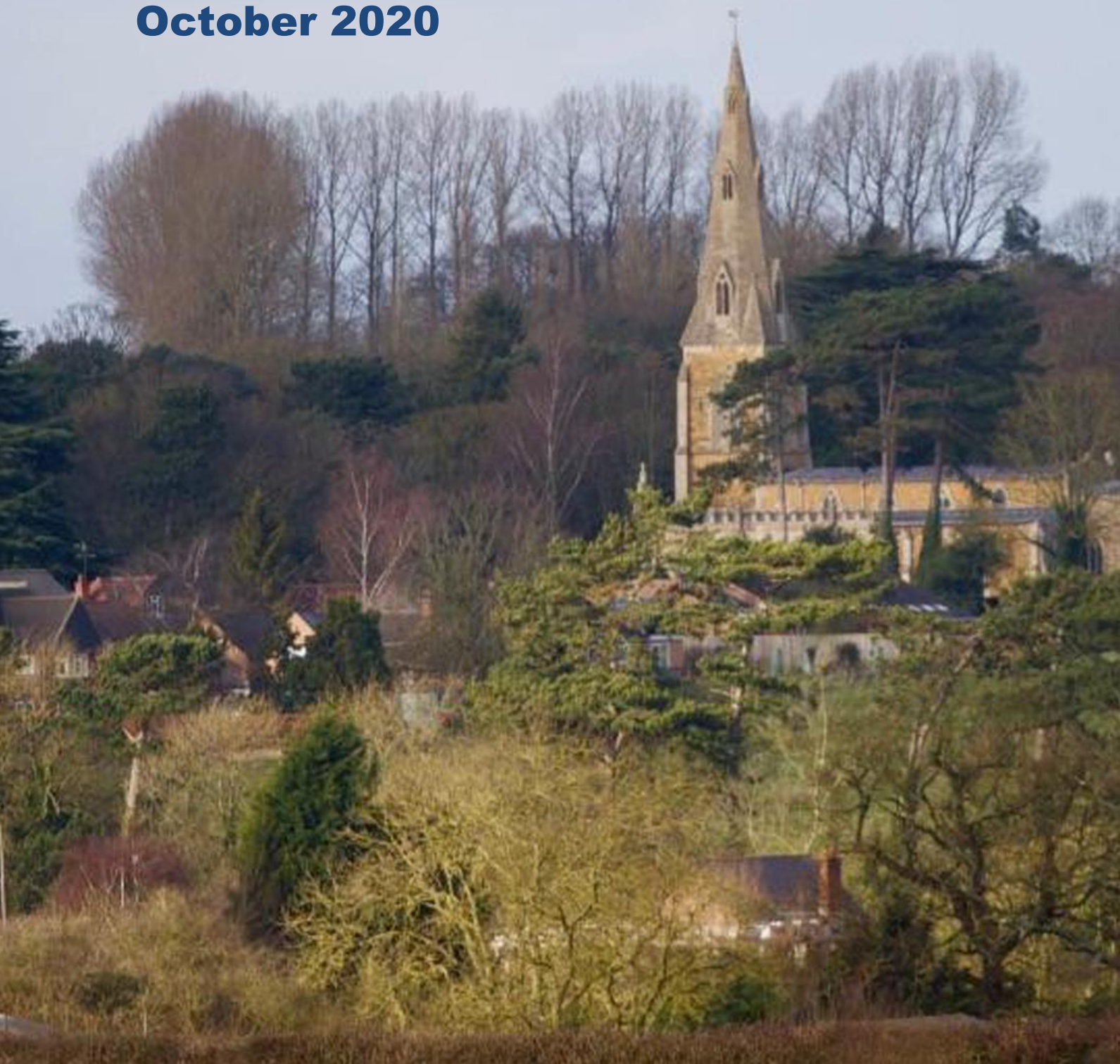
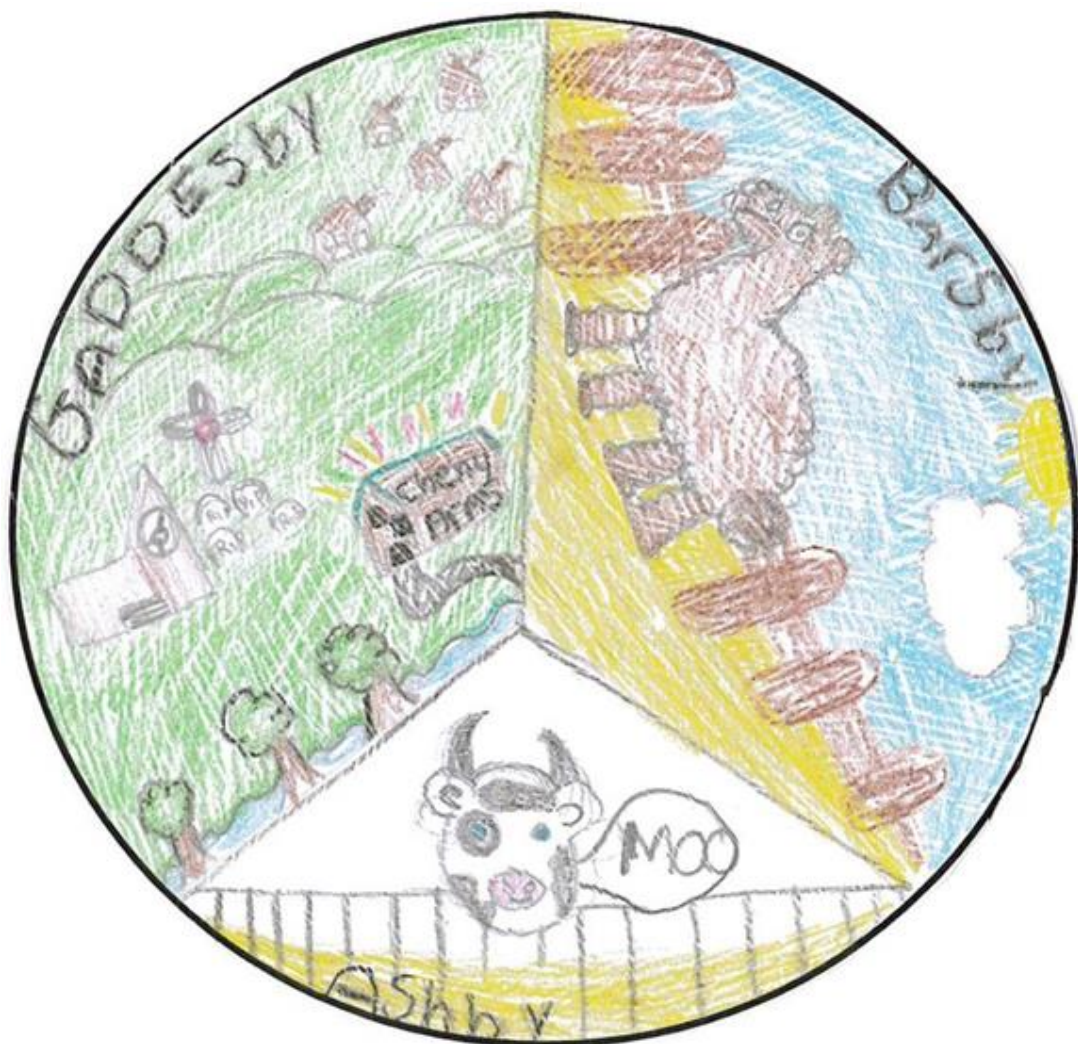


# **Gaddesby Parish Neighbourhood Plan**

**2019 – 2036**

**Referendum version  
October 2020**





Winner of the childrens' Gaddesby Neighbourhood Plan Logo Competition  
created by Merlie Warrington

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## Foreword

In November 2017, Gaddesby Parish Council was successful in its application to Melton Borough Council to become a Qualifying Body for the preparation of a Neighbourhood Plan. The Designated area was the existing Parish Council boundary which includes the villages of Gaddesby, Barsby and Ashby Folville.

The Parish Council has produced the Gaddesby Parish Neighbourhood Plan (the Plan) with the assistance of an Advisory Committee including both Parish Councillors, and local residents.

Together with the policies in the National Planning Policy Framework (NPPF), and the Local Plan for Melton Borough, the Plan will form the basis of planning decisions applicable to Gaddesby Parish, up to 2036. It is the Borough Council as the Local Planning Authority who will continue to determine planning applications, but they will have to take into account the policies in the Neighbourhood Plan when reaching their decisions.

The Plan reflects Parishioners' comments, observations and concerns about its future. These, together with Census information and other strategic and statistical evidence produces a plan which reflects our overwhelming desire to make the Parish an even better place in which to live, both now and for future generations.

The Plan sets out a vision with aspirations and planning policy aims to help shape future development in the Parish. The policies aim to address key concerns raised by Parishioners including the protection of the character of the three villages and their surrounding areas.

Community consultation events including Open Events and a Parish Questionnaire which together with the Advisory Committee and several theme groups have enabled us to identify the changes and the protections that the local community wishes to see in Gaddesby Parish.

We are grateful to and would like to thank all those who have been involved in the development of the Plan. It has been a significant but rewarding task.

Gaddesby Parish is an attractive and popular place in which to live, and the contribution from people who care about their community and want to make it better for generations to come is greatly appreciated.

**Jenny Hurst**

**Chair, Gaddesby Parish Council**

**John Simon**

**Chair, Neighbourhood Plan Advisory Committee**

# 1. Background and context

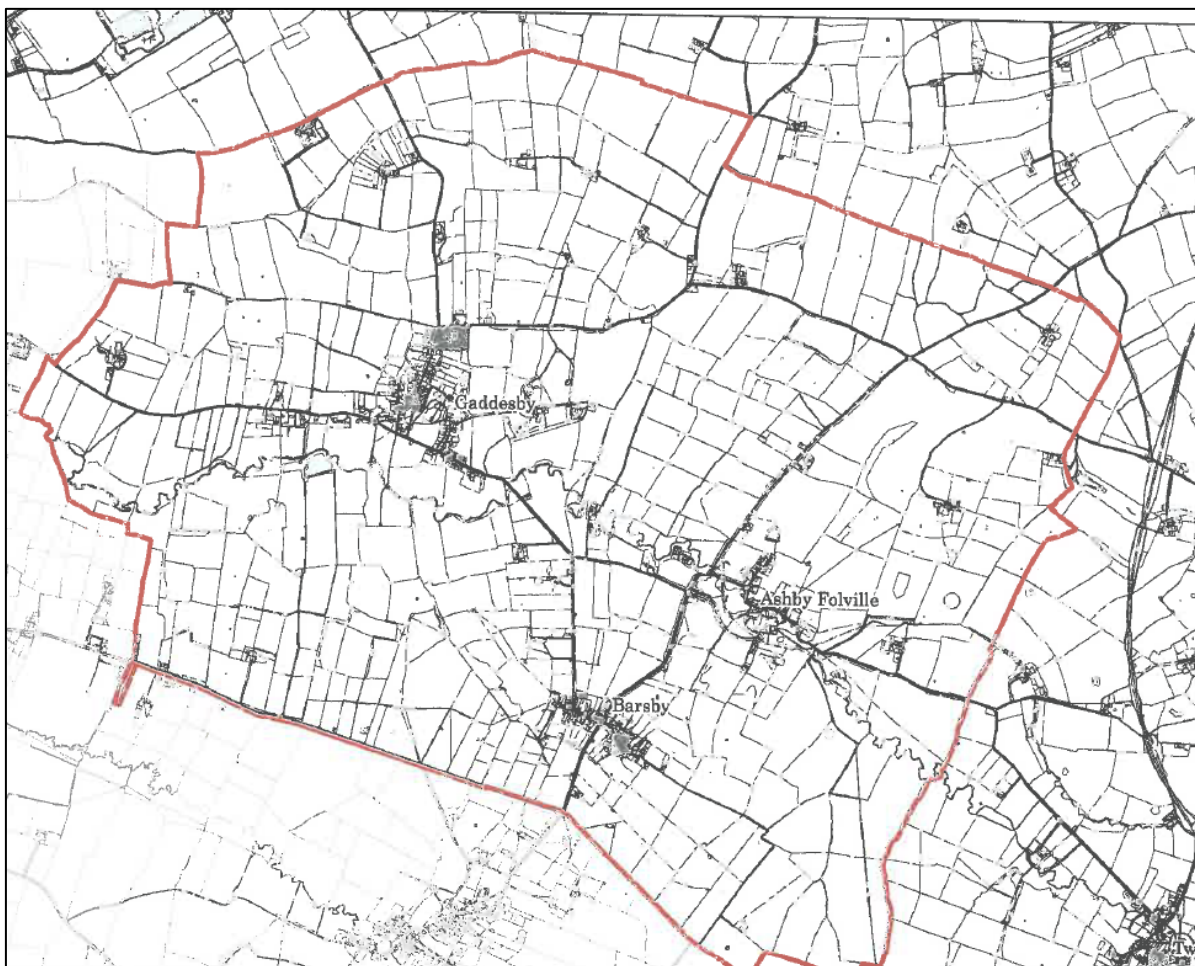
## Introduction

A key part of the Government's Localism agenda, a Neighbourhood Plan is a new type of planning document that gives local people greater control and say over how their community develops, now and in the future. This includes, for example, where new homes and businesses should be built; what new buildings and extensions should look like and which areas of land should be protected from development.

As the *Plain English Guide to the Localism Act 2011* states, "Instead of local people being told what to do, the Government thinks that local communities should have genuine opportunities to influence the future of the places where they live".

The Plan covers the whole of the Parish of Gaddesby. It sets out a long-term approach for the development of Gaddesby, Barsby and Ashby Folville and sets out clear development-related policies to realise this.

Fig. 1 Designated area



In preparing a Neighbourhood Plan a community is not working from a blank piece of paper. Legislation requires that the Plan, and the policies it contains, must be prepared in a prescribed manner; in particular, the policies must be in general conformity with relevant national and Borough-wide (i.e. Melton) approved strategic planning policies.

Whilst planning applications will still be determined by Melton Borough Council, and in special circumstances Leicestershire County Council, the production of a Neighbourhood Plan will mean that they must have regard to the provisions of the Plan and the relevant locally formulated criteria when reaching planning decisions that affect Gaddesby Parish. This means that the residents of the Parish will have far greater control over where development takes place, and what it looks like.

It should be noted however, it is not at the 'Made' stage when the provisions of the Plan first need to be taken into account when considering planning decisions by Melton Borough Council and others. It is at the submission stage, where decision makers need to bear in mind that it is still a draft. Legislation requires that the more advanced the preparation of the Plan the greater the 'weight' that may be given to its contents.

## How the Plan fits into the planning system

The right for communities to prepare Neighbourhood Plans was established through the Localism Act 2011, which set out the general rules governing their preparation.

A Neighbourhood Plan forms part of the Statutory Development Plan for the area in which it is prepared. This statutory status means that it must be taken into account when considering planning decisions affecting that area.

One of the main rules governing the preparation of a Neighbourhood Plan is that it must comply with European regulations on strategic environmental assessment and habitat regulations. It must also be in general conformity with national, county and district wide (i.e. Melton) planning policies. This means that it cannot be prepared in isolation. It will need to take into account, and generally work with, the grain of the district wide and national policies unless there are good reasons for not doing so.

