

Hoby with Rotherby Neighbourhood Development Plan

The settlements of Hoby, Rotherby, Brooksby,
Ragdale and the surrounding countryside

2020- 2037



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FOREWORD

This Neighbourhood Development Plan [NDP] is a legal opportunity for each of us, living or working in the Parish's four historic villages - Hoby, Rotherby, Brooksby and Ragdale- to determine and shape how it will change over the next two decades. These rural communities have each evolved their particular place in predominantly agricultural settings. At the start of the Plan's preparation in 2016 we recognised that we live in an era of rapid transformation – technology, work, climate change – so no plan could reliably predetermine the future. Neither could we have anticipated the immediate and ongoing impact on all aspects of our lives through the COVID-19 pandemic. We can, however, put down some simple benchmarks that protect those aspects of our communities that we value, even in the midst of uncertain times. Nevertheless, this plan can, and will need to, change as circumstances require.

We recognise that we are all the custodians of our heritage.

This NDP has established a vision and a set of objectives that lead to formal policies affecting future changes – particularly to the built environment. Our processes has been consistent with those used for the wider Melton Local Plan, to which this NDP is compatible.

At an early stage a questionnaire was delivered to all households in the parish. This achieved a high response rate of 81%, so it has been a major influence on the policies and aspirations in the Plan. As a result the Working Group has focussed on six key areas:

- Design and Character;
- Historic Environment;
- The Environment;
- Transport;
- Local Economy; and
- Housing.

Sustainability is a theme throughout the Plan but its interpretation by planning regulations is often unclear. Our villages do not have key services – primarily schools and shops –so they are not regarded as sustainable for building new dwellings. Nevertheless, we have allowed for a small number of windfall developments during the Plan period without specifying any particular sites. Such sites could be for home ownership or for rent, particularly to people with local connections

Brooksby Melton College [BMC] already has outline planning permission for 70 new dwellings on the brownfield Spinney site at Brooksby. An aspect of this Plan's development has been to seek positive ways of integrating this new "village", larger than Ragdale and Rotherby, into the wider Parish.

We want to continue to work closely with the College as it is one of our two major stakeholders, the other being the Ragdale Health Spa, one of the largest employers in rural

Leicestershire. Both have a major influence throughout the area and we are grateful for their support during our planning and consultation processes. Following its amalgamation with Stephenson College, Coalville in 2020, BMC has published a Master Plan with significant aspirations to develop its activities and services at its site. These could have a profound impact on the peaceful experiences enjoyed by present residents and visitors.

We value the contribution and support of the other businesses in the parish, of which farming is the most influential. Nevertheless agricultural economies are undergoing major changes through national policies and consumer preferences and how landowners respond and diversify will be significant. Existing examples of the latter in the parish include the extensive quarrying at Brooksby and a solar farm at Ragdale.

Although predominantly outside our parish, a development at Six Hills, adjacent to Ragdale, for a new village of over 2500 dwellings is currently awaiting approval; it is not within the Melton Plan but could be approved if seen to meet wider regional needs. Another current proposal also near to Six Hills, in Charnwood BC, seeks to create a further new settlement of 1,600 dwellings.

It will therefore be necessary for the Parish Council, as part of its normal monitoring and implementation processes, to revisit this NDP if any significant developments are formally proposed and how they impact on its integrity.

Not all issues that concern residents are capable of becoming formal planning policies; in each area of the Plan we have Aspirations – these identify how some of the broader concerns could be addressed particularly by the wider communities. An example is how we tackle traffic speeds and numbers of vehicles on our roads

We appreciate your comments so far on all aspects of the Plan. We hope you will welcome and agree the proposed policies and aspirations that we believe will enable future generations to respect and enjoy our historic and natural environments.

Angus Walker

Chair

Neighbourhood Development Plan Working Group

1. INTRODUCTION

What is a Neighbourhood Development Plan?

Neighbourhood plans give residents the powers to shape development in their locality. This is a right introduced through the Localism Act in 2011. A Neighbourhood Development Plan (NDP) sets out a vision, a list of objectives and a set of local planning policies in order to manage and guide new developments in the future. Once complete, the NDP will be used alongside the National Planning Policy Framework (NPPF) and the Melton Local Plan 2018 to help determine planning applications within the Parish.

The NDP has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011, the Neighbourhood Planning Regulations 2012 (as amended 2015), the NPPF 2019 and the Melton Local Plan 2018. This Plan will cover the period between 2020 and 2037.



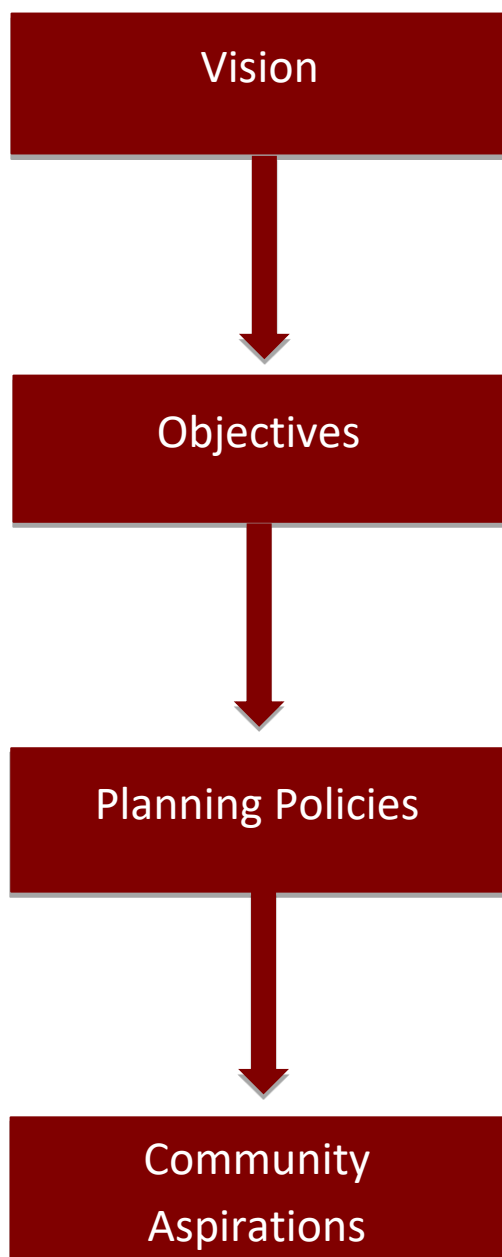
Each section of the Plan covers a different topic. Under each heading there is the reason for the policies presented. This provides the necessary understanding of the policy and what it is seeking to achieve. Other topics of importance will be developed using information gathered in the plan.

The purpose of doing a Neighbourhood Development Plan

The purpose of this NDP is to guide development within the parish and provide direction to any parties wishing to submit planning applications for development within the parish. Future planning applications will be assessed against these policies.

How the Plan is Structured

The Plan has established a “vision” for the area, a set of objectives and several planning policies to help achieve both the vision and objectives until 2037. Issues raised by the community that are non-planning related have been identified as Community Aspirations. These are summarised within each section of the plan and are detailed in section 16.



Who has produced the Neighbourhood Development Plan?

The Parish Council were designated the “qualifying Body” – who can legally prepare the Plan – by Melton Borough Council on 17 June 2015. A group of residents from all settlements, including some Parish Councillors, volunteered to form a Working Group, subsidiary to the Parish Council, to produce the Plan.

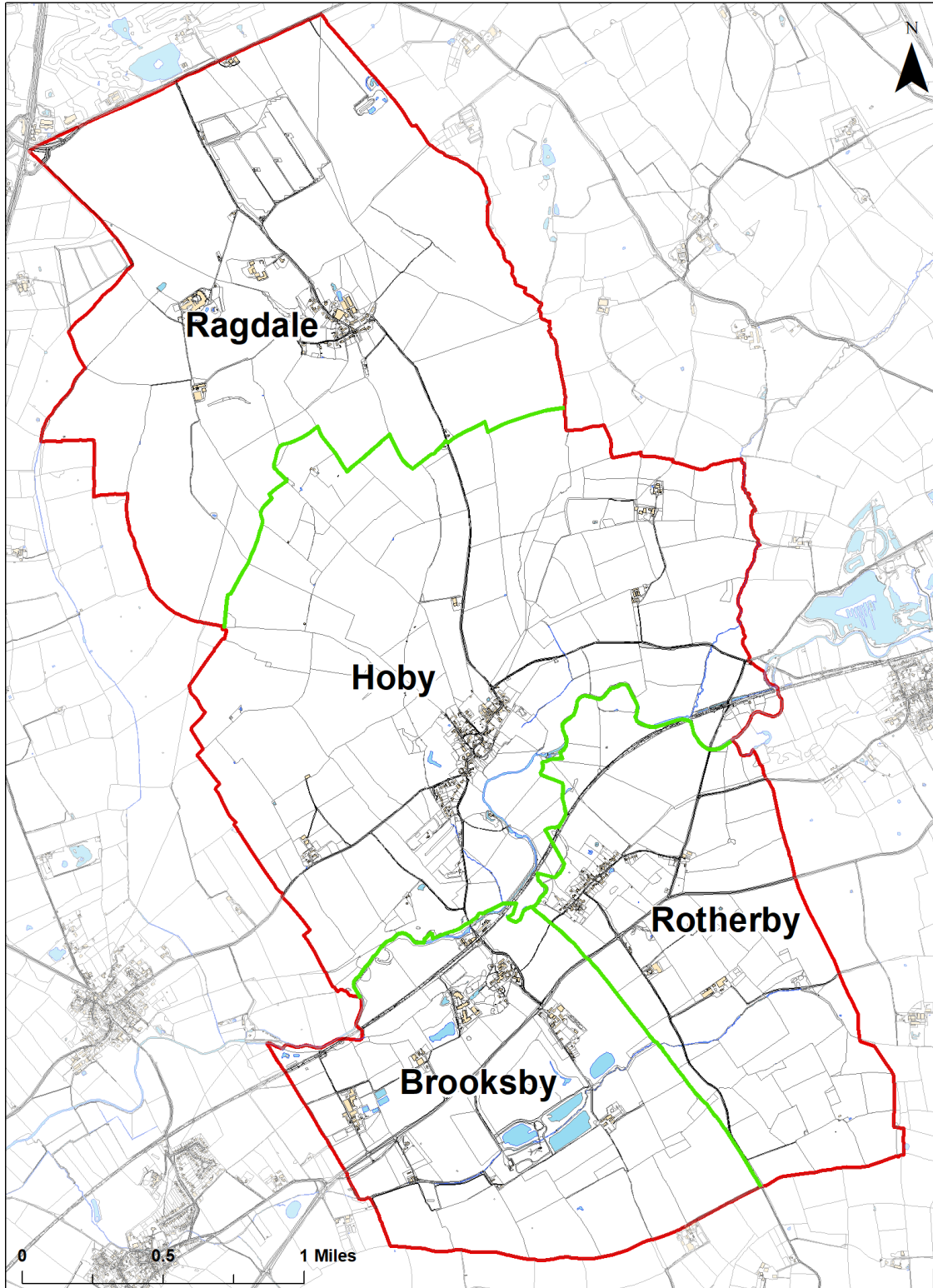
They were:

- Mr Angus Walker – Chair (Cllr. to May 2019);
- Cllr. Stuart Robinson – Vice Chair (Cllr. from May 2019);
- Mr Vic Allsop – Parish Clerk and Secretary to the NDP Working Group;
- Cllr. Nicola Wheeler;
- Cllr. James Falconer Smith (Cllr. from May 2019);
- Mrs Mary Dunford (Cllr. to May 2019);
- Mr Mark Brend;
- Mrs Candice Barker;
- Mr Garry Barker;
- Mr John Coleman;
- Mrs Vida Gregory;
- Mr Stuart Gregory;
- Mr Richard Kell (to July 2016);
- Mr Dennis Marshall-Hasdell (to November 2016);
- Mr John Preston – Consultant – Leicestershire Rural Community Council (to July 2017);
- Mrs Natalie Cockrell – Consultant, Aubourn Planning Consultancy (from October 2017); and
- Mr Luke Brown – Consultant, Aubourn Planning Consultancy (from October 2017).



What area and period does the Neighbourhood Development Plan Cover?

The designated area covers Hoby with Rotherby Parish, which can be viewed on Map 1. The Plan will cover the period from 2020 until 2037.

Map 1: Neighbourhood Development Plan Area



Legend

-  Pre 1936 Parish boundaries
-  Hoby with Rotherby Parish Boundary

HOBY WITH ROTHERBY PAST

The Physical environment has shaped our development over many centuries. In the north is Ragdale in a deep dale with a small brook passing southwards to Hoby and onwards into the River Wreake. The flood plain is shared to the south with Rotherby and Brooksby.

Bronze Age remains have been discovered and Roman roads ran through the parish. Later, the area was settled by the Danes and Anglo Saxons. Each manorial village is described in the Domesday Book identifying the four key estates: Brockesbi, Hobie, Ragenda, and Redebi.

Over the centuries the respective Lordships, have played primary roles in their community's developments. The area has also been influenced by the Black Death, the Enclosure Acts and the impact of warfare on the population. The names of many prominent families - Hartopp, Villiers, Shirley, Henton, Paget, Beatty, Cantrell-Hubbersty, Beresford - feature throughout our historic records. Many of the buildings they created remain and have been adapted to meet current needs and tastes. The records of the Glebe Terriers show the church land ownership and the tenants of the open field systems. The churches in each of the four villages are at the centre of what were all self-sufficient communities until the twentieth century, with their varied trades, schools and inns.

Farming and hunting have been the main focus of the villages, particularly during the Victorian era when the medieval salt way and turnpike roads were joined by the canalisation of the Wreake and the arrival of the railway. The wealth, derived through the industrial revolution, was invested by successful individuals in fine country houses and farms set within the open attractive countryside.

HOBY WITH ROTHERBY TODAY

The total population of the Parish was 556 according to the 2011 census. The largest age group was age 45-59. The number of younger people in the area is similar to other rural communities, but lower than the national average.

There are currently 246 dwellings in the Parish. The composition of the housing stock, in terms of types of dwelling and tenure are predominantly owner occupied and detached and a mixture of social and private rented accommodation. Property prices within the Parish are high in comparison with Melton and other parts of the borough. This means it may be difficult for less affluent people (for example younger people or families who have grown up in the area) to stay in or move to the area, especially as the parish only has 2 socially rented properties available and 28 available by private rent.

People in rural areas rely more on private transport and, in general, spend more on transport than their urban counterparts (nationally, higher transport expenditure accounts for almost half the higher expenditure by rural households). Overall, the residents of rural hamlets and villages travel nearly twice as far by car each year compared to urban residents.

There are typically fewer jobs available in rural areas than urban, and those local jobs are often lower paid. In many rural communities such as Hoby with Rotherby, the villages act as “commuter villages”, providing a higher quality of life for residents who commute to urban areas for work such as Melton Mowbray, Loughborough, Nottingham and Leicester.

COMMUNITY CONSULTATION

Throughout the process, a significant level of public consultation has been undertaken with the community to seek their opinions on both planning and community issues. A full copy of the feedback from the resident and youth questionnaires can be found in Appendix A. In summary, the following methods of consultation have taken place since 2016:

- initial open event
- open drop-in events in each village
- household questionnaire (which received an 81% response rate)
- youth questionnaire (which received 24 responses)
- open community events
- stakeholder meetings
- articles and updates in the parish Newsletter
- the same articles and updates on the Parish Council website
- updates to public meetings of the Parish Council
- use of published reports and professional consultants to build our evidence base.

TIMELINE OF NDP DEVELOPMENT & COMMUNITY ENGAGEMENTS

	2016	2017	2018	2019
WORKING GROUP MEETINGS	[Green bar spanning 2016-2019]			
PARISH COUNCIL REPORTS PARISH COUNCIL SPINNEY APPEAL	[Blue bar spanning 2016-2019]			
RURAL COMMUNITY COUNCIL OPEN COMMUNITY EVENTS STAKEHOLDER MEETINGS QUESTIONNAIRE DEVELOPMENT QUESTIONNAIRE DISTRIBUTION QUESTIONNAIRE RESULTS	[Red bar]	[Red bar]	[Red bar]	[Red bar]
MELTON LOCAL PLAN ENGAGEMENT	[Olive bar spanning 2016-2018]			
HOUSING NEEDS SURVEY		[Purple bar]		
AUBOURN PLANNING POLICY DEVELOPMENT			[Orange bar]	[Orange bar]
CHARACTER ASSESSMENT			[Purple bar]	
EDWARDS & EDWARDS TRAFFIC SURVEY			[Dark grey bar]	[Dark grey bar]
AECOM TRANSPORT CONSULTANTS			[Red bar]	
AECOM BROOKSBY SPINNEY DESIGN				[Blue bar]

A SUMMARY OF CONSULTATION FEEDBACK FROM THE RESIDENT AND YOUTH QUESTIONNAIRES IN 2017.

Design and Character

Most respondents indicated that they prefer development to be on sites within existing village curtilage and on brownfield sites.

The top 3 features that respondents would want to see incorporated if new houses were to be built in the parish included:

- off street parking
- complementing the existing street-scene
- a garden.

The most popular issue amongst the written responses was the need for development to be sensitive in design and in keeping with the current makeup of the parish. The need to embrace modern design and technology was also highlighted with suggestions as to how such technology can be incorporated while preserving the street scene.

Historic Environment

Most respondents supported the need to preserve the historic environment including buildings, spaces and structures. Although most of the historic buildings are protected in the Parish, there are some that are not protected, and these should be the focus for the NDP to identify.

The Environment

Most respondents indicated that the state or conditions of footpaths to be generally satisfactory. For those that did indicate access problems, concerns expressed included bulls in some fields, poor maintenance of stiles, some stiles not being dog friendly, misuse of footpaths and access problems at stiles for the less able bodied.

Where problems were identified these are detailed in the section on public rights of way on page 39.

The top green spaces or open areas within the parish that respondents support for community use are:

- local wildlife habitats
- nature lagoons and reed beds.

46% of respondents indicated that they supported the protection of open spaces, with 159 responses detailing where these are located.

Most respondents indicated that they know of a particular view or vista within the parish that should be protected from development.

All respondents support the suggestions to mitigate the loss of wildlife habitat when considering new building works within the parish. The top 3 are:

- tree planting
- hedgerow planting with trees
- keeping and enhancing wildlife corridors.

In addition, several respondents highlighted the importance of tree maintenance and replacement, maintaining and establishing wildlife habitats, better maintenance of the river and maintaining the bat population.

Most respondents either agreed or strongly agreed that the NDP should have policies for minimising the carbon footprint and should have policies to support renewable energy. In addition, several respondents stated their opposition to wind turbines. They recognised the current solar farm as a significant renewable energy source. The location of any renewable energy development was highlighted as a deciding factor for any future project.

Transport

The feedback from the questionnaire and the community drop-in sessions highlighted the following issues within the parish:

- insufficient parking provision results in obstructions on highway
- problems in villages with on street parking
- no desire for parking lines
- cars parked on a bend in Ragdale dangerous
- speeding traffic through the villages
- school buses too big for the narrow roads through the village
- speed of traffic (including cycles) too high
- any new development at the Spinney will dramatically increase traffic in Hoby
- too much traffic at peak times made worse by commuting students at Brooksby
- better cycleways
- village cannot cope with any more rat-run traffic
- the existing bus service most unacceptable
- bus services need to be safeguarded at all costs
- public transport is essential to support older residents.

Respondents indicated their support for all but one of the possible solutions to traffic use management, which included 20 mph speed limits in villages, electronic speed signs, single lane passing points, ramps/speed bumps. The majority supported 20 mph speed limits in villages, while ramps and/or speed bumps received the highest objection.

Respondents also indicated their support for the three possible solutions to the A607 Brooksby Spinney junction traffic issue. The possible solutions were -

Reduce speed limit - Install traffic lights - Redesign junction. 'Reducing the speed limit' and 'Redesigning the junction' receiving the most support.

Most respondents to the questions concerning local bus services did not express a preference. For those that did agree or strongly agree, the suggestions listed are in order of popularity:

- bus and train times should be co-ordinated
- car share and other community schemes should be supported
- existing bus services should increase in frequency
- additional routes are needed.

Local Economy

Most respondents indicated that they do not work in the parish and that they travel to work or training from the parish by car.

Respondents also indicated that they do not expect to require a workshop/studio, private office, flexible/shared office or garage in support of their of work, training or study. A small number did identify a need, with all four options being chosen. A large proportion of respondents also indicated that faster broadband and improved mobile reception would both help to improve their experience of working, training or study. Subsequent to the questionnaire faster broadband is now available to most of the parish.

Respondents would support the establishment and development of the following businesses:

- agriculture
- small scale horticulture
- village shop
- sports facilities such as skate park.

Housing

The majority of respondents don't think there is a need for new houses within the parish, but if new housing were to be built, then family homes, starter homes and homes for local

people/people with local connections, are the popular choices with most respondents in favour of housing being for sale on the open market.

Affordable homes for young people, young families or farming families and homes for the elderly/retirees are a key feature. However, a smaller number of respondents did not support such developments, citing poor public transport, a lack of local amenities, affordability issues and the lack of local transport connections, as the main reasons.

Most respondents consider that one or two dwellings, filling gaps between houses in existing built-up areas would be appropriate to accommodate new homes, with only a small number considering larger developments of more than 3 units.

Respondents also highlighted their concerns in relation to what level of development would be appropriate to accommodate new homes, including concerns about inadequate infrastructure, loss of open spaces through small scale building in gardens and the need for development to be a part of the parish and not in isolation.

A high number of respondents indicated that they prefer any development to be on sites within existing village curtilage and on brownfield sites.

Many of these issues raised through the consultation are planning based and relate to, amongst other things, housing, the environment and transport. These are listed as 'community aspirations' and are included within each section of this Plan. A complete list can be found in section 16.

DEVELOPING AN EVIDENCE BASE

To build upon the feedback from the community, several evidence base documents have been produced to support some of the content in the Plan. These documents have focused on providing an independent technical view of some of the more detailed issues. The evidence base documents that have been produced to support the Neighbourhood Plan, include:

- Hoby with Rotherby Parish Profile
- Analysis of the consultation feedback to the resident and youth questionnaires
- Hoby with Rotherby Character Assessment
- Non-Designated Heritage Assets
- Local Green Space Justification
- Edwards and Edwards Traffic Survey Report
- AECOM Transport Assessment
- AECOM Brooksby Spinney Design Brief.

