/he intended to restore the land to a green space, the Qualifying Body agreed that the land affected should be omitted from the area for designation. As a result, some amendments will need to be incorporated. Also, the numbering on the related Policy Map (now renumbered as Policy Map 2), which does not match with the numbering in the Policy, may give rise to some confusion and, at the map scale, the boundaries for each site may not be unambiguously clear. I therefore conclude that a separate map showing the Local Green Spaces alone, at the largest scale possible on an A4 page, is required.

On the matter of the wording of the Policy, the local authority has commented that “the text ‘or have an adverse effect on’ does not provide a clear framework for decision making and it is suggested this text is deleted.” The Qualifying Body has responded that they wish these words to be retained and note that the same wording has been accepted at Examination of other Neighbourhood Plans. I note the Court of Appeal decision (Case No: C1/2020/0812) where the Court noted that the terms of a Policy designating Local Green Spaces should not deviate from the NPPF requirement (paragraph 103) that “Policies for managing development within a Local Green Space should be consistent with those for Green Belts.” Therefore, Policy R6A cannot use wording inconsistent with that NPPF requirement.

The local authority has also commented that “for the benefit of policies R6A and R6B, Appendix E should be attached to the final version of the plan for completeness.” I agree that this is supporting evidence that sits behind the application of these Policies. In view of the deletion of Appendix B, Appendix E will become Appendix D.

##### ***Recommendation 11:***

###### ***11.1 Under the heading Local Green Spaces:***

*11.1.1 In paragraph 4.48 update the NPPF paragraph references from “99” to ‘101’ and from “100” to ‘102’.*

*11.1.2 In paragraph 4.49 correct the reference from “Appendix F” to ‘Appendix D’.*

###### ***11.2 Within Policy R6A:***

*11.2.1 Reword the opening sentence as: ‘The following areas identified on Policy Map 2 and detailed in Appendix D are designated as Local Green Spaces:’.*

*11.2.2 Amend the boundary to the Local Green Space, shown on the Policy Map as “2”, to remove the middle private garden section as shown on the map supplied with the email from the Qualifying Body dated 9<sup>th</sup> August 2021; amend the description of the Space in Appendix D*

accordingly.

*11.2.3 Replace the existing Map 3 with a new Map 2 exclusively showing the 3 Local Green Spaces, with Space numbering consistent with the Policy and at the largest scale possible on an A4 page.*

*11.2.4 Retitle Appendix E to Appendix D (actually from Appendix X on the document itself) and attach it to the final version of the Plan.*

As amended Policy R6A meets the Basic Conditions.

### **Open Space, Sport and Recreation & Policy R6B**

Paragraph 4.51 notes the context provided by Policy CS15 of the Local Plan and Policy R6B provides some local detail. A representation from Sport England is concerned that the plan refers to the “Open Spaces, Sport and Recreation Study, 2010” and the “Open Spaces Strategy 2013 - 2028” but not the most up to date studies and strategies. The local authority notes that it is “supportive that the neighbourhood plan could be updated to reflect the most up to date evidence, which for the Borough Council’s emerging Local Plan is the Open Spaces Strategy 2019.” Having examined this Strategy document the Qualifying Body notes that the shortfall basis for Policy R6B has not altered but an amended paragraph 4.52 is proposed upon which my recommendation is based.

Despite it not being explicitly evidenced in Appendix D (as renumbered), which would have been appropriate, I accept that the areas identified for Policy R6B are “regarded as qualifying (within the CBC typologies) as Open Space, Sport and Recreation (OSSR) sites” (paragraph 4.54).

Some confusion arises from the read-across between the Policy and the related map. The Qualifying Body has clarified the detailing and the correction is picked up in my recommendations below.

#### ***Recommendation 12:***

*12.1 Under the heading “Open Space, Sport and Recreation”:*

*12.1.1 Replace paragraph 4.52 with:*

*‘Both Charnwood Borough Council’s “Open Spaces Assessment Study, 2017” and “Open Spaces Strategy, 2019”<sup>1</sup> 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).’*

<sup>1</sup> [www.charnwood.gov.uk/pages/open\\_spaces\\_sport\\_and\\_recreation\\_studies](http://www.charnwood.gov.uk/pages/open_spaces_sport_and_recreation_studies)

*12.1.2 In paragraph 4.53 update the NPPF paragraph reference from “para. 97” to ‘para. 99’.*

*12.2 Within Policy R6B:*

*12.2.1 Reword the opening paragraph as:*

*‘The following are designated as important open spaces 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 replaced with a space of equivalent value and convenience or the space is demonstrated to be surplus to community needs.’*

*12.2.2 Replace Map 3 with a new map illustrating only the spaces referenced in this Policy, renumber the spaces consecutively 1 – 7 both in the Policy and on the Map.*

*12.2.3 Reword the entry for Brookside as: ‘Brookside recreation ground and play area (existing Charnwood Borough Council Amenity Green Space)’.*

As amended Policy R6B meets the Basic Conditions.

#### **Important Views and Policy R6C**

A representation comments: "The identification of the 'Important Views' provided in Appendix C to the Neighbourhood Plan do not appear to have been sufficiently evidenced and justified. It is considered that further detail needs to be provided in respect of the importance of these views." It is evident that Appendix C merely provides a description of the views included on the map.

