



Scalford Parish Neighbourhood Plan  
2019 – 2036  
Referendum Version



# Contents

## Chapter heading

Foreword from the Chair	4
1. Introduction	5
2. How the Neighbourhood Plan fits into the planning system	5
3. Our parish	7
4. The Plan, its vision and objectives, and what we want it to achieve	12
5. How the Plan was prepared	12
6. Meeting the requirements of sustainable development	14
7. Neighbourhood Plan Policies	15
7.1 Housing and the Built Environment	15
7.2 Natural and Historical Environment	28
7.3 Community facilities and amenities	52
7.4 Traffic and transport	57
7.5 Business and Employment	60
8. Monitoring and Review	66

## Appendices

Appendix 1 – Basic Condition Statement (with submission version)
Appendix 2 – Consultation Statement (with submission version)
Appendix 3 – Census data
Appendix 4 – Housing Needs Report
Appendix 5 – Residential site assessments
Appendix 6 – Environmental Inventory scoring system
Appendix 7 – Environmental Inventory
Appendix 8 – Local Green Space descriptions
Appendix 9 – Buildings and Structures of local significance
Appendix 10 – Locally Important Views
Appendix 11 – Local Connection Cascade (Local Plan)

# Foreword from the Chair of Scalford Neighbourhood Plan Advisory Committee

We are delighted to share the Scalford Neighbourhood Plan with you.

Scalford Parish covers the villages of Scalford, Wycomb and Chadwell. These are popular and attractive villages in which to live. The changes which are inevitable in future years, will be welcomed where they make a positive difference to the lives of local people and the future of the community.

The Scalford Neighbourhood Plan, led by the Parish Council through an Advisory Committee of Parish Councillors and residents, started in October 2017 when an application for area designation was made to Melton Borough Council. The application was approved on 30 November 2017.

The Parish Council wants the people of Scalford parish to have a say in all aspects of the future of the villages where they live, but more importantly wants the local community to decide what changes should occur rather than leaving such decisions to others.

Scalford's Neighbourhood Plan sets out a vision for the parish that reflects the thoughts and feelings of local people with an interest in their community. The Plan sets objectives on the key identified themes of housing, environment, community facilities, transport and employment. It says what the Parish Council and its partners want the parish to look like in the future.

The Parish Council and the Neighbourhood Plan Advisory Committee wish to thank members of the community who joined the Theme groups and helped move the Plan forward. They gave up their time and shared their local knowledge and expertise to help produce this document as a reflection of the agreed vision. We would also like to thank those residents who attended the numerous public meetings and completed the surveys and whose comments form the basis of this Plan.

This Neighbourhood Plan represents the culmination of work by many people whose views, comments and ideas have shaped this document and we believe it reflects the hopes and aspirations of the community for the next 17 years.

**Robert Ingles**  
Chair  
Scalford Neighbourhood Plan Advisory Committee  
October 2019

# 1. Introduction

This is the Submission version of the Neighbourhood Plan for Scalford Parish. It has been prepared by the Scalford Neighbourhood Plan Advisory Committee, which brings together members of the local community and Parish Councillors and has been led by the Parish Council.

A Neighbourhood Plan is a new type of planning document that gives local people greater control and say over how their community develops and evolves. It is an opportunity for local people to create a framework for delivering a sustainable future for the benefit of all who live or work in that community, or who visit it.

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”.

It enables a community to create a vision and set clear planning policies for the use and development of land at the neighbourhood level to realise this vision. This includes, for example, where new homes, shops and industrial units should be built, what new buildings and extensions should look like and which areas of land should be protected from development.

Neighbourhood Plans can be general or more detailed, depending on what local people want. They must, however, be in general conformity with Borough-wide planning policies, have regard for national planning policies and must be prepared in a prescribed manner.

Once any comments received through the pre-submission consultation process have been taken on board and the Neighbourhood Plan amended where appropriate, it will be submitted to Melton Borough Council who will consult on it further before passing it through for a referendum of everyone on the electoral roll in the Parish who will be invited to vote on whether or not they support it. Over 50% of those voting must vote yes for it to become a ‘Made’ statutory planning document.

After being ‘Made’, each time a planning decision has to be taken by Melton Borough Council, or any other body, they will be required to refer to the Neighbourhood Plan (alongside the Borough’s own Local Plan and other relevant documents) and check whether the proposed development is in accordance with the policies the community has developed.

## 2. How the Neighbourhood 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.

A Neighbourhood Plan is not prepared in isolation. It also needs to be in general conformity with relevant national and Borough-wide (i.e. Melton) planning policies.