A full copy of these documents can be found in the appendices of the Plan and on the Hoby with Rotherby Parish Council's website at:

<https://www.hobywithrotherbypc.org.uk/ndp-documents.html>

To respond to the various topics raised through consultation and prepared through the development of the evidence base for the Plan, the NDP will focus on the following, which will run through the Plan as themed topics:

- Design and Character
- Historic Environment
- The Environment
- Transport
- Local Economy
- Housing

Please note that all the supporting maps within the document have been extracted from Ordnance Survey or they have been provided by Melton Borough Council.

COMMUNITY VISION

Following the feedback from the community, the Community Vision summarises how the community would like the Parish to be up to 2037.

“Our Parish - the countryside and the villages of Brooksby, Hoby, Ragdale and Rotherby – should be conserved as an attractive and vibrant sustainable place to live, work and enjoy one’s leisure, with a strong sense of community. Whilst respecting and enjoying our historic and natural environments we will work with all local services and businesses to seek, wherever possible, the best outcomes for our community. Any new developments should contribute sensitively to the maintenance of our local character and distinctiveness”.

COMMUNITY OBJECTIVES

The Community's Objectives are more focused covering different themes that residents, and background evidence documents, have highlighted as priorities for the Plan to manage in the future. The objectives cover a range of economic, social and environmental issues that will ensure the parish can be protected, enhanced and sensitively developed for the benefit of the community over the plan period.

DESIGN AND CHARACTER

- **Community Objective 1:** *To inform new developments of special and important local features such as the character of the villages, the distinctive vernacular styles, green open spaces and building materials used within the area. The Plan will produce local design principles related to the area's local distinctiveness.*
Relates to Policy 1: Design of New Development

HISTORIC ENVIRONMENT

- **Community Objective 2:** *To preserve and enhance the historic quality of the buildings and landscape across the Parish. In particular, the Plan will support the enhancement of the two Conservation Areas within Hoby and Rotherby and the identified Listed Buildings and other Non-designated Heritage Assets across the parish.*
Relates to Policy 2: Historic Environment

THE ENVIRONMENT

- **Community Objective 3:** *To avoid developing in the Wreake Valley, between the villages of Hoby, Brooksby and Rotherby to reduce the impact or loss of the green space between the villages and to preserve local character and the open countryside.*
Relates to Policy 4: Green Wedges between Hoby, Rotherby and Brooksby
- **Community Objective 4:** *To reduce the levels of future and current light pollution within the Parish to help maintain and enhance our view of the night sky.*
Relates to Policy 7: Dark Skies
- **Community Objective 5:** *To protect our important public open spaces and formally designate these as Local Green Spaces to ensure they are retained for future generations.*
Relates to Policy 6: Designated Local Green Space

Community Objective 6: *To preserve and enhance our landscape, views, public green space, tree coverage, reduce our impact on the climate and to improve our relationship with the surrounding countryside.*
Relates to Policy 5: Key Views in the Landscape and Policy 8: Biodiversity and Nature Conservation.

TRANSPORT

- **Community Objective 7:** *To improve local infrastructure provision within the Parish by increasing the use of public transport, reducing traffic on local roads, improving road safety and establishing new public rights of way including cycle ways and bridleways between the villages and along the River Wreake.*
Relates to Policy 3: Public Rights of Way, Policy 9: Sustainable Transport, and Policy 10: Highway Safety and capacity.

LOCAL ECONOMY

- **Community Objective 8:** *The Plan will provide the necessary protection for our existing community facilities. The plan will also encourage the creation of new community facilities within our existing infrastructure over the plan period.*
Relates to Policy 13: Community Facilities
- **Community Objective 9:** *To support our local employers and encourage appropriate new local employment within the area to improve the skills, education and employment prospects of local people.*
Relates to Policy 11: Local Economy and Policy 12: Brooksby Melton College Campus.

HOUSING

- **Community Objective 10:** *The plan will support small-scale residential development. This could include the conversion and extension of existing buildings, that help to maintain and enhance the character and distinctiveness of each village, whilst also supporting the housing needs of the community.*
Relates to Policy 14: New Residential Development
- **Community Objective 11:** *To positively influence the design of the residential development at the former Brooksby College Campus "Brooksby Spinney" site off the A607. This will include producing a development brief to maximise the development's potential in conjunction with the local community.*
Relates to Policy 15: Design Brief for Brooksby Spinney

LIST OF PLANNING POLICIES

To achieve our community vision and objectives, the following policies have been produced to guide and manage new developments within the parish in a way that will benefit the community.

Policy 1: Design of New Development

Policy 2: Historic Environment

Policy 3: Public Rights of Way

Policy 4: Green Wedges between Hoby, Rotherby and Brooksby

Policy 5: Key Views in the Landscape

Policy 6: Designated Local Green Space

Policy 7: Dark Skies

Policy 8: Biodiversity, Nature Conservation and the Environment

Policy 9: Sustainable Transport

Policy 10: Highway Safety and Capacity

Policy 11: Local Economy

Policy 12: Brooksby Melton College Campus

Policy 13: Community Facilities

Policy 14: New Residential Development

Policy 15: Design Brief for Brooksby Spinney



Design & Character

Policy 1: Design of New Development



DESIGN AND CHARACTER

58% of the people who responded to the questionnaire suggested that they wanted the design of new developments to respect the local character and distinctiveness of the Parish.

In response to this, a detailed Character Assessment was produced to support the NDP. The Character Assessment provides an overview of the key qualities and characteristics that define the Hoby with Rotherby NDP area, with a particular focus on the four main settlements within this area; Hoby, Rotherby, Brooksby and Ragdale. Each settlement has a character profile that identifies the settlement's structure, its formation and the important natural and physical assets that contribute towards its character and distinctiveness.

The NPPF recognises the value of local distinctiveness and the need to understand local character in order to effectively inform and underpin planning policy. This highlights the pivotal role NDPs can have in communicating the defining characteristics of an area. Specifically, paragraph 125 of the NPPF states that:

'Design policies should be developed with local communities, so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. NDPs can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development'.

The key role of neighbourhood planning is acknowledged in the government's planning practice guidance (Reference ID: 20-030-20140306), which states that:

'A Local or NDP is essential to achieving high quality places. A key part of any plan is understanding and appreciating the context of an area, so that proposals can then be developed to respect it. Good design interprets and builds on historic character, natural resources and the aspirations of local communities.'

The Character Assessment supports the design and character policy within the Hoby with Rotherby NDP. It is intended to be used by developers, architects, designers, planners, and the local community. This will ensure that all future development and change in and around Hoby, Rotherby, Brooksby and Ragdale is of high design quality. In addition, any development is also appropriate and complementary to the distinct and special character of the local area.

The Hoby with Rotherby Character Assessment can be found in Appendix B.

Policy 1: Design of New Development

1. In conjunction with principles outlined within the Hoby with Rotherby Character Assessment, all new development should deliver good quality design. As appropriate to their scale and nature development proposals should incorporate the following design principles:
 - a) respect the distinct local character in relation to historic linear development patterns, scale, mass, form, density, character and landscape setting so it is not to be out of keeping with village in which it is located;
 - b) draw inspiration from local vernacular architecture and the recognised buildings of heritage value and positive characteristics;
 - c) provide buildings, landscaping and planting to create well defined streets scene and spaces;
 - d) retain and work with existing boundary treatments wherever possible and where new boundary treatments are required, development proposals should use planting and/or walling materials that are locally distinct to the village concerned as identified in the Hoby with Rotherby Character Assessment;
 - e) safeguard the wider landscape views identified on page 16 of the Hoby with Rotherby Character Assessment and those identified on Map 13;
 - f) where possible, incorporate exemplar proposals for low carbon materials and renewable energy technology within developments;
 - g) take vernacular inspiration from the identified buildings of local merit historically or architecturally, as identified within Appendix G, and identified on Maps 2-10.

2. All new development proposals adjoining the countryside should be designed to be sensitive to their landscape setting. They should enhance the distinct qualities of the landscape character as identified within the Hoby with Rotherby Character Assessment. Proposals should respond to the local recommendations made in the Assessment by conserving, restoring, reinforcing or creating landscape forms and features accordingly.

This policy contributes towards achieving objective 1.



Historic Environment

Policy 2: Historic Environment



HISTORIC ENVIRONMENT

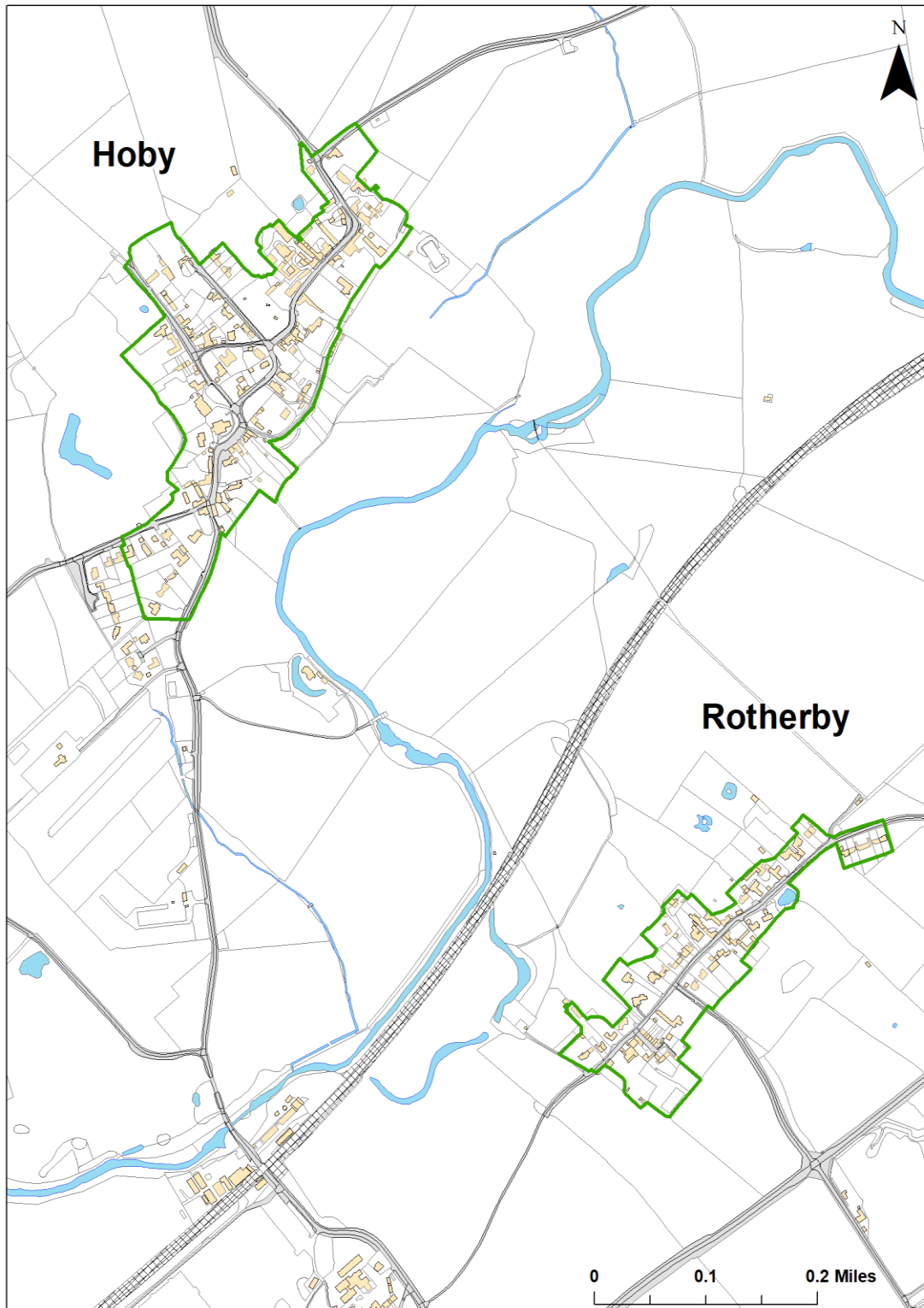
The Parish contains a wealth of heritage assets, including 24 Listed buildings and 2 scheduled monuments, which play an important part in the local character and identity of the Parish. It has two Conservation Areas and a number of non-designated heritage assets. It is important that both designated and non-designated heritage assets are recognised, protected and enhanced through new development.

Conservation Areas


Within the Parish there are two Conservation Areas, one in Rotherby and one in Hoby. Designation of a Conservation Area recognises that the character of an area is worthy of preservation and enhancement. It ensures the safeguarding of the best of our local heritage as represented by buildings and the ambient environment, i.e. the spaces between and around buildings.

The Rotherby and Hoby Conservation Areas were designated by Melton Borough Council in February 1976. The Conservation Area of Rotherby covers 5.62 hectares and the Conservation Area of Hoby covers 12.38 hectares. The Conservation Area boundaries are identified on Map 2.

Map 2: Conservation Areas in Hoby and Rotherby



Legend

 Conservation Area

Listed Buildings

Listed Buildings are buildings or structures which are included on the statutory list of 'buildings of special architectural or historic interest', which is sometimes referred to as The National Heritage List. These are formally designated by Historic England.

There are 24 Listed Buildings and structures (maps 3-6) across the parish. These include the four churches within the villages, Brooksby Hall, the former Railway Station at Brooksby and The Blue Bell Inn in Hoby. The full details of each Listed Building in the parish can be found in the Hoby with Rotherby Character Assessment, pages 90-99.

Non-designated Heritage Assets

Non-designated heritage assets represent the tier below designated heritage assets (such as Listed Buildings and Conservation Areas), and generally comprise buildings and structures, but could also include locally important parks, gardens, cemeteries, or archaeological monuments and sites.

By identifying a building as a non-designat heritage asset this would not prevent any future development or change to the property. The listing would be a mechanism to recognise that the building is a heritage asset within the parish, and is of local significance. The information would, however, inform any future planning decisions.

Paragraph 197 of the NPPF states "The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset".

Historic England (Advice Note 7, 2016) encourages Local Planning Authorities (and communities, through NDPs) to identify historic heritage features at the level beneath national significance (i.e. Listed Buildings and Scheduled Monuments).

The Hoby with Rotherby Character Assessment 2018 identified several additional buildings of heritage value. They can be viewed within each settlement section of the Character Assessment. These are buildings and structures that are locally valued and make a positive contribution to the landscape and character of the settlement or area. Their inclusion here in a Local Heritage List provides them with recognition in the Planning system as non-designated heritage assets. These assets were determined by an independent consultant (who also prepared the Hoby with Rotherby Character Assessment) using the following methodology from Historic England Local Heritage Listing Guidance Note.

***Age:** The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.*

***Rarity:** Appropriate for all assets, as judged against local characteristics*

Aesthetic Interest: *The intrinsic design value of an asset relating to local styles, materials or any other distinctive local characteristics.*

Group Value: *Groupings of assets with a clear visual design or historic relationship.*

Archaeological Interest: *The local heritage asset may provide evidence about past human activity in the locality, which may be archaeological – that is in the form of buried remains – but may also be revealed in the structure of buildings or in a manmade landscape. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.*

Archival Interest: *The significance of a local heritage asset of any kind may be enhanced by a significant contemporary or historic written record.*

Historical Association: *The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures. Blue Plaque and other similar schemes may be relevant.*

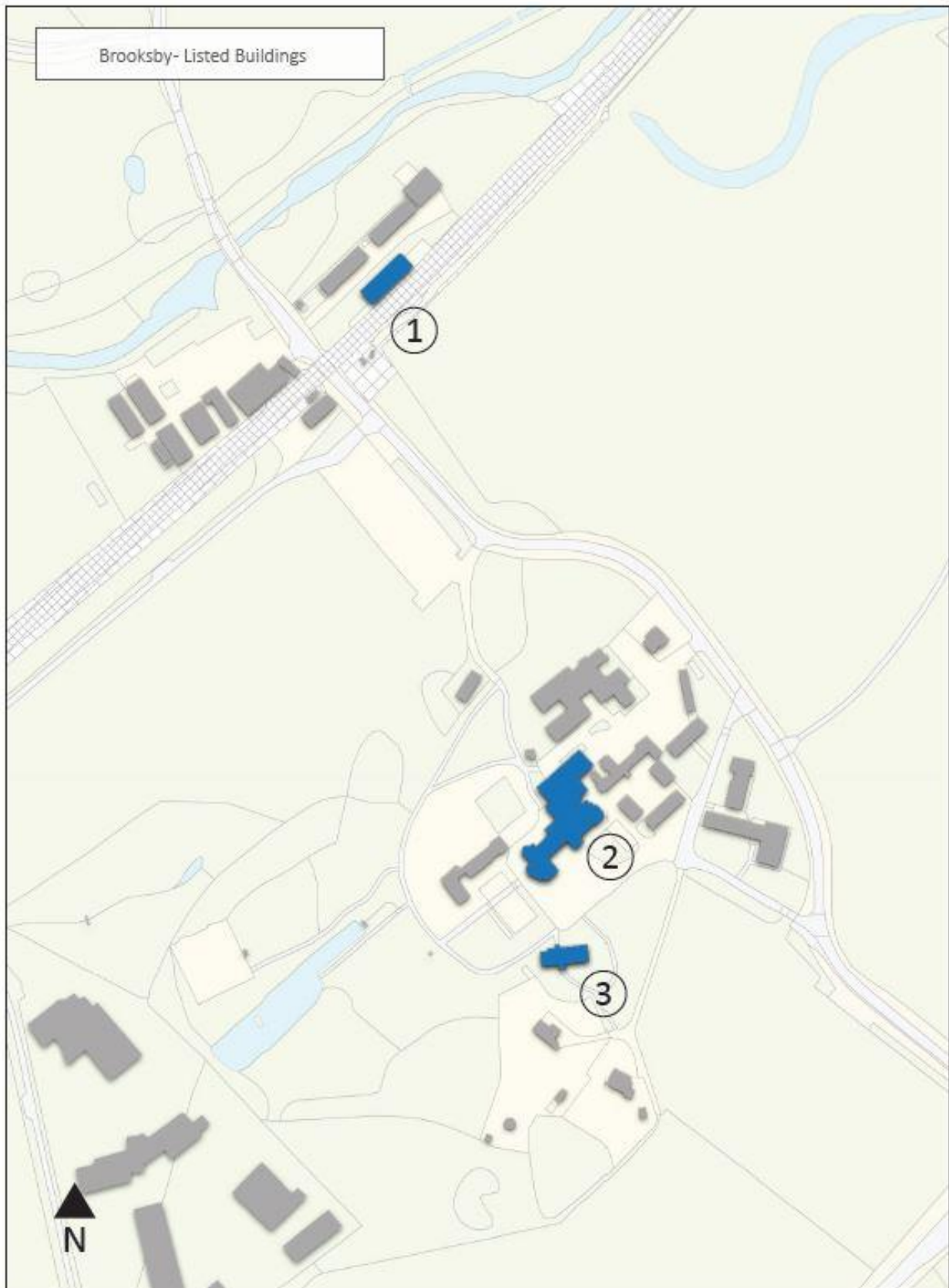
Designed Landscape Interest: *The interest attached to locally important historic designed landscapes, parks and gardens which may relate to their design or social history. This may complement a local green space designation, which provides special protection against development for green areas of particular importance to local communities for their current use.*

Landmark Status: *An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.*

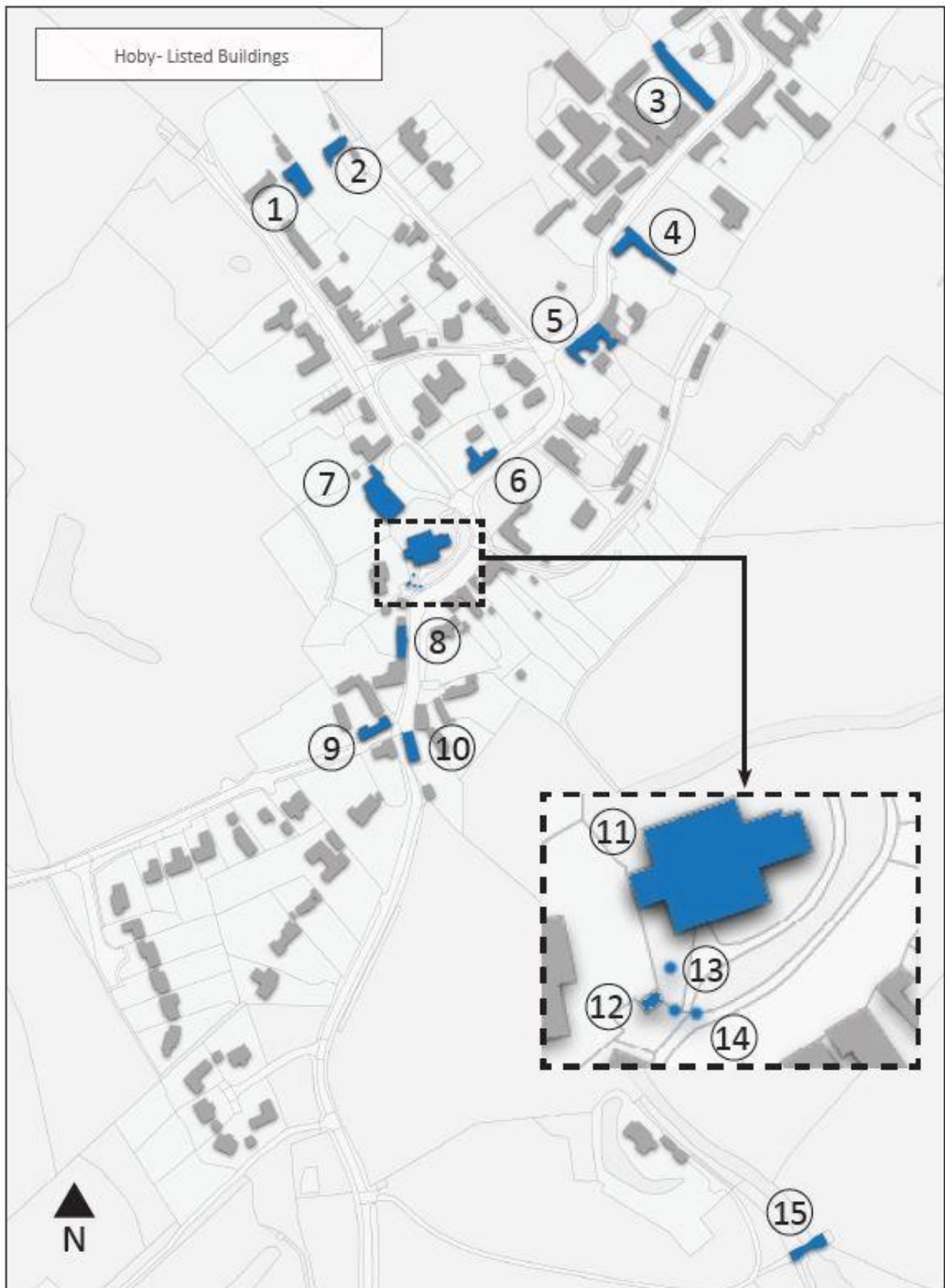
Social and Communal Value: *Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence, sometimes residing in intangible aspects of heritage, contributing to the ‘collective memory’ of a place’.*