At the local level, the key planning document which a Neighbourhood Plan must have regard to is the Borough-wide Local Plan. In the case of Gaddesby, this is the Melton Borough Local Plan.

Also important is the National Planning Policy Framework (NPPF) which was updated in 2019. This sets out the Government's planning policies for England and how these are expected to be applied. The NPPF requires the planning system (including Neighbourhood Plans) to encourage sustainable development and details three dimensions to that development:

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

The goal of sustainable development is to enable all people to satisfy their basic needs and to enjoy a better quality of life, without compromising the ability of future generations to meet their own social, economic and environmental needs.

## How the Neighbourhood Plan supports sustainable development

The Neighbourhood Plan seeks to meet its commitment to promoting sustainable development in the following ways:

### **a) Social**

- To safeguard existing open space for the enjoyment of residents;
- To protect existing community facilities; and
- To ensure that any new housing meets the needs of present and future generations.

### **b) Environmental**

- To ensure that housing development does not harm but instead positively reflects the existing and historic character of the area;
- To protect important open spaces from development;
- To ensure that the design of development enhances the Parish's special character and identity;
- To protect and, where possible, improve biodiversity and important habitats; and
- To make provision for improved pedestrian and cycling facilities, as appropriate.

### c) Economic

- To protect existing employment uses;
- To ensure effective broadband speeds in new development;
- To support appropriate small-scale farm diversification and business development; and
- To encourage appropriate start-up businesses and home working.

## The Neighbourhood Plan Objectives

The Plan area encompasses the whole of the Parish of Gaddesby and covers the period up to 2036, a timescale which deliberately mirrors that of the adopted Melton Local Plan.

The main purpose of the Neighbourhood Plan is not to duplicate national or Borough planning policies, but to sit alongside these, to add additional or more detailed policies specific to Gaddesby Parish. Where there are national and Borough planning policies that meet the needs and requirements of the Parish they are not repeated here.

Instead, the Plan focuses on those planning issues which consultation shows matter most to the community, and to which the Plan can add the greatest additional value. These include policies that:

- Ensure that development takes place in the most sustainable locations;
- Encourage the right types of development that meet local needs;
- Protect important buildings and structures of historic and architectural interest;
- Protect important community assets;
- Promote high quality design in new development;
- Protect the countryside and special landscapes; and
- Protect open spaces which are important to the community and/or wildlife.

Furthermore, these locally formulated policies will be specific to Gaddesby Parish and reflect the needs and aspirations of the community.

**When using the Plan to form a view on a development proposal or a policy issue, the whole document and the policies contained in it must be considered.**



While every effort has been made to make the main parts of this Plan easy to read and understand, the wording of the actual policies is necessarily more formal, so that it complies with statutory requirements.

The Plan will be kept under review and may change over time in response to new and changing needs and requirements.

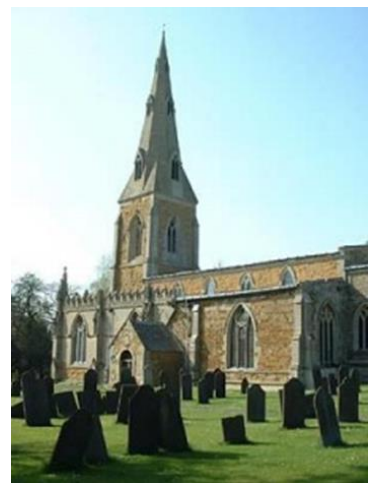
## 2. Gaddesby, Barsby and Ashby Folville - A brief history of the Parish

### Gaddesby

Gaddesby's name is derived from the Old Norse words *gaddr* and *by*, indicating that it was a settlement during the Danish occupation of England between the 9th and 11th centuries.

It is mentioned in the Domesday Book of 1086 as *Gadesbi*, a mainly pastoral village with a mill, within the Hundred of Goscote.

The village has the highest population in the Parish and has a pleasant rural character due mainly to its traditional thatched cottages, ancient yew hedges, mature trees of which a considerable number have protection orders, old brick houses and walled constructions. Many structures adopt an, *Opus spicatum*, a type of masonry construction used in Roman and medieval times that consists of bricks, tiles or cut stone laid in a herringbone pattern.



Historically, the village was notable for having many natural springs, and there are still two water pumps in Chapel Lane and a number of houses have wells. On the corner of Chapel Lane and Cross Street a large boulder called "the Blue Stone." This marks a spot from which John Wesley is reputed to have preached.

From an infrastructure perspective Gaddesby has a pub, a school, a church, a village hall and a playground. It used to have a post office two shops and a petrol station but they are now closed. There is a limited bus service and no medical services.

### Barsby

Barsby, originally a small Danish settlement, Barnesbi, meaning Barnes Homestead was listed in the Domesday book. There is no church but carved stones, possibly from a church, have been found in Church Lane and dated from the 14<sup>th</sup> Century.

The village gradually developed on either side of the road running from east to west between Twyford and Gaddesby. The buildings were initially timber framed farmhouses and cottages. One of the early brick buildings in Leicestershire dated 1691 stands near the top of Main Street. The village green was gradually reduced as cottages were built on it and a track developed across it. A small section remains today.

After the Parliamentary Enclosures Act of 1798, the main road was constructed between South Croxton and Ashby Folville. The remainder of Main Street was then a no-through-road. This became known as Baggrave End as the widow of Lord Baggrave purchased a cottage there.

The wealth of the area came from the land, providing wool, arable crops and dairy produce, notably Stilton and Red Leicester cheese. The village had a forge and its own Mill which ceased working in the 1880's.

The Methodist Chapel was built in 1872. It is now a private house, The Old Chapel. The school, situated midway between Barsby and Ashby Folville was opened in 1847 for the children of both villages. It is now a private house, The Old School.

The late Victorian Gothic Godson's Folly, a single roomed building with a tower was intended to be a mortuary with a burial ground alongside it. This was never consecrated as it stood high above the village wells and cottages and could have led to contamination and spread of disease. Later it was extended and called Tower House. A cottage built alongside the burial ground was used as a part-time school and centre from which to dispense food and clothing to the poor of the Parish. It is now a private house, Cordelia.

The village had a wide range of shops – a baker, butcher, carpenter and coffin maker, sadler, grocer, fish and chip shop and post office. Gradually, all these have closed.

Over the years, Barsby had many pubs, the Noel Arms, the Shoulder of Mutton, the White House, the Plough and the King William which was the last remaining one. This was destroyed by fire in 2003. Houses now stand on the site.

Utilities gradually came to the village, electricity in the early 1900's, water in 1948-49, sewage disposal in 1970, gas in the 1990's and, lastly, Super-Fast Broadband in 2017.

The village hall which was built in 1927 was a centre for social activities. It was demolished in 1996 when it needed costly updating and repair work. The area was landscaped and became known as the Village Hall Green with a childrens' play area, a petanque piste and a large grass area. Village social events are held here.

In 2018 there are five working farms based within the village. There is no other employment. Villagers depend on their own transport to access work as there is only a limited bus service. Within the community there are 72% working, including some home working and 28% retired households. There are currently 80 houses in the village with 152 people on the Register of Electors.

## Ashby Folville

The village dates back to the Domesday Book of 1086 when it was called Ascebi, (Danish for the place of the ash tree), being in the ownership of Countess Judith, a relative of William the Conqueror. The Folville attachment reflects the granting of the rights of land to the Folville family who founded the Manor at Ashby Folville. The Folvilles in the age of Edward II were a notorious band of outlaw brothers/knights who have been linked to some of the Robin Hood Tales and were involved in a number of thefts and murders.

Eustace Folville was murdered by an assassin in his bedchamber at the Manor in 1274. John Folville and Geoffrey Folville were knights who fought at Crecy and were pardoned of their previous crimes for their services abroad. The Manor and lands passed to the Woodfords by marriage of Mabel Folville to John Woodford around 1370. A Robert Woodford was knighted by Henry V at the battle of Agincourt.

The village currently has a population of approximately 100. The Ashby Folville Estate was bought in 1890 by Herbert Smith-Carington. Many of the properties in the village and surrounding farms are still rented from the Estate.

Boundary walls are a particular feature of the village with substantial lengths of low stone walls. The curtilage of the Manor House fronting Folville Street is a high red brick wall topped by traditional tile capping. This continues on the opposite side of the road. Ashby Folville is also well known for its mature Horse Chestnut Trees.

## Gaddesby Parish Profile

At the time of the 2011 Census, Gaddesby Parish was home to around 762 residents living in 316 households. Analysis of the Census suggests that between 2001 and 2011 the Parish population grew by around 1.6% (12 people) and the number of dwellings rose by 6.3% (19).

There is a higher than average proportion of older people residing in the Parish and evidence that the population is ageing with the share of residents aged 65 and over increasing from 17% of the total population in 2001 to 23% in 2011. The Census shows that the number of residents aged 65+ rose by 38% during this period. In line with national trends the local population is likely to get older as average life expectancy continues to rise.

Home ownership levels are very high with around 80% of households owning their homes outright or with a mortgage or loan and at 4% the share of households living in social rented accommodation is very low when compared with Borough, regional and national rates.

There is evidence of under occupancy suggesting a need for smaller homes which would be suitable for residents needing to downsize, small families and those entering the housing market. Providing suitable accommodation for elderly residents may enable them to remain in the local community and release under-occupied larger properties onto the market

suitable for growing families.

There is a predominance of detached housing and a limited supply of smaller homes.

Land Registry data indicates very little new build housing market activity in the Parish.

Deprivation is not a significant issue in the Parish, but the area is ranked relatively highly in the Indoors Living Environment deprivation domain, which could suggest that some residents may find it difficult to access owner-occupation or access the private rental market.

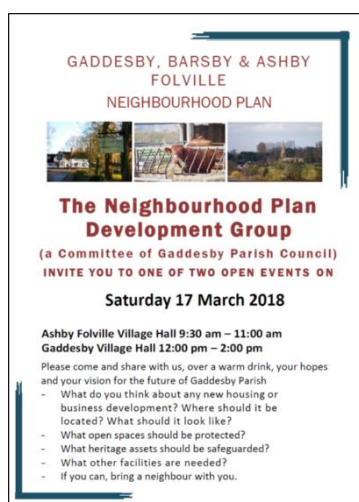
### 3. Community Engagement

After the Parish Council took the decision to prepare a Neighbourhood Plan a process was set in motion to establish an Advisory Committee to drive the process forward.

#### Open Event

A consultation event on 17 March 2018 set out the context and stages of the project and asked questions about people's thoughts about Gaddesby Parish. An analysis of the event is included in the evidence base.

The views expressed by the residents were used to shape the strategy in preparing the Neighbourhood Plan for the Parish. Over 70 people attended and offered their views. The event was also used to select a Neighbourhood Plan logo following a competition amongst local primary school children.



The March 2018 event revealed mixed views about the desirability of new housing. Many people recognised that affordable housing was needed for new families and residents, and that a mix of family housing would be valuable, as would the provision of smaller housing for young and old. Some comments referred specifically to the need to accommodate younger families to ensure the long-term sustainability of the school, churches and the village communities in general. However, concerns were also expressed about: the imposition, by the Borough, of an externally generated quota of new housing; the need to preserve the rural tranquillity, character and appearance of the Parish's three historic villages; and, related to the latter, the perceived desirability of re-instating village envelopes which had been in the former Local Plan, albeit in slightly extended form to reflect changes since the drafting of that Plan.

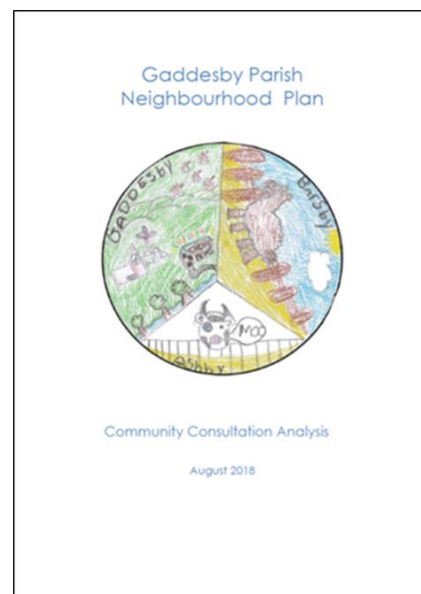




## Community Questionnaire

In June/July 2018 copies of the community questionnaire were distributed to every household in the Parish. There were 93 responses representing 15% of the adult population.

The questionnaire results were broadly consistent with the March Open Event. On housing type there was a strong indication of a moderate need for two/three-bedroom homes (49%) and a majority view that there is a low need for four+ bedroom homes. Conversely, in response to a subsequent question, a majority of respondents stated that they did not wish to see any new housing development in the Parish. In relation to new development: a majority agreed that it should be sympathetic to local style and heritage. There was a preference for garden and infill sites, and a majority also disagreed that new development should be on greenfield sites. However, opinions were mixed on the question of whether new development should be on the edge of existing villages. The analysis revealed limited appetite for privately rented, housing association, leasehold and shared ownership accommodation. In relation to the built environment there was strong support for the protection and conservation of Listed Buildings, the three Conservation Areas and protected trees.



## Theme Groups

Following the Open Event in March 2018, a number of residents agreed to join Theme Groups to explore the detail of the Neighbourhood Plan; to build the evidence base and to lay the foundation for the draft Neighbourhood Plan. An Environmental Theme Group was established, along with a theme group on housing and the built environment and a third focussed on community sustainability. This comprised community facilities, employment and transport. This investigatory work continued until late 2018.

## 4. A Vision for Gaddesby

A simple and clear vision for the future development of the Parish has been established based on local consultation. The vision is as follows:

The three villages of the Parish of Gaddesby – Ashby Folville, Barsby and Gaddesby - lie in rural Leicestershire, South West of Melton Mowbray. They are peaceful, historic villages with a strong agricultural heritage, community identity and activities. Each has a distinct character being interlinked by country roads, wide green verges, footpaths and bridleways.

The Neighbourhood Plan seeks to ensure that the villages continue to be attractive and sustainable places in which to live and work whilst maintaining their individual identities.

This will be done by

- protecting and enhancing the locally diverse landscape, preserving the tranquil environment, identified open spaces, local amenities and ecology.
- protecting the heritage assets of the Parish.
- managing traffic and parking, thus ensuring safety of pedestrians, cyclists, horse riders and motorists.
- supporting rural communities through timely public transport to neighbouring centres
- supporting proportionate and sustainable development in a gradual phased manner. Any development to be built in keeping with the character of each village while supporting sustainability, relevant demographics and infrastructure support.

## 5. Policies

### A. Housing and the Built Environment

The 2019 NPPF makes clear that the preparation of plans and policies should be underpinned by relevant and up-to-date evidence, and that this should be adequate and proportionate to support and justify the policies concerned, taking into account relevant market signals (para.31).

At paragraph 8, the NPPF also makes clear that plans should contribute to the achievement of sustainable development having regard to economic, social and environmental objectives. In particular the social objective aims to support strong, vibrant and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations. NPPF para.13 states that neighbourhood plans should support the delivery of strategic policies contained in local plans, and para. 29 requires that they: “should not promote less development than set out in the strategic policies for the area or undermine those strategic policies”. Gaddesby Parish Council acknowledges that the Gaddesby Neighbourhood Plan is required to be consistent with the strategic housing policies in the Melton Local Plan.