Further, whilst I appreciate that views are best appreciated on the ground and photos are rarely likely to do them justice, it seems improbable that the photos in Appendix C are all taken from the indicated viewpoints, particularly photo 4. The Qualifying Body reviewed Appendix C to assure accuracy. However, I believe that such views can only ever be illustrative since no justification for their selection has been provided. Accordingly, I suggested to the Qualifying Body that Policy R6C might more appropriately be included as part of Policy R1. The Qualifying Body agreed that this should be done if feasible and therefore that is the basis of my recommendation.

#### ***Recommendation 13:***

*13.1 Delete Policy R6C with its preamble and add a sentence to Policy R1 (b) as follows:*

*'Appendix C illustrates important views where any development should be designed sympathetically to the landscape and the aspect of the village.'; renumber subsequent paragraphs accordingly.*

*13.2 Retitle Appendix C as Appendix B and replace the content with the revised version submitted by the Qualifying Body with their email dated 4<sup>th</sup> June 2021; correct the title for that from "Appendix X" to 'Appendix B'.*

*13.3 Delete Map 4 and renumber subsequent Maps and their text references accordingly.*

As further amended Policy R1 continues to meet the Basic Conditions.

#### **Community Facilities and Amenities and Policy R6D**

As noted in the text, the NPPF (paragraph 84) and the Local Plan Policy CS11 provide a context that is appropriate for Policy R6D (now to be renumbered R6C in view of the deletion of the existing R6C).

A source reference is required for the "Settlement Hierarchy 2018" quoted in the text. I believe that the reference under "Community Action" to "Right to Acquire" should in fact refer to the designation of buildings as "Assets of Community Value"; this was confirmed by the Qualifying Body.

It is helpful that this Policy identifies the community amenities (the term "facilities" is only used in the title and not within the body of the Policy) but, within a land use plan, the inclusion of "Public bus route" is inappropriate; this might instead be a Community Action if the Qualifying Body so chooses.

#### ***Recommendation 14:***

*14.1 Amend the heading "Community Facilities and Amenities" to delete "Facilities and".*

*14.2 In paragraph 4.59 update the NPPF paragraph references from "para. 83" to 'para. 84' and "para. 92" to 'para. 93'.*

*14.3 In paragraph 4.62 provide a source reference for the Charnwood publication 'Settlement Hierarchy 2018'.*

*14.4 In the Community Action box that follows paragraph 4.63:*

*14.4.1 Amend “Right to Acquire” to read ‘Asset of Community Value’.*

*14.4.2 Add reference to action for the retention of the local bus service if the Qualifying Body chooses.*

*14.5 In the Policy Box “Policy R6D”:*

*14.5.1 Amend the number and title to ‘Policy R6C Community Amenities’.*

*14.5.2 Delete from the second paragraph “Public bus route”.*

As amended and renumbered Policy R6C meets the Basic Conditions.

#### **4.9 Conserving and Enhancing the Natural Environment & Policy R7**

As noted in the text, the NPPF (paragraph 174) and the Local Plan Policy CS13 provide a context that is appropriate for Policy R7. There are several new Reports mentioned in this section all of which require a source reference to allow the reader to see the quotation or reference in their original context.

In relation to the wording of Policy R7 the Council’s Ecology Officer and the Environment Agency made a number of comments on amendments or clarifications that the Qualifying Body agreed.

##### ***Recommendation 15:***

*15.1 Under the heading “Conserving and Enhancing the Natural Environment”:*

*15.1.1 In paragraph 4.66 update the NPPF paragraph references from “para. 170” to ‘para. 174’ and from “para. 180” to ‘para. 185’.*

*15.1.2 In paragraph 4.69 provide a source reference for the “Landscape and Character Assessment 2012”.*

*15.1.3 In paragraph 4.70 provide a source reference for the “Charnwood Green Infrastructure Strategy 2010” and the “Strategic Flood Risk Update 2014”.*

*15.1.4 In paragraph 4.72 provide a source reference for the “Charnwood Habitat Report 2012”.*

*15.2 Within Policy R7:*

*15.2.1 Replace the opening sentence with: “To be supported development proposals should, appropriately to their location and scale:’.*

*15.2.2 Add to element (b) ‘and provide biodiversity net gain’.*

*15.2.3 Replace element (c) with: ‘establish wildlife corridors which improve ecological connectivity between important habitat features in the wider landscape across different land ownerships.’*

*15.2.4 In element (d) replace “enhance access” with ‘enhance access to biodiversity assets where appropriate’; at the end add ‘and’.*

*15.2.5 Rerumber element (f) as (e), add after “important” ‘(see Map 8)’ and add an*

*additional map identifying the two “locally important” features, with a dotted line to show an indicative rather than a bounded area when illustrating the area for element (f)(ii); ensure there is accurate read-across between the Policy and the Map; in element (f)(i) add a comma after “Convent area” and in element (f)(ii) delete the “and” at the end.*

As amended and renumbered Policy R7 meets the Basic Conditions.

#### **4.10 Conserving and Enhancing the Historic Environment & Policy R8**

Conservation Areas and Listed Buildings are designated separately from Local Plans and the NPPF, under the 1990 Planning (Listed Buildings and Conservation Areas) Act, albeit their protection is noted in those, and therefore paragraph 4.75 will need some amendment. It would be useful if a source reference was provided for the 2010 Appraisal of the Conservation Area.

In the Policy itself, the last sentence of the opening paragraph is essentially repeated in the last sentence, but neither provides unambiguous guidance to the prospective planning applicant. I believe that the wording need only be stated once and should read along the lines of:  
‘Development proposals affecting a non-designated heritage asset or its setting will need to balance the community benefits of the proposal against the impact on the heritage significance of the asset.’  
The local authority has also noted the need for the Policy to reference “significance”.