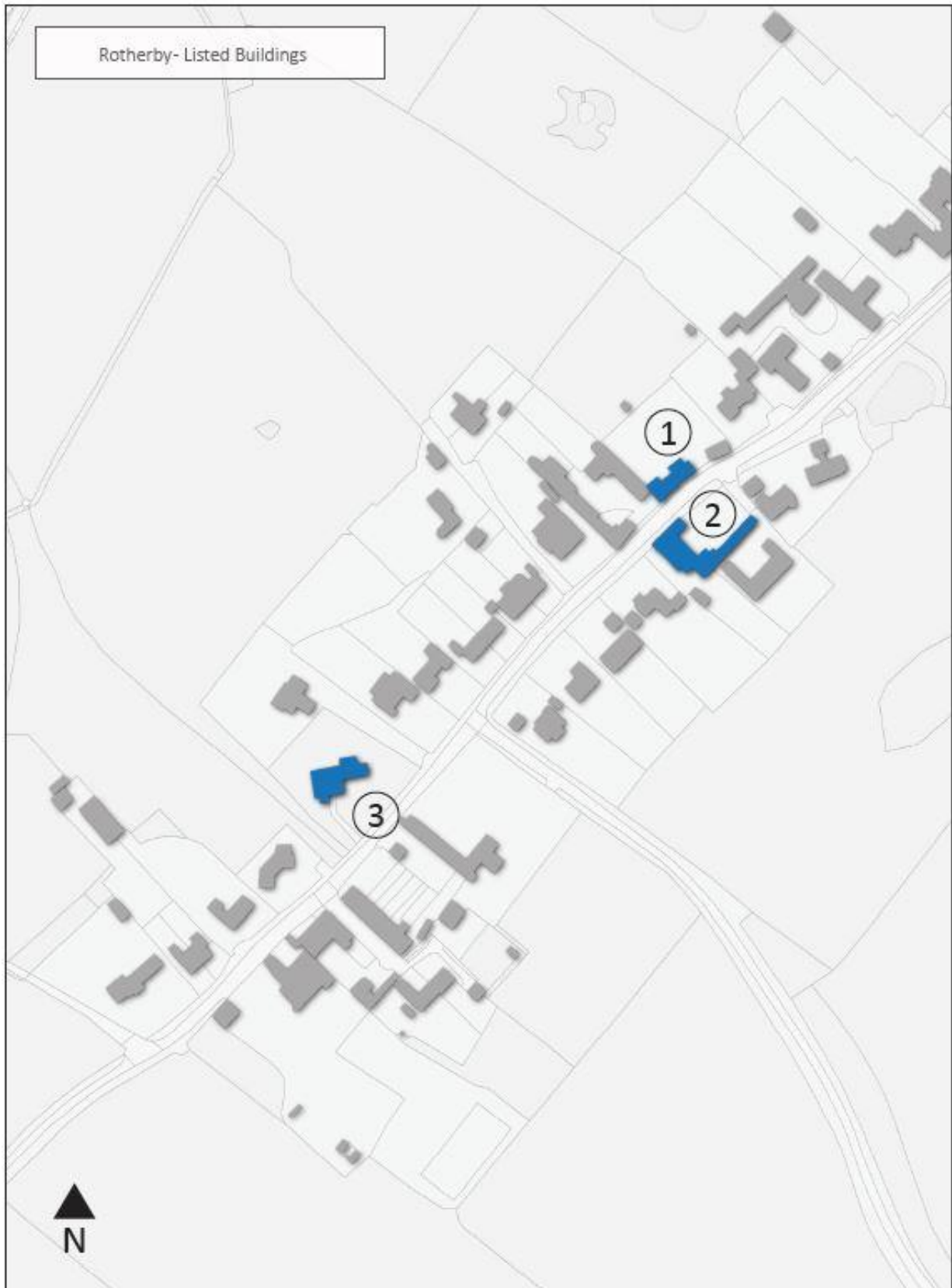
The Non-designated heritage assets can be viewed on Maps 7-10 and the detail of why they have been designated is identified in Appendix G.

Map 3: Listed Buildings in Brooksby

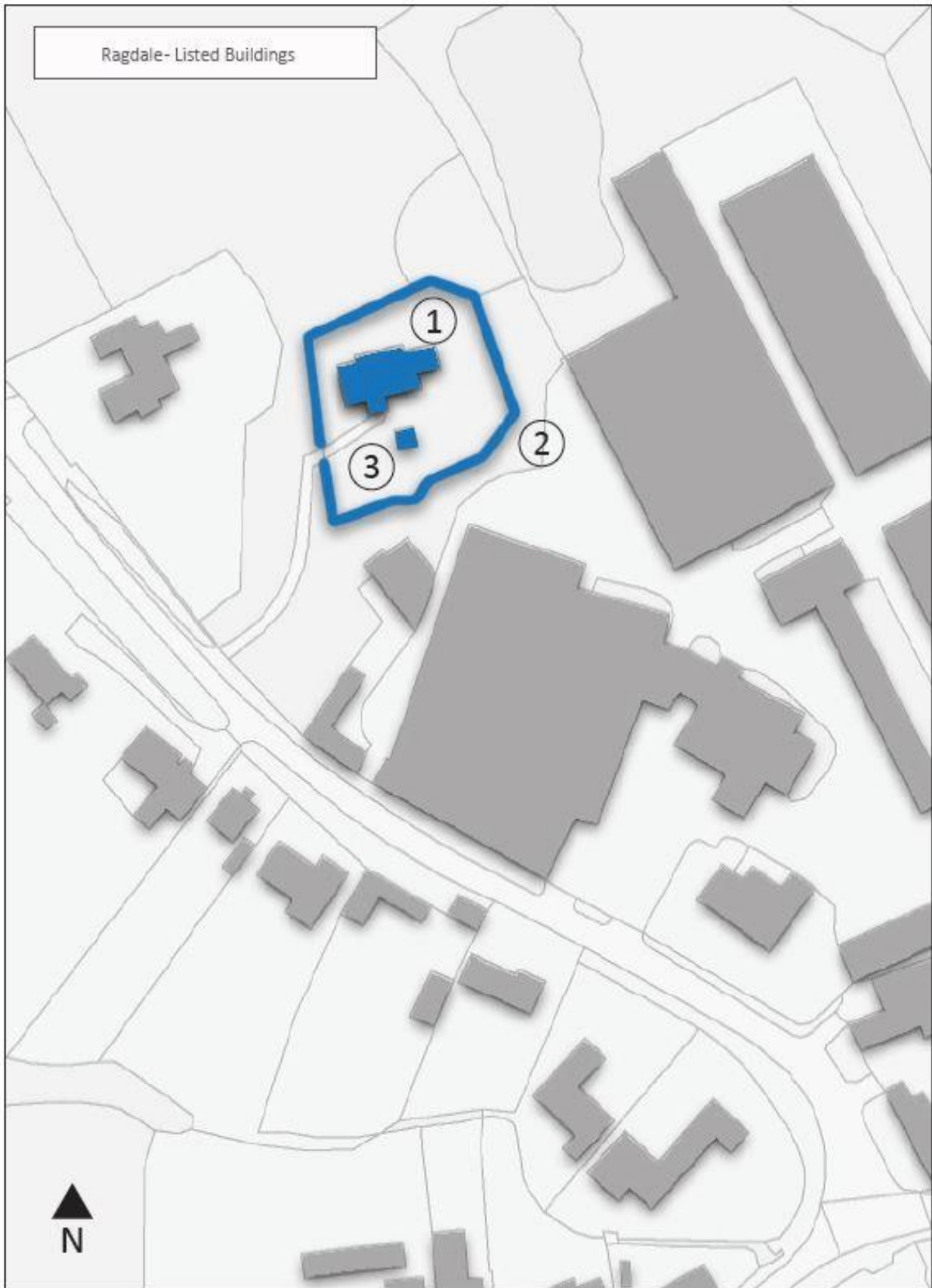


Map 4: Listed Buildings in Hoby

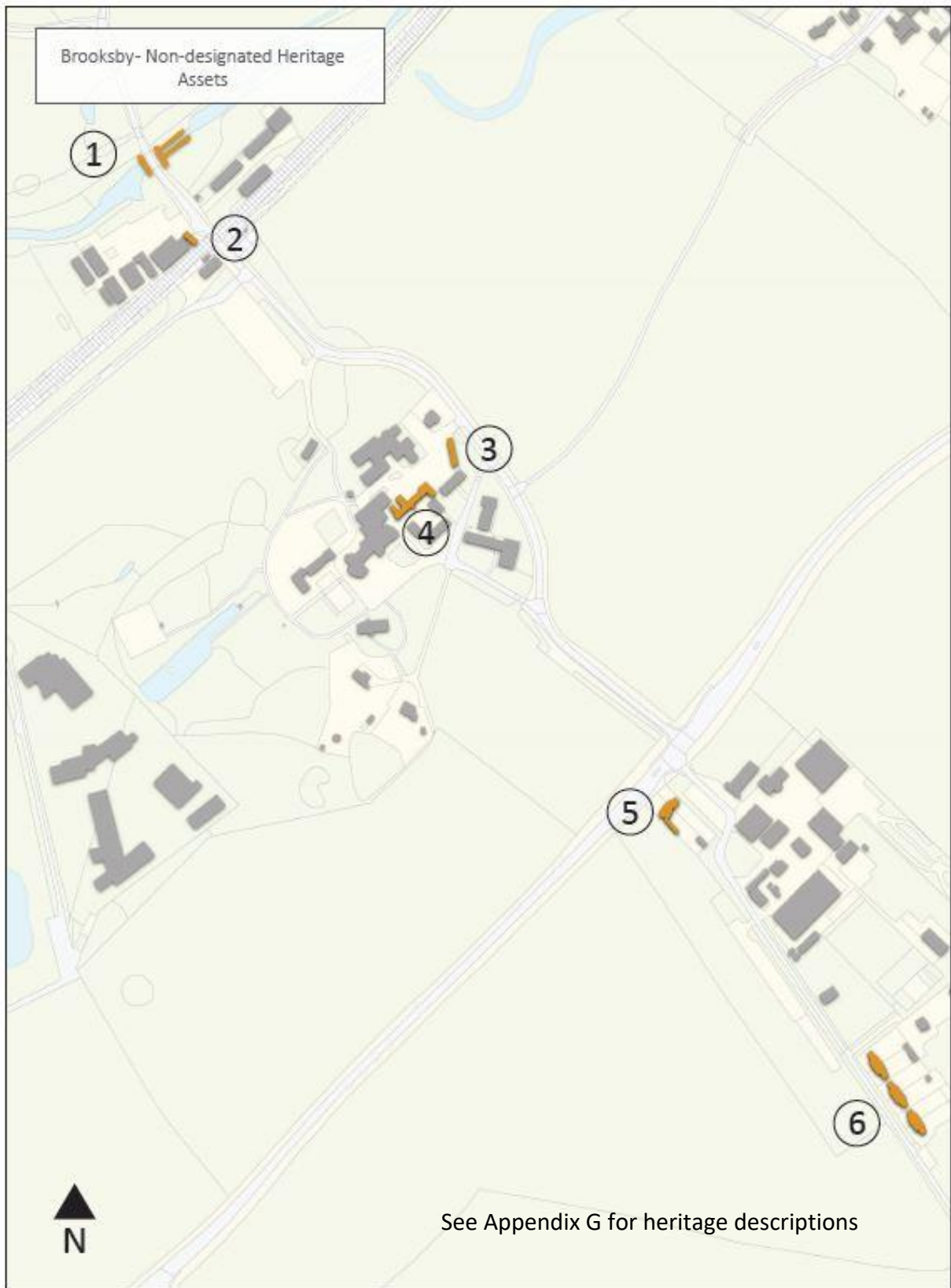


Map 5: Listed Buildings in Rotherby

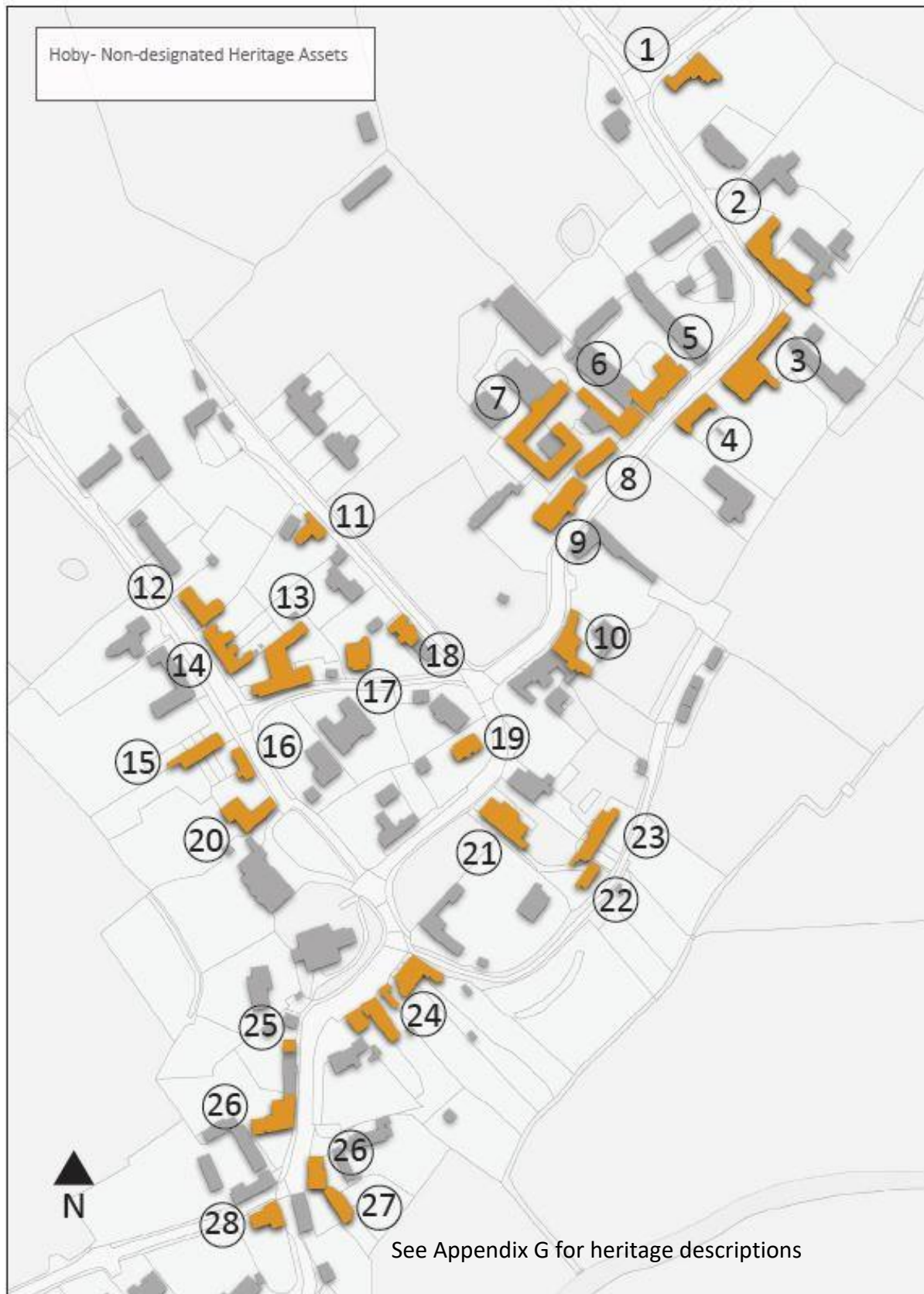
Map 6: Listed Buildings in Ragdale



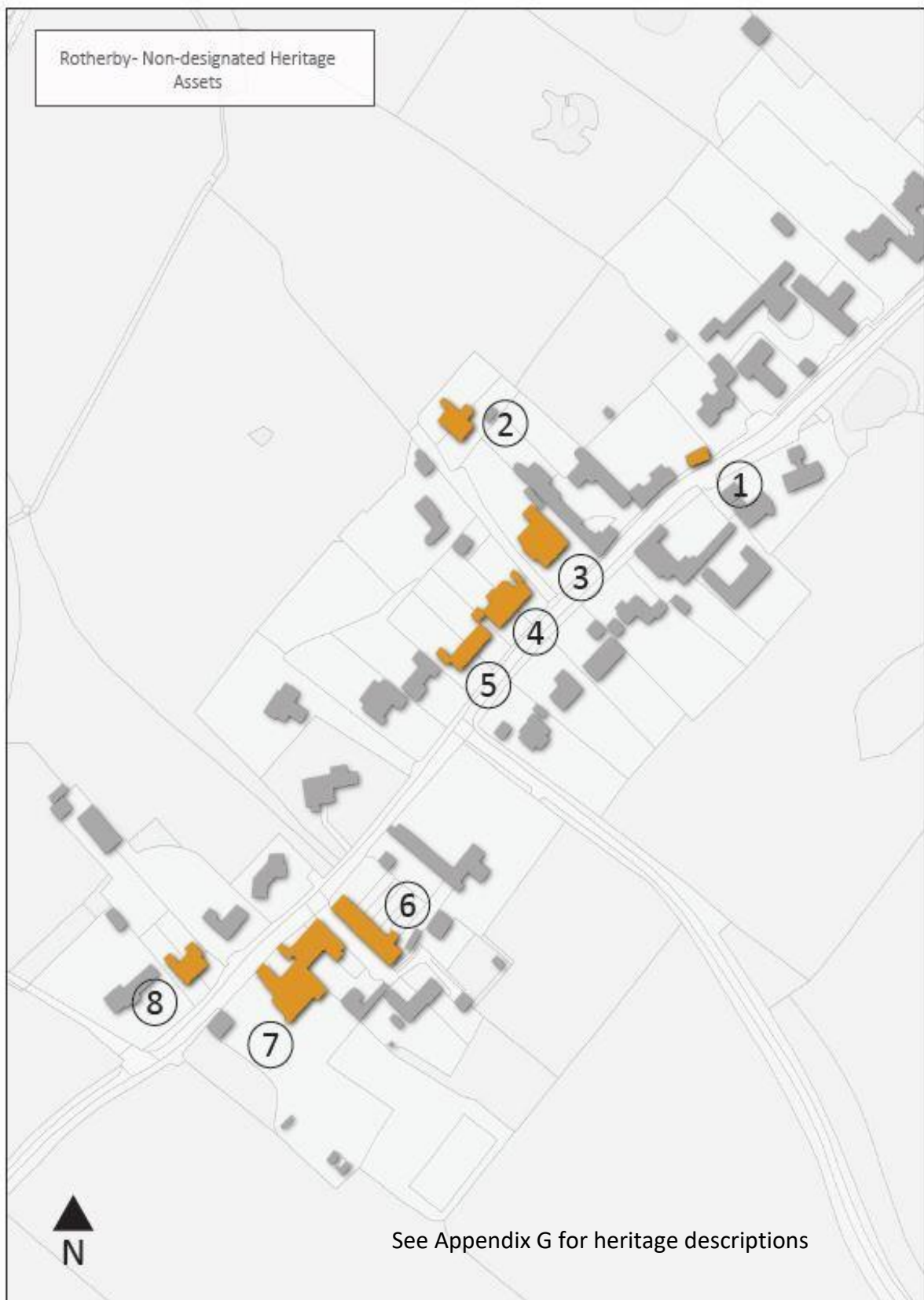
Map 7: Non-designated Heritage Assets in Brooksby



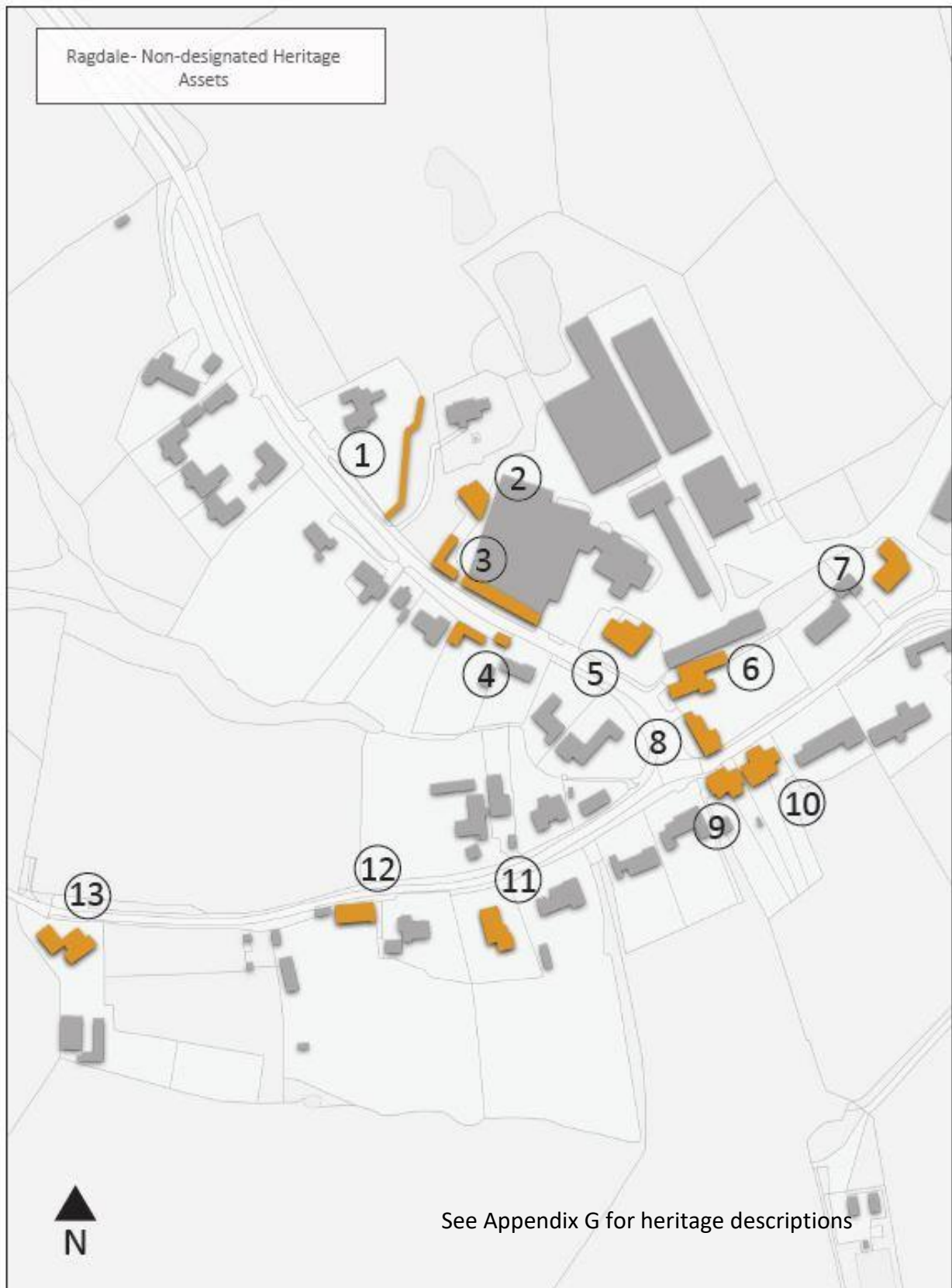
Map 8: Non-designated Heritage Assets in Hoby



Map 9: Non-designated Heritage Assets in Rotherby



Map 10: Non-designated Heritage Assets in Ragdale



Policy 2: Historic Environment

1. Proposals affecting a listed building and/or its setting should preserve and, where practicable, enhance the listed building and its setting.
2. Proposals affecting non-designated heritage assets will be judged against the scale of harm or loss against the significance of the asset.