For Scalford, the most significant planning document is the Melton Local Plan, adopted in 2018. This sets out the strategic planning framework for the Borough's future development through that period. It contains a number of policies and objectives which are relevant to Scalford and with which the Plan must be in general conformity. These policies and objectives span issues such as the provision and location of new housing; providing sustainable transport; promoting design and protecting and enhancing the built environment and green infrastructure. The Neighbourhood Plan is in general conformity with the policies contained in these documents.

Also important is the National Planning Policy Framework (NPPF). Revised in 2019, this sets out the Government's planning policies for England and how they are expected to be applied. The NPPF requires the planning system (including Neighbourhood Plans) to promote sustainable development and details three dimensions to that development:

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

In addition, Neighbourhood Plans must be compatible with European Union (EU) legislation. Relevant EU obligations in relation to the neighbourhood planning process are those relating to Strategic Environmental Assessments, protected European Habitats and Human Rights Legislation.

This Plan and the policies it contains are consistent with the NPPF, Melton Local Plan and relevant EU legislation. Full details of how the Plan complies with these legislative requirements are set out in the Basic Conditions Statement (to be made available with the Submission version of this Neighbourhood Plan as Appendix 1). The Neighbourhood Plan is therefore intended to support the strategic policies contained in the Melton Local Plan and the requirements of the NPPF. It works in conjunction with these requirements to give additional, more detailed, Parish-wide specific policies that help to clarify and achieve the community's vision.

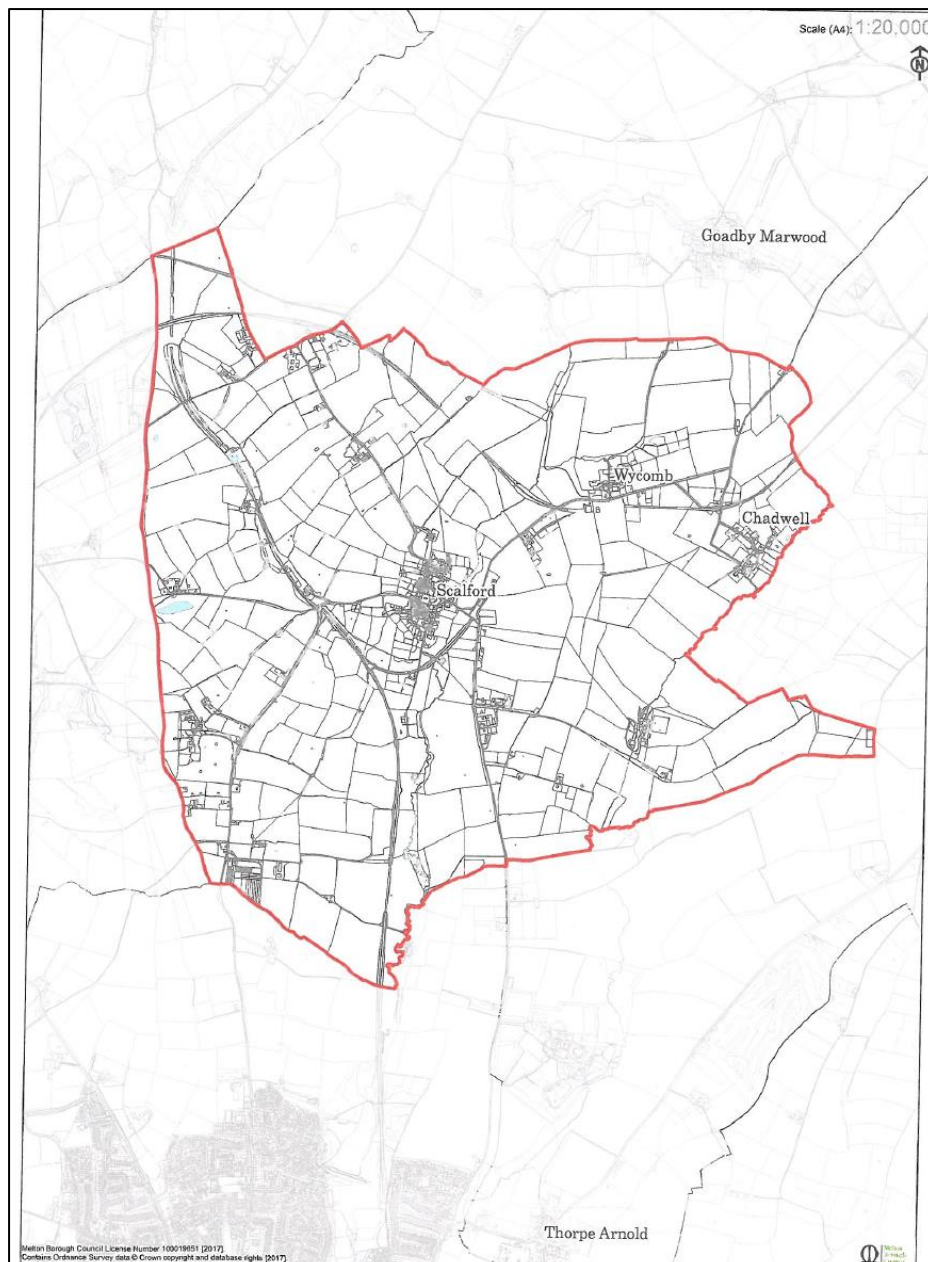
These policies will be specific to Scalford Parish and reflect the needs and aspirations of the community.