The Melton Local Plan 2011-2036 has updated the housing need across the Borough and the allocation of housing within it. It states that there is a requirement to provide at least 6,125 new dwellings across the Borough between 2011 and 2036. Of this, nearly two thirds of the dwellings needed over the Plan period will be built in the Melton Mowbray Main Urban Area, with the remainder spread across the rest of the Borough (35% of the total or 1,822 houses).

The Local Plan establishes a hierarchy of settlements to help to determine the most appropriate locations for the remaining development. Within this hierarchy, Gaddesby is classified as a Rural Hub. The Local Plan identifies a residual housing requirement for Gaddesby of 47 dwellings, although provision is made for only 36 dwellings reflecting the capacity in the village. These 36 dwellings are contained within three residential allocations as follows:

GADD1 - Holme Farm (14 units);

GADD2 - Land Off Pasture Lane (11 units)

GADD3 - Land north of Pasture Lane (11 units)

These sites are acknowledged in the Neighbourhood Plan. No further residential allocations are proposed.

Barsby and Ashby Folville are classed as Rural Settlements, which are expected to contribute a percentage of new housing on small unallocated developments within or at the edge of the settlement which are well related in scale and character:

## Settlement Boundary

In historical terms, rural communities like Gaddesby have often been protected by the designation of a village envelope (or settlement boundary) adopted in a statutory Local Plan. With a settlement boundary in place development is only permitted inside the envelope or outside it in carefully controlled circumstances (for example to provide affordable housing or to meet the needs of the rural community). The purpose of the newly drawn settlement boundary is to ensure that sufficient land is identified to meet residential need and that this is available in the most sustainable locations.

Settlement boundaries were originally established by Melton Borough Council in order to clarify where all new development activity is best located. They have been used to define the extent of a developed part of a settlement and to distinguish between areas where, in planning terms, development would be acceptable in principle, such as in the main settlements, and where it would not be acceptable, generally in the least sustainable locations such as in the open countryside. Such unfettered and/or unsustainable growth would risk ribbon or piecemeal development and the merging of distinct settlements to the detriment of the community and visual amenity of the area.

The Melton Local Plan has removed the existing village envelopes contained within the previous Local Plan, but the Parish has indicated its desire to maintain the settlement boundary around the built area of Gaddesby. The Neighbourhood Plan has therefore designated a settlement boundary for the built form of Gaddesby village, as shown below in figure 2, which updates and supersedes the boundary previously used by Melton Borough Council. It takes into account recent residential planning approvals and the site allocations designated in the Local Plan.

Through community consultation to date residents have expressed a clear desire to maintain what is special about Gaddesby Parish for future generations. Its countryside setting, and the quiet pace of rural life are seen as being of particular importance.

In statutory planning terms, land outside a defined limit to development including any individual or small groups of buildings and/or small settlements, is defined as open countryside. It is national and local planning policy that development in open countryside should be carefully controlled. Recognising “the intrinsic character and beauty of the countryside” is identified as an important principle in the NPPF (para 170 b). This approach is also supported by the Gaddesby Neighbourhood Plan because it will help ensure that development is focused in more sustainable settlements with a greater range of services and facilities and infrastructure that has capacity for expansion, as well as helping to maintain the special landscape character of the Parish and protecting the countryside for its own sake as an attractive, accessible and non-renewable natural resource.

The updated settlement boundary for Gaddesby has been determined using the following

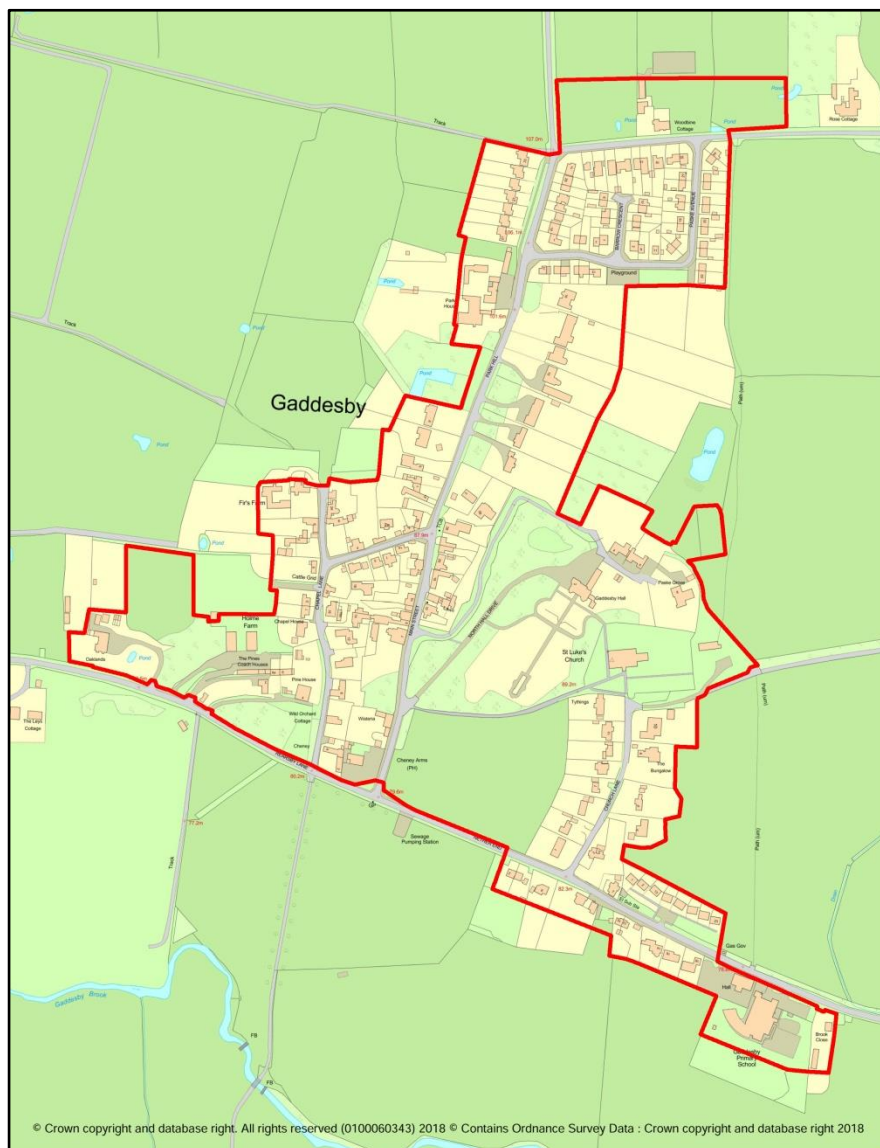


criteria:

1. Recent approvals and existing commitments by virtue of an extant planning permission for residential development on the fringes of the settlement have been incorporated;
2. Clearly defined physical features such as walls, fences, hedgerows and roads have been followed where appropriate;
3. The residential development sites allocated within the Local Plan (GADD1, GADD2 and GADD3) have been included within the settlement boundary;
4. Non - residential land which relates more to the countryside such as agricultural land, paddock, meadow, woodland and/or other green-field land has been excluded.

The villages of Barsby and Ashby Folville are to be treated as countryside for the purposes of the Neighbourhood Plan as they are outside of the settlement boundary but within the Parish.

**Fig 2 – settlement boundary for Gaddesby Village**



**POLICY HBE1: SETTLEMENT BOUNDARY** - development proposals within the Settlement Boundary, or in terms of new community facilities close or adjacent to the Settlement Boundary in figure 2 above will be supported where they comply with other policies in this Plan.

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

## Housing Mix

At the 2011 Census Gaddesby Parish had an overall population of 762 residents living in 320 households, nearly all of whom were located in the three historic villages of Gaddesby, Barsby and Ashby Folville. The average household size was some 2.4 persons. The Census age profile shows that the proportion of children and younger persons (i.e. those aged 15 years and below) at 16.4% was lower than the Melton Borough average of 18.1%, as was the proportion of adults of working age (those of 16-64 years) at some 61% compared with the Melton Borough average of 63.5%. Completing the age profile picture, those Parish residents aged 65 years or over comprised some 22.6% of the Parish population, notably above the averages of 18.4% in Melton Borough and 16.3% in England as a whole.

Looking back to the 2001 Census provides further evidence of an ageing population, the proportion of residents aged 65 years and over having increased from 17% in 2001 to 22.6% in 2011. The Census data also shows that the number of residents aged 65+ rose by 38% (47 people) during this ten-year period. In line with national demographic trends, latest available population projections suggest that Melton's 65 plus age group is forecast to grow by around 60% between 2014 and 2034. Thus, for the Plan period to 2036 the Parish is characterised by an increasingly ageing population with a disproportionately low level of young and working aged people.

This ageing population profile raises significant questions about the social sustainability of the Parish villages in the medium to long term, although it should be noted that the community's one primary school (Gaddesby) is currently operating close to its planned net capacity of 210 places, albeit from pupils drawn from a catchment area extending beyond the Parish boundaries.

Home ownership levels are high with around 79% of households owning their homes outright or with a mortgage or loan. This is higher than the Borough (72%), regional (67%) and national (63%) rates (2011 Census results). Just 4% of households live in social rented accommodation, lower than the Borough (11%), regional (16%) and national (18%) rates. Around 14% of households live in private rented accommodation, in line with the Borough but

below the regional (15%) and national (17% ) rates.

In terms of housing type, the majority (65%) of dwellings were detached, significantly higher than the Borough (41%), regional (32%) and national (22%) proportions. Semi-detached housing accounts for 29% while terraced housing, flats and apartments account for 5% of accommodation, much lower than Borough (23%), region (32%) or national (47%) share.

Appendix 3 includes the Housing Needs Report and Census and Land Registry data in support of these figures.

**POLICY HBE 2: HOUSING MIX - New Housing development proposals should provide a mixture of housing types to meet local needs in the villages of Gaddesby, Barsby and Ashby Folville.**

Housing proposals should be designed in a way in which a significant proportion of the dwellings should contain 2 and 3 bedrooms and homes suitable for older people, including bungalows and dwellings suitable for those with restricted mobility. The incorporation of four-bedroom houses into housing developments will be supported where, as appropriate to the site concerned, they complement the provision of two or three-bedroom houses, provide for an identified local need or ensure that the wider development is commercially-viable.

## Windfall Development

A windfall site is defined in the NPPF as one which has not been specifically identified as available through the local or neighbourhood plan process. Sites often comprise previously developed land that has unexpectedly become available.

Policy HBE3 provides a context for such development to come forward. It has been designed to add local value to Policy SS3 of the Melton Local Plan. In particular it identifies criteria that relate to the character of the neighbourhood area. It supports windfall development where it would be in keeping with the scale and character of the host settlement concerned. This will be a matter for the Borough Council to determine on a case-by-case basis. Nevertheless, in the context of Policy SS3 of the Local Plan windfall development is anticipated to be of up to about 5 dwellings for Gaddesby, and up to about 3 dwellings for Barsby and Ashby Folville.

**POLICY HBE 3: WINDFALL SITES** - Proposals for residential development within or on the edge of Gaddesby, Barsby and Ashby Folville will be supported provided they are in keeping with the scale and character of the host settlement and where they:

- a) Are well designed and accord with the design principles described in policy HBE 5;
- b) Pay full and detailed regard to the locally specific landscape characteristics, and the defined heritage asset designations, including the settings of Listed Buildings and the need to preserve or enhance the character and appearance of Conservation Areas;
- c) Provide housing which meets a local need in line with Policy HBE 2;
- d) Are served by sustainable infrastructure and do not increase the risk of flooding;
- e) Help to protect and enhance the sustainability of existing services and facilities;
- f) Otherwise comply with the criteria in Policy SS3 of the Melton Local Plan.

## Affordable Housing

The 2019 NPPF references 'housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)' and identifies four elements – affordable housing for rent starter homes; discounted market sales housing and other affordable routes to home ownership. The PPG (2a-022) describes affordable housing need as being an estimate of "the number of households and projected households who lack their own housing or live in unsuitable housing and who cannot afford to meet their housing needs in the market."

Affordability is a housing consideration for the Parish. ONS House Price Statistics for Small Areas show the cost of an entry-level property on average across England and Wales has increased by almost 20% in the last decade to £140,000. For new properties the price was almost £180,000. In the Gaddesby Parish area a low to mid-price property costs on average £195,000, higher than the national average. Assuming a 15% deposit those entering the property market in the area would require a household income of £36,833 (£26,444 E&W average) and savings of £32,650, a challenge for many, if not most, entry level households.

The Local Plan requires developments of more than 10 houses to provide affordable housing at a level of 40%. The Neighbourhood Plan supports the provision of shared ownership schemes. On sites of 11 or more dwellings, developers will be required to provide a percentage of affordable homes in line with the Local Plan requirements having regard, in the first instance, to the local needs of the village in which the site is located, market conditions, economic viability and essential on- and off-site infrastructure requirements.

Policy HBE4 overlaps with the Borough Council's approach on affordable housing. The allocation of affordable housing delivered by the policy approach to local people is actively



supported by the Parish Council. In general terms the wider allocation of affordable housing in the parish should follow the principles within the Local Plan cascade approach.

**POLICY HBE 4: AFFORDABLE HOUSING PROVISION** - Development proposals for new housing where there is a net gain of 11 or more units and/or where the floor space exceeds 1000m<sup>2</sup> should provide affordable housing in line with the Local Plan requirements.

The affordable housing stock should be made available as an integral part of the development, should be visually indistinguishable from the equivalent market housing on the site and should be provided as clusters of up to 4 dwellings dispersed throughout the development, subject to a registered provider being prepared to acquire and/or manage the dwellings where applicable.

If it is not possible to provide affordable housing on site, in exceptional circumstances it will be acceptable to provide funding in lieu of affordable housing if this leads to the provision of additional affordable housing in the Parish.

## Design

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

The biggest challenge facing the future of the Parish is to balance the desire to protect the character of each village with the need for them to grow and evolve in a sensitive and proportionate manner to sustain the community and its facilities.

The policies in this section seek to reflect the design principles which the community believes will help to achieve this aim. They reflect the outcome of consultations, of community organisations and of the Housing Theme Group which specifically focused on relevant issues. The overall aim is to protect Gaddesby, Barsby and Ashby Folville so that they retain their character within a unique and distinctive Parish. This can be achieved by the use of the planning system to respond sensitively to the wide range of historic buildings, structures, landscapes and archaeology situated within the Parish. These assets form many of the key characteristics of the Parish, and future development should seek to enhance, reinforce and preserve this distinctive historic environment.

In this section therefore, the Neighbourhood Plan seeks to identify and protect the distinctive elements which together provide the special qualities of the landscape setting and built heritage of Gaddesby Parish

New development proposals should be designed sensitively to sit within the distinctive settlement patterns of the villages of Gaddesby, Barsby and Ashby Folville. Existing settlement

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

The community consider it to be important that new residential development is of the highest standard to ensure that it is in keeping with the majority of residential properties in the villages. It is not considered necessary to have a uniform series of properties that all look the same, rather to ensure that new developments respect the features of buildings which make the villages of Gaddesby, Barsby and Ashby Folville desirable places in which to live.