I noted to the Qualifying Body that Appendix D provides an appropriate amount of detail to explain the significance of the heritage properties but not the 2 ridge and furrow fields. The Qualifying Body supplied additional text to rectify this gap. Ensuring the correct terminology is important, the Neighbourhood Plan is recognising non-designated heritage assets – Local Lists are something different and formulated by local planning authorities.

In view of the deletion of Appendix B, Appendix D will now be retitled Appendix C.

#### ***Recommendation 16:***

*16.1 Under the heading “Conserving and Enhancing the Historic Environment”:*

16.1.1 Move the heading “Conservation Area” to before paragraph 4.73, move the heading “Local Heritage Assets” to before paragraph 4.74, delete paragraph 4.75.

16.1.2 In paragraph 4.73 add a source reference for the Conservation Appraisal document.

16.1.3 In paragraph 4.76, renumber this as paragraph 4.75; in the first sentence add after “significance”, ‘to which are added 3 buildings and two landscape features worthy of recognition’; add an additional sentence at the end: ‘Policy R8 recognises these as non-designated heritage assets’.

16.1.4 Add a new paragraph 4.76 as follow: ‘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 5.’

**16.2 Within Policy R8:**

16.2.1 In the first paragraph, replace the first and last sentences with: ‘Development proposals affecting any of the non-designated heritage assets listed below (and shown on Policy Map 5 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’; in the second sentence replace “They” with ‘The assets’ and delete “, their features and settings will be protected wherever possible”.

16.2.2 In the heading of the second list of assets delete “list”.

16.2.3 Under the heading “Ridge and furrow” delete all the words after “Wreake Drive”.

16.3 On Map 5 delete “and Ridge and Furrow” from the title and in the Key delete “List” from “Local List”.

16.4 Retitle Appendix D as Appendix C and add the additional information about the ridge and furrow non-designated heritage assets as supplied by the Qualifying Body in their email dated 4<sup>th</sup> June 2021.

As amended Policy R8 meets the Basic Conditions.

**4.11 Flood Risk**

I noted to the Qualifying Body that the local authority has commented: “Policy R9 – this policy as drafted largely duplicates Local Plan policies and the NPPF, albeit in less detail.” This Policy would not appear to say anything particular about the Neighbourhood Area and therefore may not “serve a clear purpose” and amount to “unnecessary duplication of policies” (NPPF paragraph 16). The Qualifying Body responded: “The policy was included to provide a local emphasis on the issue in advance of the adoption of the new Local Plan where the policy may be subject to change. As the Local Plan is now more advanced, we are happy for the policy to be removed from the Neighbourhood Plan.” My recommendation below follows that approach.

***Recommendation 17:***

*Delete Policy R9, the supporting text under the heading “4.11 Flood Risk” and Policy Map 6; renumber subsequent headings, paragraphs, Policies and Policy Maps accordingly.*

**4.12 Promoting Sustainable Transport**

As noted in the text, the NPPF at paragraph 104 and the Local Plan Policy CS17 both provide a suitable context for a Neighbourhood Plan Policy. The Qualifying Body agreed with my comment that the opening sentence for Policy R10 (now renumbered R9) should more properly read: ‘To be supported development proposals should, appropriately to their scale:’

***Recommendation 18:***

*18.1 Under the heading “Promoting Sustainable Transport”, in paragraph 4.79 update the NPPF paragraph reference from “para. 102” to ‘para. 104’.*

*18.2 Within Policy R10 (now renumbered R9) reword the opening sentence as: ‘To be supported development proposals should, appropriately to their scale:’*

As amended and renumbered Policy R9 meets the Basic Conditions.

## **5 The Implementation and Monitoring of the Rearsby Neighbourhood Plan**

This is a helpful note of the approach to be adopted by the Parish Council, although it is puzzling why the monitoring in paragraph 5.7 relates to the Village Design Statement rather than Policy R1. The Qualifying Body agreed that the reference to the Design Statement (along with the related Appendix) should be removed. A representation suggests that there should be a Policy commitment to a review of the Plan, especially in the light of the housing needs data informing the new Local Plan when adopted; however, there is no national policy expectation of such a review and the text makes the Qualifying Body's position clear on the matter.

### ***Recommendation 19:***

*Under the heading "Monitoring and Review", in paragraph 5.7 replace "the Village Design Statement" with 'Policy R1'.*

### **Appendix A: Policy Maps**

Map 1: Area of Local Separation: as noted earlier this is to be amended to remove reference to "Area of Local Separation (this Plan)" and moved to within the Plan text.

Map 2: Limits to Development: as noted earlier this is to be amended to be Map1 and to show the source of the boundary illustrated.

Map 3: Areas designated as Local Green Space and Important Open Spaces: as noted earlier this map is to be separated into two with a new Map 2 showing only the designated Local Green Spaces at the largest scale feasible on an A4 page and a new Map 3 showing only the areas of "Important Open Space"; in both instances the Policy and map numbering of spaces must be identical.

Map 4: Important Views: deleted (but retained in the renumbered Appendix B).

Map 5: Non-designated Heritage Assets and Ridge and Furrow: as noted earlier this is to be renumbered as Map 4, amended to delete "and Ridge and Furrow" from the title and in the Key delete "List" from "Local List".

Map 6: Risk of Flooding from Rivers: as noted earlier this Map has been deleted.

Map 7: Protected Employment Area in the Plan area: as noted earlier this Map is renumbered Policy Map 5 and amended to show only the Protected Employment Area included in the emerging Local Plan.