This policy contributes towards achieving objective 2.

Community Aspirations for the Historic Environment

COMMUNITY ASPIRATION: HERITAGE

To promote, maintain, upgrade and support the various aspects of our rich and diverse heritage.

COMMUNITY ASPIRATION: NEW BURIAL GROUND

The burial space in the Parish Churchyards at Hoby, Rotherby, Ragdale and Brooksby has been in use for many centuries. Few burial spaces remain. A suitable site for a new parish burial ground will be sought.

COMMUNITY ASPIRATION: COMMUNITY ASSETS

The Parish Council should continue its policy of designating assets of community value.

COMMUNITY ASPIRATION: PLAY AREA

To plan for the maintenance and development of the community play area and other recreational facilities for young people in the Parish.



Environment

Policy 3: Public Rights of Way

Policy 4: Green Wedge between Hoby, Rotherby & Brooksby

Policy 5: Key Views in the Landscape

Policy 6: Local Green Space

Policy 7: Dark Skies

Policy 8: Biodiversity & Nature Conservation



THE ENVIRONMENT

Public Rights of Way

One of the key assets of the parish and an attraction to visitors, is the wide-ranging network of footpaths and bridleways (including a major inter-county long distance route, The Midshires Way). These rights of way enable direct engagement with the parish's rural landscape setting and the recreational opportunities it offers (map 11). These routes offer some of the most picturesque views in the parish, which can be enjoyed in a relaxed manner in a tranquil rural setting.

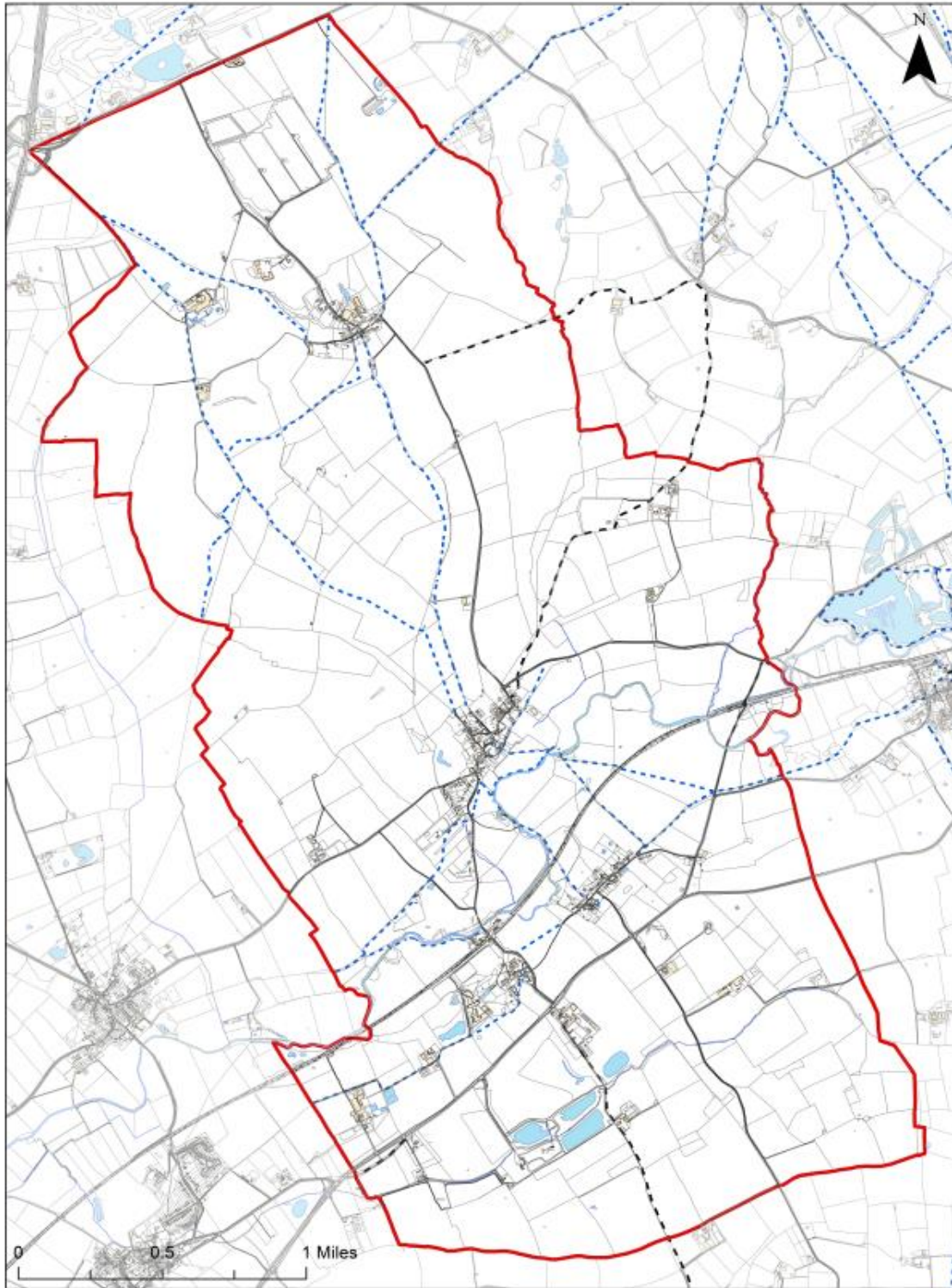
Most respondents to the questionnaire indicated that the state or condition of footpaths - a lack of footpaths - a lack of signage or information boards or inaccessibility because of stiles or gates, does not prevent them from accessing the countryside. For those that did indicate access problems, concerns expressed included bulls in some fields, poor maintenance of stiles, some stiles not being dog friendly, a misuse of footpaths. Most respondents indicated that they do not know of any existing footpaths or bridleways within the parish that are problematic to use for part of the year, but a minority identified specific problem areas. The Parish Council will work with the relevant partners to improve their condition when needed.

Policy 3: Public Rights of Way

1. Where appropriate, development proposals should contribute towards the protection, enhancement and provision of new public rights of way.
2. Proposals for the development of new public rights of way will be supported where they provide safe and accessible access. Proposals which would complement existing connections between the villages in the neighbourhood area, and between the villages and other nearby settlements will be particularly supported.

This policy contributes towards achieving objective 7.

Map 11: Footpaths, Bridleways and other infrastructure within Hoby with Rotherby



- Legend**
- Hoby with Rotherby Parish Boundary
 - Buildings
 - Other
 - Roads Tracks and Paths
 - Water
 - Bridleways
 - Footpath



Green Wedges between Hoby, Rotherby and Brooksby

The Hoby with Rotherby character assessment highlights (page 15) the importance of the River Wreake Corridor between the settlements of Hoby, Rotherby and Brooksby as a “green wedge” and as an important landscape feature within the heart of the arish. It is situated near to the villages of Hoby and Rotherby. These are separate built-up-areas and have their own distinctiveness. If uncontrolled, new development has the potential to promote coalescence and reduce these areas of separation. The area, identified on Map 12, is identified as a “green wedge” and has been designated to restrict the expansion between the villages of Brooksby, Hoby and Rotherby. The majority of the green wedge lies within the Wreake Valley flood plain.

<https://flood-map-for-planning.service.gov.uk/confirm-location?eastings=467647&northing=316631&placeOrPostcode=le14 2lp>

Beyond the villages, much of the designated Plan area is open countryside. This aspect of sitting within the landscape is a key component of the character of the area and of the quality of life that residents enjoy.

The long views currently enjoyed across the open River Wreake Green Corridor, are a key asset of the area.

For settlements to maintain a distinctive character, it is important to avoid coalescence.

This Wedge helps to bring into focus the role of the underlying landform, in influencing settlement. There is also a railway line that acts as a man-made barrier between Brooksby, Rotherby and Hoby.

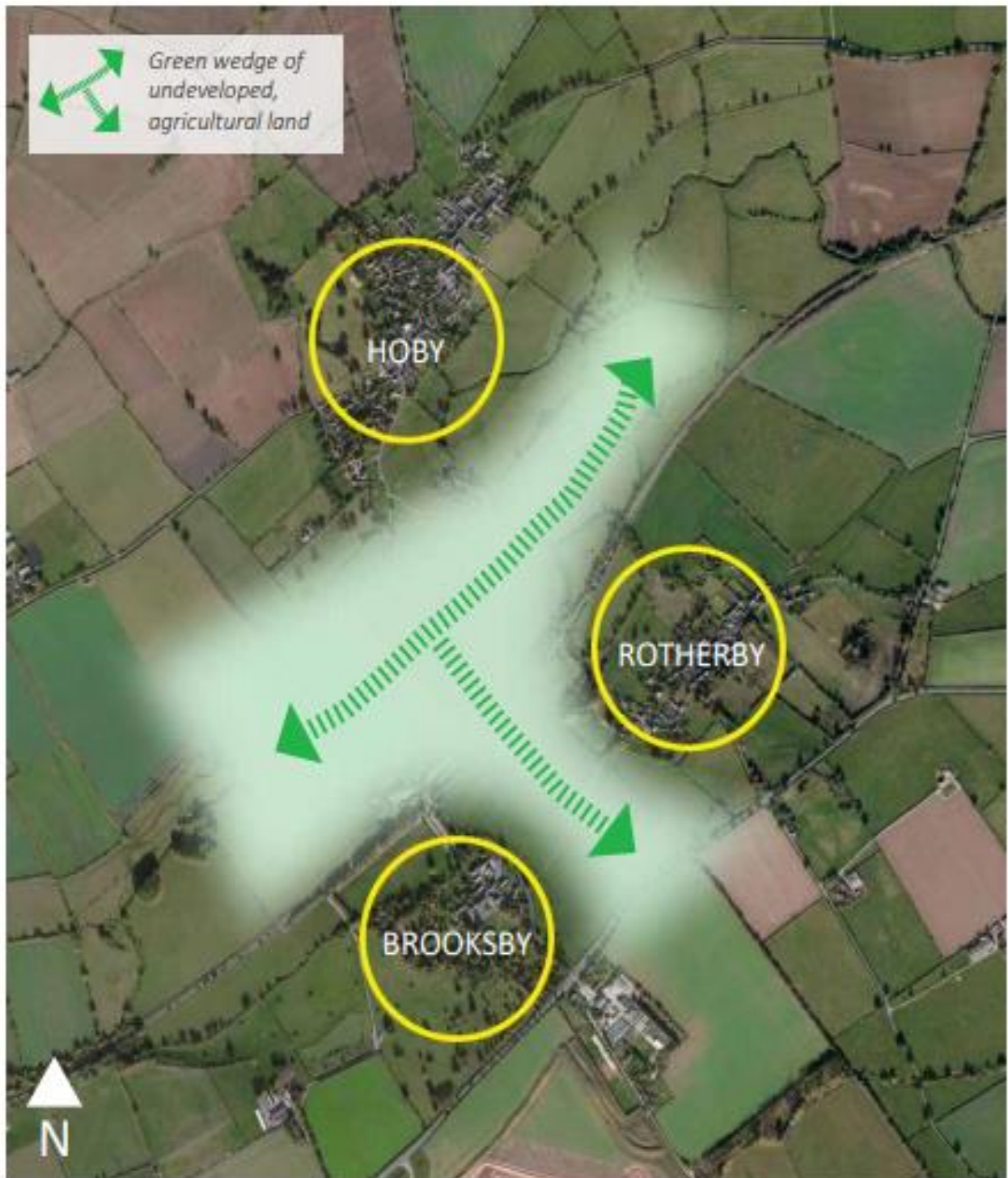
The integrity and character of the green wedge should be preserved as it helps define Brooksby, Hoby, and Rotherby as distinct settlements. Development within the green wedge should be resisted.

Policy 4: Green Wedges between Hoby, Rotherby and Brooksby

1. The Plan designates Green Wedges between Hoby, Rotherby and Brooksby as shown on Map 12.
2. The Green Wedges will be safeguarded from built development which would detract from the separation of the three settlements. Insofar as planning permission is required development in the Green Wedges which is essential for agricultural or forestry purposes will be supported where it safeguards the separation and integrity of the three settlements.

This policy contributes towards achieving objective 3.

Map 12: Green Wedges



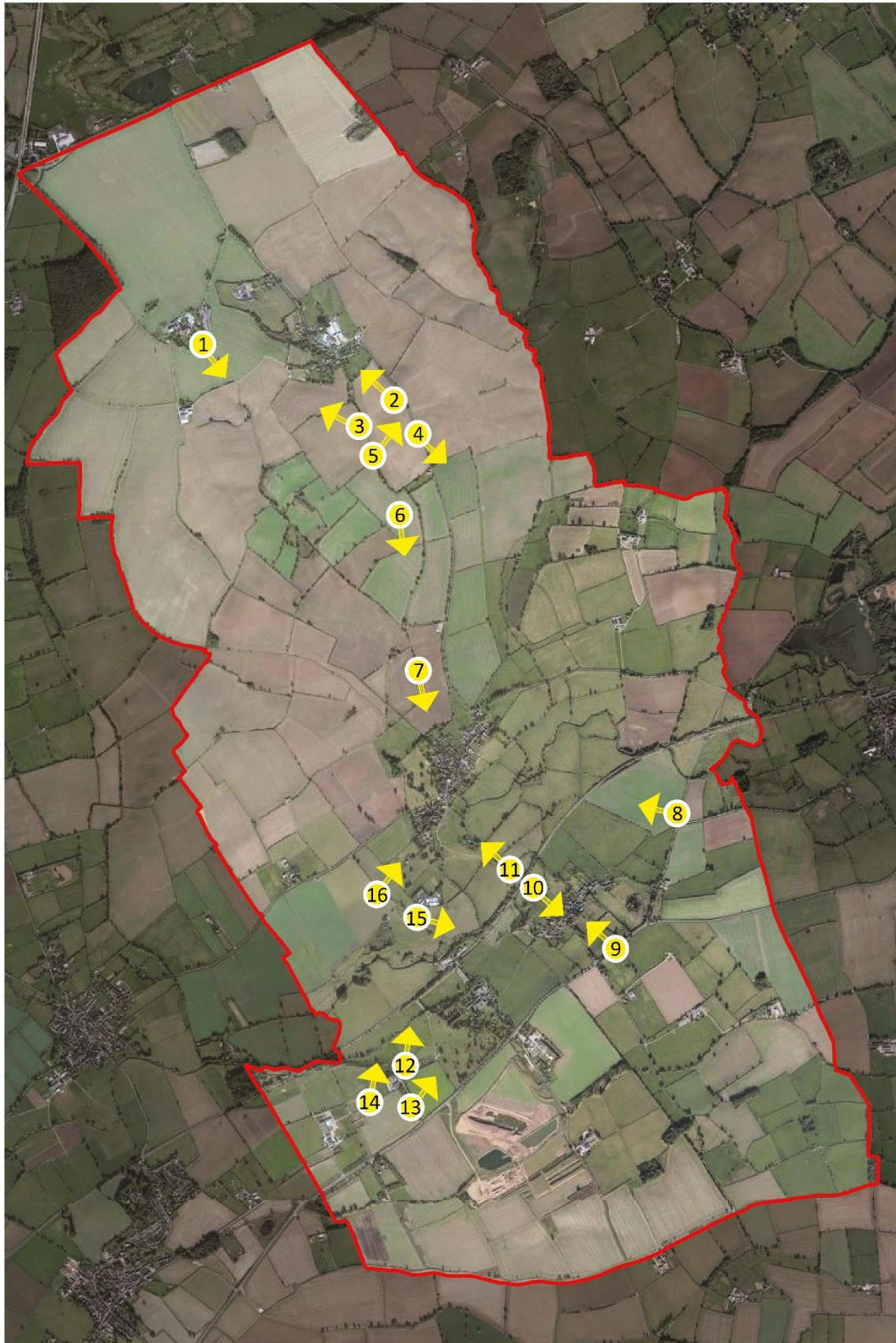
Key Landscape Views

Within Hoby with Rotherby's handsome landscape setting there are several particularly significant and character-defining views. 197 respondents to the NDP questionnaire indicated that they do know of a particular view or vista within the parish that should be protected from development. These views were assessed through the development of the Hoby with Rotherby Character Assessment.

Given the parish's unique topography, mature agricultural countryside, and collection of traditional rural villages formed around prominent churches, Hoby with Rotherby contains many locally distinct and picturesque landscape views. Map 13 represents some of the most distinct views found across the parish landscape.

Policy 5 sets out an approach to ensure that new development takes account of its immediate setting in general, and of the identified Important Landscape Views in particular. It also offers specific support to development proposals for leisure or recreational uses and/or to preserve wildlife and which would have a direct or an indirect positive effect on an Important Landscape View.

Map 13: Distribution of Key Views on the Landscape



Policy 5: Key Views in the Landscape

Development proposals should demonstrate how they would be integrated into their immediate setting and conserve, and where practicable enhance, its character and appearance.

The neighbourhood plan identifies the following Important Landscape Views (and as shown on Map 13): (at this point list the 16 ILVs - including their numbers).

New development proposals should take account of the identified Important Landscape Views and be designed to respect their significance in the wider neighbourhood area.

Development proposals for leisure or recreational uses and/or to preserve wildlife which would have a direct or an indirect positive effect on an Important Landscape View will be supported.

Proposed developments that would have an unacceptable impact on the character and appearance of its immediate setting and/or on the integrity of an identified Important Landscape View will not be supported.

This policy contributes towards achieving objective 6.

Local Green Space

During the public consultation on the NDP, residents were asked to identify what they considered to be the local green spaces that should be protected and preserved within the parish that are valued locally. The spaces are justified through the descriptions in Appendix C. A further assessment of these spaces was undertaken to ensure that they met the criteria of the NPPF.

The National Planning Policy Framework gives NDPs powers to designate certain areas as Local Green Spaces. The designation gives these spaces the same protection as green belt policy. The Green Infrastructure Project Proposal identified several areas that meet the eligibility criteria in the NPPF (see paragraph 100). The criteria require a Local Green Space to be:

- a) in reasonably close proximity to the community it serves;*
- b) demonstrably special to a local community and hold a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife;*
- c) local in character and not an extensive tract of land.*

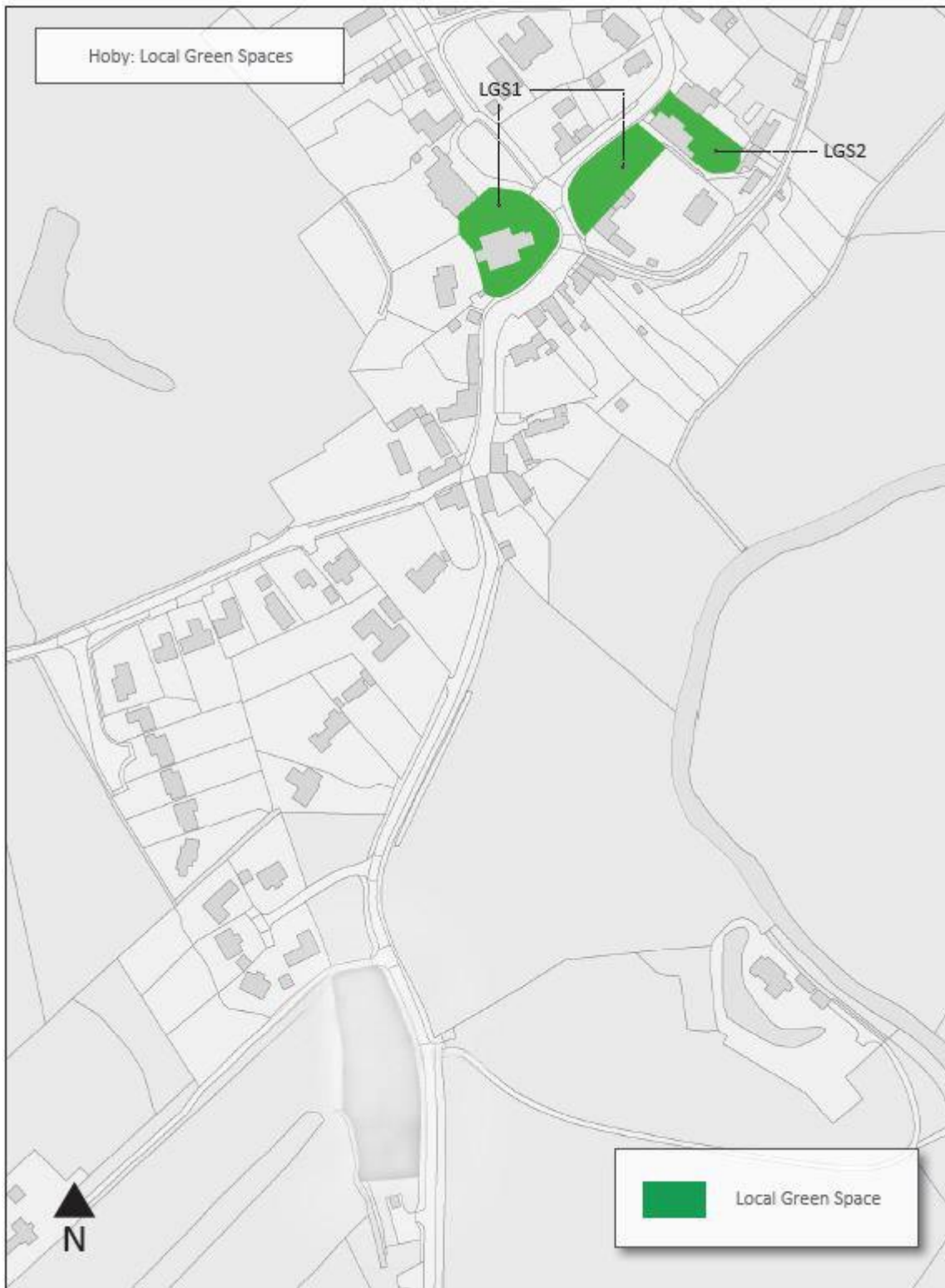
It has been proposed, through public consultation and discussions within the NDP working group, that the eight sites, identified on Maps 14-17 are designated as Local Green Spaces as these spaces are currently unprotected and valued for their visual and recreational amenity.