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

Residents in the Plan Area want their communities to play their part in the sustainable development of the Borough. As noted in the NPPF, Planning Authorities should, through their policies, contribute as fully as possible to the aims of Biodiversity 2020 DEFRA, 2011. New development in Gaddesby should be designed to incorporate the current best practice standards and methods for biodiversity protection and enhancement. The third criterion of the policy comments about a variety of ecological issues. As appropriate to their circumstances such details should take account of national best practice on these matters. They include Guidance Note 08/18 Bats and artificial lighting in the UK: (Bat Conservation Trust/Institution of Lighting Professionals, 2018).

**POLICY HBE 5: NEW HOUSING DESIGN** - As appropriate to their scale, nature and location proposals for new build, replacement, conversion dwellings or extensions will be supported where they:

- a) enhance and reinforce the local distinctiveness and character of the village in which it is located;
- b) are designed to respect the character, scale and massing of the site and its surroundings, while also including a variation of types, materials and styles to reflect the rural village diversity. Contemporary and innovative materials and design will be supported where they complement and do not detract from heritage assets;
- c) incorporate roof and wall construction methods which accommodate integral bird nest boxes and bat breeding and roosting sites, and hedges (or fences with ground-level gaps) for property boundaries which maintain connectivity of habitat for hedgehogs and use appropriate lighting designs, (including their locations, type, lux levels and times of use);
- d) provide electric car charging points.

## Light Quality

The Parish Council is concerned to limit the increase in street lights within the Parish. This is driven by the environmental benefits of limiting street and security lighting; the amenity benefits to households of limiting intrusive security lighting on adjacent properties and the economic benefits of reducing the cost of lighting and light pollution. This is supported by the NPPF. Paragraph 180 states that planning policies “should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation”.

Accordingly, this Neighbourhood Plan will require that any developments within the Parish should only feature on-street and external wall mounted lighting that is appropriate and sympathetic to the context, and consistent with the density and output of the lighting used in the surrounding area. Consideration should be made to maximise energy efficiency and minimise light pollution, all light being directed ground-ward.

POLICY HBE6: USE OF STREET LIGHTING - Any street lighting required by new development should respect the environment within which it is located and should generate the minimum levels of luminosity. The lighting element of development proposals should be designed to take account of the following principles:

- street lighting should be used only where and when it is needed
- all external lighting should only shine where the light is needed and not create glare or light intrusion.
- External lighting should be designed to minimise energy use and reduce the potential to impact wildlife, including bats.



## B. Natural and Historic Environment

### Introduction

#### The environment in sustainable development

This section of Gaddesby Neighbourhood Plan deals with the environmental component of *sustainable development*, as described in the National Planning Policy Framework, p.5. It balances the requirement for appropriate development in Gaddesby Parish against the value of environmental features that are both *special* – appreciated, in their own right and as community assets, by local people - and *significant* for their wildlife and history. It also deals with broader environmental issues of concern to the community, including protection and enhancement of local biodiversity.

Care was taken during preparation of the Plan to ensure that the policies (and the sites and areas of environmental significance covered by them) were not unduly restrictive on development during the Plan's lifetime. Only 21% by area of all the open and currently undeveloped land in the Parish is protected in any way from potential environmentally damaging development, and most of this is outside the Limits to Development (*Open Countryside* in planning). The key statistics are:

Total area of Gaddesby Neighbourhood Plan Area = 1842 ha  
Area of all open or undeveloped land = 1807 ha  
Total area designated or notified in this Plan for environmental protection = 380 ha (21%)

#### Landscape, geology and setting

The Plan Area is centred on the valley of Gaddesby Brook, a tributary of the Wreake whose source is a short distance east of Ashby Folville, and which flows on westward through Gaddesby. The valley, and the Plan Area, is defined to north and south by two ridges of high ground. The highest points are about 140m above sea level, while the Brook leaves the Parish at 65m. This difference is significant enough to give the landscape a distinctively dissected appearance, with long views both uphill and down and a real sense of open countryside and big skies.

Underlying the whole area are layers of Jurassic rocks – mostly clay, with some harder strata – but this is obscured everywhere (except for two locations in stream beds) by a covering of ice age deposits dating from the last big glaciation of England about 300,000 years ago. All the high ground is composed of *till*, rock debris, gravel and clay dropped here by the ice sheets. The valley is of interest to scientists because it is a relic of one of the headwaters of a large tundra river that, surprisingly, followed the route of the Wreake but in the opposite direction.

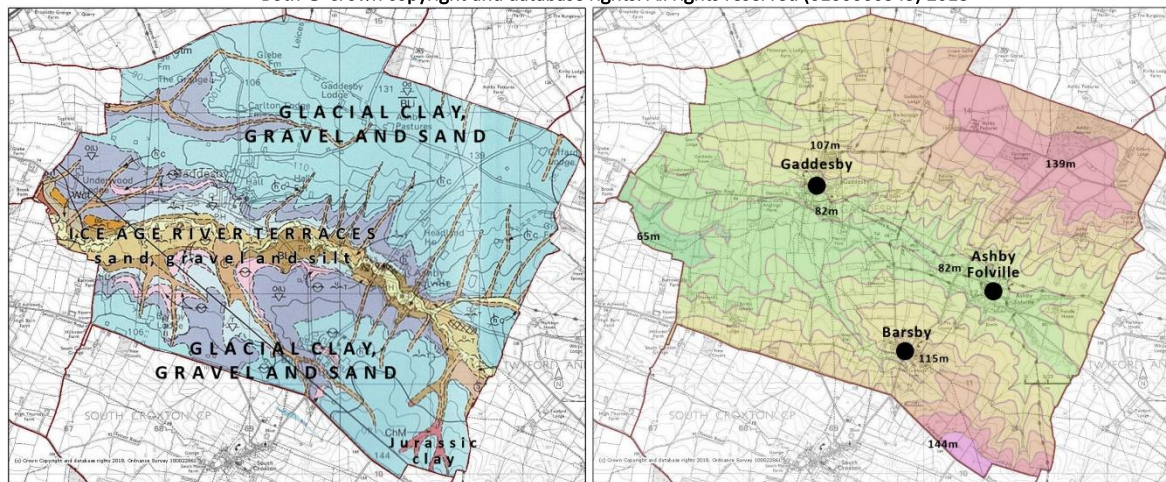
It originated in the West Midlands and flowed northeast past Melton Mowbray and on into the North Sea. There are at least two distinct river terraces either side of Gaddesby Brook; elsewhere these terraces are known, because of primitive stone tools found in the gravel of which they are composed, to have been inhabited by early hominids.

The original centres of Gaddesby and Ashby Folville are both located on these river terraces – close to water but away from flood risk – while Barsby is on a gravel patch in the glacial tills of the high ground.

**Figure 3: Geology (left) and topography of the Plan Area**

Geology adapted from British Geological Survey online mapping.

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## Historic environment

A general history of the three extant villages in the Plan Area appears in chapter 2. Each is markedly distinctive; the reasons are almost entirely the result of different histories, and it is the surviving evidence for these histories – medieval earthworks, village layouts, churches, grand and modest houses, farms, paddocks, walls, and other features – that have produced the historic environment which residents value and wish to protect. In summary, the Parish has:

- A historically significant area of medieval ploughlands preserved as ridge and furrow earthworks; 19<sup>th</sup>-century windmill on Ashby Road
- Gaddesby village: medieval village site (earthworks and street layout) surrounding church and manor house sites; two historic centres with protected open space between; surviving 15<sup>th</sup> to 19<sup>th</sup> century cottages and houses, particularly 18<sup>th</sup> century - enclosure redevelopment including farmhouses within the village; distinctive 'herringbone' brick walls
- Ashby Folville village: 17<sup>th</sup>, 18<sup>th</sup> and 19<sup>th</sup> century iterations of a manorial estate village; surviving historic (untouched by the modern world) combination of church, cricket

field, pub, brook, manor house and grounds, chestnut avenues and other mature trees, local stone walls and fishponds.

- Barsby: hilltop (ridge) village (unusual in Leicestershire) on original early medieval street alignment but now by-passed (18<sup>th</sup> century Enclosure changes); mostly 18<sup>th</sup> and 19<sup>th</sup> century cottages and houses, including three farmhouses/yards on the main street.
- The MAPS in this chapter have been reduced to fit the document page size. Full-size versions are available as *supporting documents*.

## Natural environment

Over a thousand years of continuous, intensive, land use means that no wild habitat survives here. However, as elsewhere in England, wildlife has adapted (changes in behaviour; different species) to occupy the range of 'semi-natural' habitats people have created unintentionally. These plantations, coverts, hedgerows, parks and gardens, meadows, ponds, riverbanks and so on are the places where English biodiversity exists, both nationally and in Gaddesby Parish. So while Gaddesby has no nationally important wildlife sites it does have a good number of local features and habitat areas whose ecological value makes a vital contribution to the survival of English biodiversity (see Policy ENV 2, figure 5.2).

## Existing environmental designations

The Parish is located in National Character Area *NCA 93 High Leicestershire* (designated by Natural England for planning purposes), and entirely or partly in three MBC Landscape Character Areas (*7 Village Pastures; 11 Pastoral Farmland; 14 Gaddesby Valley*). There are 23 Listed Buildings, eleven further sites and features of historical significance (Leicestershire & Rutland Historic Environment Records), 16 areas of *Priority Habitat* (as defined by Natural England), and nine Local Wildlife Sites (LCC and MBC records).

## Environmental inventory

Eighteen Parishioners were involved in undertaking a comprehensive environmental inventory (Appendix 4) of the whole of Gaddesby Parish between September and November 2018. The work was in two parts: a *review* of all existing designations and available information, and *fieldwork* to identify sites and features of natural and historical environment significance in the context of the Plan Area.

The review compiled information from many sources, including DEFRA; Natural England; Historic England; Leicestershire & Rutland Historic Environment Records; Leicestershire & Rutland Environmental Record Centre records (biodiversity and geology); Environment Agency; British Geological Survey; Old maps (Ordnance Survey, manuscript); British History

Online; local history and archaeology publications, and local knowledge.

The fieldwork reviewed all open and currently undeveloped land in the Plan Area, and significant species, habitats, landscape characteristics, earthworks and other extant features were recorded and (in the case of existing designations) checked.

This data, along with all relevant site-specific information from the existing information review, were mapped and tabulated, and each site was scored and evaluated using the nine criteria for Local Green Space selection in the *National Planning Policy Framework* 2018. The scoring system is included as Appendix 5.

## Local Green Space

Of the 460 inventoried parcels of open land in the Parish, 120 were identified as having notable environmental (natural, historical and/or cultural) features. These sites were scored, using the seven criteria for Local Green Space designation noted in the National Planning Policy Framework (NPPF) 2018 (see Appendix 5 for the criteria and scoring system use in this Plan). The Plan proposes the designation of an additional local green space to those already identified in the neighbourhood area in the Melton Local Plan. One further site has also been designated as Local Green Space by Melton Borough Council. Their statutory protection will ensure that these most important places in the natural and human environment of Gaddesby, Barsby and Ashby Folville are protected for the benefit and appreciation of residents, visitors and future generations. The sites are described in Appendix 5.

**POLICY ENV 1: PROTECTION OF LOCAL GREEN SPACE – Development proposals that would result in the loss of, or have an adverse effect on, the following Local Green Spaces (map, figure 4) will not be supported other than in exceptional circumstances.**

### DESIGNATED IN THIS NEIGHBOURHOOD PLAN

St. Mary's churchyard, Ashby Folville (501)

### DESIGNATED BY MELTON BOROUGH COUNCIL AND SUPPORTED IN THIS PLAN

St. Luke's churchyard, Gaddesby (inventory reference 202)

Carington cricket field, Ashby Folville (281)

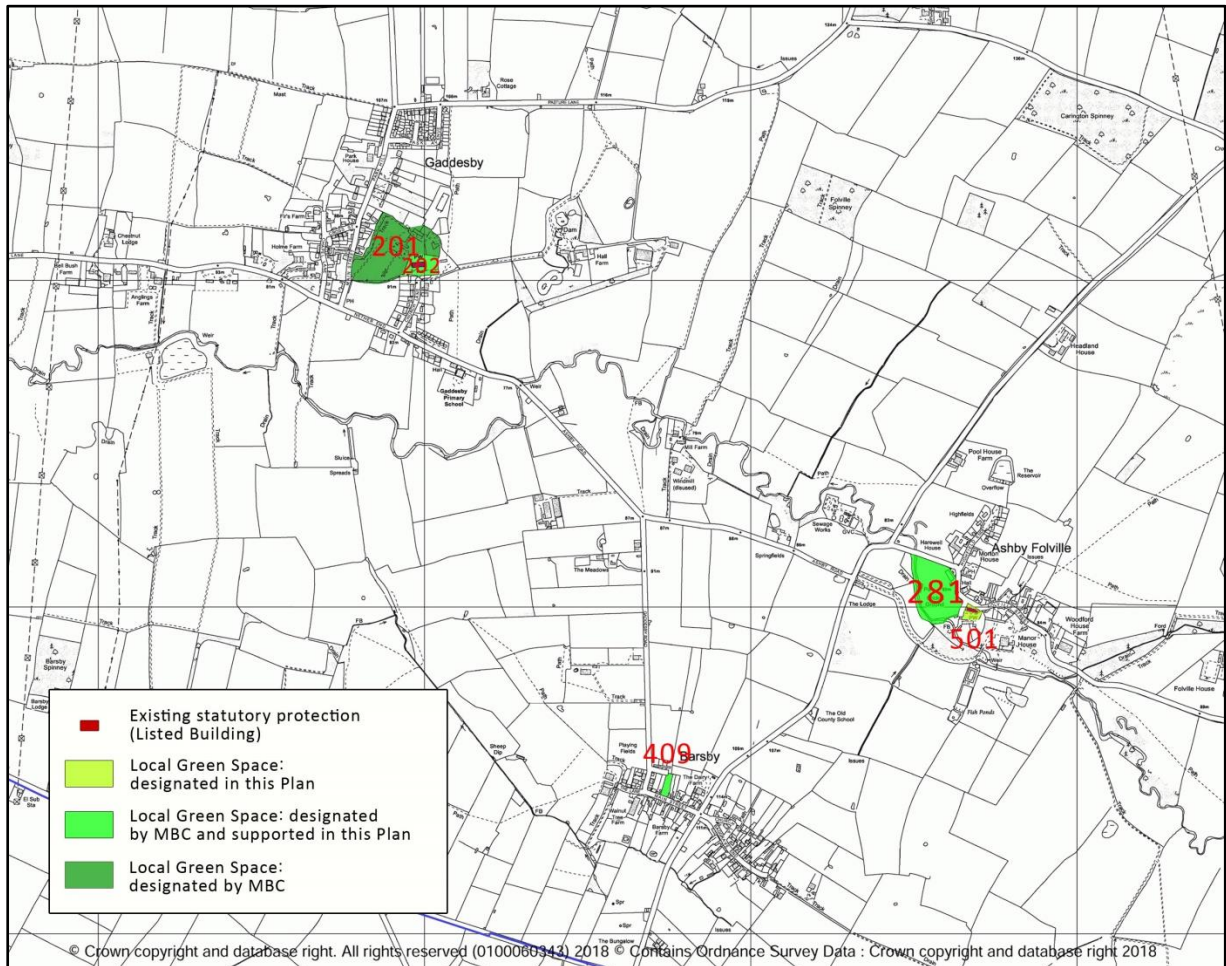
Old village hall community open space and play area, Main Street, Barsby (409)

### DESIGNATED BY MELTON BOROUGH COUNCIL

Grounds of Paske Grove, Gaddesby (201)



Figure 4: Local Green Spaces in the Plan Area



## Sites of environmental significance

A group of inventory sites scores highly for 'history' and 'wildlife' (scoring at least 3/5 under either of these two criteria) but, because their community value scores are not high they are not eligible for Local Green Space designation. The features for which the identified sites have been selected and notified are listed in the environmental inventory (Appendix 4). The maps (figures 5.1, 5.2) show their locations.