### **Appendix B: Guidelines from 'Rearsby Village Design Statement, 2002'**

As noted earlier this Appendix is to be deleted.

### **Appendix C: Important Views**

As noted earlier this Appendix is to be retitled Appendix B and replaced with an amended version supplied by the Qualifying Body.

### **Appendix D: Local Heritage Assets (Non Designated Heritage Assets)**

As noted earlier this Appendix is to be retitled as Appendix C and amended with details of the 'ridge and furrow' entries added.

### **Appendix E: Local Green Space Assessment**

As noted earlier this Appendix submitted as a supporting document is to be renumbered as Appendix D (instead of Appendix X on the document itself) and included as part of the

Neighbourhood Plan document.

### **Other matters raised in representations**

Some representations have suggested additional content that the Plan might include. However, given that the Neighbourhood Plan sits within the Development Plan documents as a whole, keeping content pertinent to identified priorities for Rearsby is entirely appropriate. As noted within the body of this Report it is a requirement that a Neighbourhood Development Plan addresses only the “development and use of land”. Even within this restriction there is no obligation on Neighbourhood Plans to be comprehensive in their coverage – unlike Local Plans - not least because proportionate supporting evidence is required.

Severn Trent made a number of suggestions regarding Policy wording but as these often stemmed from existing national guidance and are not specifically related to issues in Rearsby I have not picked them up individually in my Report.

Some representations indicate support for all or parts of the draft Plan and this helps in a small but valuable way to reassure that the extensive public consultation has been productive.

I have not mentioned every representation individually but this is not because they have not been thoroughly read and considered in relation to my Examiner role, rather their detail may not add to the pressing of my related recommendations which must ensure that the Basic Conditions are met.

### **European Union (EU) and European Convention on Human Rights (ECHR) Obligations**

A further Basic Condition, which the Rearsby Neighbourhood Plan must meet, is compatibility with European Union (EU) and European Convention on Human Rights (ECHR) obligations.

There is no legal requirement for a Neighbourhood Plan to have a sustainability appraisal. A Strategic Environmental Assessment (SEA) Screening Report & Habitats Regulation Assessment (HRA) Screening Report was prepared by Charnwood Borough Council for the Rearsby Neighbourhood Plan in February 2021. On the matter of the SEA the Report concluded: “this Screening Report concludes that a full Strategic Environmental Assessment is not required. No significant environmental effects are likely to arise from the Rearsby Neighbourhood Plan Submission Version (February 2021)”. On the HRA the Report noted: “the Neighbourhood Plan is required to be in conformity with the Core Strategy. Given this requirement and the limited scale of the development proposed in the Neighbourhood Plan, it is not considered that the Neighbourhood Plan will further affect any European site in addition to the impacts identified in the HRA Screening Report undertaken in 2013 for the Core Strategy. This screening report meets the basic condition as per paragraph 4.6. Therefore, it is considered that an Appropriate Assessment is not required.”

In making their determination, Charnwood Borough Council had regard to Schedule 1 of the Regulations and carried out consultation with the relevant public bodies which concurred with the conclusion of the Assessment. I can therefore conclude that the SEA and HRA undertaken were appropriate and proportionate, and that the Plan has sustainability at its heart.

The Basic Conditions Statement, submitted alongside the Rearsby Neighbourhood Plan, addresses the European Convention on Human Rights and confirms that “the Neighbourhood Plan has regard to and is compatible with the fundamental rights and freedoms guaranteed under the European Convention on Human Rights. The Neighbourhood Plan has been prepared with extensive input from

the community and stakeholders as set out in the accompanying Statement of Consultation. Considerable care has been taken throughout the preparation and drafting of this Plan to ensure that the views of the whole community were embraced to avoid any unintentional negative impacts on particular groups.” I can therefore conclude from that Statement that the Rearsby Neighbourhood Plan has regard to fundamental rights and freedoms guaranteed under the ECHR and complies with the Human Rights Act 1998. No evidence has been put forward to demonstrate that this is not the case.

Taking all of the above into account, I am satisfied that the Rearsby Neighbourhood Plan is compatible with EU obligations and that it does not breach, nor is in any way incompatible with, the ECHR.

## **Conclusions**

This Independent Examiner's Report recommends a range of modifications to the Policies, as well as some of the supporting content, in the Plan. Modifications have been recommended to effect corrections, to ensure clarity and in order to ensure that the Basic Conditions are met. Whilst I have proposed a significant number of modifications, the Plan itself remains fundamentally unchanged in the role and direction set for it by the Qualifying Body.

I therefore conclude that, subject to the modifications recommended, the Rearsby Neighbourhood Plan:

- has regard to national policies and advice contained in guidance issued by the Secretary of State;
- contributes to the achievement of sustainable development;
- is in general conformity with the strategic policies of the Plan for the area;
- is compatible with European Union (EU) and European Convention on Human Rights (ECHR) obligations;
- does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017(d).

**On that basis I recommend to the Charnwood Borough Council that, subject to the incorporation of modifications set out as recommendations in this report, it is appropriate for the Rearsby Neighbourhood Plan to proceed to referendum.**

### **Referendum Area**

As noted earlier, part of my Examiner role is to consider whether the referendum area should be extended beyond the Neighbourhood Area. I consider the Neighbourhood Area to be appropriate and no evidence has been submitted to suggest that this is not the case. I therefore **recommend** that the Plan should proceed to referendum based on the Neighbourhood Area as approved by the Charnwood Borough Council on 25<sup>th</sup> August 2015.