Proposals for associated buildings, spaces and fixtures and fittings may come forward within the Plan period where they would enhance the eight spaces for public use. This will be a matter for the Borough Council to assess on a case-by-case basis. Whilst built development would conflict with local green space designation there may well be exceptional circumstances that would allow such proposals to achieve planning permission.

Map 14: Local Green Spaces in Brooksby



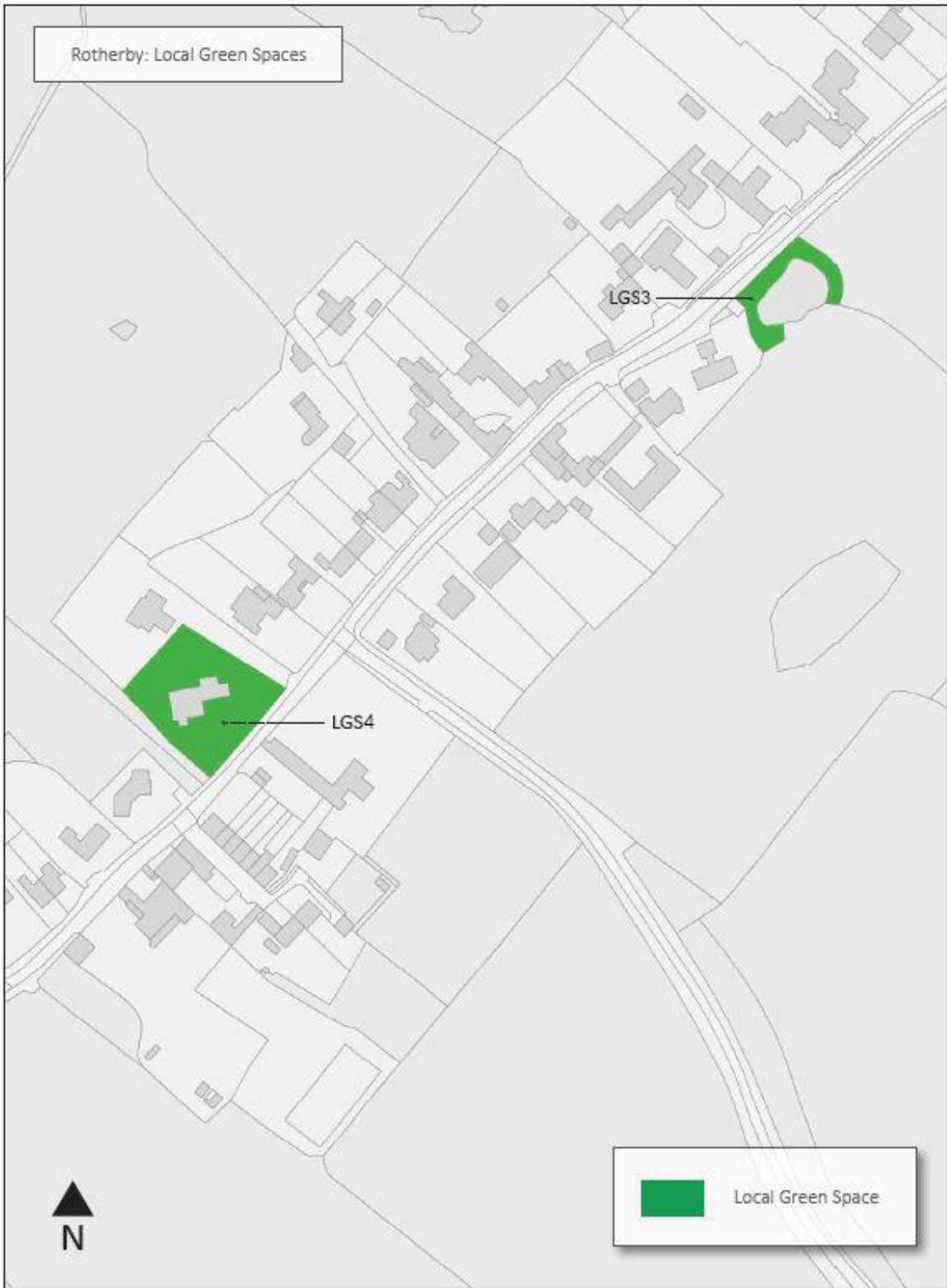
Map 15: Local Green Spaces in Hoby



Map 16: Local Green Spaces in Ragdale



Map 17: Local Green Spaces in Rotherby



Policy 6: Designated Local Green Space

1. The following spaces are designated as 'Local Green Spaces' and will be safeguarded from their loss:
 - LGS1: Hoby Churchyard and Churchyard Extension
 - LGS2: Village Hall Grounds
 - LGS3: Leicester City Council land at Rotherby Pond and Recreation Garden
 - LGS4: Rotherby Churchyard
 - LGS5: Ragdale Churchyard
 - LGS6: Paddock to front of Parish Church, Ragdale
 - LGS7: Brooksby Churchyard.

2. New development will not be supported on land designated as Local Green Space except in very special circumstances.

This policy contributes towards achieving objective 5.

Dark Skies

Through discussion with residents, the issue of lighting at BMC and Ragdale Hall featured highly. The lighting significantly affects the landscape and can be seen for miles around thus eroding any possibility of viewing bright stars set within a dark sky.

The aim is to improve dark sky coverage and limit the increasing impact of light pollution. A dark sky is also important for nocturnal wildlife, especially in a rural context so rich in biodiversity and wildlife, such as this beautiful rural parish.

Campaign to Protect Rural England (CPRE) has lobbied for the protection and improvement of dark skies, and against the spread of unnecessary artificial light.

Their interactive mapping shows that the Hoby with Rotherby Parish does suffer from light pollution, particularly from neighbouring communities. Only 22% of England has pristine night skies, which is considered as completely free of light pollution.

Paragraph 180 of the NPPF states that new developments should “limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation”. This could be achieved using good design and planning policies that reduce the impact of light pollution, especially in the areas with dark landscapes. However, most dwellings produce artificial light, and this is not classed as development. Other associated structures and installations may occasionally require planning permission, especially if they are substantial and affect the external appearance of the dwelling. Planning permission is normally required for:

- Lights mounted on poles or other similar structures
- Light schemes where the structures and installation are substantial and affect the external appearance of the dwelling
- External lighting proposed as part of an industrial or commercial scheme
- New lighting structures or works which are integral to other development requiring planning permission
- Illuminated advertisements
- Lighting scheme of such nature and scale that it would represent an engineering operation and typically be undertaken by specialist lighting engineers
- Lighting schemes on listed buildings, if it is deemed that the lighting attachment would affect the historic fabric of the building or where the character of the building would be materially affected by the lighting.

For all types of development listed above, proposals will need to demonstrate that the scheme will not impact on the following:

- The private amenity of nearby properties;
- Local wildlife;
- The increase of light pollution in the area.

This NDP seeks to build upon the EN1 policy within the MBC Local Plan and address the issue of light pollution within the parish. In particular, the NDP seeks to protect the tranquil areas within the parish which have remained relatively undisturbed, and to limit the impact of light pollution from artificial lighting on the local amenity, naturally dark landscapes and nature conservation.

Policy 7: Dark Skies

Insofar as planning permission is required, proposals for external lighting should:

- a) demonstrate that the equipment and lighting is necessary to ensure the viability of the wider development and has been designed to keep light pollution to the minimum required for its location; and
- b) incorporate operating hours which take account of sunrise and sunset times throughout the year.

This policy contributes towards achieving objective 4.

Biodiversity and Nature Conservation

Feedback from the Questionnaire stated that 85% of respondents were in support of maintaining and enhancing wildlife corridors and 79% of respondents were in support of maintaining and enhancing buildings to support nesting sites for birds (particularly swifts, swallows and house martins) for future generations to enjoy. Regarding trees in our landscape, 87% of respondents highlighted this as of importance to them. 77% of respondents supported benches and seating where they could enjoy the parish and surrounding countryside that they live in. Policy and projects need to be developed through the NDP to put these proposals into actions.

Although the Plan Area contains some intensive arable farmland, its topography and agricultural history have allowed a better than average (for Leicestershire) survival of pastoral farming, much of it on permanent pasture, and areas of relatively small fields with hedgerows. The result is several areas of high natural environmental significance, albeit surviving as oases of biodiversity in the wider landscape. One of these is the Wreake River corridor that meanders through the parish. It forms a natural low point in the landscape and can be viewed over from Brooksby, Hoby and Rotherby. The riverbanks are mainly grass dotted with native wildflowers and trees.

Protection of habitats and species in the planning system is an obligation under European directives (e.g. Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora) and the English legislation derived from them (e.g. Wildlife and Countryside Act 1981 with later amendments). The NPPF also recognises and emphasises the need to protect and enhance valued landscapes, sites of biodiversity or geological value.

There are several other existing environmental designations within the parish. These include: a) those where priority habitats occur and are identified by Natural England; and b) Local Wildlife Sites (LWS) as designated by Leicestershire County Council and endorsed by Melton Borough Council.

There are five Local Wildlife Sites - 1) Brooksby Wildlife Site, 2) The Meadow, 3) The Pond at Lodge Farm, 4) River Wreake Corridor and 5) The Ancient Verge - which are identified on Map 18. Local Wildlife Sites are the foundation of nature conservation. Not only are they important sites within their own right, but they also create a vital network of rich wildlife sites reaching across districts and counties.

There are also two Sites of Special Scientific Interest (SSSI), on the border of the Parish; Frisby Marshes SSSI, in Frisby, and Piece SSSI in Six Hills. Due to the proximity to these sites, the NDP area is within an Impact Risk Zone. The Impact Risk Zones (IRZs) have been developed by Natural England to make a rapid initial assessment of the potential risks posed by new development proposals to: SSSI sites and other nature conservation areas.

To the north of the NDP boundary there is a designated Ecological Network that has been identified by Melton Borough Council. The Melton Borough Landscape & Historic Landscape

Urban Character Assessment Report 2006 identified the NDP Area lying within two Landscape Character Areas (LCA). Ragdale lies within the Ridge Valley LCA. This area is defined as “A broadly homogenous gently rolling ridge and valley landscape with contrasting large-scale arable fields along ridgelines and smaller scale pastures in the valleys, with managed hedges and scattered trees”. The rest of the parish lies within the Wreake Valley LCA. This area is identified as “A gentle lowland river valley landscape with contrasting sinuous river course and regular pattern of small to medium-scale pastoral fields with distinct wetland and water areas from former gravel pits, and small, nucleated villages situated along the rising slopes of the valley edge”.

Flood Risk

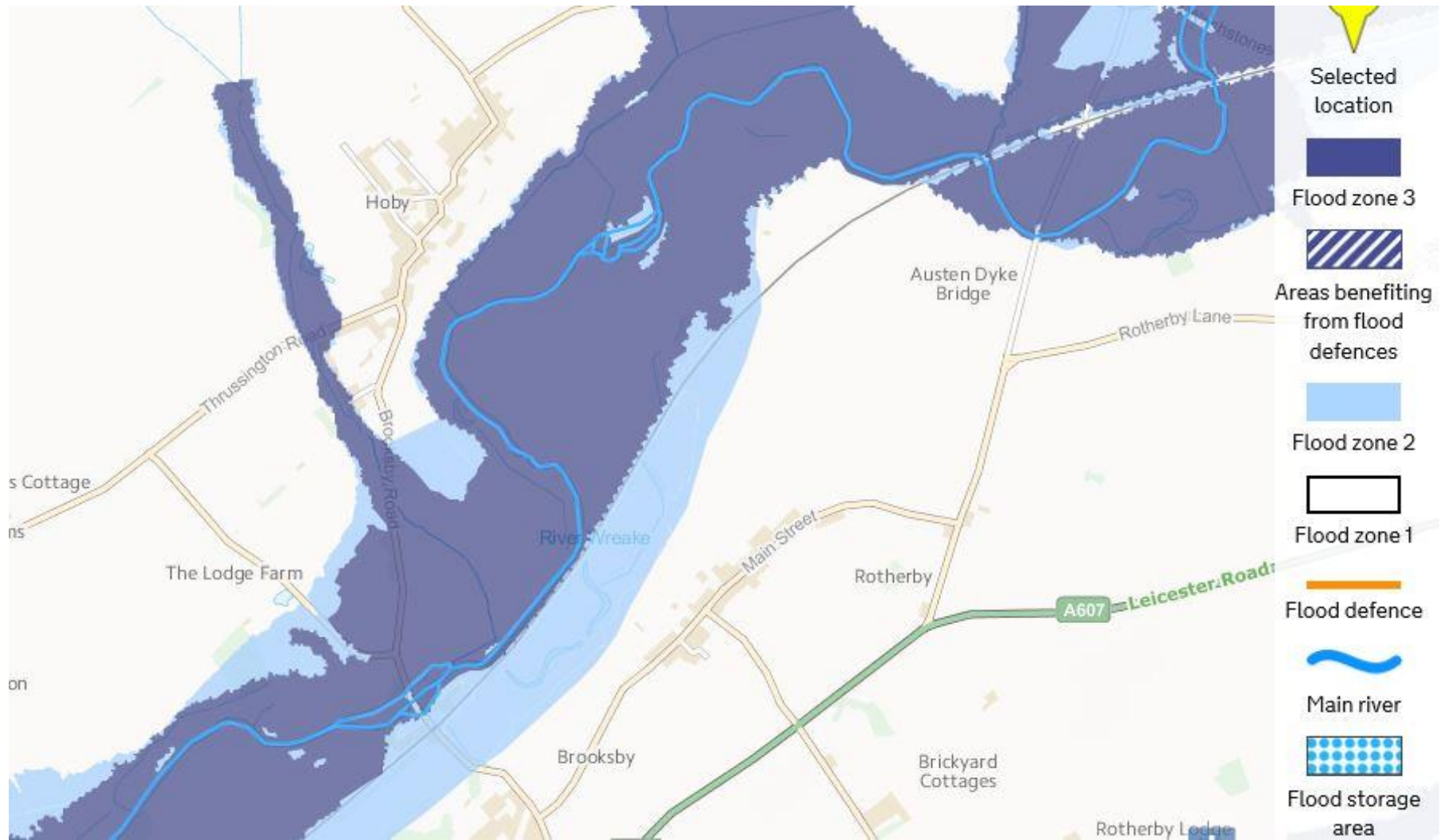
There is a high risk of flooding in parts of the parish due to the River Wreake. Surface Water runoff and collection from surrounding farmland can also cause localised flooding issues. Map 17a identified the areas at greatest risk from flooding within the parish. In addition, more information is available within the 1999 parish Flooding Report (See Appendix J) and through the Environment Agency.

The seventh, eighth and ninth parts of Policy 8 address these important matters. Any site-specific Flood Risk Assessments should be undertaken in accordance with guidance in the NPPF and Planning Practice Guidance.

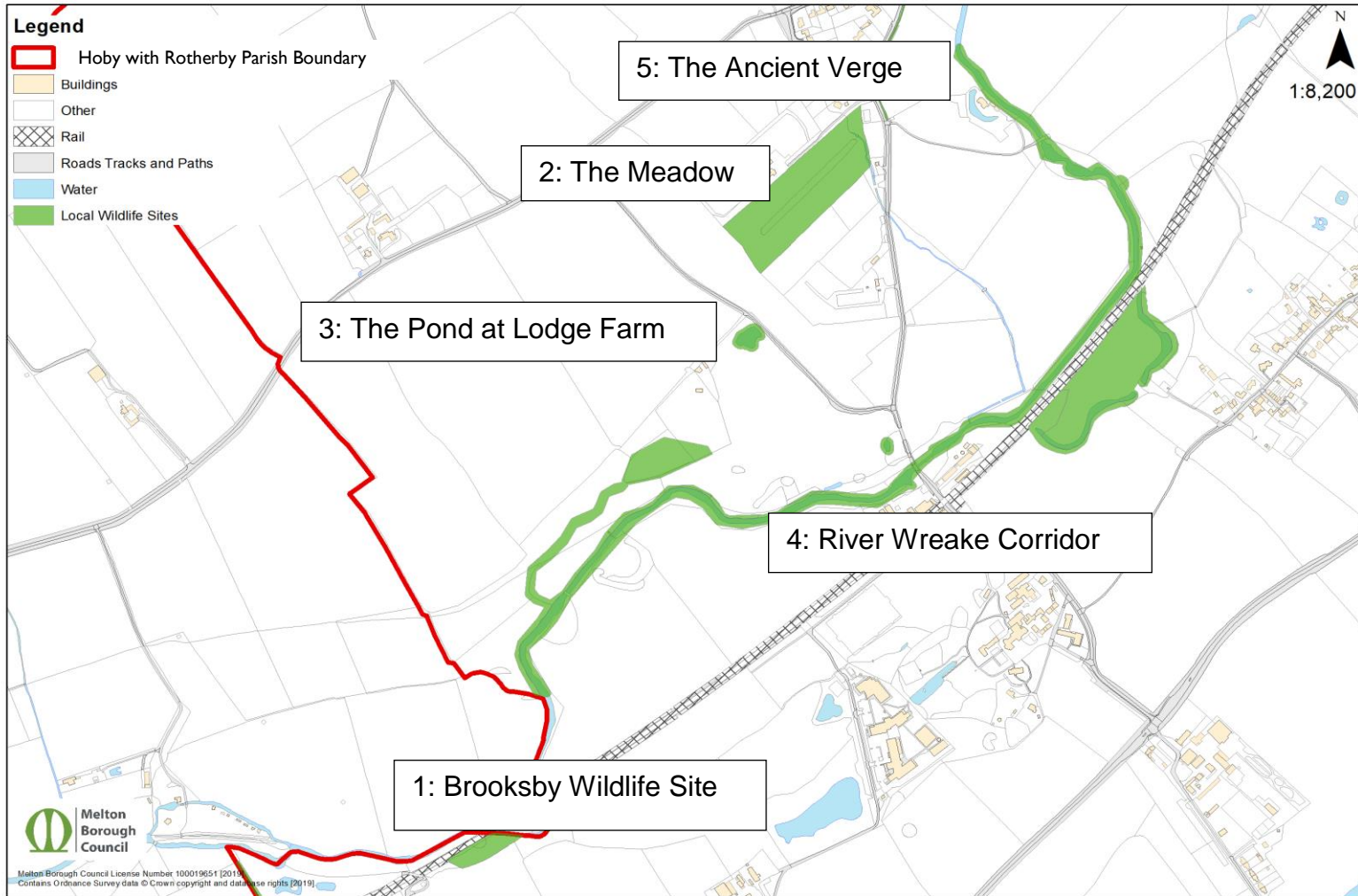


Flooding in November 2019 from the River Wreake

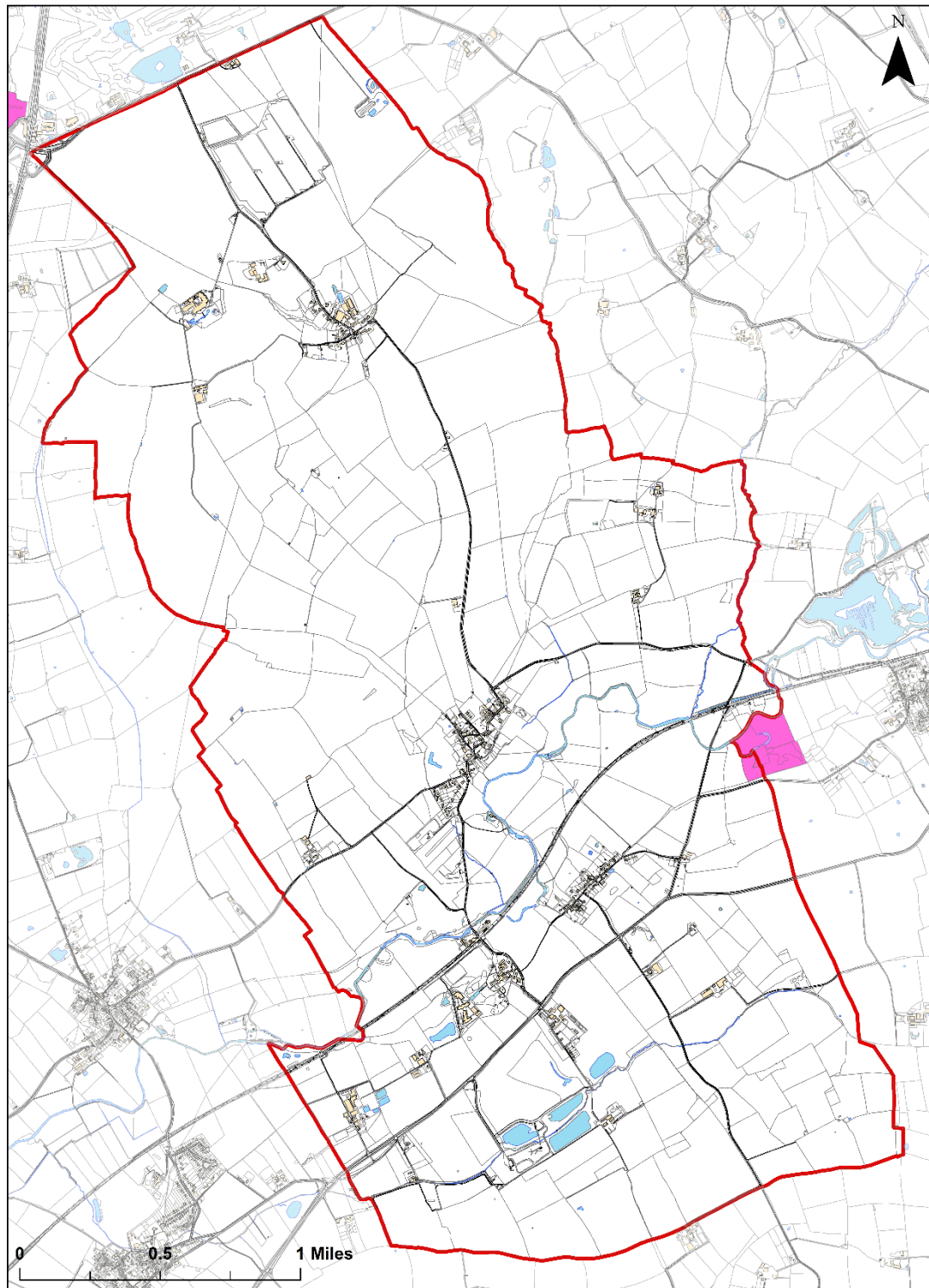
Map 17a: Environment Agency Flood Zones in Hoby with Rotherby









Map 18: Local Wildlife Sites within the Parish



Map 19: Sites of Special Scientific Interest (SSSI)



Legend

- | | |
|--|--|
|  Hoby with Rotherby Parish Boundary |  Sites of Special Scientific Interest |
|  Buildings |  Roads Tracks and Paths |
|  Other |  Water |



Climate Change and Low Carbon Energy

Residents expressed a wish for their community to play its part in minimising the carbon footprint with 75% of questionnaire respondents supporting the use of renewable energy technology and 68% of respondents supporting the need to mitigate the effects of climate change. The intention is not to prevent all development, but to remind potential developers that the community, through the Parish Council, will scrutinise all development proposals for their sustainability and energy efficiency.