It is important to note that not having a Neighbourhood Plan does not mean that development won't happen. Development will still take place, but without the policies in this Plan, which set out the type of development that is in keeping with our area's character having any effect. Decisions will instead be primarily based on the Borough's policies rather than local criteria.

### 3. Our Parish

The Plan area comprises the whole of the Parish of Scalford, within the Borough of Melton as shown in figure 1. It embraces the villages of Scalford, Chadwell and Wycomb. High resolution versions of all figures are available in the supporting information.

Figure 1 – Parish of Scalford – Designated Area



The Plan area (comprising the whole Parish) was formally designated by Melton Borough

Council on 30 November 2017.

### 3.1 History of Scalford

“The Scaldmere was a sheet of water covering a considerable part of the position at present occupied by the town of Melton. It was supplied by a river called the ‘Skald’ running down the Scalford valley and from which it is said the name of this village in Old English, is derived, there having been a shallow ford near the spot where the place now stands” (Gill in his book on Methodism in the Melton Mowbray Circuit)

The Domesday Book records the village name as Scaldeford. In 1066 it was ruled by 5 Saxon Thanes but by 1086, the date of Domesday, the Lord of the Manor was one Robert de Bucy and the tenant-in-chief was a Countess Judith. It was described as ‘quite large’ with 32 households and ‘very large’ for tax purposes, having a value of 14.3 gelds; of the households 5 were villagers, 13 smallholders and 11 freemen. There were 12 ploughlands with 1½ plough teams for the Lord of the Manor and 6 men’s plough teams, in addition there was 30 acres of meadow. Down the track, off the back road to Melton, to what is now Goldsmith Grange you can still find the very faint remains of the old medieval village of Ringlethorpe

During the nineteenth and early twentieth centuries the writers of the various Leicestershire and Rutland Directories described Scalford as a pleasant and one of them even as a salubrious village and parish in the Hundreds of Framland situated about 3 miles from Melton Mowbray. White’s Directory of 1877 went further informing us that it is ‘picturesquely seated between two rivulets which flow from the hills on the south side of the Vale of Belvoir to the River Wreake. It would seem that what today is known as Scalford Brook was originally called the River Scald and thus giving us the name Scalford because the river was forded at this point.

In the early days of the nineteenth century it was also important to establish relationship with church and state and so these directory writers were at pains to say that not only was Scalford part of the Framland Hundred, which was part of the Northern Division of the County of Leicester, as far as County District Courts were concerned but that it was part of the Framland Deanery, in the archdeaconry of Leicester in the diocese of Peterborough. Leicester was not to become a cathedral city again, until 1926. At that time the parish of Chadwell with Wycomb was amalgamated with Scalford

However, as we have seen, Scalford is much older than this, in ancient times there was a feast held on the first Sunday after Michaelmas and later a market and a fair. In 1303 William Revell had a grant of a fair, market and a free warren. The church of St. Egelwin the Martyr, dates back to the 13th century but the Nave and Chancel could be 1150 with possible elements from as far back as Saxon or Norman times and it is claimed that there was a Roman settlement where the village now stands. As far as I am aware this is the only parish church in England to bear such a name. Egelwin/Ethelwin/Ailwin was a monk and a hermit the brother of Kenwalch (King of the West Saxons 643-674 AD), and that he was a very pious man who suffered bad health but was a miraculous healer, hence the beatification.



In the churchyard there are the steps, base and portion of the shaft of an ancient cross, possibly the remains of the original market cross repositioned there after the market finished. The parish registers date from 1558; the originals are on parchment and are still in fair condition. The village suffered from the plague, in 1610, there being 49 burials during the months of April, May, June and July, the previous and following years there were only 8 and 6 burials respectively.

The Church originally had a spire, the fourth highest in Leicestershire, but it fell down on the 19th January 1636 taking part of the vicarage with it. Fortunately, no one was hurt and the tower, without its spire, was rebuilt in 1639. There were 3 bells in the tower dated 1595 and inscribed 'God save the Queen', 1615 'Celorum Christe plateat Tibi rex sonus iste' (To Christ the King of Heaven and may the sound ring out), 1616 'God save the Church'. Apparently, they had been cast in the churchyard. They were taken down in 1939 when the tower was deemed unsafe by virtue of death watch beetle and one of the bells was cracked. They were recast and tuned by Taylors of Loughborough and put back and rededicated on 1st October 1939 just in time for the War. In 1845 the chancel was rebuilt at the expense of the Duke of Rutland who was the Lord of the Manor. In 1859 the church was restored, and a new organ erected at a cost of £150, thus giving a seating capacity of 320. The parish was enclosed in 1765.