**Recommendations:** (this is a listing of the recommendations exactly as they are included in the Report)

Rec.	Text	Reason
1	<p>1.1 Amend the Plan period to ‘2021 to 2036’ throughout the Plan and on the front cover replace “Submission Version” with ‘Referendum Version’.</p> <p>1.2 Once the Plan text has been amended, review the “Contents” page and other consequential changes such as page number and chapter references within the text, to accommodate as required the recommended modifications from this Report.</p> <p>1.3 Under the heading “Foreword” delete the last two paragraphs.</p>	For clarity and accuracy
2	<p>Under the heading “2. The Context for Rearsby Neighbourhood Plan to 2036”:</p> <p>2.1 Under the sub-heading “Creating a Plan for Rearsby Parish”:</p> <p>2.1.1 In paragraph 2.2 replace “Neighbourhood Plan area” with ‘Neighbourhood Area’.</p> <p>2.1.2 Amend the in-map title for Figure 1 as ‘Rearsby Neighbourhood Area’.</p> <p>2.2 Under the sub-heading “The National Planning Policy Framework and sustainable development”, amend the first mention of the National Planning Policy (NPPF) in paragraph 2.11 to replace “The 2019 revisions to the National Planning Policy Framework (NPPF) emphasise” with ‘The National Planning Policy Framework (NPPF) emphasises’; add a source reference: <a href="http://www.gov.uk/government/publications/national-planning-policy-framework-2">www.gov.uk/government/publications/national-planning-policy-framework-2</a></p> <p>2.3 Under the sub-heading “The National Planning Policy Framework and ‘Neighbourhood Planning” amend paragraph 2.18 to reference ‘para. 66’ in place of “para. 65” and add to paragraph 2.20 ‘unless in particular circumstances other material considerations apply’.</p> <p>2.4 Under the sub-heading “Rearsby in the context of the Borough Council’s ‘Vision for Charnwood’:</p> <p>2.4.1 In paragraph 2.21 provide a source reference for the Charnwood Local Plan Core Strategy: <a href="http://www.charnwood.gov.uk/pages/corestrategydpd">www.charnwood.gov.uk/pages/corestrategydpd</a></p> <p>2.4.2 In paragraph 2.22 replace “2018” with ‘2021’ and add the source reference for the Local Development Scheme: <a href="http://www.charnwood.gov.uk/pages/localdevelopmentscheme">www.charnwood.gov.uk/pages/localdevelopmentscheme</a></p> <p>2.4.3 In paragraph 2.23 add a source reference for the emerging Local Plan: <a href="http://www.charnwood.gov.uk/localplan">www.charnwood.gov.uk/localplan</a></p> <p>2.4.4 In paragraph 2.29 replace “sets a target for” with ‘anticipates the need for’.</p>	For clarity and accuracy

	2.4.5 In paragraph 2.30 replace “allocates” with ‘consulted on a draft allocation of’.	
3	<p>3.1 Under the sub-heading “Sustainable Development through the Neighbourhood Plan”:</p> <p>3.1.1 Delete the use of 3.5 and 3.6 as paragraph numbers.</p> <p>3.1.2 Within the enlarged paragraph 3.4, bolden the sub-headings and add a colon at the end of each:</p> <p>The social objectives of the Rearsby Neighbourhood Plan:</p> <p>The environmental objectives of the Rearsby Neighbourhood Plan:</p> <p>The economic objectives of the Rearsby Neighbourhood Plan:</p> <p>3.2 Delete the following sub-headings and their related paragraphs: “Neighbourhood Plan Policies” and “Policy Maps”; renumber subsequent paragraphs accordingly.</p>	For clarity and accuracy
4	<p>Under the heading “4. Neighbourhood Plan Policies”:</p> <p>4.1 In paragraph 4.1:</p> <p>4.1.1 Between “below” and “describe” add: ‘, with their related Policy Maps where appropriate,’.</p> <p>4.1.2 Replace “enhance the principles” with ‘add local detail to the strategic policies’.</p> <p>4.2 Reword paragraph 4.2 as: ‘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.’</p>	For clarity and accuracy
5	<p>5.1 Under the heading “4.1 Design” in paragraph 4.3, in the second sentence replace “working with” with ‘joint working between’.</p> <p>5.2 Within Policy R1 Design:</p> <p>5.2.1 Delete paragraph 1.</p> <p>5.2.2 Reword paragraph 2 as: ‘Development proposals should have appropriate and proportionate regard to the following design guidelines (drawn in part from the ‘Rearsby Village Design Statement’ 2002):’.</p> <p>5.2.3 Delete guideline (a) and renumber subsequent guidelines appropriately.</p> <p>5.2.4 Reword guideline (b) as: ‘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.’</p> <p>5.2.5 Reword guideline (c) as: ‘Particular attention is required at the</p>	For clarity and accuracy and to meet Basic Conditions 1 and 3