In 2019, Melton Borough Council and Hoby with Rotherby Parish Council declared a "climate change emergency" and will work with the relevant partners to encourage the use of low carbon materials and renewable energy technologies on new development over the plan period to reduce the impact on the climate and the wider environment.

Policy 8: Biodiversity, Nature Conservation and the Environment

1. Where practicable, development proposals should promote preservation, restoration and re-creation of Local Wildlife Sites, ecological networks and the protection and recovery of priority species populations. Where appropriate to the development proposal and its location development proposals should incorporate roosting opportunities for bats and different types of nest boxes for birds.
2. As appropriate to the location and the nature of the development proposed, and where it is practicable to do so development proposals should lead to biodiversity net gain.
3. Development proposals should demonstrate that there is no unnecessary loss of, or damage to, healthy trees, woodlands or hedgerows. Where trees are not to be retained, these should be replaced at a ratio of 2:1, as a minimum.
4. Where appropriate, new developments should ensure that appropriate consideration is given to the integrity of soils (a natural resource containing rich local seed banks), and the quality of any agricultural land.
5. Development proposals should provide appropriate protection to local wildlife, trees, hedgerows and watercourses during the construction of the scheme.
6. Development proposals should minimise their impact on the wider environment by using low carbon materials and, where possible, incorporate the use of appropriately located renewable energy and low carbon technologies into the scheme.

7. Development in other areas known to be at risk from flooding (Zones 2 and 3, as identified in the relevant Environment Agency Flood Risk Maps) will only be supported if the requirements of the relevant sequential and exception tests have been met.
8. Developments associated with a site-specific flood risk assessment should demonstrate that:
 - a) the development proposed will not lead to increased surface-water run-off beyond the site; and
 - b) the development will be designed to minimise predicted water discharge using the most up to date design solutions; and
 - c) any loss of an open water course will not exacerbate existing land drainage and sewerage problems; and
 - d) flood attenuation features, where required, will positively enhance biodiversity and the public realm.
9. Development proposals should demonstrate that the development will not have a detrimental impact on surface water flows or any other watercourses. The implementation of SuDs and other appropriate design features would be the preferred method of surface water disposal and will be required as part any new development proposal. Surface water should be discharged to ground via soakaway on any new development proposal, wherever it is feasible. Surface water discharge to the public sewerage network should be considered as a last resort, after having demonstrated that all alternatives methods of surface water disposal are not feasible.

This policy contributes towards achieving objective 6.

Community Aspirations for the Environment

COMMUNITY ASPIRATION: SUSTAINABLE ENERGY

Energy availability and national sustainable energy policies will impact on all aspects of the community's lives. The Parish Council, therefore, will work with the community to address the climate emergency to become carbon neutral in line with national government policies.

COMMUNITY ASPIRATION: COMMUNITY ORCHARD

To locate a site for the development of a community orchard, and encourage community volunteering within the parish.

COMMUNITY ASPIRATION: TREE PLANTING AND PRESERVATION

To prepare an ongoing plan for approval by the Parish Council that enhances tree preservation and planting. This would address tree coverage including the impact of Ash Dieback and other diseases.

To plant new biosecure trees within the parish, working with the relevant agencies and seeking funding and advice from the Woodland Trust. This will also help to address the carbon footprint in the parish.

COMMUNITY ASPIRATION: ALLOTMENTS

To plan for the on-going maintenance and development of allotments within the parish.

COMMUNITY ASPIRATION: BENCHES

To provide benches for the enjoyment of the community.

COMMUNITY ASPIRATION: BIRDS, BATS AND BEES

To place new bird and bat boxes, and bee hives, around the parish.

COMMUNITY ASPIRATION: WILDLIFE CORRIDORS

The Parish Council, along with the residents of the parish, will work with the Borough Council to support and link current wildlife corridors and develop new ones.



Transport

Policy 9: Sustainable Transport
Policy 10: Highway Safety & Capacity



TRANSPORT

The Parish of Hoby with Rotherby nestles in an ancient landscape bounded by Roman roads and criss-crossed by mediaeval paths and bridleways.

For generations horses were the only means of transport. In 1797 the River Wreake was canalised, followed by the arrival of the railway in 1848.

Until March 2020 the ancient lanes were busy with a tidal flow of commuters in cars, agricultural vehicles and numerous recreational cyclists. During the Covid-19 lock-down, commuters were largely replaced by delivery vans. A powerful imagination is needed to believe that life after Covid-19 will be as it was in 2019, with its associated level of road usage.

Different forms of mobility are considered in turn:

1. **On foot.** The network of footpaths in the Parish provide excellent recreational walks for those of all abilities. It includes part of the Leicestershire Round and the Midshires Way.
2. **On horseback.** The network of bridleways is more modest. Many can only be linked by using stretches of the road network, a situation that can bring riders and vehicles into potential conflict.
3. **Cyclists.** Since 2010, the number of cyclists using roads in the Parish has increased exponentially.
4. **Car users.** Car ownership in the Parish is high. The 2011 census identified that the majority of households (42.5%) have at least two vehicles, with just 5.1% of households with no access to a vehicle. Most residents would consider car ownership a necessity, but they also expressed concern in the parish questionnaire over traffic flows and speeding issues (see below).
5. **Bus services.** The Parish is poorly served by bus services. The 128 service, which only served Hoby, stopped in December 2019. At present buses only run along the A607 between Melton Mowbray and Leicester. Route 5A stops at Brooksby with the bus stop situated on the A607.
6. **Demand Responsive Transport (DRT).** This service was introduced to replace the 128 bus service. Hoby residents (only) may book for travel to and from Melton Mowbray (Tuesdays, Thursdays and Saturdays) or to and from Syston (Mondays Wednesdays and Fridays). Early usage has been very limited and it is felt the service requires much more publicity if it is to be a success.
7. **Rail services.** The Peterborough to Leicester railway line crosses the Parish from East to West. It was opened in 1846 and Brooksby station opened the same year. It provided a new transport link for the Parish to Melton Mowbray, Leicester and

beyond. Regrettably, Brooksby station closed to passengers in 1961. Passenger trains still run regularly through the Parish but the nearest stations are Melton Mowbray (5km) and Syston (8km). The line carries a significant amount of freight and is part of a crucial link between Felixstowe docks and the West Midlands.

8. **Air transport.** Parts of the Parish lie under one of the flightpaths into East Midlands Airport. The airport provides passenger flights to several European destinations and is also an important UK cargo hub (second only to Heathrow). Cargo flights operate throughout a 24-hour period. Most residents are aware of some aircraft noise and, for some, it is intrusive. As Hoby with Rotherby lies within the East Midlands Airport Community Fund boundary area, the Parish is eligible for contributions towards projects that mitigate the impact of aircraft noise.

Residents Questionnaire (2017)

Transport was an important section in this document. Several residents raised concerns about traffic speed and volume through the villages as well as issues about vehicle size, on-street parking, cyclists and pedestrian safety. The importance that residents gave to this issue prompted the Parish Council to commission a comprehensive Traffic Survey that was carried out in September 2018. *See Appendix A for the full report.*

Traffic Survey (Edwards and Edwards published 2019)

A traffic survey was commissioned to gain a full understanding of the traffic issues within the Parish. A comprehensive set of traffic counts, junction turning counts, speed data and Automatic Number Plate Recognition (ANPR) surveys was undertaken. The data acquired showed there was no significant increase in traffic numbers since 2008 but the proportion of drivers exceeding 30mph village speed limits had increased. It was noted that most traffic movements were by residents within the Parish. *See Appendix D for the full report.*

AECOM Study

In the light of the Traffic Survey a further study was carried by AECOM to look at the existing transport options and infrastructure available to the public. It provided recommendations on six areas; Traffic Management, Access to Public Transport, Active Transport Network, Parking and Servicing, Safety and Aircraft Noise. This analysis has guided the transport policies in the NDP. *See Appendix E for the full report.*

Relationship to other Plan policies

Policy 9 comments about specific sustainable transport measures. They have been designed to add value to the strategic approach for the location of new development in Policy SS3 of the Local Plan and Policy 14 of this Plan.

Policy 9: Sustainable Transport

1. Where practicable new development should contribute towards an efficient and safe public transport network and offers a range of transport choices
2. Where practicable, new residential development should be located within a 5-minute walking distance to public transport infrastructure such as bus stops.

This policy contributes towards achieving objective 7.

Policy 10: Highway Safety and Capacity

1. Proposals for new development should not lead to an unreasonable increase in the volume of traffic on the local road network that would compromise highway safety and detract from the rural character of the parish.
2. Where appropriate, proposals should include off-road parking provision to reduce the need to park on the street and to improve highway safety.
3. Where practicable new development should incorporate appropriate measures to reduce the speed of traffic on local roads

This policy contributes towards achieving objective 7.

Community Aspirations for Transport

COMMUNITY ASPIRATIONS: COMMUNITY PUBLIC TRANSPORT

The Parish Council will work with other partners to improve access to, and the frequency of, general public transport in the parish.

COMMUNITY ASPIRATIONS: BROOKSBY TRAIN STOP

Feasibility of a train stop at Brooksby to be explored.

COMMUNITY ASPIRATIONS: TRAFFIC

The Parish Council will continue to work with the local community and County Council to monitor traffic movements and speed within the parish. This will include the use of all roads by cyclists and equestrians.

COMMUNITY ASPIRATIONS: CAR SHARING SCHEMES

The Parish Council will work with the community to encourage people to share the use of their cars and reduce the number of car journeys to and from the parish.



Local Economy

Policy 11: Local Economy

Policy 12: Brooksby College Campus

Policy 13: Community Facilities



LOCAL ECONOMY

The parish comprises an innovative and enterprising local economy. Its foundation is built upon a flourishing agricultural base whilst the manorial halls at Brooksby and Ragdale have been successfully developed into two of the largest businesses in Leicestershire's rural economy.

Agriculture

The policy seeks to maintain the viability of this sector particularly assisting small scale employment growth or farm diversification. The creation of the solar farm at Ragdale has not only created a new use for surplus agricultural land it has also provided a sustainable income stream for investment in community projects.

The re-use of existing rural buildings that will not cause any significant or adverse impacts on the environment, local infrastructure or amenity, will be supported as will tourism related activities suitable to the rural locations.

Other sustainable businesses have developed for recycling, horticulture and tourism, with the Blue Bell Inn, in Hoby, being one of the most visible enterprises.

Brooksby Melton College Campus

Brooksby Melton College is split over two campuses one in Melton Mowbray and the other in Brooksby and employs around 400 people. The college campus covers a large proportion of the NDP area with over 800 acres dedicated to providing agricultural, catering and sports courses for around 1500 students.

The campus also benefits from an extension of the state-of-the-art animal care centre and equine facilities as well as new student accommodation, a recent multi-purpose sports hall and all weather 3G pitch.

The Brooksby Melton College is an important stakeholder in the development of the NDP as the College owns and occupies much of the land in Brooksby and therefore the College is integral to the future success and development in this part of the parish. The NDP group and Parish Council wish to work closely with the College on any future development proposals.

The local community would appreciate if it was consulted on any future development proposal concerning a community use on the Campus. This approach would help to ensure that new or enhanced community facilities offered on site meet the needs and aspirations of the community and do not replicate the existing community facilities within the parish.

Ragdale Hall Spa

Ragdale Hall is an award-winning visitor attraction set in a Victorian building and within the open countryside in the north of the parish. The Hall has recently benefited from

investments and continues to see an increase in visitors which contribute towards the local economy. The Hall employs over 500 people some of whom live in the parish. The NDP group want to work closely with Ragdale Hall on any future development proposals for the site to support its continued success and the contribution it makes towards the local economy.

Other Developments

This NDP will support small scale employment growth within the four villages. This will be done in a way which ensures that the natural and physical environment remains unaltered and unharmed for future generations. Any new employment or extension to existing business premises will also need to bring long term sustainability of the villages and must be sympathetic to the rural character and attractiveness of the parish. It should be noted that any new employment schemes should plan proactively for the additional traffic movements required. Any new employment creation or extension should provide enough off-street car parking spaces to avoid blockage of any access or parking on the roads or footpaths of the parish.

Policy 11 sets out the Plan's approach to small-scale employment development. It takes a general and criteria-based approach. However, the community's expectation is that development should not exceed one hectare in scale. Certain larger developments may prove to be acceptable. For example, they could include the proportionate expansion of an established visitor attraction which cannot reasonably be achieved within a sustainable village location.

Home Working

The National Planning Policy Framework requires planning authorities to 'facilitate flexible working practices such as the integration of residential and commercial uses within the same unit'. This can be done by encouraging mixed use development (residential development close to B1-type development) and working from home, including alterations, extensions and small, new workshops or studios.

As identified through the community consultation an increase in homeworking and small business start-ups will happen over the plan period, particularly considering improvements to broadband speeds provided by Openreach. Encouraging people to work from home also enhances social cohesion and arrests the tendency for villages like Hoby, Rotherby and Ragdale to be dormitory villages.

Page 73 demonstrates the wide variety of community organisations and facilities active in the parish that sustain its informal economies and wellbeing.

The Parish Council seek to work collaboratively with any organisation to establish an energy efficient publicly accessible transport system.

Policy 11: Local Economy

1. Small-scale economic development to support the expansion of existing businesses and boost the visitor economy - including farm diversification - will be supported if proposals are in keeping with the scale and character of its locality and would not adversely affect heritage assets or their wider setting. As appropriate to their nature and location proposals for economic use should comply with the following criteria:
 - a) Be of a size and scale that would not adversely affect the character, infrastructure and environment of the village itself and the neighbourhood area, including the countryside;
 - b) where practicable, the development should be visually attractive, compatible with the character of the surrounding area and include necessary tree planting and be of a scale, design and appearance appropriate to the locality, particularly where development can be viewed from the highway, public spaces or residential areas;
 - c) the development should not cause detriment to valuable areas or features of nature conservation or heritage assets, as identified within this plan and within the Hoby with Rotherby Character Assessment;
 - d) development should include appropriate access, parking, areas for loading and unloading, servicing and manoeuvring;
 - e) the development should have no unacceptable adverse effect on residential amenity from its proposed height, scale, noise, smell, vibrations, glare, dust, emissions, vehicle movements or its operating hours;
 - f) the development does not have an unacceptable detrimental impact on the capacity or safety of the existing highway network; and
 - g) where practicable, developers should provide the infrastructure for ultra-fast broadband.

2. Proposals for larger developments will only be supported in exceptional circumstances, where they would satisfy the criteria in the first part of the policy and where the economic benefits outweigh any impacts associated with the scale of the proposal support or enhance the enjoyment of an already established visitor attraction where this cannot reasonably be achieved from a village location.

Policy 12: Brooksby Melton College Campus

1. Proposals for the extension of existing buildings, the provision of new buildings, including additional student accommodation, or the replacement of existing buildings at Brooksby College campus, will only be supported where it can be demonstrated that they will support the continued enhancement of facilities on the campus. All development proposals should consider how they have met the following:
 - a) the proposal does not unacceptably harm or alter the character and appearance of the existing built character of Brooksby College campus or any other heritage assets.
 - b) the proposal does not unacceptably harm or alter the character and appearance of the surrounding countryside or the rural setting of Brooksby College campus.
 - c) the proposal will not cause any unacceptable negative impact to the environment, the existing highway capacity or safety.
2. Development proposals that provide for the shared use of the college facilities by the wider community will be supported.

This policy contributes towards achieving objective 9.

Community Groups and Facilities

Throughout the community consultation, residents requested that all community buildings be protected. This should ensure these assets are retained, as the villages have historically seen a decline in their rural services. Primary schools, village shops and other services, which have long since closed, enabled a degree of sustainability in our communities over 100 years ago.

Community Groups, as listed below, are an important part of any community and they support social interaction and contribute towards a sustainable community.

- Hoby with Rotherby Parish Council
- Hoby and District Village Hall
- Hoby and District Horticultural Society
- Hoby and District Local History Society
- Hoby, Rotherby, Brooksby and Ragdale Women's Institute
- Friends of Hoby Church
- Friends of Ragdale Church
- Friends of Rotherby
- Churches Together in the Upper Wreake
- Parochial Church Council of the Upper Wreake
- Upper Wreake Methodist Church Council
- Up the Wreake! Community Magazine
- Ragdale District Church Council
- Hoby District Church Council
- Rotherby District Church Council
- Brooksby District Church Council
- Frisby, Hoby and Rotherby Cricket Club
- Internet Café Computer Group
- Hoby Art Group
- Hoby Recreation Trust
- Hoby Charities
- Hoby Sunday School Trust
- Rotherby Catherine Gregory Trust
- Blue Bell Inn Skittles team
- Blue Bell Inn Petanque teams

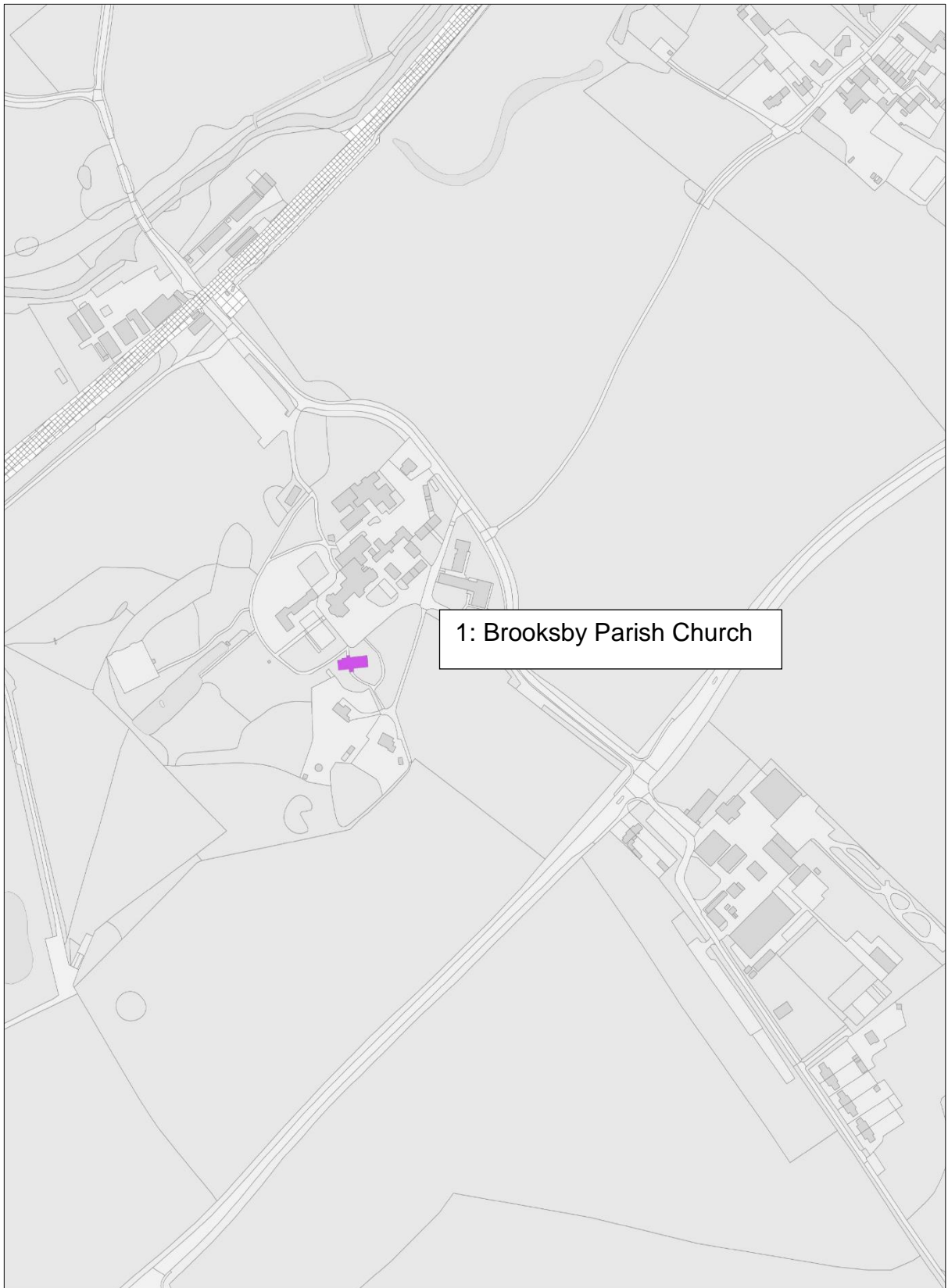
The consultation identified that the 'built' community facilities within the villages were of a good quality and provided useful facilities in order to provide social activities. Therefore, these should be identified as important buildings to enable the villages to retain as many of these facilities as possible. New developments should be encouraged to be near these facilities or provide new, enhanced or additional facilities.

The key community facilities within the Parish are shown on Maps 20-23 and include:

1. Brooksby Parish Church
2. Hoby Methodist Church
3. Blue Bell Inn Public House
4. Hoby and District Village Hall
5. Hoby Parish Church
6. Rotherby Parish Church
7. Ragdale Parish Church

The community and Parish Council supports the development of additional community facilities.