There were at least three mills during the village's history. A water mill existed long before 1766 and was situated in the field below the Dairy with the mill pond fed by the brook. Near the 'horse pool' was a ford known as Mill Ford. There had been an earlier mill, but it had disappeared by the 18th century but old maps refer to an 'Old Mill Field'

A windmill was constructed near Thorpe Road in about 1766 by Thomas Morris and was still shown on the 1918 OS map. Another windmill was built not far from Scalford Hall. In 1870 the land where the mill once stood was owned by Thomas Roberts who was described in 1863 and the 1871 census as a miller and baker.

The acreage of the parish seemed to be between 2415 and 2522 during the nineteenth and early twentieth centuries and the population varying between 517 in the 1841 census, reaching a maximum of 684 in 1881 and then falling back to 600 in 1886, rising a little to 631 in 1901 and 633 in 1905 then falling again to 581 in 1921. The writers of the directories are all of the opinion that the parish spring water is 'very clear ... and provides a constant and plentiful supply' which was on land owned by the Kirk family for which the Melton Mowbray Urban District Council paid £15 pa in 1941 and which was pumped down to the town from a pump house by the bridge.

On a parish visit in 1832 the Archdeacon commented that "there ought to be a resident Clergyman in this large and neat village". Daniel Wagstaff was curate at the time and John Morgan the Vicar who was actually living in Bristol. The services each Sunday were alternate between Scalford and Chadwell, but the records tell us that there were only four communion services in the year at Scalford which leads us to believe that David Wagstaff may have been looking after another parish.

Henry Twells Mogeridge who served the village from 1891 to his death in November 1921 also

exerted a positive influence in death as in life. After his death and the church yard being closed in 1926, his widow Fanny, who had been deaf since the age of 38, gave finance for land on Station Road, to the Parish, to be used as a cemetery. It is most interesting to note how many of the clergy, their wives and or their children were buried at Scalford.

A new vicarage was built in 1832 on the foundations of the existing building which by then was in very poor condition, as too were the outbuildings. Little wonder if the clergy were not in residence for any great period of time. It is recorded that in 1793 the original property was thatched, it had five rooms on the ground and first floors with a large attic.

Today there are a number of buildings and structures which have graded status in line with the history and relevance of a pretty ironstone village of north Leicestershire.

### 3.2 Scalford today

According to the 2011 Census, the Scalford Parish had an estimated population of 608 residents living in 246 households dispersed across 1,333 hectares, equating to a population density of 0.5 persons per hectare. This compares with 1.0 for Melton, 2.9 for East Midlands and 4.1 for England as a whole. There were 7 vacant dwellings representing a 2.8% vacancy rate. There were 2 communal establishments providing accommodation for 30 residents. Since 2001 the number of residents living in the Parish is estimated to have decreased slightly by around 1.6% (10 people). However, the number of dwellings (occupied and vacant) increased, rising by 9 (3.7%).

At the time of the 2011 Census around 16% of residents were aged under 16 which was below the national (19%), borough and regional (18%) rates. Around 60% of residents were aged between 16 and 64 which was lower than the borough (63%), regional (64%) and national (65%) rates. There is an over representation of older people with 24% of residents aged 65 and over when compared with the borough (18%), regional (18%) and national (16%) rates. The median age of people living in the Parish was 48 which is older than the borough (43), region (40) and national (39) rates.

A more detailed breakdown of age bands reveals that at the time of the 2011 Census, Scalford had a higher proportion of residents aged 40 and over, particularly amongst the 80 to 89 and 60 to 69 age bands when compared with the national average. It has a lower representation of people aged between 20 and 39 which may reflect lack of affordable and suitable accommodation for young people entering the housing market.

There is further evidence of an ageing population with the proportion of residents aged 60 and over increasing from 19% in 2001 to 24% in 2011. The Census shows the number of residents aged 65+ rose by 8% (11 people) during this period.

At the time of the 2011 Census, the average household size in the Scalford Parish was 2.3 people which was in line with the borough and region and slightly below than that of England (2.4) as a whole. The average number of rooms per household stood at 6.8 which was above the borough (6.1), region (5.6) and England (5.4) averages.

The average number of bedrooms per household stood at 3.2 which was higher than the borough (3.0), region (2.8) and England (2.7) rates.

Home ownership levels are high with around 73% 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. Just 7% of households live in social rented accommodation which is lower than the borough (11%), region (16%) and national (18%) rates. Around 15% of households live in private rented accommodation which is broadly in line with the region (14%) and below the national (17%) rates.