	<p>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.’</p> <p>5.2.6 Reword the first sentence of guideline (d) as: ‘Landscaping and planting should use indigenous species.’</p> <p>5.2.7 Reword guideline (e) as: ‘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).’</p> <p>5.2.8 Replace the first sentence of guideline (f) with: ‘Location and setting should demonstrably influence all new development.’ In the second sentence replace “This includes” with ‘Examples include’.</p> <p>5.2.9 In guideline (h) delete “and locally distinct”.</p> <p>5.2.10 In guideline (i) replace “in redevelopment” with ‘, in particular in redevelopment,’.</p> <p>5.2.11 In guideline (j) delete “high” within “high brick walls”.</p> <p>5.2.12 Delete guideline (k) as it duplicates (e).</p> <p>5.2.13 Reword guideline (l) as: ‘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.’</p> <p>5.2.14 In guideline (m) replace “to existing buildings” with ‘to the scale, form and massing of the surrounding buildings’.</p> <p>5.2.15 In guideline (n) replace “encouraging good design and careful siting” with ‘provided this respects the form, scale, character and amenity of the landscape and the surrounding area’.</p> <p>5.2.16 Add an additional guideline as follows: ‘Within the Rearsby Conservation Area attention is required to the particular features set out in the Rearsby Conservation Area Character Appraisal (July 2010).’</p> <p>5.3 Delete Appendix B: Guidelines from ‘Rearsby Village Design Statement’; renumber subsequent Appendices accordingly.</p>	
6	<p>Under the heading “4.2 Promoting effective use of land: Area of Local Separation”:</p> <p>6.1 Amend the section heading to replace “Area of Local Separation” with</p>	For clarity and accuracy and to meet

	<p>'Local Separation'.</p> <p>6.2 Amend paragraph 4.12 to insert after "Review", '(now in draft as the 2019 – 2036 Local Plan)'.</p> <p>6.3 Amend paragraph 4.14 to:</p> <p>6.3.1 Replace "Core Strategy" with '2011 – 2028 Local Plan Core Strategy'.</p> <p>6.3.2 Add a final sentence taken from paragraph 4.15: '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.'</p> <p>6.3.3 Add after this final sentence '(see map below)'; move Map 1 – retitled as 'Existing Area of Local Separation' and amended to exclude the Neighbourhood Plan proposal – to sit within Section 4.2; provide a source reference for the Area of Separation; renumber subsequent Policy Maps accordingly.</p> <p>6.4 Replace paragraph 4.15 as follows: 'The two settlements could hardly be more different: history, appearance, facilities and layout. Rearsby has a pre-Conquest origin, was mentioned in the Doomsday 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.'</p> <p>6.5 Replace paragraph 4.16 as follows: '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.'</p> <p>6.6 Replace paragraph 4.17 as follows: "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</p>	Basic Conditions 1 and 3
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	<p>consultation responses for this Plan) that the visual and actual separation between them is maintained.'</p> <p>6.7 Delete paragraphs 4.18 &amp; 4.19.</p> <p>6.8 Delete the last sentence of paragraph 4.20.</p> <p>6.9 Revise Policy R2 as follows:</p> <p>6.9.1 Amend the title to 'Local Separation'.</p> <p>6.9.2 Reword the Policy as: '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.'</p>	
7	<p>Within Policy R3:</p> <p>7.1 In the opening sentence:</p> <p>7.1.1 Rerumber the Map referenced following the relocation of Map 1; within the map itself provide a source reference for the boundary of the Limits to Development.</p> <p>7..1.2 Delete the words "for new uses and for the conversion of existing buildings".</p> <p>7.2 In element (b) delete "and the potential for local flooding".</p> <p>7.3 Reword element (d) positively as: 'any impact on the living conditions and amenity in neighbouring properties is assessed and addressed'.</p> <p>7.4 Reword element (e) positively as: '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.'</p> <p>7.5 Reword element (f) positively as: 'the direct and cumulative impact of the generated traffic and parking requirements is assessed and addressed to ensure road and pedestrian safety'.</p>	For clarity and to meet Basic Condition 1
8	<p>Within Policy R4A:</p> <p>8.1 Rerord the first sentence as: '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.'</p> <p>8.2 In the first paragraph replace "encouraged" with 'supported' and in the second paragraph replace "supported" with 'encouraged'.</p>	For clarity and to meet Basic Condition 1
9	<p>9.1 Under the heading "Exception site development":</p> <p>9.1.1 In paragraph 4.31 update the NPPF paragraph references from "59 – 62" to '60 – 63'.</p> <p>9.1.2 In paragraph 4.34 delete "of homes has been recognised as a</p>	For clarity and accuracy and to meet Basic Conditions 1

	<p>village priority.”</p> <p>9.1.3 Reword the incomplete paragraph 4.36 as: ‘The ‘Charnwood Rural Housing Guide’<sup>1</sup> and ‘Housing Allocations Policy’<sup>2</sup> set out the Borough Council’s approach in relation to affordable housing on rural exception sites and 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.’</p> <p><sup>1</sup><a href="http://www.charnwood.gov.uk/files/documents/rural_housing_guide/Rural%20Housing%20Guide.pdf">www.charnwood.gov.uk/files/documents/rural_housing_guide/Rural%20Housing%20Guide.pdf</a></p> <p><sup>2</sup><a href="http://www.charnwood.gov.uk/files/documents/choice_based_lettings_cbl_allocations_policy_from_april_2019/Housing%20Allocations%20Policy%20%28From%20April%202020%29.pdf">www.charnwood.gov.uk/files/documents/choice_based_lettings_cbl_allocations_policy_from_april_2019/Housing%20Allocations%20Policy%20%28From%20April%202020%29.pdf</a></p> <p>9.1.4 In paragraph 4.37 delete “any incursion by”.</p> <p>9.2 Within Policy R4B:</p> <p>9.2.1 Replace element (a) with: ‘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.’</p> <p>9.2.2 Replace element (b) with: ‘the proposals provide on-site affordable housing in perpetuity and as set out in Annex 2 of the NPPF.’</p> <p>9.2.3 Replace element (c) with ‘the development is subject to an agreement that the affordable social housing is initially offered to people with a local connection’.</p> <p>9.2.4 Replace element (d) with: ‘Open market housing may be included where it can be demonstrated to be essential to the delivery of affordable housing.’</p> <p>9.2.5 Replace element (e) with: ‘the development adheres to the design guidance in Policy R1, in particular where that development is adjacent to the Conservation Area.’</p> <p>9.2.6 Within the final paragraph replace “will be supported” with ‘are encouraged’.</p>	and 3
10	<p>10.1 Under the heading “New Business Opportunities”, In paragraph 4.40 update the NPPF paragraph references from “83 and 84” to ‘84 &amp; 85’.</p> <p>10.2 Merge Policies R5A and R5B to form a new Policy R5 to follow paragraph 4.46:</p> <p>‘Policy R5 Employment Opportunities</p> <p>Sustainable growth, expansion and renewal of businesses, particularly within the Protected Employment Area (see Policy Map 5), will be supported, provided:</p> <p>a) the scale and character of the development is designed and operated so</p>	For clarity and to meet Basic Conditions 1 and 3