Policy ENV2 seeks to safeguard these important features of the neighbourhood area. It balances the significance of the sites with the importance of the development proposed to the local community. The sites have been identified as being of local significance for their environmental features (natural and/or historical). They are ecologically important in their own right, their historical features are extant and have visible expression, or there is proven buried archaeology on the site, and they are locally valued.

The historical environment sites comprise a) sites with *extant and visible* archaeological or historical features recorded in the Leicestershire & Rutland Historic Environment Records (L&R HER) database; b) sites in the L&R HER with proven buried archaeology; and c) other

The natural environment sites comprise a) those where *priority habitats* occur (Natural England mapping); b) sites identified as ecologically significant by Leicestershire County Council or Melton Borough Council, including Local Wildlife Sites, and c) sites identified during the inventory process as being of high biodiversity significance in the context of the Plan Area.



POLICY ENV 2: PROTECTION OF SITES OF ENVIRONMENTAL SIGNIFICANCE – Development proposals, or changes of use requiring planning permission, that would affect the sites of historical environmental significance shown on Figure 5.1 or the sites of natural environmental significance shown on Figure 5.2 should demonstrate that the development's local value outweighs the environmental significance of the site or feature.

## Buildings and structures of local significance

### Listed buildings

Twenty-three buildings and structures in the Plan Area have statutory protection through Listing at Grade I or II. The Neighbourhood Plan lists them (Appendix 6) for reference, and to note that new development will be required to take into account their settings as defined, on a case by case basis. Their location within, or close to, sites designated or noted for protection in the Plan's Policies thus contributes to these sites' evidence of significance.

### Local heritage list

The Neighbourhood Plan identifies a number of other buildings and structures in the built environment of Gaddesby Parish that are considered to be of local significance for architectural, historical or social reasons (details in Appendix 7). Their inclusion here records them in the Planning system as non-designated *heritage assets*.

**POLICY ENV 3: BUILT ENVIRONMENT: NON-DESIGNATED HERITAGE ASSETS** – The structures and buildings listed in this policy (and maps, figure 6.1 and 6.2 below) are identified as non-designated local heritage assets. They are important for their contribution to the layout and characteristic mix of architectural styles in the village, and their features and settings should be protected wherever practicable. The benefits of a development proposal, or of a change of use requiring planning approval, will be balanced against their significance as heritage assets.

#### Gaddesby

- G1. MLE3776 Post-medieval watermill south-east of Bunbury Farm
- G2. Herringbone walls, Chapel Lane
- G3. Herringbone walls (Lawn Wall) and ha-ha
- G4. Avenue of trees, opposite Chapel Lane
- G5. Water pumps, Chapel Lane
- G6. The Blue Stone, Cross Street/Chapel Lane
- G7. Avenue of trees, Park Hill

#### Ashby Folville

- A1. MLE17520 Post-medieval farmstead, 37, Folville Street
- A2. Roadside trees, Ashby Folville
- A3. Stone walls, Ashby Folville village centre

#### Barsby

- B1. MLE3780 Medieval timber framed building, formerly White House Farm
- B2. MLE22682 Cruck-framed barn, former White House Farm
- B3. MLE16832 Methodist Chapel, Baggrave End
- B4 Godson's Folly, Church Lane

Figure 6.1 Local Heritage List: buildings and structures of local significance (non-designated heritage assets), Gaddesby

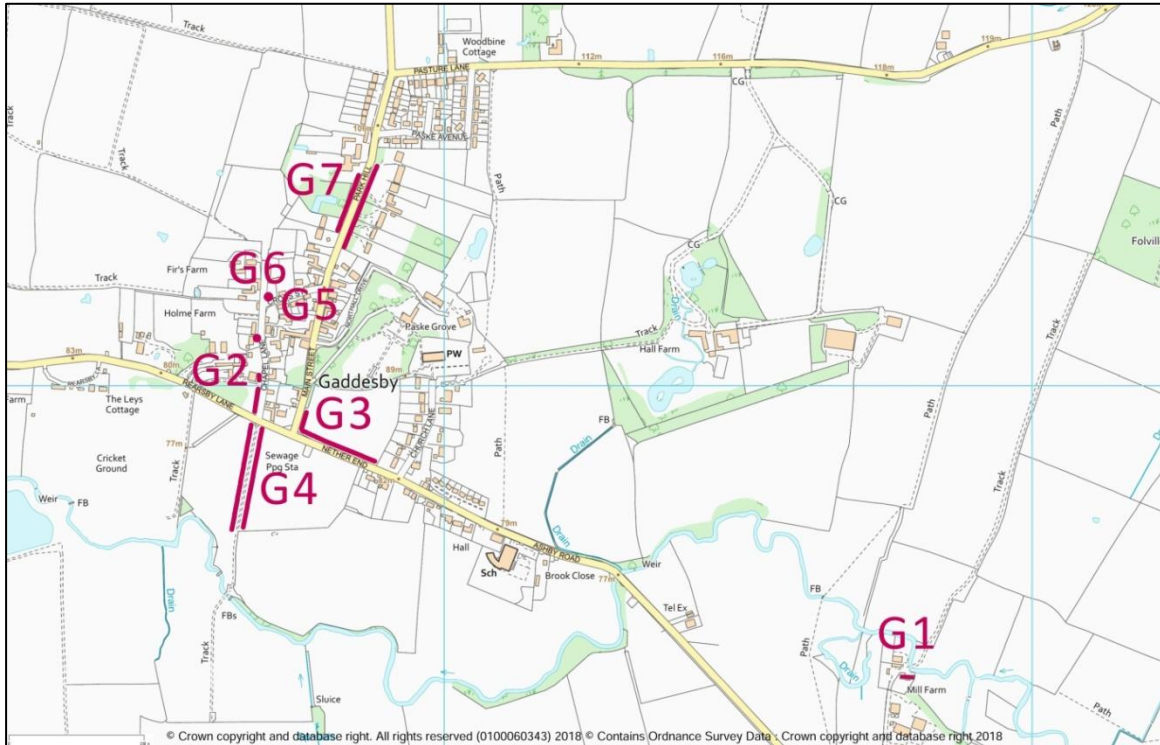
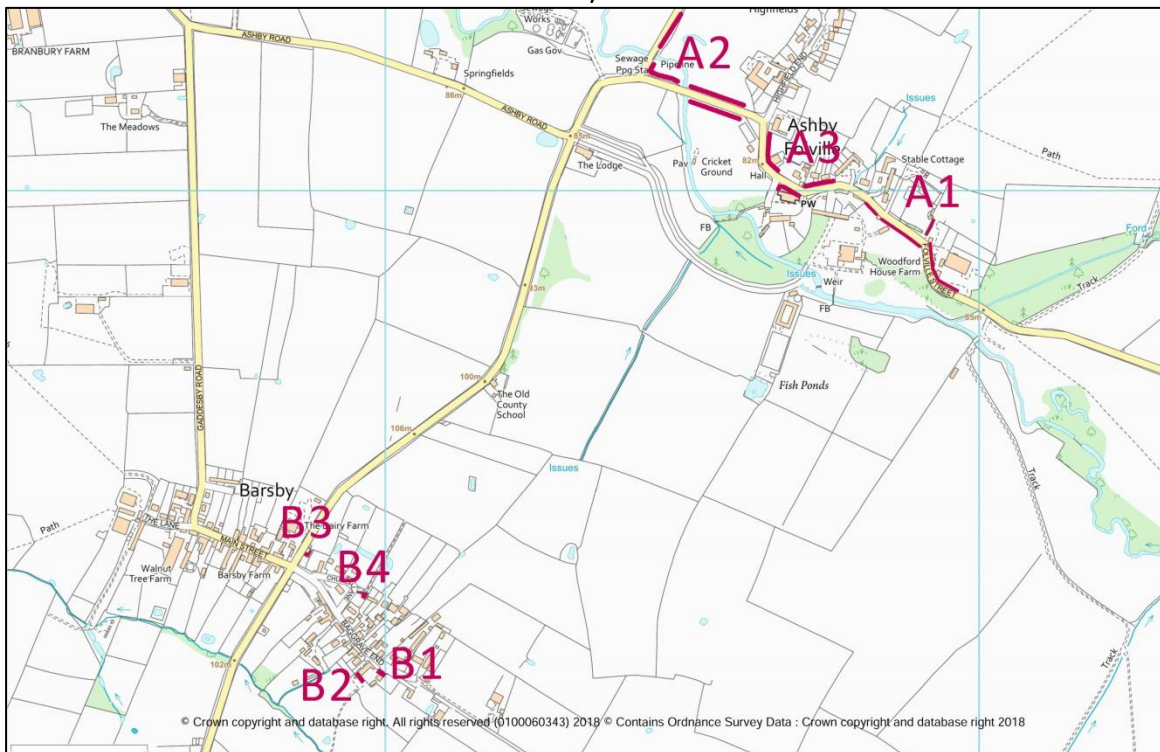


Figure 6.2 Local Heritage List: buildings and structures of local significance (non-designated heritage assets), Barsby and Ashby Folville



## Ridge and furrow

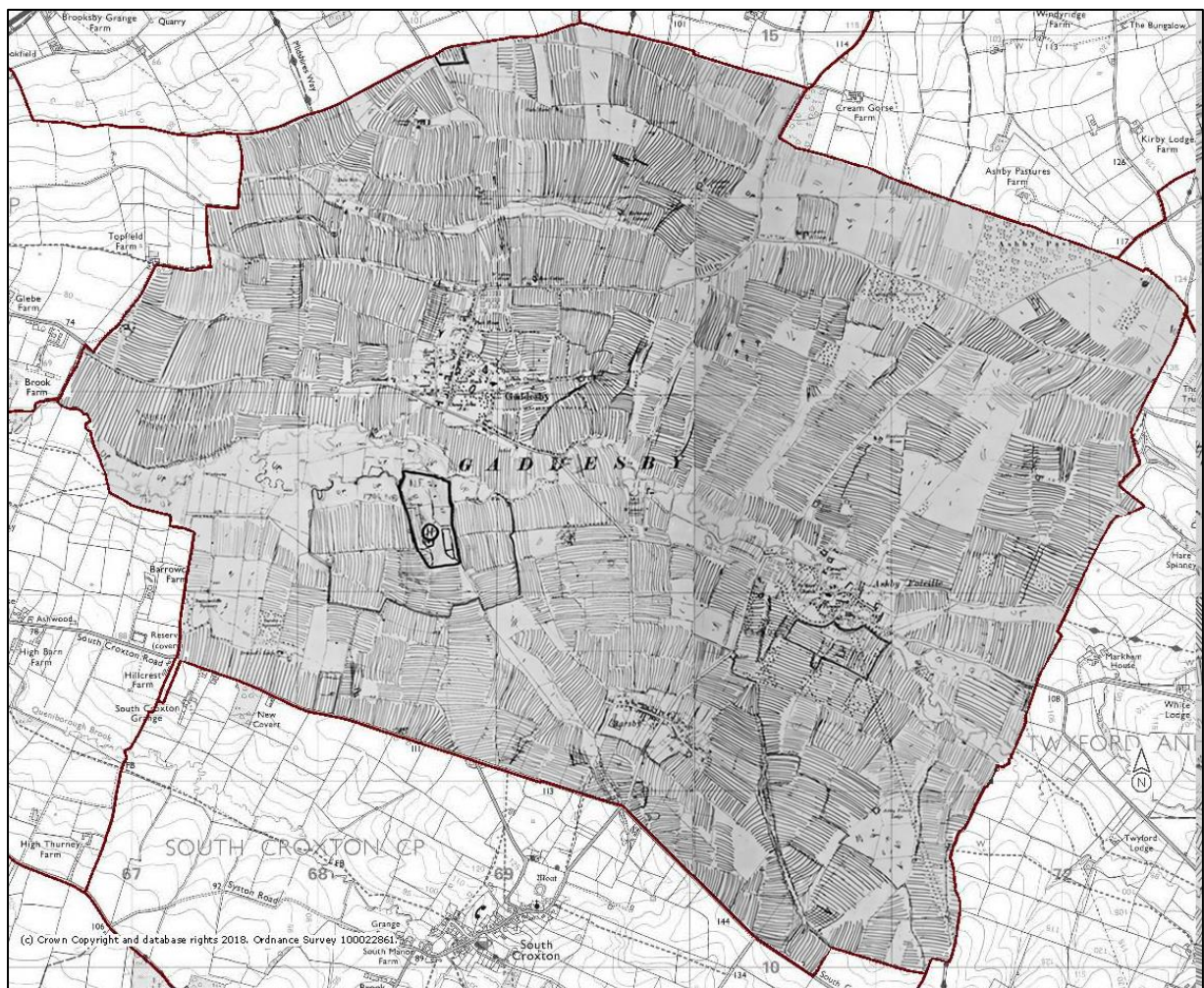
Ridge and furrow, the earthworks preserving medieval ploughlands, are an important element



of the English historic heritage; it could be argued that they are the agriculture equivalent of Parish churches and crick cottages. In recognition of their significance and the amount destroyed across the whole country since 1950, Historic England now recommends that the surviving fragments should be treated in the Planning system as *non-designated heritage assets*.

Gaddesby civil Parish encompasses four medieval settlements and their farmland: the three extant villages and Newbold, which was deserted in (probably) the 14<sup>th</sup> century and its fields absorbed into Gaddesby's. Each of these *townships* consisted of a settlement surrounded by three or more large open fields, which were managed using a crop rotation system and ploughed in strips. This open field system was practised from about the 9<sup>th</sup> century until the 18<sup>th</sup>, when the last of the open fields were *enclosed* and turned over to pasture, beneath which the ancient plough strips were protected (figure 7.1).