Data from the 2011 Census shows that the majority (55%) of residential dwellings were detached which is somewhat higher than the borough (41%), regional (32%) and national (22%) shares. Semi-detached housing accounts for around 26% of the housing stock against 36% for the borough, 35% for the region and 31% nationally. Terraced housing, flats and apartments provide just 19% of accommodation spaces which is lower than the borough (23%), region (32%) and national (47%) shares.

There is evidence of under occupancy in the parish (having more bedrooms than the notional number recommended by the bedroom standard). Analysis of the 2011 Census shows that around 56% of all occupied households in the Scalford Parish have two or more spare bedrooms and around 32% have one spare bedroom. Under occupancy is higher than borough, regional and national averages.

The publication of ONS House Price Statistics for Small Areas presents an opportunity for housing affordability analysis.

The data reveals 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 (year ending June 2016). For new properties, the price was nearly £180,000. The data also shows that home-ownership prospects vary across the country.

In the Scalford Parish area a low to mid-priced property costs on average £195,000 which is 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.

Prospective buyers would require an estimated £1,400 for stamp duty, £2,000 for legal and moving costs and £29,250 for a 15% deposit, coming to £32,650 in total which is a challenge for many entry level households.

A full housing need analysis is provided as appendices to the Neighbourhood Plan (Appendices 3 and 4) along with more detailed Census data.

## 4. The Plan, its vision, objectives and what we want it to achieve

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

Our vision as agreed by the community is as follows:

The vision for our neighbourhood plan to 2036 is to assure by suitable management that the existing village charm and character of Scalford Parish is preserved or enhanced by:

- i. Maintaining the existing Conservation status and protecting the listed buildings and other important buildings and features for future generations.
- ii. Ensuring that any new property development is planned to be beneficial to the sustainable population growth of the Parish, matching it to support current amenities, e.g. the village school. These dwellings must be of eco-friendly design using sources of renewable energy where possible and meet the conservation area visual appearance requirements and provide a mix of housing to meet the needs of the community.
- iii. Preserving the natural environment and rural assets of the Parish including, footpaths, bridleways, wildlife areas and greenbelt areas.
- iv. Promoting the existing local economy including small businesses and farming. Encouraging new small businesses to the area to benefit the people of the Parish and to provide employment opportunities.
- v. Endorsing highways policies that ensure any potential increase in traffic volume is controlled in order to maintain the character of the Parish and the safety and health of the residents and visitors by limiting an increase in vehicle emissions. Protecting public transportation services to surrounding areas.

This will be achieved by setting objectives to cover all of these aspects of the parish that are important to benefit the existing and future resident families of Scalford Parish.

## 5. How the Plan was prepared

This Neighbourhood Plan was prepared under the direction of the Parish Council through an Advisory Committee supported by neighbourhood planning Consultants *Yourlocale*. The detail of each consultation event is recorded in the supporting information.

Its mandate was to drive the process, consult with the local community, gather evidence to support emerging policies and deliver the Plan.

An Open Event at the Village Hall in September 2018 attracted a good turnout with 30 people in attendance and a large number of individual responses recorded on a wide range of issues.



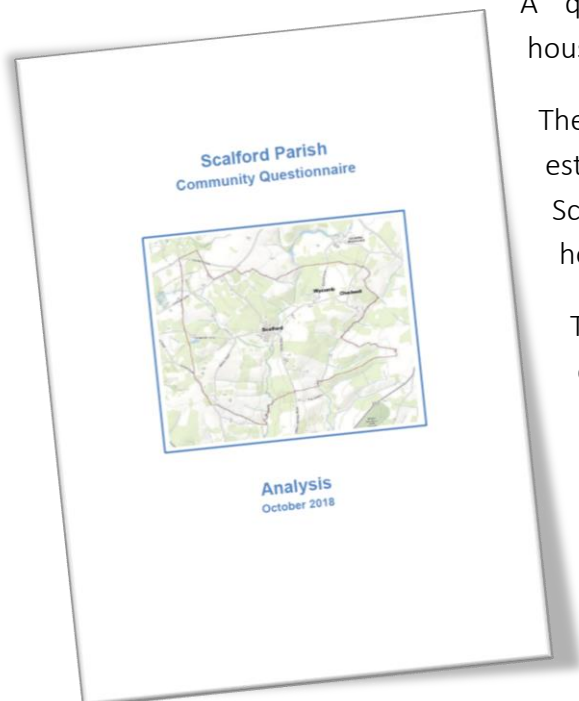
The Advisory Committee began regular monthly meetings, commencing in June 2018 and continuing until the end of the process. Three specific 'Theme Groups' were established in October 2018 to drill down into the detail of the Neighbourhood Plan in subject areas of Environment and Heritage; Housing and Design and Transport, Community Facilities and Employment. These groups met regularly through the remainder of 2018 and into 2019 and compiled the evidence needed to develop policies to meet the locally identified needs.