	<p>as to cause no detriment to the character and appearance of the countryside;</p> <p>b) the impact on neighbouring properties and the local road network is assessed and addressed;</p> <p>c) appropriate landscaping protects the landscape character, reinforcing local distinctiveness; and</p> <p>d) new sites are serviced with broadband infrastructure.'</p> <p>10.3 Amend Policy Map 7 to renumber it as Policy Map 5, amend the title to delete "in the Plan area" and amend the boundary to show only the Protected Employment Area included within the draft Local Plan 2019-2036.</p>	
11	<p>11.1 Under the heading Local Green Spaces:</p> <p>11.1.1 In paragraph 4.48 update the NPPF paragraph references from "99" to '101' and from "100" to '102'.</p> <p>11.1.2 In paragraph 4.49 correct the reference from "Appendix F" to 'Appendix D'.</p> <p>11.2 Within Policy R6A:</p> <p>11.2.1 Reword the opening sentence as: 'The following areas identified on Policy Map 2 and detailed in Appendix D are designated as Local Green Spaces:'.</p> <p>11.2.2 Amend the boundary to the Local Green Space, shown on the Policy Map as "2", to remove the middle private garden section as shown on the map supplied with the email from the Qualifying Body dated 9th August 2021; amend the description of the Space in Appendix D accordingly.</p> <p>11.2.3 Replace the existing Map 3 with a new Map 2 exclusively showing the 3 Local Green Spaces, with Space numbering consistent with the Policy and at the largest scale possible on an A4 page.</p> <p>11.2.4 Retitle Appendix E to Appendix D (actually from Appendix X on the document itself) and attach it to the final version of the Plan.</p>	For clarity and to meet Basic Condition 1
12	<p>12.1 Under the heading "Open Space, Sport and Recreation":</p> <p>12.1.1 Replace paragraph 4.52 with:            'Both Charnwood Borough Council's "Open Spaces Assessment Study, 2017" and "Open Spaces Strategy, 2019"<sup>1</sup> 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).'  <sup>1</sup><a href="http://www.charnwood.gov.uk/pages/open_spaces_sport_and_recreation_studies">www.charnwood.gov.uk/pages/open_spaces_sport_and_recreation_studies</a></p> <p>12.1.2 In paragraph 4.53 update the NPPF paragraph reference from "para. 97" to 'para. 99'.</p> <p>12.2 Within Policy R6B:</p> <p>12.2.1 Reword the opening paragraph as:</p>	For clarity and to meet Basic Conditions 1 & 3

	<p>'The following are designated as important open spaces 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 replaced with a space of equivalent value and convenience or the space is demonstrated to be surplus to community needs.'</p> <p>12.2.2 Replace Map 3 with a new map illustrating only the spaces referenced in this Policy, renumber the spaces consecutively 1 – 7 both in the Policy and on the Map.</p> <p>12.2.3 Reword the entry for Brookside as: 'Brookside recreation ground and play area (existing Charnwood Borough Council Amenity Green Space)'.</p>	
13	<p>13.1 Delete Policy R6C with its preamble and add a sentence to Policy R1 (b) as follows:</p> <p>'Appendix C illustrates important views where any development should be designed sympathetically to the landscape and the aspect of the village.'; renumber subsequent paragraphs accordingly.</p> <p>13.2 Retitle Appendix C as Appendix B and replace the content with the revised version submitted by the Qualifying Body with their email dated 4th June 2021; correct the title for that from "Appendix X" to 'Appendix B'.</p> <p>13.3 Delete Map 4 and renumber subsequent Maps and their text references accordingly.</p>	For clarity and accuracy and to meet Basic Condition 1
14	<p>14.1 Amend the heading "Community Facilities and Amenities" to delete "Facilities and".</p> <p>14.2 In paragraph 4.59 update the NPPF paragraph references from "para. 83" to 'para. 84' and "para. 92" to 'para. 93'.</p> <p>14.3 In paragraph 4.62 provide a source reference for the Charnwood publication 'Settlement Hierarchy 2018'.</p> <p>14.4 In the Community Action box that follows paragraph 4.63:</p> <p>14.4.1 Amend "Right to Acquire" to read 'Asset of Community Value'.</p> <p>14.4.2 Add reference to action for the retention of the local bus service if the Qualifying Body chooses.</p> <p>14.5 In the Policy Box "Policy R6D":</p> <p>14.5.1 Amend the number and title to 'Policy R6C Community Amenities'.</p> <p>14.5.2 Delete from the second paragraph "Public bus route".</p>	For clarity and to meet Basic Condition 1