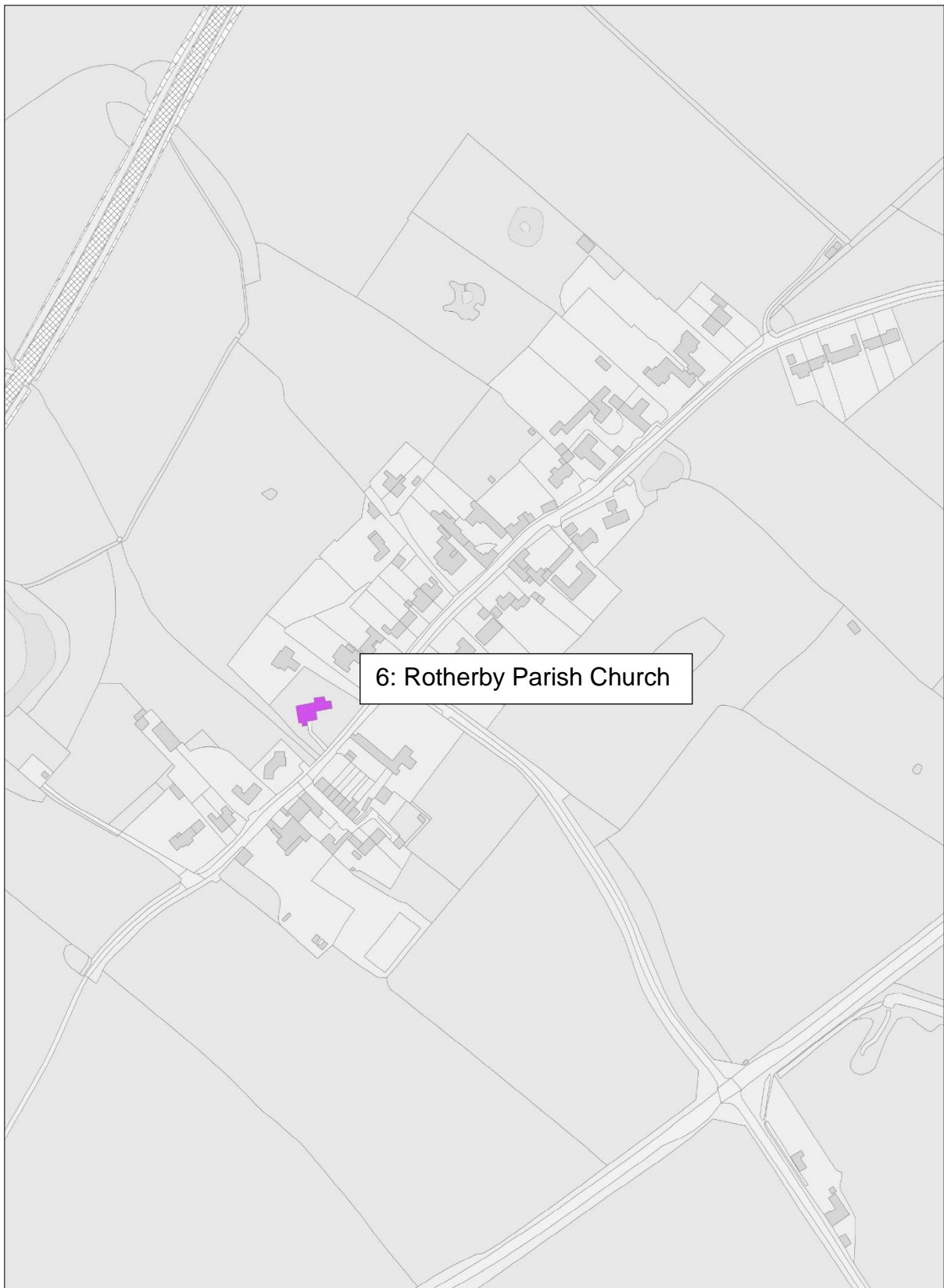
Map 20: Community Facilities in Brooksby



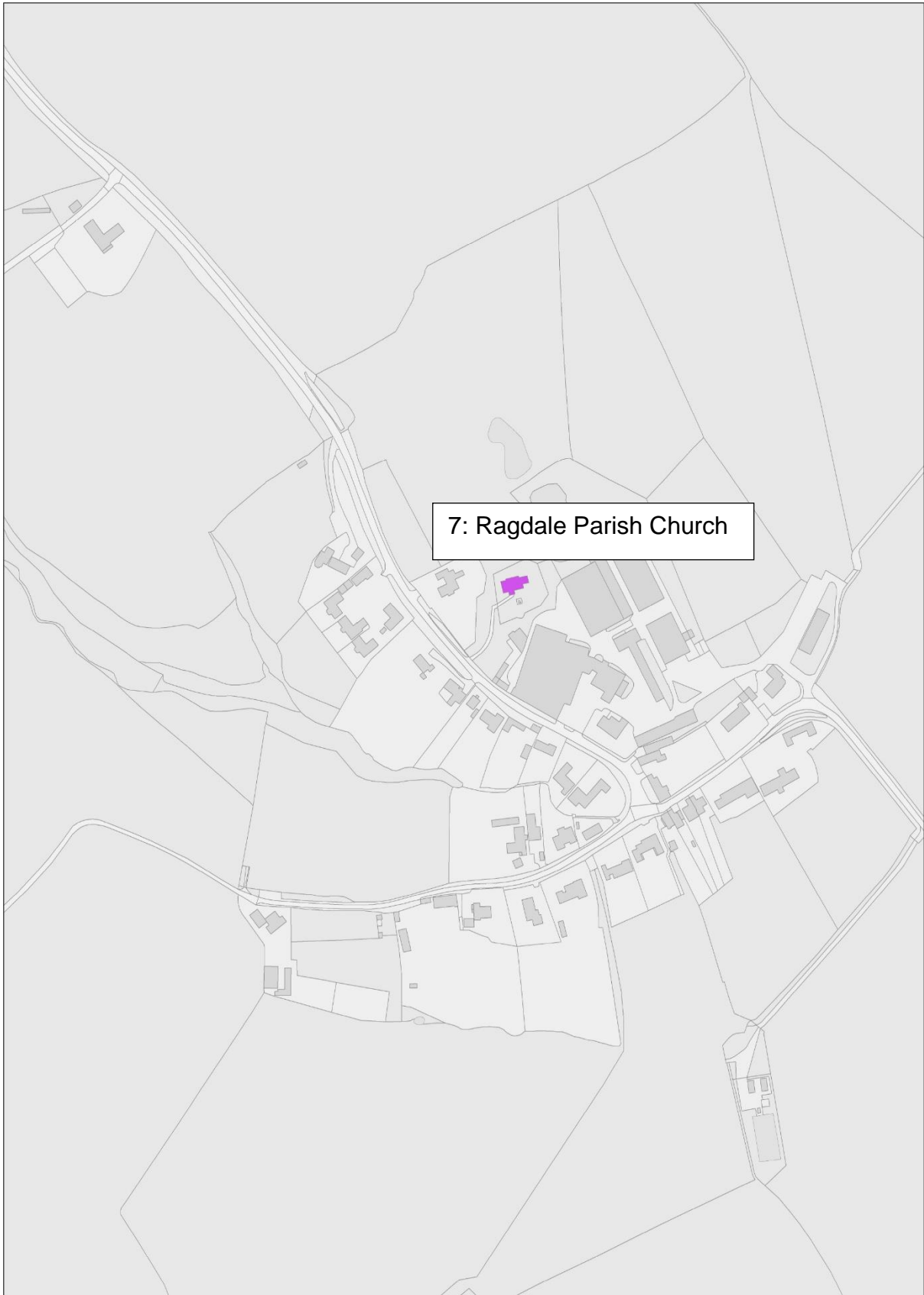
Map 21: Community Facilities in Hoby



Map 22: Community Facilities in Rotherby



Map 23: Community Facilities in Ragdale



Policy 13: Community Facilities

Existing Facilities

1. The existing facilities listed in this policy and shown on Maps 20-23 will be safeguarded for community purposes throughout the Plan period.
2. Proposals for their redevelopment or change of use to other purposes will not be supported unless alternative community facilities are proposed as part of the development concerned or that it can be demonstrated that the existing use is unviable*

New Facilities

3. Proposals for new community facilities should:
 - a) be located within or adjacent to the built-up area of an existing settlement;
 - b) clearly meet an identified local need;
 - c) be accessible for members of the community and promote social inclusion; and
 - d) be of a scale and nature which would not cause unacceptable harm to the amenities of residential properties in the immediate locality. This especially applies to facilities which are open in the evening, such as leisure and recreation facilities.

**the community facility must have been marketed for at least 12 months for its intended use before it can be sold or leased for another use.*

This policy contributes towards achieving objective 8.

Community Aspirations for Local Economy

COMMUNITY ASPIRATION: COMMUNITY & BUSINESS

To develop clear interactive and positive policies between the Parish Council, community and local enterprises.

COMMUNITY ASPIRATION: BROOKSBY QUARRY

A plan will be developed for the enhancement of the Brooksby Quarry area. This will primarily focus on future natural habitat, as well as recreational facilities.

COMMUNITY ASPIRATION: SUSTAINABLE ENERGY

Energy availability and national policies will impact on all aspects of the community's lives. The Parish Council, therefore, will work with the community to address the climate emergency to become carbon neutral in line with national government policies.

The Parish Council will make local residents aware of the issue surrounding the dark skies and provide guidance on this.

COMMUNITY ASPIRATION: ELDERLY SERVICES

With an increasing elderly population facilities and services need to be designed to accommodate their needs. The local Quintas Community Fund will be one of the sources for developing new long-term initiatives.



Housing

Policy 14: New Residential Development
Policy 15: Design Brief for Brooksby Spinney



HOUSING

The MBC Local Plan Development Strategy Policy SS2 classifies all the four villages in the parish as “Rural Settlements” that will only accommodate a small proportion of the Borough’s housing need. Any housing development will be delivered through a case-by-case basis on small and unallocated sites. In general, residential development will likely only come forward when it is responding to a local housing need or circumstance such as a conversion of an existing building, an infill development or the redevelopment of an existing disused or vacant site.

Although there was not support for any significant development, the community did acknowledge that some small-scale housing may be acceptable in the future to cater for natural growth and local accommodation needs.

MBC Local Plan Policy SS3 identifies no specific housing requirement for the Parish but supports small-scale needs based “Windfall” developments during the Plan period. However, this NDP excludes Brooksby as a suitable place for residential development due to its small size and the predominant land use being educational and agricultural based except for the current permission for residential development at the Spinney site.

The Hoby with Rotherby Character Assessment 2018 suggests that opportunities should be explored to meet housing need on infill sites, or other more centrally positioned brownfield sites and through the conversion of redundant agricultural buildings, before considering the introduction of further self-contained, edge-of-settlement housing developments. These have the potential to erode the established layout and development patterns that characterise Hoby with Rotherby’s settlements and disrupt their positive relationship with the immediate landscape.

Applicants for development of this nature are encouraged to demonstrate how the local community and Parish Council have been consulted as part of their formulation. Where practicable, the outcomes of this process could be included in the design and access statement to highlight how local comments have been incorporated into the development proposal.

Affordable Housing

A housing needs survey for the parish was conducted in 2017 by Midlands Rural Housing (MRH). The survey demonstrated that there was a need in the next 5 years for up to 4 affordable homes and 4 open market sale homes for local people to enable them to be suitably housed within the existing parish. The results of the housing needs survey can be found in Appendix I.

The national definition of ‘Affordable Housing’ includes socially rented, affordable rented and intermediate housing, provided to specified eligible households whose needs are not met by the open housing market.

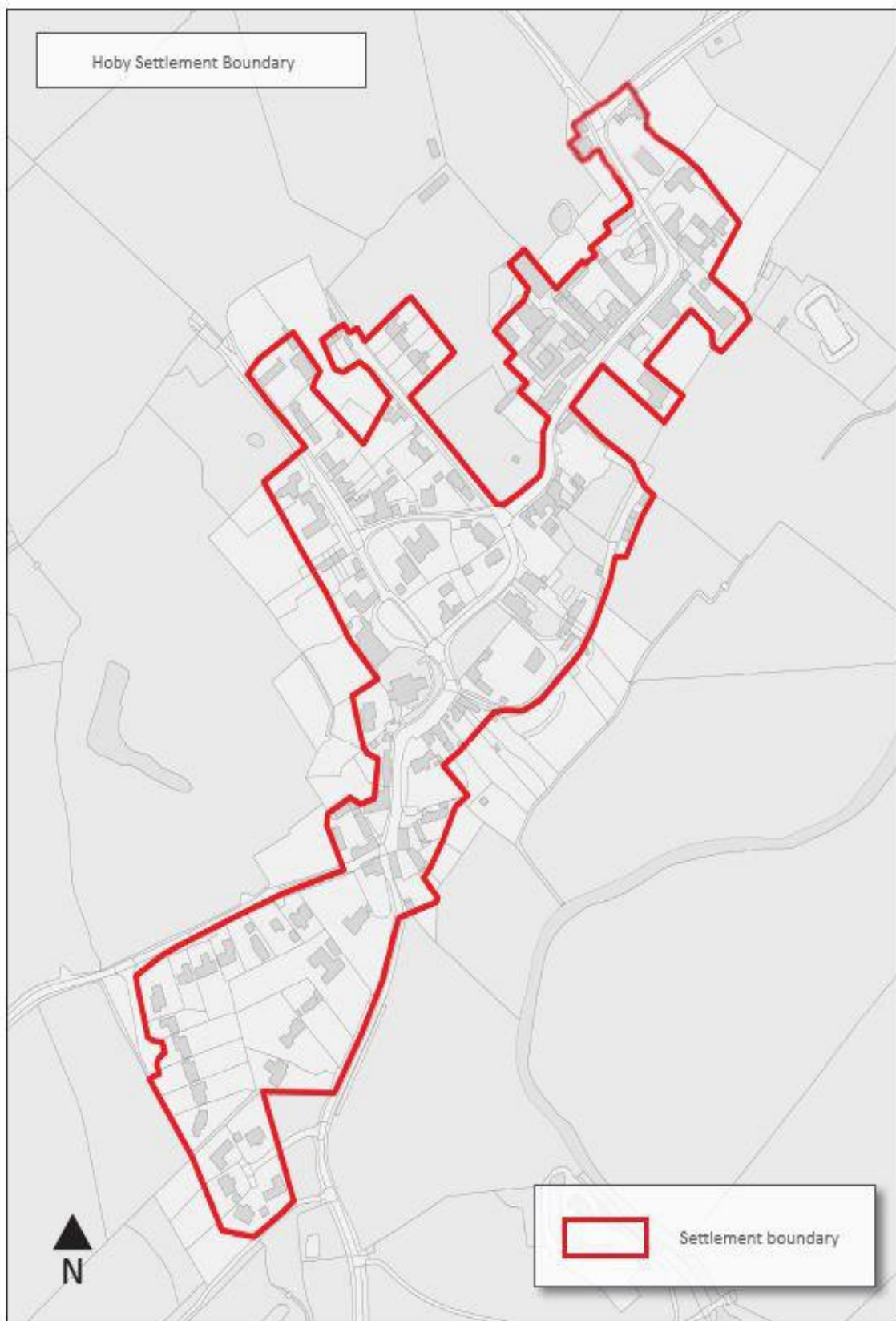
The second part of Policy 14 sets out the Plan's approach to this important matter. It aims to provide a local dimension to Policy C5 of the adopted Local Plan. It should be read and applied in combination with that policy.

Settlement Boundary

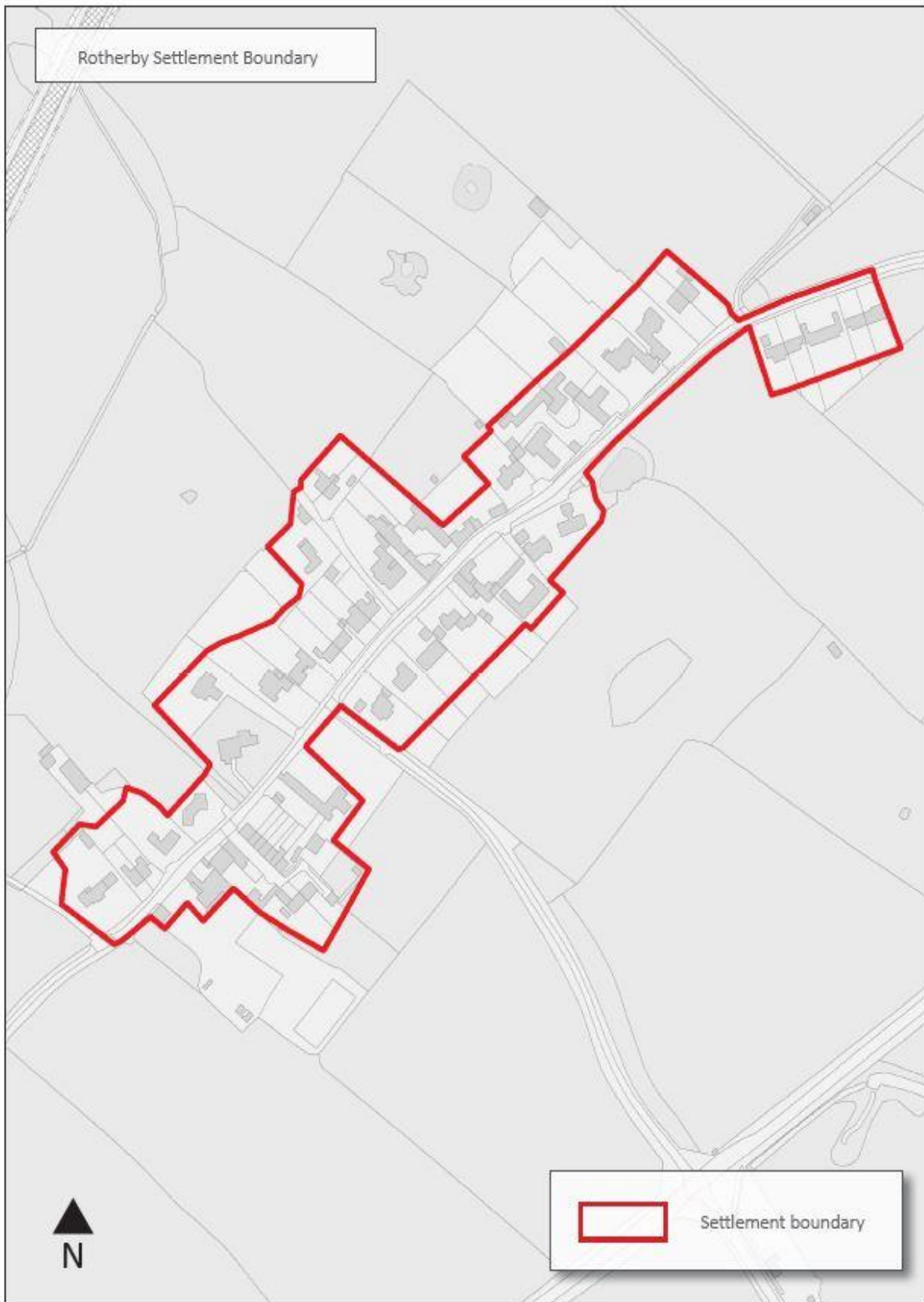
The Plan defines settlement boundaries for Hoby, Rotherby, Ragdale and Brooksby. They are defined as the continuous built form of the four settlements and exclude:

- a) Individual buildings and groups of dispersed or intermittent buildings that are clearly detached from the continuous built form of the villages;*
- b) Gardens, public spaces, orchards, paddocks, and other undeveloped land;*
- c) Land within the curtilage of buildings on the edge of the settlement where land relates more to the surrounding countryside than to the built form of the settlement.*