A questionnaire was developed and distributed to households across the Parish in autumn 2018.

The questionnaire was based on important themes established following initial consultation work by the Scaford Parish Council. These themes represented: housing; transport; characteristics and amenities.

The questionnaire was available to complete electronically and as a paper copy. The level of response from the community was good, there being 99 responses. This represents a return from 19% of the adult population.

The Neighbourhood Plan was developed from these discussions, from all the other consultations and interviews conducted by members of the



Neighbourhood Plan team and from research and evidence collected.

## 6. Meeting the requirement for sustainable development

The NPPF states that there are three dimensions to sustainable development: social, environmental and economic, all of which are important and interrelated.

### a) Social

We have sought, through the Neighbourhood Plan, to safeguard existing open space for the future enjoyment of residents.

We are also seeking to protect existing community facilities and to deliver a mix of housing types so that we can meet the needs of present and future generations and ensure that we support the community's needs and its health, social and cultural wellbeing.

### b) Environmental

In order to protect and enhance our natural, built and historic environment, we are seeking to ensure that housing development is of the right type in the right location, so that it does not harm but instead positively reflects the existing and historic character of the area, in order to;

- Protect the individual village identities and conserve the rural nature of their surroundings;
- Recognise the need to protect and, where possible, improve biodiversity and important habitats; and
- Provide for improved pedestrian and cycling facilities.

### c) Economic

Whilst the built-up parts of the Parish of Scalford are primarily residential, there is a commercial element within the Parish and a desire to ensure that appropriate economic activity is maintained as long as the local infrastructure supports it. We therefore wish to encourage employment opportunities in our area by:

- Supporting appropriate existing business development and expansion where the local infrastructure would not be adversely affected by the proposals; and
- Encouraging home working.

This document sets out local considerations for delivering sustainable development across Scalford Parish. Development proposals should meet the requirements of all relevant policies in this Neighbourhood Plan and be in line with Melton Borough and national policies.

## 7. Neighbourhood Plan Policies

The Scalford Neighbourhood Plan contains a series of policies, the successful delivery of which during the plan period will achieve the community's vision for the Parish.

The following pages describe the policies that form the body of the Neighbourhood Plan.

The policies presented here provide the detail for how the overall strategy identified above will be implemented in Scalford. They provide a particular local focus to a range of issues of importance to local people.

IT IS IMPORTANT TO NOTE THAT WHEN USING THE NEIGHBOURHOOD PLAN TO DETERMINE PROPOSED DEVELOPMENT, ALL THE POLICIES CONTAINED IN THE PLAN MUST BE CONSIDERED TOGETHER IN FORMING A VIEW.

### 7.1 Housing and the Built Environment

#### The Overarching Context

The Local Plan for Melton has updated the housing need across the Borough and the allocation of housing within it. It states that there is a requirement to provide for at least 6,125 new dwellings between 2011 and 2036 across the Borough. 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 remainder of the Borough.

The Local Plan establishes a hierarchy of settlements to help to determine the most appropriate locations for the remaining development (35% of the total or 1,822 houses). On the basis of this hierarchy, Scalford is classified as a 'Service Centre'. The Local Plan describes Service Centres as 'villages that act as a local focus for services and facilities in the rural area. They have the essential services and facilities (primary school, access to employment, fast broadband, community building) and regular public transport, as well as a number of other important and desirable services such that they are capable of serving basic day to day needs of the residents living in the village and those living in nearby settlements. These villages should have all four of the Essential services and a good range of important and other facilities'. Chadwell and Wycomb are 'Rural Settlements', with little or no services.

In terms of the requirements for new homes, the Local Plan identifies that over the period 2011 to 2036, the village of Scalford is required to accommodate 36 dwellings. In terms of meeting this requirement, the Local Plan also identifies that, as at 31 March 2017, 8 dwellings had been built since 2011, two were under construction and there was planning permission for one further dwelling. This gave a residual requirement for 25 dwellings to 2036. As part of meeting this remaining requirement, the Local Plan has allocated one site at Scalford, land to the south of Melton Road, which has an estimated capacity of 23 dwellings. More recently, since 31 March 2017, planning consent was granted in June 2018 for six dwellings on the north side of Melton

Road (opposite the Local Plan allocation) and two dwellings were granted planning consent on the former garage site on King Street in February 2018. This, so far, means that in total around 43 dwellings have either been built or are due to be built at Scalford over the Local Plan period to 2036. Therefore, the Local Plan requirement for the village to accommodate 36 dwellings is already due to be exceeded.