15	<p>15.1 Under the heading “Conserving and Enhancing the Natural Environment”:</p> <p>15.1.1 In paragraph 4.66 update the NPPF paragraph references from “para. 170” to ‘para. 174’ and from “para. 180” to ‘para. 185’.</p> <p>15.1.2 In paragraph 4.69 provide a source reference for the “Landscape and Character Assessment 2012”.</p> <p>15.1.3 In paragraph 4.70 provide a source reference for the “Charnwood Green Infrastructure Strategy 2010” and the “Strategic Flood Risk Update 2014”.</p> <p>15.1.4 In paragraph 4.72 provide a source reference for the “Charnwood Habitat Report 2012”.</p> <p>15.2 Within Policy R7:</p> <p>15.2.1 Replace the opening sentence with: “To be supported development proposals should, appropriately to their location and scale:’.</p> <p>15.2.2 Add to element (b) ‘and provide biodiversity net gain’.</p> <p>15.2.3 Replace element (c) with: ‘establish wildlife corridors which improve ecological connectivity between important habitat features in the wider landscape across different land ownerships.’</p> <p>15.2.4 In element (d) replace “enhance access” with ‘enhance access to biodiversity assets where appropriate’; at the end add ‘and’.</p> <p>15.2.5 Renumber element (f) as (e), add after “important” ‘(see Map 8)’ and add an additional map identifying the two “locally important” features, with a dotted line to show an indicative rather than a bounded area when illustrating the area for element (f)(ii); ensure there is accurate read-across between the Policy and the Map; in element (f)(i) add a comma after “Convent area” and in element (f)(ii) delete the “and” at the end.</p>	For clarity and to meet Basic Conditions 1 & 3
16	<p>16.1 Under the heading “Conserving and Enhancing the Historic Environment”:</p> <p>16.1.1 Move the heading “Conservation Area” to before paragraph 4.73, move the heading “Local Heritage Assets” to before paragraph 4.74, delete paragraph 4.75.</p> <p>16.1.2 In paragraph 4.73 add a source reference for the Conservation Appraisal document.</p> <p>16.1.3 In paragraph 4.76, renumber this as paragraph 4.75; in the first sentence add after “significance”, ‘to which are added 3 buildings and two landscape features worthy of recognition’; add an additional sentence at the end: ‘Policy R8 recognises these as non-designated heritage assets’.</p>	For clarity and to meet Basic Conditions 1 & 3

	<p>16.1.4 Add a new paragraph 4.76 as follow: ‘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 (‘TPP2’)). Leicestershire CC records all surviving ridge and furrow areas recorded in TPP2 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 5.’</p> <p><b>16.2 Within Policy R8:</b></p> <p>16.2.1 In the first paragraph, replace the first and last sentences with: ‘Development proposals affecting any of the non-designated heritage assets listed below (and shown on Policy Map 5 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’; in the second sentence replace “They” with ‘The assets’ and delete ”, their features and settings will be protected wherever possible”.</p> <p>16.2.2 In the heading of the second list of assets delete “list”.</p> <p>16.2.3 Under the heading “Ridge and furrow” delete all the words after “Wreake Drive”.</p> <p>16.3 On Map 5 delete “and Ridge and Furrow” from the title and in the Key delete “List” from “Local List”.</p> <p>16.4 Retitle Appendix D as Appendix C and add the additional information about the ridge and furrow non-designated heritage assets as supplied by the Qualifying Body in their email dated 4th June 2021.</p>	
17	Delete Policy R9, the supporting text under the heading “4.11 Flood Risk” and Policy Map 6; renumber subsequent headings, paragraphs, Policies and Policy Maps accordingly.	For clarity and to meet Basic Condition 1
18	<p>18.1 Under the heading “Promoting Sustainable Transport”, in paragraph 4.79 update the NPPF paragraph reference from “para. 102” to ‘para. 104’.</p> <p>18.2 Within Policy R10 (now renumbered R9) reword the opening sentence as: ‘To be supported development proposals should, appropriately to their scale:’</p>	For clarity and to meet Basic Condition 1
19	Under the heading “Monitoring and Review”, in paragraph 5.7 replace “the Village Design Statement” with ‘Policy R1’.	For clarity and accuracy



# **DECLARATION OF RESULT OF REFERENDUM**

**Charnwood**

## **REARSBY NEIGHBOURHOOD PLANNING REFERENDUM**

**Thursday 28 October 2021**

I, Rob Mitchell, being the Counting Officer at the above referendum, do hereby give notice that the number of votes cast is as follows:

Do you want Charnwood Borough Council to use the Neighbourhood Plan for Rearsby to help it decide planning applications in the neighbourhood area?	
	<b>Votes Cast</b>
Number of votes cast for <b>YES</b>	277
Number of votes cast for <b>NO</b>	18

<b>The number of ballot papers rejected was as follows:</b>	<b>Number of ballot papers</b>
A want of an official mark	0
B voting for more than one answer	0
C writing or mark by which voter could be identified	0
D being unmarked or wholly void for uncertainty	0
Total	0

Electorate: 910

Ballot Papers Issued: 295

Turnout: 32.4%

And I do hereby declare that more than half of those voting have voted in favour of the Rearsby Neighbourhood Plan.

Dated Friday 29 October 2021

Rob Mitchell  
Counting Officer