**Figure 7.1: The full extent of ridge and furrow in Gaddesby Parish, about 1947, reconstructed by R.F.Hartley**  
(Leicestershire County Council Environmental Records Centre)



It was only after the Second World War, when modern intensive farming began, that these grazing fields were converted back to arable and the process of levelling the ridge and furrow began. By 1990, the rate of loss had become so acute that English Heritage (now Historic England) began a survey and developed a policy for protecting as much as possible of what

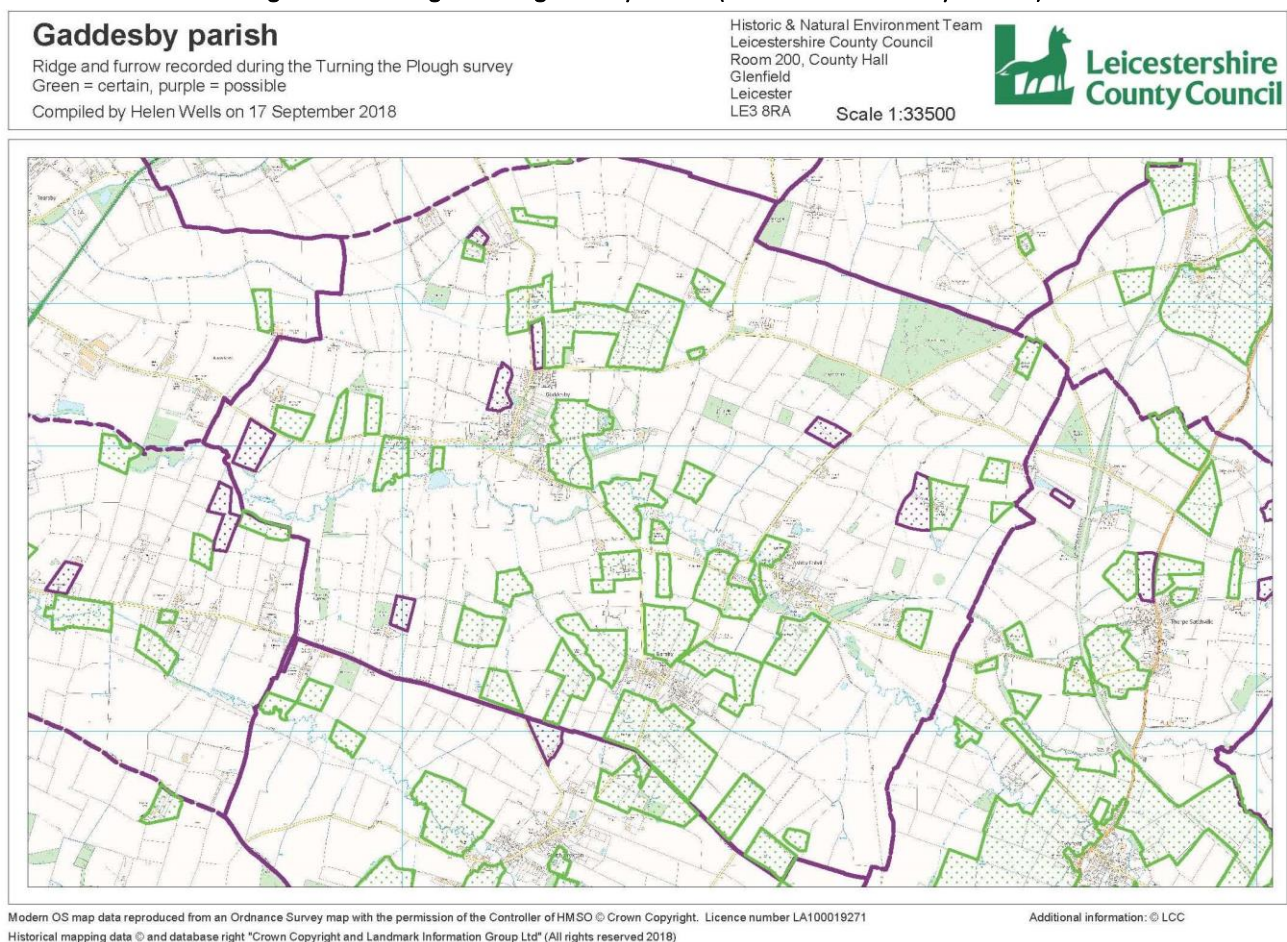


was left (figure 7.2).

Gaddesby is not among the 43 best ridge and furrow parishes (*priority townships*) in England, but it is not far behind. Assuming all the open land except woodland was still ridge and furrow in 1950, the survey (*Turning the Plough, English Heritage and Northants CC, 1999 figure 6.1*) showed that some 200 ha of the Parish's 1767 ha of undeveloped, non-wooded land still had ridge and furrow (11.3% survival). The national average was between 5% and 15%. The Parish has been re-surveyed in 2018 as part of the Neighbourhood Plan evidence-gathering work; this shows a small amount of further loss (figure 7.2) but this means Gaddesby retains what Historic England would regard as enough to give a good impression of the layout of the medieval fields in the four medieval townships as well as a record of the method of ploughing.

In conformity with National Planning Policy Framework 2018 paragraph 194, particularly footnote (63), this plan identifies the surviving ridge and furrow earthworks and notifies them as non-designated heritage assets to be taken into account by the planning system (figure 7.3).

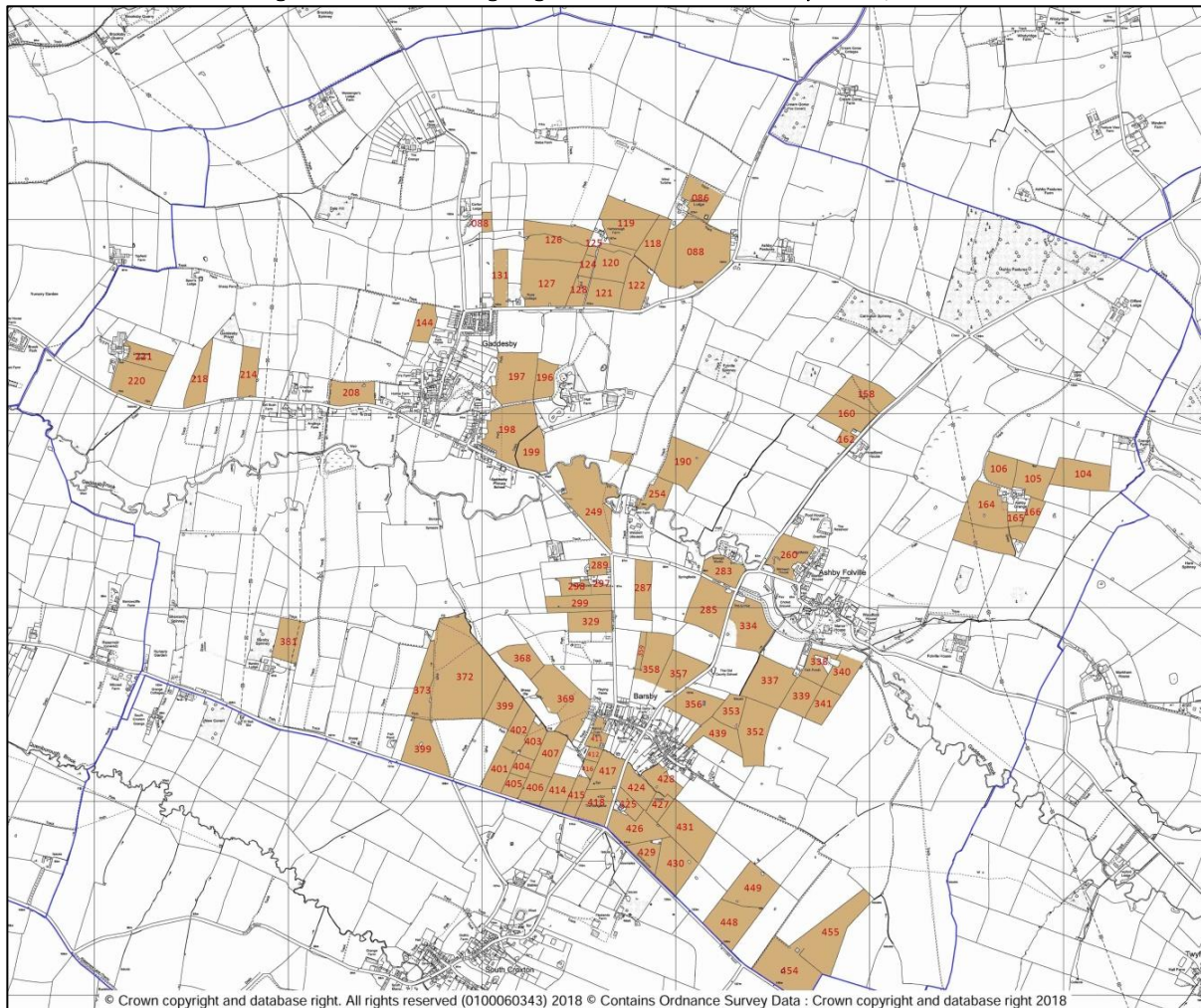
Figure 7.2 Turning the Plough survey c.1999 (Leicestershire County Council)



**POLICY ENV 4: RIDGE AND FURROW -** The areas of ridge and furrow earthworks shown on figure 7.3 are identified as non-designated heritage assets.

In assessing development proposals which would involve any loss or damage to an identified area of ridge and furrow earthwork on Figure 7.2 the benefits of the development will be balanced against the significance of the feature concerned as a heritage assets.

Figure 7.3: All surviving ridge and furrow in Gaddesby Parish, 2018



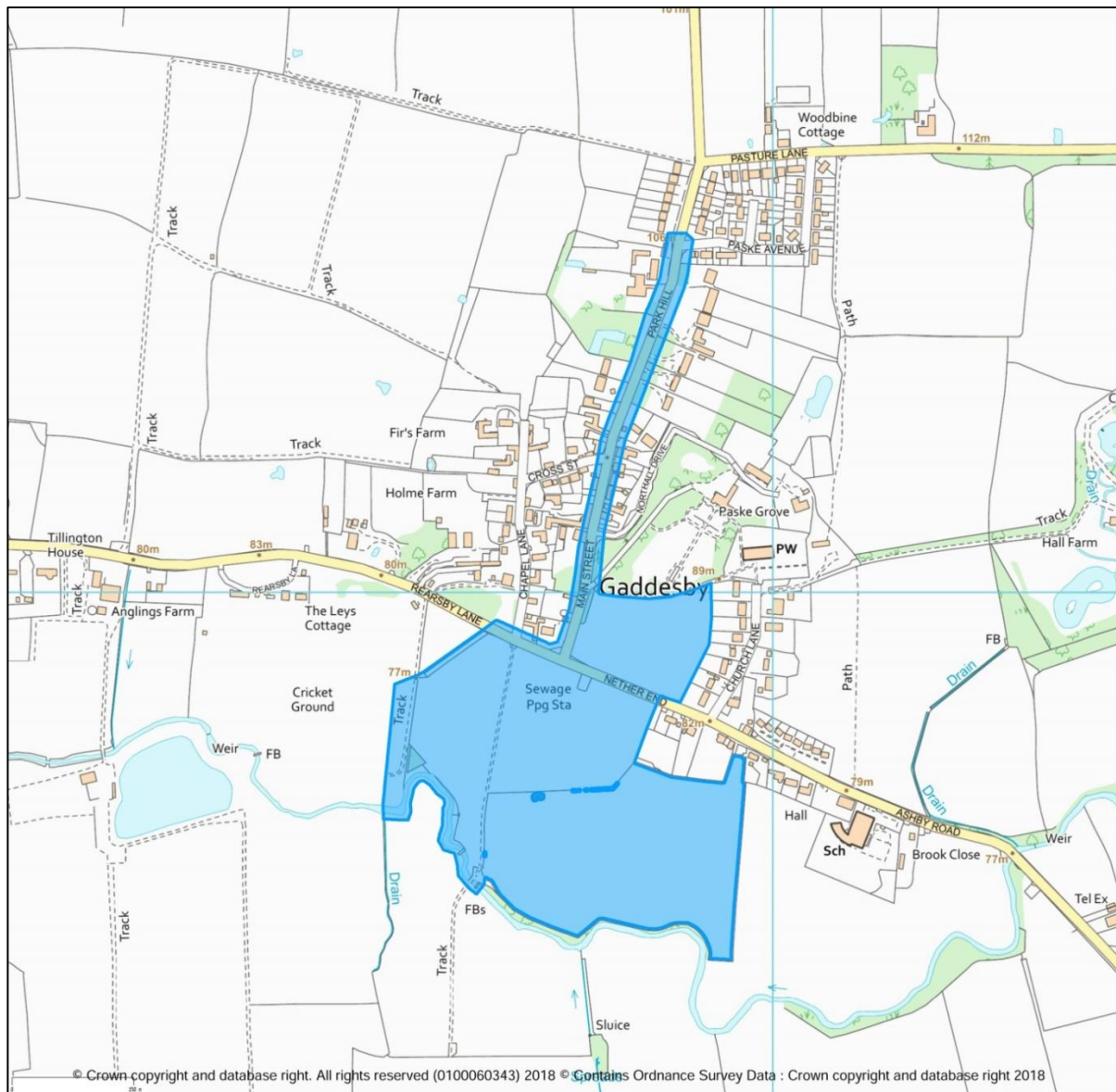
## Local Landscape Character Area

Residents and visitors place high value on a distinctive, picturesque and ‘timeless’ landscape area on the south side of Gaddesby village. This comprises the meandering brook with streamside willows, traditional floodplain grazing fields, an avenue of oak trees, the unofficial ‘village green’ of Lawn Wall with its distinctive herringbone pattern brick walls, and the attractive ‘street scene’ (as noted by Melton Borough Council in its landscape assessments of Gaddesby) up Main Street and Park Hill.



**POLICY ENV 5: LOCAL LANDSCAPE CHARACTER AREA** - Development proposals that affect the mapped (figure 8) landscape character area in and to the south of Gaddesby village should respect and enhance its quality, character, distinctiveness, natural and historical significance, and amenity value.

Figure 8: Local Landscape Character Area, Gaddesby



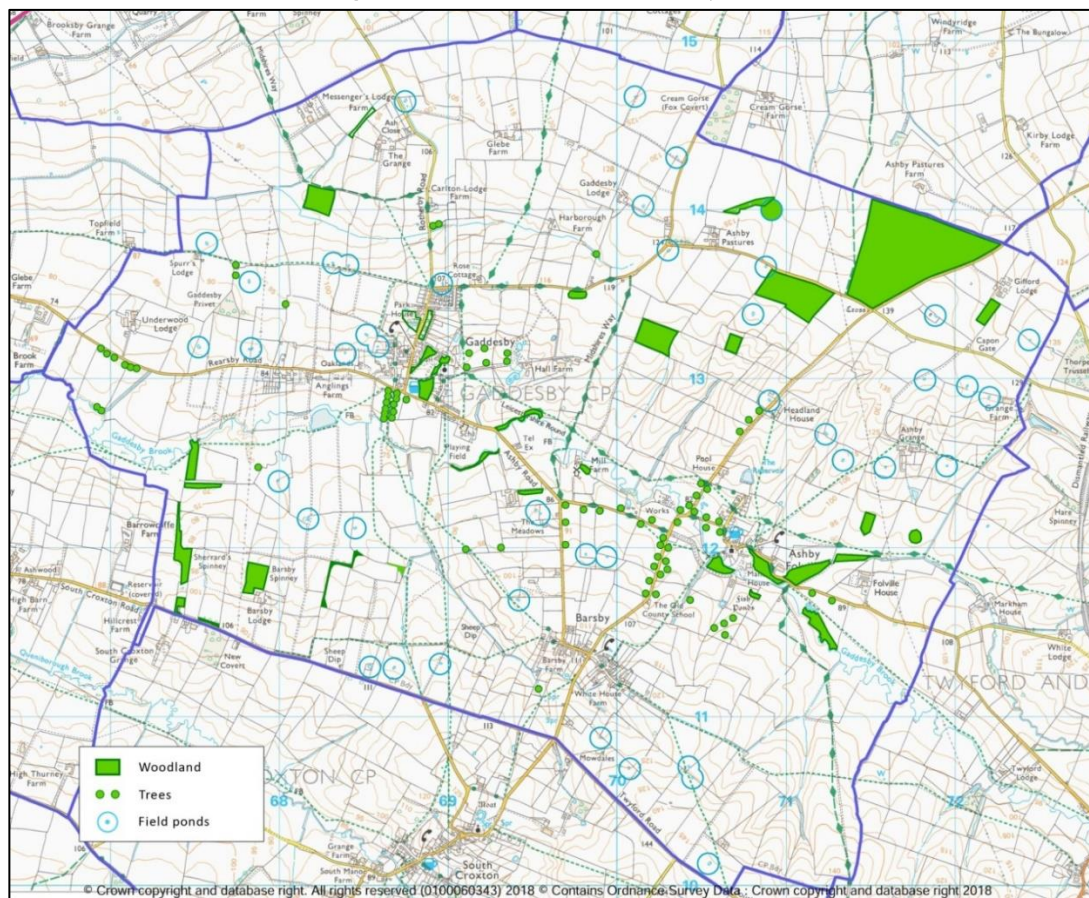
## Biodiversity and habitat connectivity

Thanks to its good soils and aspect, Gaddesby, Ashby and Barsby have been productive agricultural communities for over a millennium. To achieve this, most of its natural habitats were cleared centuries ago. There is no ancient woodland, heath or marsh and few or no traditional hay meadows or orchards. Gaddesby Parish may not have outstanding wildlife sites but it does still have pockets of semi-natural wild space, a number of 19<sup>th</sup> century coverts and, of particular distinction, roadside avenues and field ponds, all of which make a contribution to local and (effectively) national biodiversity.