In the case of the two sites at Scalford recently granted planning permission (land to the north of Melton Road and the former garage site on King Street) it is considered appropriate for both to be allocated through this Neighbourhood Plan. Given their critical importance in enabling the village's housing requirement to be met in full, the allocation of both sites will help to ensure they are ultimately delivered; particularly so in the event that either of the existing planning consents are not implemented. If one or both of the planning permissions were to lapse, then the sites' allocation through this Neighbourhood Plan would add an additional level of certainty of future development. Allocating the sites provides a planned-for approach to meeting development needs, providing greater certainty for developers, infrastructure providers and the community.

## Housing Allocation

National planning guidance is clear that, in allocating sites for development, an appraisal of options and an assessment of individual sites against clearly identified criteria should be carried out in order to determine their suitability for development. However, in this case, the suitability of both sites for development has already been established through the planning application process. Furthermore, the number of homes proposed for each site as part of their allocation through this Neighbourhood Plan is the same as the number already granted planning permission.

An assessment of the limited options for residential development in the Parish was undertaken by the members of the housing theme group. The most recent Melton Borough Council Strategic Housing Land Availability Assessments (SHLAA) were used to identify the availability of potential housing sites, along with the inclusion of sites submitted for planning applications. The Site Assessment process undertaken through the preparation of this Neighbourhood Plan has confirmed the suitability of these sites. The process undertaken in assessing available sites is described in the supporting information.

The two sites are allocated for housing development through Policy H1 and the site boundary of each allocation is identified in figure 2. The policy includes a number of specific requirements for each site's development. In each case these are generally based on the details of the site's existing planning permission and the conditions attached to that permission. The requirements set out below are considered appropriate and reasonable in order to achieve sustainable development.

In both cases parking requirements are included in the policy criteria. In the event that development schemes for the Pilgrim Service Station site incorporate larger homes than those already included in the proposal with planning permission the County Council's car parking standards would apply to any such dwellings.



Policy H1: RESIDENTIAL ALLOCATION - Land is allocated for residential development at two locations as shown in figure 2 (to add to the Local Plan Allocation SCAL 1).

1. The development of land off Melton Road for six dwellings will be supported subject to the following criteria:
  - a. The height of the dwellings does not impact unacceptably on the residential amenity of the occupiers of adjoining buildings;
  - b. Adequate car parking is provided on the basis of two spaces for a dwelling up to three bedrooms and three spaces for a dwelling with four or more bedrooms;
  - c. The design of the dwellings should accord with the design principles included in Policy H6 of this Plan;
  - d. The design and layout of the proposal includes satisfactory arrangements for vehicular access to Melton Road.
2. The development of land at the former Pilgrim Garage on King Street for two dwellings will be supported subject to the following criteria:
  - a. The height, scale and mass of the dwellings does not impact unacceptably on the residential amenity of the occupiers of adjoining buildings;
  - b. Full site remediation has taken place including the removal of any contaminants which pose a significant risk;
  - c. Adequate car parking is provided on the basis of two spaces per dwelling;
  - d. The design of the dwellings should accord with the design principles included in Policy H6 of this Plan;
  - e. The design and layout of the proposal includes satisfactory arrangements for vehicular access to King Street and for vehicles to turn within the site.

Figure 2 – map of development sites



## Limits to Development (LTD)

In historical terms, rural communities like Scaford 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 of the envelope or outside of it in carefully controlled circumstances (for example - to provide affordable housing or to meet the needs of the rural community). The purpose of the new LTD policy is to ensure that sufficient land is identified to meet residential need and that this is available in the most sustainable locations.

LTD were originally established by Melton Borough Council in order to clarify where all new development activity is best located. They are used to define the extent of a built-up 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 built-up area. Within the Scaford Parish there are three villages for consideration - Chadwell, Wycomb and Scaford.

The Melton Local Plan removes the existing village envelopes contained within the previous Local Plan, adopted in 1999 and the community has indicated its desire to maintain the settlement boundary around the built-up area of Scaford.

Chadwell and Wycomb have not previously had Limits to Development defined by Melton Borough Council. The reason for this decision being that these villages would not be sustainable locations for new housing or employment development as they have a poor range of local community facilities and limited, if any, public transport. There has been little if any development over a number of years in these villages and no significant increase to facilities. It was the decision within this Plan to continue with no defined Limits to Developments for both of these villages. All Planning Applications for these villages would continue to be covered by national planning policies relating to countryside development.

With regard to Scalford Village. As part of a previous Melton Local Plan for 1991 to 2006, Limits to Development for Scalford were designated. At this time Scalford was defined as a village with a limited range of community facilities and only suitable for small scale infill development. This Limit to Development was removed from Scalford Village as part of the latest Melton Borough Plan to 2036.