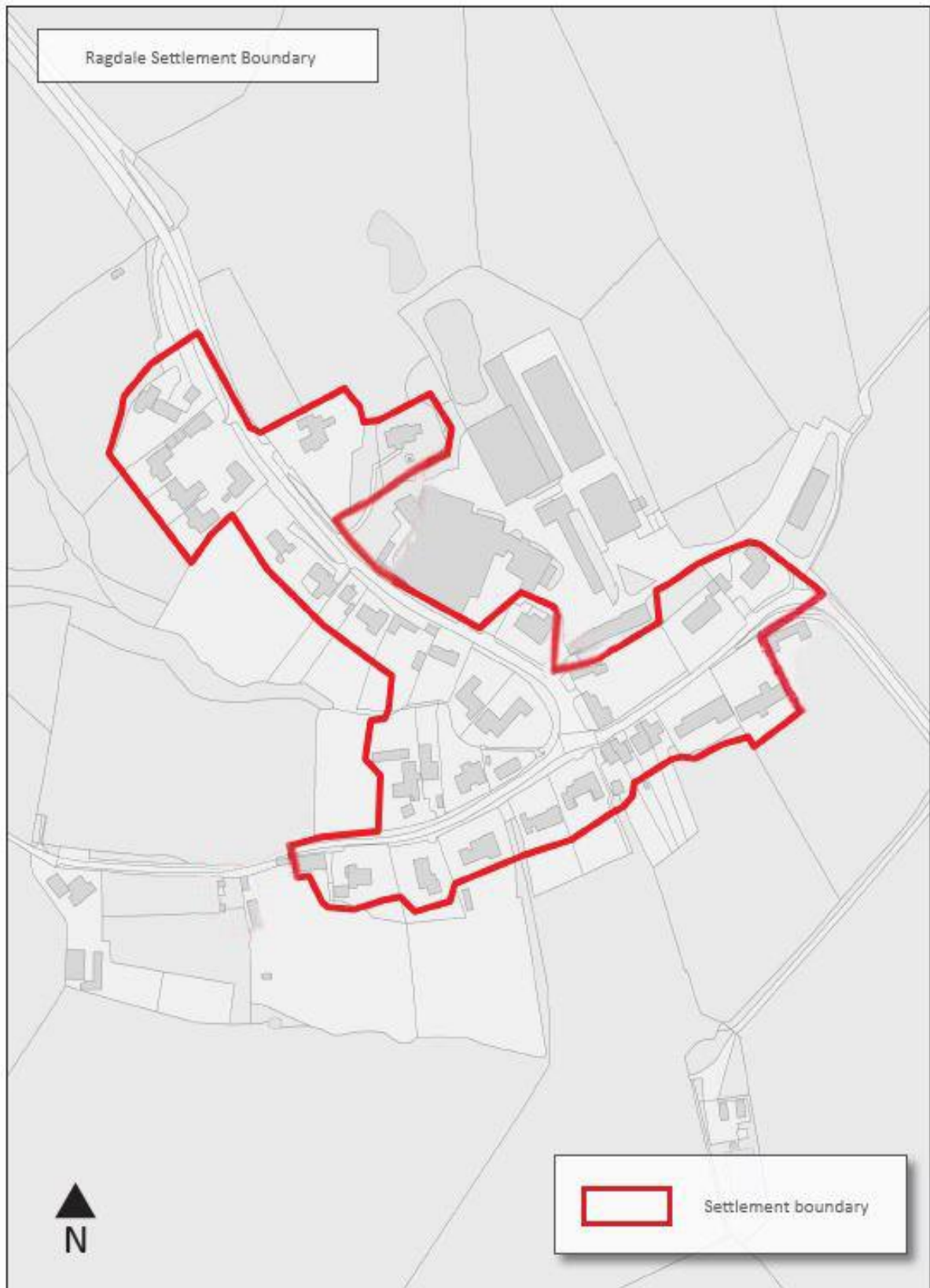
Map 24: Settlement Boundary, Hoby



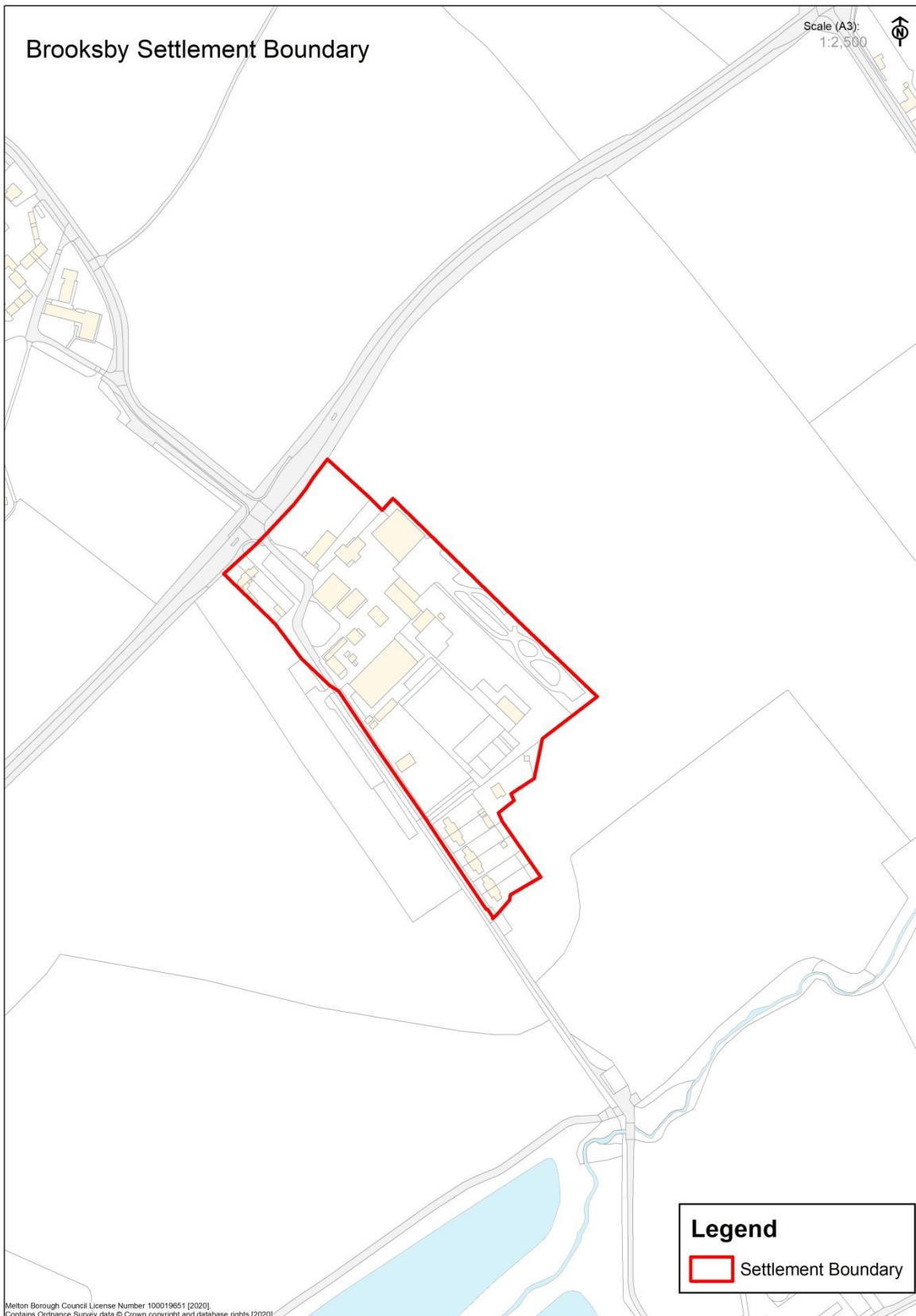
Map 25: Settlement Boundary, Rotherby



Map 26: Settlement Boundary, Ragdale



Map 26a: Settlement Boundary, Brooksby



Policy 14: New Development

1. New residential development will be supported within and on the edge of the Brooksby, Hoby, Rotherby and Ragdale settlement boundaries as shown on Maps 24 to 26b where they meet the following criteria:
 - a) They would be small-scale development of no more than 3 individual dwellings, per site;
 - b) the scale of the development is proportionate to existing development surrounding the site;
 - c) it does not unacceptably harm the appearance of the built character of the settlement concerned;
 - d) it does not unacceptably harm the character and appearance of the surrounding countryside or rural setting of the settlement concerned;
 - e) it does not create unacceptably environmental or highway safety problems, and if it does then appropriate mitigation should be provided;
 - f) where practicable development should incorporate sustainable low carbon design and construction techniques to meet high standards for energy and water efficiency;
 - g) it does not cause any unacceptable negative impact to the private amenity and space of any adjacent residential properties;
 - h) where appropriate, new dwellings should provide appropriate garden amenity space to meet household recreation needs. The space provided should be in scale with the dwelling concerned, reflect the character of the surrounding area and be appropriate in relation to the local topography and secure privacy between adjacent dwellings; and,
 - i) the development does not generate any unacceptable flood risk issues in the settlement concerned.
2. Proposals for affordable dwellings will be considered where they would help to meet identified un-met needs for affordable or specialist housing built in perpetuity for local residents. Any such sites should be of a scale which is appropriate to the size and role of the settlement concerned

Land outside the defined Settlement Boundaries will be treated as open countryside, where development will be carefully controlled in line with local and national strategic planning policies.

This policy contributes towards achieving objective 10.

Brooksby Spinney Development

Brooksby Spinney site is located adjacent to the A607 and opposite the current Brooksby College campus. It currently lies derelict, having previously been used for teaching as part of the wider Brooksby College campus, specifically for agriculture and horticulture. It is therefore classified as 'brownfield' land, ideal for regeneration and sensitive redevelopment.

On the 17th November 2018 the planning inspectorate issued the decision to grant outline planning consent for the mixed-use redevelopment of the disused education/agricultural complex at the Spinney Brooksby, for residential development (up to 70 dwellings, 6 of which will be affordable), B1 development (up to 850 sqm), and village shop 100 sqm (A1) with means of access. (Map 27).

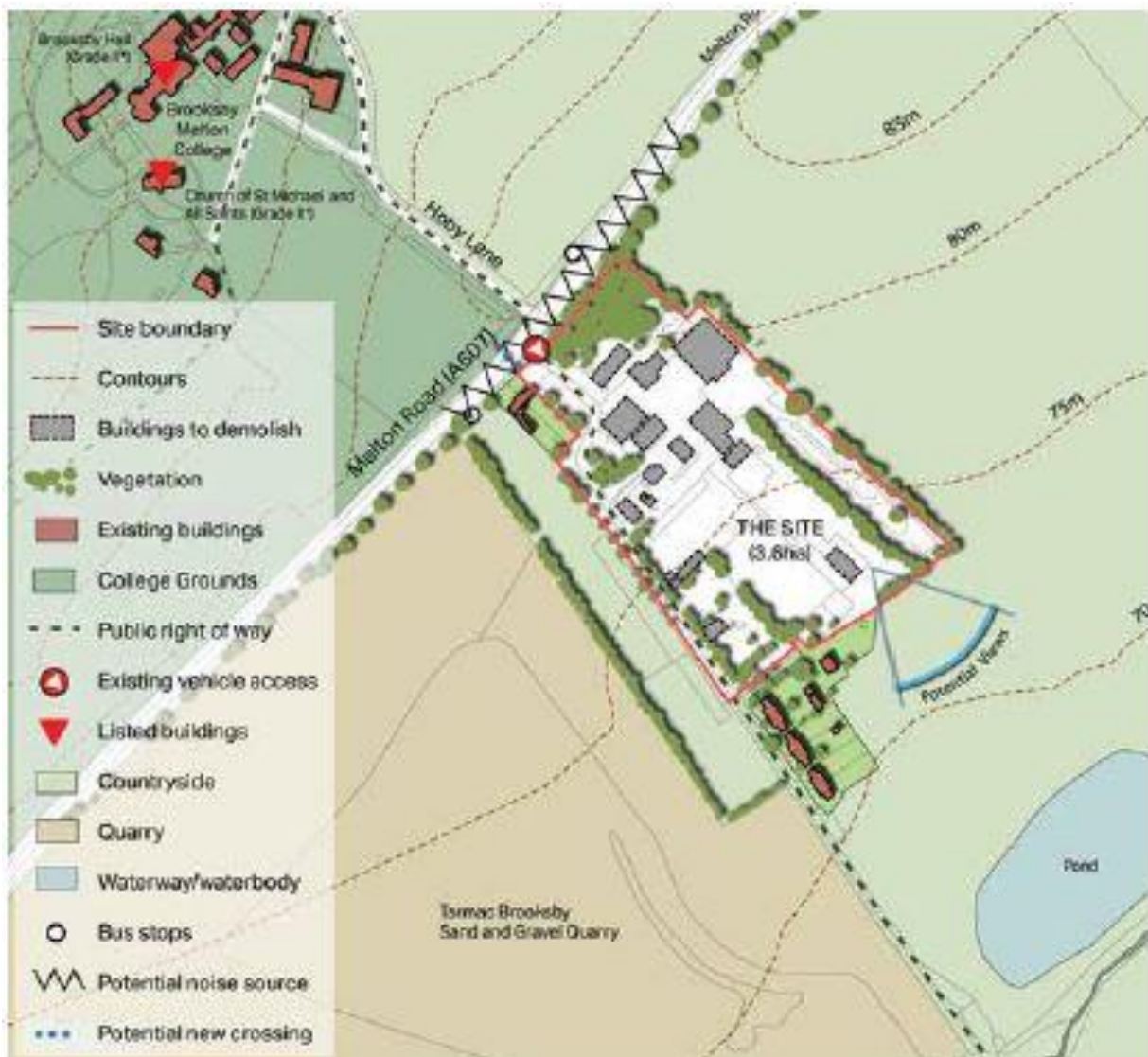
The development of the site remains a sensitive issue in the neighbourhood area. The Plan acknowledges that outline planning permission is in place for its development. On this basis the Plan has taken this opportunity to ensure that the development is of the highest quality. The Parish Council anticipate that the criteria-based policy and the design code for the site is seen as a crucial and helpful context to shape the reserve matters application. In wider process terms it has also been designed to determine any future new planning applications on the site in the event either that the extant outline planning permission does not proceed or where a revised proposal comes forward.

It was felt the best way to influence the development was through the production of a set of "design principles" to guide and manage the development at its 'reserve matters' stage of the planning process.

To achieve this, an independent planning consultancy 'AECOM' was commissioned to produce a design brief for the site in conjunction with the feedback from the community and the principles identified within the Hoby with Rotherby Character Assessment.

The local community would appreciate if it was consulted on any future development proposals concerning the use of the site in general, and the ways in which they have been able to address the principles in the design brief for the site.

Map 27: The Spinney Site – Area with Planning Permission and Existing Site Constraints



Design Brief for the Spinney Development Site

Vision for the site

“This new community would be somewhere for people to make their home, not just another housing estate. Maximising the opportunity to regenerate a brownfield site will be balanced with a sensitive response to the site context and local character in order to create a sustainable development via a collaborative process of placemaking”.

Strategic aims of the design brief

The following five aims have arisen from the stakeholder workshop consultation (see Appendix F) and been refined according to further desktop assessment of the site context:

- Knit development into and be complementary in role to the existing settlement pattern.
- Connect into the existing network of movement routes for all modes.
- Respond to siting within the mosaic of the wider landscape.
- Create a new residential part of the neighbourhood area.
- Be a newly built development that is of its time and place.

Policy 15: Design Brief for Brooksby Spinney

1. The comprehensive residential development of Brooksby Spinney will be supported where it can demonstrate how it has responded to the detailed design brief principles below:
 - a) the development should deliver a maximum of 70 dwellings which consist of a mix of type and tenure – including the required provision of sustainable social housing;
 - b) the street network will consist of a clear and accessible hierarchy of primary, secondary and tertiary streets and lanes;
 - c) where possible, orientate the main street frontages within 30° of east-west to maximise passive solar gain to south facing elevations and reduce energy requirements. This must be balanced against other layout needs to achieve a multifaceted layout that achieves a distinctive local identity;
 - d) define the built-up form of the development to help establish a sense of place over a car-centric development;
 - e) achieve a degree of variation, relating to location on site and position in the street hierarchy, adding interest to the streetscape;
 - f) re-establish 'The Spinney' (a small woodland area) at the high point of the site next to the Melton Road, to give a sense of rootedness to the settlement and something around which to build a sense of place with local identity;
 - g) incorporate green spaces within development in order to break up the built-form, create a connection to the wider landscape both visually and spatially, and where practicable allow future connectivity to the wider landscape;
 - h) retain and/or replant hedgerow boundaries around the perimeter of the site to the north-east and south-east;
 - i) maintain hedgerow and tree planting along the south-west boundary to maintain the setting of the public right of way and bridleway;
 - j) create a defensible planted area around the rear property boundary of the north-west dwelling. The scheme should incorporate landscaping or other measures to safeguard the amenities and privacy of adjacent residential properties;
 - k) hard landscape materials should be selected from a limited range of complementary materials that are both hard wearing and full of character; and
 - l) avoid large expanses of asphalt and tall kerbs within the development. Low kerbs change perception and reduce vehicle dominance.

Cont....

- m) any new development on the site should use simple block paving or an attractive textured surface which takes account of the position of the wider in the wider landscape;
- n) plant native trees and shrubs and consider planting non-native trees and shrubs in areas where ornamental landscape planting is appropriate;
- o) the treatment of boundaries between private and public areas should be designed in a harmonious fashion to the buildings and each other, to improve the street scene;
- p) massing of residential and employment buildings shall be comparable to local vernacular buildings;
- q) various house types, colours, materials and details will be applied in a controlled fashion in order to create a harmonious development
- r) design 'Brooksby Spinney' as a low-carbon development with SMART devices. Renewable energy capture technology should be encouraged on new homes subject to viability;
- s) the infrastructure for electrical charging points should be provided within the development site;
- t) where appropriate, Sustainable Urban Drainage infrastructure should be used within the site;
- u) ensure this development reflects fully the government's declared climate emergency and the need to become carbon neutral.

This policy contributes towards achieving objective 11.

Community Aspirations for Housing

COMMUNITY ASPIRATION: AFFORDABLE HOUSING

A modest element of affordable housing, six dwellings, are included in the proposed Brooksby Spinney development. This meets some of the need reflected in the housing survey, applicable to the next 5 years; further surveys will be required for future periods.

COMMUNITY ASPIRATIONS

PROJECT	HOW DELIVERED	BY WHO
Historic Environment		
<p>COMMUNITY ASPIRATION: HERITAGE To promote, maintain and support the various aspects of our rich and diverse heritage.</p>	<p>The post-NDP working group will support endeavours throughout the parish that value its heritage.</p>	<p>Settlement Groups Local History Society PC Environmental Sub-Group Parish Council</p>
<p>COMMUNITY ASPIRATION: NEW BURIAL GROUND The burial space in the parish churchyards at Hoby, Rotherby, Ragdale and Brooksby has been in use for many centuries. Few burial spaces remain. A suitable site for a new parish burial ground will be sought.</p>	<p>There will, during the plan period (up to 2037), be a requirement to provide/find a new burial ground somewhere within the parish. The Parish Council will work closely with the community to identify a suitable new location.</p>	<p>DCC Parish Council</p>
<p>COMMUNITY ASPIRATION: COMMUNITY ASSETS The Parish Council should continue its policy of designating assets of community value.</p>	<p>The chapel in Hoby has already been identified; others could be, as circumstances dictate.</p>	<p>Parish Council</p>
<p>COMMUNITY ASPIRATION: PLAY AREA To plan for the maintenance and development of the community play area and other recreational facilities for young people in the parish.</p>	<p>Through community support that has facilitated initiatives to date.</p>	<p>Hoby Recreation Trust Parish Council</p>

The Environment		
<p>COMMUNITY ASPIRATION: SUSTAINABLE ENERGY Energy availability and national policies will impact on all aspects of the community's lives. The Parish Council, therefore, will work with the community to address the climate emergency to become carbon neutral in line with national government policies.</p>	Through community support that has facilitated initiatives to date.	Environmental Sub-Group Parish Council
<p>COMMUNITY ASPIRATION: COMMUNITY ORCHARD To locate a site and develop a community orchard.</p>	Through community support that has facilitated initiatives to date.	Hoby & District Horticultural Society Parish Council
<p>COMMUNITY ASPIRATION: TREE PLANTING AND PRESERVATION To prepare an ongoing plan for approval by the Parish Council that enhances tree preservation and planting; this would address tree coverage including the impact of Ash Dieback and other diseases.</p>	Through community support that has facilitated initiatives to date.	Environmental Sub-Group Parish Council
<p>COMMUNITY ASPIRATION: ALLOTMENTS To plan for the on-going maintenance and development of allotments within the parish.</p>	Through community support that has facilitated initiatives to date.	Hoby & District Horticultural Society Parish Council
<p>COMMUNITY ASPIRATION: BENCHES To provide benches for the enjoyment of the community.</p>	Through community support that has facilitated initiatives to date.	Environmental Sub-Group Parish Council
<p>COMMUNITY ASPIRATION: BIRDS, BATS AND BEES To place new bird and bat boxes, and bee hives around the parish.</p>	Through community support that has facilitated initiatives to date.	Environmental Sub-Group Hoby Recreation Trust Parish Council

<p>COMMUNITY ASPIRATION: WILDLIFE CORRIDORS The Parish Council, along with the residents of the parish, will work with the Borough Council to support and link current wildlife corridors and develop new ones.</p>	<p>Through community support that has facilitated initiatives to date.</p>	<p>Environmental Sub-Group Parish Council</p>
<p>Local Economy</p>		
<p>COMMUNITY ASPIRATION: COMMUNITY & BUSINESS To develop clear interactive and positive policies between the Parish Council, community and local enterprises.</p>	<p>Maintain a positive dialogue with enterprises throughout the parish to understand their needs relative to those of the wider community and its environment.</p>	<p>Key Stakeholders Parish Council</p>
<p>COMMUNITY ASPIRATION: BROOKSBY QUARRY A plan will be developed for the enhancement of the Brooksby Quarry area. This will primarily focus on future natural habitat, as well as recreational facilities.</p>	<p>The future of the Quarry will impact on developments in the parish in this planning period.</p>	<p>BMC Environmental Sub-Group Parish Council</p>
<p>COMMUNITY ASPIRATION: SUSTAINABLE ENERGY Energy availability and national policies will impact on all aspects of the community's lives. The Parish Council, therefore, will work with the community to address the climate emergency to become carbon neutral in line with national government policies.</p>	<p>Community engagement will be encouraged to look at best approaches for using energy and other resources.</p>	<p>Parish Council Melton BC Leicestershire CC</p>
<p>COMMUNITY ASPIRATION: ELDERLY SERVICES With an increasing elderly population facilities and services need to be designed to accommodate their needs. The local Quintas Community Fund will be one of the sources for developing new long-term initiatives.</p>	<p>Encourage community support that has facilitated initiatives to date particularly taking advantage of technological change. For example, buddying schemes, educational and computing clubs.</p>	<p>Parish Council Hoby Recreation Trust</p>

Transport		
<p>COMMUNITY ASPIRATION: COMMUNITY PUBLIC TRANSPORT The Parish Council will work with other partners to improve access to, and the frequency of, general public transport in the parish.</p>	<p>As part of a review of car share and other transport options the use of spare transport capacity will be identified.</p>	<p>BMC Leicestershire County Council Parish Council</p>
<p>The COMMUNITY ASPIRATION: BROOKSBY TRAIN STOP Feasibility of a train stop at Brooksby to be explored.</p>	<p>As part of the review of public transport initiatives access to the rail line within the parish will be explored.</p>	<p>BMC Leicestershire County Council Parish Council</p>
<p>COMMUNITY ASPIRATION: TRAFFIC The Parish Council will continue to work with the local community and County Council to monitor traffic movements and speed in the parish.</p>	<p>Traffic surveys will continue to be conducted. Steps will be taken with public authorities to seek appropriate ways of addressing speeding in critical locations.</p>	<p>Parish Council Leicestershire County Council Leicestershire Constabulary</p>
<p>COMMUNITY ASPIRATION: CAR SHARING SCHEMES The Parish Council will work with the community to encourage people to share the use of their cars and reduce the amount of car journeys to and from the parish.</p>	<p>As part of a review of car share and other transport options the use of transport capacity will be identified.</p>	<p>Leicestershire County Council Parish Council</p>

Housing		
<p>COMMUNITY ASPIRATION: AFFORDABLE HOUSING A modest element of affordable housing, six dwellings, are included in the proposed Brooksby Spinney development. This meets some of the need reflected in the housing survey, applicable to the next 5 years; further surveys will be required for future periods.</p>	<p>The housing survey will be updated and assessments will continue to be made of the opportunities for that need to be met in the parish.</p>	<p>Parish Council Melton BC</p>

APPENDICES

Due to their size, several documents that have been prepared to support the content in the NDP are identified as separate documents to this Plan. They include:

Appendix A: Resident and Youth Questionnaire Feedback.

Appendix B: Hoby with Rotherby Character Assessment.

Appendix C: Local Green Space Justification.

Appendix D: Edwards And Edwards Traffic Survey.

Appendix E: AECOM Transport Assessment.

Appendix F: AECOM Brooksby Spinney Design Brief.

Appendix G: Heritage Asset Descriptions.

Appendix H: 2008/2018 Traffic Comparison Report.

Appendix I: Parish Profile Report.

Appendix J: Housing Needs Survey 2017

Appendix K: Flooding Report 1999

Appendix L: SEA & HRA Screening Report