Policy ENV 2 deals with the protection of identified parcels of land of high biodiversity value. Policy ENV 6 covers the general principal of protecting trees, woodlands and field ponds. It also identifies a wildlife corridor, incorporating some of the best semi-natural habitat areas in the Parish and passing close to the village. This wildlife corridor will provide *habitat connectivity* to enable wildlife populations to move between the otherwise isolated surviving places for living, breeding, foraging and feeding, and (because of its proximity to the village) give opportunities for local people to enjoy the benefits of appreciation of the natural world.

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). An individual planning decision affecting one parcel of wildlife habitat in one Neighbourhood Plan area might feel too small to affect biodiversity more widely. English biodiversity consists only of the sum of all such individual places; destruction of any one reduces English biodiversity – irreversibly – by that amount. The cumulative effect of this approach, allowing development to destroy local habitat sites, has played a significant part in the observed 70% decline of much of England’s wildlife over the past four decades. The people of Gaddesby Parish want to play their part in discouraging this harmful approach to planning. In so doing they are explicitly supported by a number of paragraphs in the National Planning Policy Framework as well as by thoughtful interpretation of its definition of sustainable development.

Figure 9: Trees, woodland and field ponds



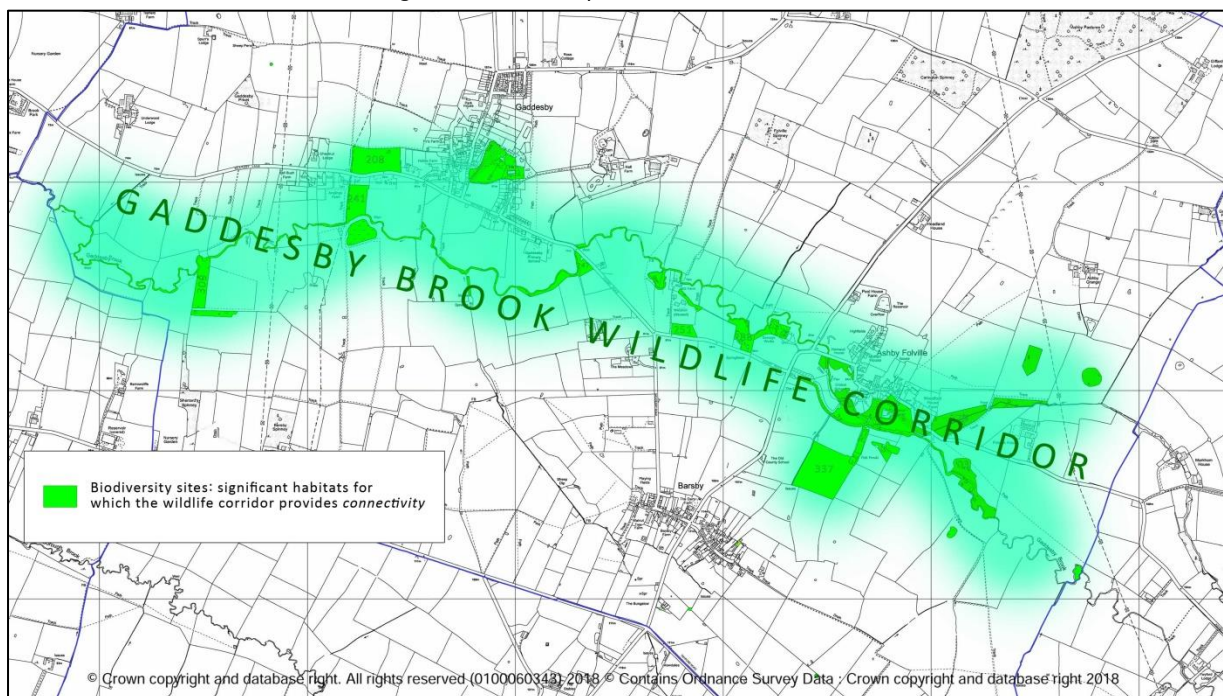


**POLICY ENV 6: BIODIVERSITY, FIELD PONDS, WOODLAND AND HABITAT CONNECTIVITY-** Development proposals should safeguard locally significant habitats and species, especially those protected by relevant English and European legislation, and, where practicable, to create new habitats for wildlife.

Development proposals that damage or result in the loss of trees, woodland and field ponds of historical or ecological significance and amenity value will not be supported. Proposals should be designed to retain and manage these sites and features where practicable. The relevant trees, woodland and field ponds are mapped in figure 9.

Development proposals should not detract from the existing habitat connectivity provided by the wildlife corridor mapped in figure 10.

Figure 10: Gaddesby Brook Wildlife Corridor



## Important Views

Consultation during the Neighbourhood Plan's preparation identified a widely-held wish to protect the villages' rural settings, and their relationship with the surrounding landscape. One of the main ways in which residents expressed this wish was by describing a number of highly-valued views. Also significant are the street scenes within the villages; these are acknowledged in several studies and assessments which contributed to the evidence base for Chapter 7 of the Melton Borough Council Local Plan.

In summary, the views are characterised by:

- Extensive, uninterrupted vistas in multiple directions from the two east-west ridgelines and broad-bottomed Gaddesby valley
- Landmark trees, copses and church spires
- Avenues, tree-lined roads and stone/brick walls framing views of and into villages
- Mixture of vernacular and stylish buildings, varied building lines, open spaces and ornamental trees combining to produce three distinctive and attractive street scenes in the villages.

Consultation findings were updated during the environmental inventory. Although principally aimed at identifying sites of environmental significance the inventory fieldwork also confirmed the sight-lines of the suggested views and mapped them (below, figure 11). Policy ENV7 provides a context to ensure that new developments respect the identified views. Where necessary, development proposals should include appropriate mitigation measures. Plainly they will vary on a case-by-case basis. However, they could include reduced or varied heights of buildings, the provision of gaps through development by sensitive layout planning, landscaping or tree-planting to soften the impact of built structures in a rural landscape.

See Appendix 8 for images and descriptions.

**POLICY ENV 7: PROTECTION OF IMPORTANT VIEWS – The Plan identifies the following important views (as shown on Figure 11).**

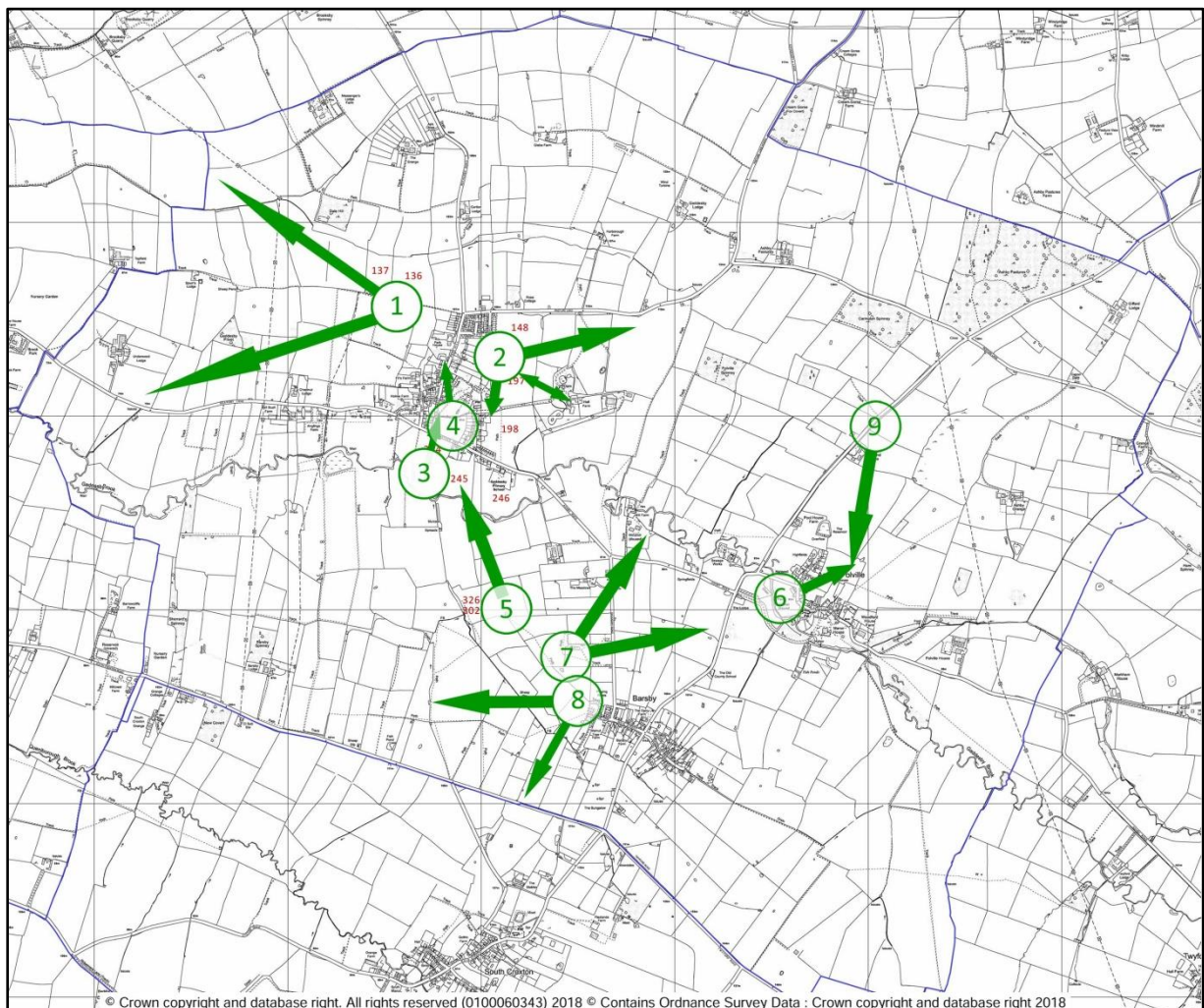
1. From the track bounding inventory sites 134 to 136 leading west from Gaddesby, north and west to the Parish boundary.
2. From the Leicestershire Round to the east and west across 'parkland' (old pasture with trees) to and from St Luke's Church and new community woodland in the foreground and to the south more distantly across Gaddesby Brook valley to the high ground.
3. From the water meadows beside Gaddesby Brook (fields 243-245, including the avenue of oak trees), north to The Cheney, Lawn Wall Field, the Hall and St Luke's church. This is the defining view of the historic settlement core and landscape character area (Policy ENV 5) of Gaddesby.
4. View from and of Lawn Wall in the heart of Gaddesby Conservation Area; the field is bounded by a herringbone wall and ha-ha, and although not itself publicly accessible it provides a 'village green' component for the village-landscape and street scene of Gaddesby.
5. From public footpath from Barsby to Gaddesby where it crosses fields 302 and 326 over the dewpond (a distinctive feature of the Plan Area's historic landscape), northwest from high ground into the valley of Gaddesby Brook to Gaddesby village.
6. From Carington field, a traditional village cricket field, especially east and north into the well-preserved 18<sup>th</sup>-century village-scape of Ashby Folville, with mature trees, the Manor House grounds, and church.

Continue...

7. From footpath near field 365 northeast down the hillside into the Gaddesby Brook valley, over the village of Ashby Folville and toward the woodlands of Ashby Pastures on the northern horizon.
8. From fields 366 and 369 at the western edge of Barsby, south toward the South Croxton boundary and west into the far distance of the Wreake Valley.
9. From the hillcrest on Ashby Folville Road 100m north of Headlands Farm, south over the whole Gaddesby Brook valley including the rooftops and church in Ashby Folville village.

Development proposals which would affect the identified views should be designed to ensure that their layout, scale and mass respect the significance and character of the views concerned. Where necessary development proposals should include measures to mitigate the effects of the development on the important view concerned.

Figure 11: Important views. See text for explanation]





## C. COMMUNITY SUSTAINABILITY

### 1. Community Assets

#### Existing

The Gaddesby Parish consists of three villages, Gaddesby, Ashby Folville and Barsby. The combined population of the civil parish of Gaddesby at the 2011 census was 762.

Overall the community facilities and amenities that exist in the Gaddesby Parish make a significant contribution to its vitality and sense of community. They have a positive impact on sustainability by enhancing the quality of life for residents and providing the potential for social interaction.

To promote the on-going prosperity of the Parish, it is essential that the Parish retains its existing community facilities and amenities and continue to provide local services that will sustain the vitality of the community.

The importance of the existing facilities and amenities was highlighted in the community consultation questionnaire undertaken in June and July 2018. A total of 93 responses were received representing 29% of households in the Parish. Respondents consider it of high importance to protect local heritage features, (86%), and village street scene and roadside boundaries, (78%). Good mobile and broadband services feature as the most valued aspect of community life, (75%). This is followed by more traditional aspects such as the pub, (68%), dog waste bins, (74%) and the defibrillator.

**'POLICY CA1: THE RETENTION OF COMMUNITY ASSETS - Development leading to the loss of existing community assets will not be supported unless it can be demonstrated that:**

- a) There is no longer any need or demand for the existing community asset; or
- b) The existing community asset is, demonstrably, no longer economically viable or able to be supported by the community – such viability and support includes fundraising and volunteering by Parishioners and others; or
- c) The proposal makes alternative provision for the relocation of the existing community asset to an equally or more appropriate and accessible location within the Parish which complies with the other general policies of the Neighbourhood Plan.



The assets to which this policy shall apply are as follows:

**Ashby Folville**

- Carington Cricket Field
- The Carington Arms
- The Ashby Folville and Barsby Village Hall
- St Mary's Church

**Barsby**

- The Village Hall Green

**Gaddesby**

- The Gaddesby School
- The Cheney Arms
- The Playschool
- The Childrens' playground
- The Village Hall
- St Luke's Church

## 2. Gaddesby Parish Communication

### Broadband and mobile phone infrastructure

#### Gaddesby

The mobile phone reception in Gaddesby is currently (2018) poor in parts, it is very much dependant on provider. Anecdotal resident feedback contradicts the OFCOM online service provision reports by relating poor service with provision by most providers in most of the Village.

There are 7 exchanges in a 5-mile radius of Gaddesby and currently 7 of these exchanges are fibre enabled. Broadband is available to homes within a 5-mile radius of Gaddesby. The maximum headline speed that is available is 300 Mbps.

#### Ashby Folville

Ashby Folville is linked to the Gaddesby telephone exchange with a fibre-optic cabinet installed on Folville Street offering superfast broadband to most residents and businesses in the village.

#### Barsby

Barsby is linked to the Gaddesby telephone exchange with a fibre optic cabinet situated near the cross roads on South Croxton Road. This offers Superfast Broadband to most residents and businesses in the village

Policy C1 provides a context to extend electronic accessibility in the neighbourhood area. In relation to the third part of the policy new infrastructure should be designed and located to respect open landscapes and not generate an unacceptable impact on their character and appearance.

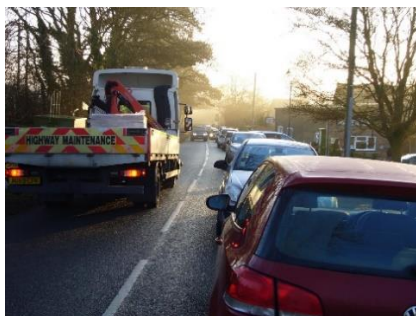
#### **Policy C1: BROADBAND AND MOBILE PHONE INFRASTRUCTURE**

- a) **Proposals to provide access to superfast broadband for all businesses and households in Gaddesby Parish will be supported.**
- b) **Improvements to the mobile telecommunication network that will serve businesses and households within the Parish will be supported. Where new masts are installed, these should be shared where possible by more than one provider.**
- c) **Any infrastructure improvements requiring above ground network installations should be sympathetically located and designed to integrate into the landscape.**

### 3. Transport and Traffic

Car ownership in the Parish notably exceeds Borough, regional and national averages, while the numbers of residents without access to a car or van is correspondingly lower. In line with this the Parish-wide travel-to-work mode was heavily skewed towards driving a car or van (51.7%), with just 2 (0.4%) using a bus, minibus or coach, very noticeably lower than Borough, regional and national levels. Parish residents have higher levels of educational attainments and qualifications than their Borough, regional and national equivalents. A measurably high proportion of residents work mainly at or from home, 10.2% compared with 5.3%, 3.3% and 3.5% for Borough, regional and national comparators.

This is a rural Parish not served by major roads. However, in addition to inter village travel, local roads are a busy with cars, HGVs, buses and farm vehicles travelling between Leicester and Melton. Ashby Folville differs a little from Gaddesby and Barsby with limited through traffic. Agriculture forms an important part of the local economy and the local village roads also handle increasingly large farm machinery such as modern 4wd tractors and large trailers, combine harvesters and grain transport trucks not least serving Coles Nurseries. During the hunting season there are significant delays caused by horse boxes parked on the verges and by cars of the hunt followers.



Traffic, access and parking are major concerns expressed by respondents to the community consultation questionnaire. Of greatest concern was speeding, (64% of respondents), volume of traffic, (54%), followed by issues of street parking, (50%) and HGV movement, (31%).

The catchment area of Gaddesby School extends beyond Ashby Folville and Barsby so there is a significant increase in traffic through the three villages at school operating hours.

#### PARKING

In Gaddesby there are currently no parking restrictions in force in the village. Parking is a significant problem in parts of the village particularly near the pub (in the evening) and the school (at drop-off and collection times). The school has no designated drop off or parking area for parents. The Cheney Arms has 15 parking spaces available but this is inadequate for the patrons particularly on themed evenings such as its well frequented Wednesday evening

pie night. There is also a children's nursery run at the Village Hall which compounds the problems.



The past 20 years has witnessed increased car ownership coupled with infill housing construction. This has led to the current inadequate parking provision. At peak times the carriage ways through the village are in parts restricted to single lane traffic. Due to the nonspecific or non-protected nature of the bus stops, the bus service is often unable to use its usual route because of parked vehicles and in some instances cannot stop safely to pick up passengers. There is a genuine concern that, as the school population and general population grows, this issue will become more serious unless improved parking is provided in connection with current and new development.



There is no off-road parking for Ashby Folville Village Hall and is only very limited for the Church. The resulting on- road parking on the winding Folville Street makes passing difficult and potentially limits access for the emergency services.

The Leicestershire Round passes through Ashby Folville and is popular with walkers. Although there is no village car park, the Carington Arms website invites ramblers - who plan to have drink or food at the pub – to leave their cars in the pub car park whilst walking.

In Barsby there is a large amount of parking on the street in Baggrave End and Main Street, as many of the houses do not have driveways or garages. Consequently, large vehicles sometimes have difficulty driving through the village.



## SPEEDING AND HAZARDS

### Gaddesby

Gaddesby is situated on the B674 running East/West with Main Street / Park Hill running North/South. There is no traffic calming provision in the village other than the National 30mph speed limit and dragons' teeth on three of the four entrances into the village. There is no specific school crossing. There are significant hazardous zones at certain times of the week depending on village activity. There are a number of hazardous junctions in the village: the junctions of both Main Street and Chapel Lane onto Rearsby Road, (especially on pub themed nights), Cross Street on to Main Street and Church Lane on to Ashby Road. In all cases there is restricted visibility when emerging from the minor road exacerbated by parked cars and the speed of oncoming traffic.



The dragon's teeth are a relatively new introduction. Whether further traffic calming measures will be required remains to be seen.



### Ashby Folville

Unlike Gaddesby and Barsby, the winding main road in Ashby Folville and absence of a major through route, means speeding traffic is less of a problem.

## Barsby

Barsby is bisected by a busy road connecting Melton Mowbray with Leicester. The dangerous cross roads are on the brow of a hill and visibility is restricted when crossing the road on foot or exiting Main Street or Baggrave End by car. Only limited and poorly located hazard warnings exist. The current slow signs and lines across the road are largely ignored. A speed restriction is needed. Gaddesby Lane and Main Street Barsby are used by traffic going to Market Harborough and Leicester

**POLICY T1: TRAFFIC MOVEMENTS** - Development proposals should be designed to take account of the existing rural highway network in the neighbourhood area. In particular development proposals should:

- a) Be designed to minimise additional traffic generation and movement through the villages;
- b) Incorporate adequate off-road parking;
- c) Not remove or compromise the use of any existing off-road parking areas unless a suitable equivalent alternative is provided;
- d) Provide any necessary improvements to site access, communal parking and the highway network either directly or by financial contributions; and
- e) Deliver, where appropriate, the improvement and where possible the creation of footpaths and cycleways to key village services.

## FOOTPATHS

The Parish has the benefit of a number of footpaths – not least both the Leicestershire Round and the Midshires Way pass through. These promote the health both of Parishioners and the numerous visitors who enjoy the footpaths and provide custom to the Cheney Arms and the Carington Arms.

## ELECTRIC VEHICLES

There are currently no residential or public battery recharging points in the Parish. With the anticipated rapid increase in numbers of Electric Vehicles on the road this will need to be addressed.



#### POLICY T2: ELECTRIC VEHICLES

- a) The provision of appropriate electricity cabling to the most practical point in the home to facilitate subsequent installation of a home electric vehicle charging point will be supported;
- b) The provision of communal vehicular charging points will be supported where they would not have an unacceptable impact on the availability of existing parking within the Parish.

## 4. Business and Employment

### Support for existing businesses

The 2011 Census recorded 392 of the 557 residents aged 16 to 74 as Economically Active. At 70.4% this rate was slightly lower than the Borough-wide level of 73.5%, but close to the regional and national averages of 69.3% and 69.9 % respectively. At 19.7% the proportion of self-employed people of working age was nearly double the Borough, regional and national averages. The Parish-wide rate of unemployment at 1.4% was significantly lower than the Borough (3.6%), regional (4.2%) and national (4.4%) averages. The proportion of retired people at 17.8% was significantly higher than the Borough (14.7%), regional (14.7%) and national (13.7%) averages.

There are very limited options for employment in the village. These are primarily gardening, cleaning, dog walking, pub work, school duties and a small but increasing number of people using the internet to work from home.

The main employment providers within the Parish are the Cheney Arms, The Carington Arms, the village school and Coles Nursery. There is also an independent dog walking service. Other Parish based businesses include hedging and fencing, plumbing, agricultural consultancy and horticultural consultancy, garden design and construction, garden maintenance, surveying, agriculture contracting, property developing, construction contracting, household maintenance and cabinetmaking. Policy BE1 addresses this important matter. It sets out a strong presumption against the loss of employment premises or land through development proposals unless certain circumstances exist.

**POLICY BE1: SUPPORT FOR EXISTING BUSINESSES & EMPLOYMENT OPPORTUNITIES -**  
Proposals that would involve a change of use or the development of an existing employment use to one which does not provide employment will only be supported where it can be demonstrated that:

- a) The commercial premises or land in question has not been in active use for at least 12 months; and
- b) The commercial premises or land in question has no potential for either reoccupation or redevelopment for employment generating uses and as demonstrated through the results both of a full valuation report and a marketing campaign lasting for a continuous period of at least six months.

## Support for new businesses and employment

New employment initiatives can help to boost and diversify the local economy, thus providing more local employment opportunities.

However, Parishioners have been clear that any new employment initiatives should be small scale and sensitive to the character of the Parish. Employment proposals should only be approved if they avoid harmful impacts on other matters agreed to be locally important such as increased traffic flows, parking, residential amenity, the preservation of historic/heritage assets and the local environment.

**POLICY BE2: SUPPORT FOR NEW BUSINESSES AND EMPLOYMENT** - Proposals for new employment development will be supported where they comply with the following criteria:

- a) it is located within the identified limits to development unless it relates to small scale leisure or tourism activities, or other forms of commercial/employment related development appropriate to a countryside location; and/or
- b) it is located in existing buildings or on areas of previously developed land; and
- c) it is a size and scale that would not adversely affecting the character, infrastructure and environment of the village in which it is located and the wider neighbourhood area; and
- d) does not involve the loss of an existing dwelling

## Home working

There is an increasing national trend to home working and therefore, as the Parish develops and grows, it will need to increasingly accommodate and support the needs of residents who are working from home. This will include good internet and mobile phone Infrastructure and opportunities within the Parish to allow businesses to develop and grow. The provision of meeting spaces and workshops would create opportunities for Parishioners and potentially enhance their business and employment opportunities.

Residents who wish to move to home working within their homes or within the villages may need to adapt their homes. Therefore, the construction of extensions, the conversion of outbuildings, and the development of new freestanding buildings in gardens from which businesses can operate will be supported. This is intended to maximise the opportunities for entrepreneurial activity and employment in Gaddesby Parish. It will be important that any future housing and developments within the village should strongly consider accommodation

that can promote home working and local employment. Policy BE3 provides a context for this approach. It recognises that several such proposals may benefit from permitted development rights. Melton Borough Council will determine the need or otherwise for planning permission on a case-by-case basis taking account of the scale and the nature of the proposed business activity.

**POLICY BE3: HOME WORKING** - Insofar as planning permission is required proposals for the use of part of a dwelling for office and/or light industrial uses, and for small-scale free-standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported where:

- a) Such development will not result in unacceptable traffic movements and that appropriate parking provision is made;
- b) No unacceptable impact arises to nearby residents or other sensitive land uses from noise, fumes, light pollution, or other nuisance associated with the work activity; and
- c) Any extension or free-standing building shall be designed having regard to policies in this Plan and should not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction.

## Tourism

Tourism is prevalent in the Gaddesby Parish due to attractions such as the historic churches in Gaddesby and Ashby Folville, the many public walkways including the Leicestershire Round and Mid Shires Way, cycling routes, open garden events, the popular public houses and the general reputation of the Parish of Gaddesby being an attractive area.

However, for most visitors, there is only on-street parking provision and this can at times further impact the already saturated parking availability and transport access issues for residents and the services they rely on.

Whilst the Parish wishes to extend a welcome to visitors it wishes to ensure that their visit does not have a negative impact on Parishioners. There are already significant numbers of Parish visitors and the offer to visitors should be enhanced over the lifetime of the Neighbourhood Plan through the introduction of pictorial signs giving historical information, further leaflets about what to see in the villages and relative information particularly, the provision of parking.

**POLICY BE4: TOURISM** - Development proposals to enhance and/or manage tourism facilities will be supported subject to the following criteria:

- a) They do not have an unacceptable effect on the distinctive rural character of the Parish;
- b) They do not have an unacceptable effect on the surrounding infrastructure, particularly local road networks, water supply and sewerage, and provides adequate parking facilities;
- c) Benefits the local community through, for instance, provision of local employment opportunities and improvements to local service provision, and is proportionate to the size of settlement in which it is located; and
- d) Where feasible, the development involves the re-use of existing buildings or is part of farm diversification.

## Farm diversification.

Over recent years there have been huge national changes in farm systems some of which have been brought about by relatively low milk prices resulting in the majority of small dairy farms becoming unviable. (Between 1995 and 2014 there was a national reduction of 61% in milk producers). This has been a local as well as a national trend. In 1995 three farms in Barsby were involved in milk production. Now there are none. The same trend happened to dairy farms in the Gaddesby village area. On two of the farms in Barsby, dairy cows have been replaced mainly by sheep with some beef, and on the third by arable crops with the land worked by a contractor.

Giving up cows results in buildings and possibly farm houses, farm yards, land and occasionally, labour, being released for other possible uses including non-farming enterprises, e.g. Coles Nurseries, or the neighbouring Business Enterprises at White House Farm, Rearsby. Land sold off to neighbouring farms enables them to become more viable.

As specialist farm equipment increases in size, small fields become an impediment, slowing down all operations and involving annual maintenance costs. The temptation to remove hedges and trees to get over this problem must be confronted however as these provide vital corridors for wild life, Hedgerow trees also act as staging posts for birds in flight and both they and hedges are a vital factor in helping clean the atmosphere and fight against global warming. Hedges should be protected and in the new agricultural policy farmers should be



rewarded substantially for keeping these and increasing the number of trees grown on farms. This is becoming highly significant with the forecast loss of all our ash and chestnut trees. It should also be a big factor taken into account in planning housing developments.

**POLICY BE5: FARM DIVERSIFICATION** - The conversion of existing agricultural and commercial buildings will be supported subject to:

- a) The use proposed is appropriate to the rural location;
- b) The conversion/adaptation works respect the local character of the surrounding area;
- c) The development will not have an unacceptable impact on any archaeological, architectural, historic or environmental features;
- d) The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site; and
- e) There is no significant unacceptable impact on neighbours through noise, light or other pollution or increased flood risk.

## 6. Monitoring and Review

The Neighbourhood Plan covers the period up to 2036. During this time the circumstances which the Plan seeks to address will change.

The Neighbourhood Plan will be regularly monitored. This will be led by Gaddesby Parish Council on an annual basis. The policies and measures contained in the Neighbourhood Plan will form the core of the monitoring activity, but other data collected and reported at the Parish level relevant to the delivery of the Neighbourhood Plan will also be included.

The Parish Council proposes to formally review the Neighbourhood Plan on a five- year cycle commencing in 2024 or to coincide with the review of the Melton Local Plan if this cycle is different.