This Neighbourhood Plan has been developed with clear support from the community with a defined Vision Statement for Scalford Parish to 2036. This includes sustainable population growth, preserving the charm of Scalford Village and the Scalford Parish, and maintaining countryside areas. Also endorsed at the September 2018 Open event it has been decided to re-establish a Limit to Development for Scalford Village.

The basis for the Scalford Village Limits to Development included in this Neighbourhood Plan was that as defined by the Melton Local Plan of 1991 to 2006 but with two significant changes. The first being the inclusion within the Limits to Development of the site, on the edge of the village, allocated by the Melton Local Plan for the building of around 23 homes. The second being a site close to the north of this (over the Melton Road) which is the subject of an extant planning permission for 6 homes (see policy H1).

Focusing development within the agreed Limits to Development will help to support existing services within the village of Scalford and help to protect the countryside and the remainder of the Neighbourhood Plan area from inappropriate development.

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

The updated limits to development have been determined using the following criteria:

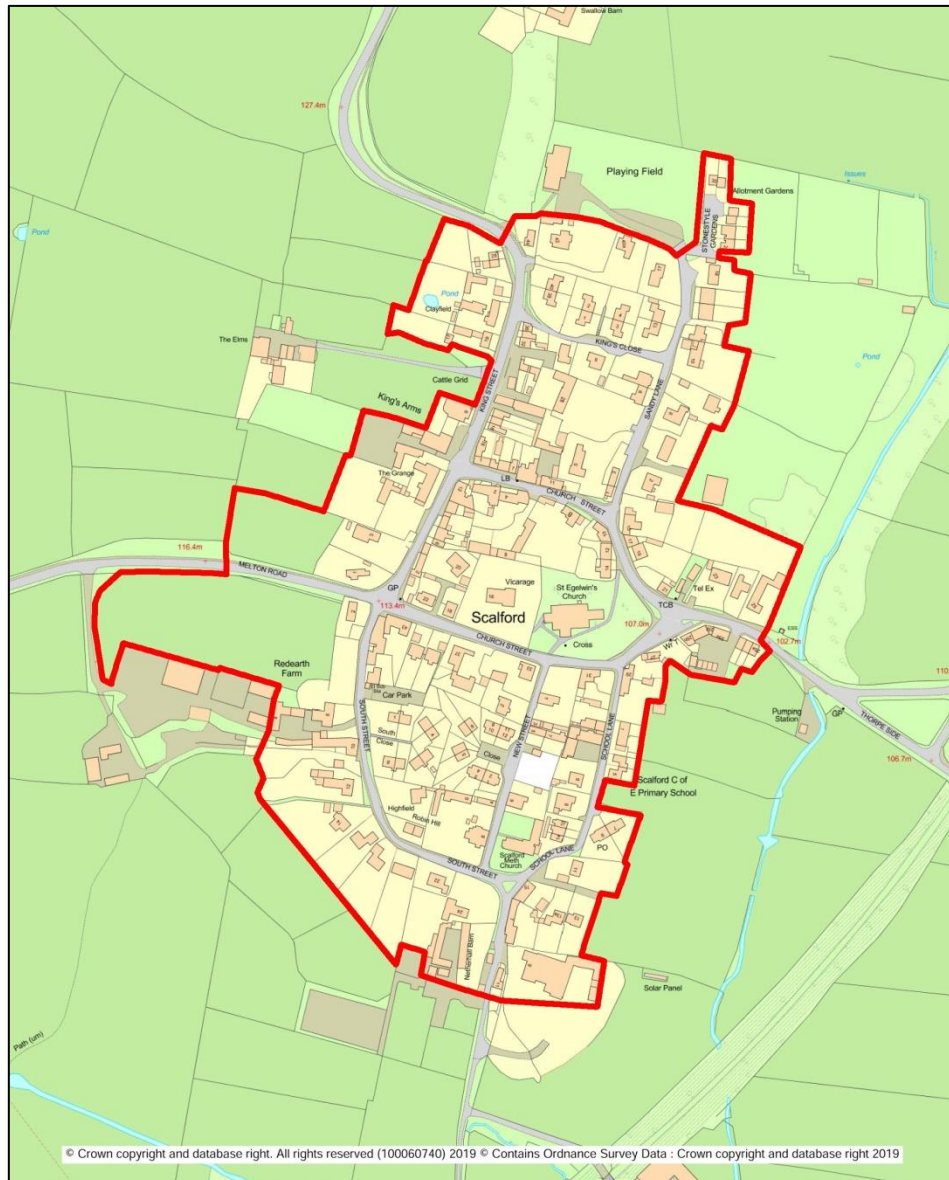
- a) The development site allocated by this Neighbourhood Plan and also with extant Planning Permission has been incorporated within the boundary of the Limits to Development.
- b) The residential site, to the South of Melton Road, allocated within the Melton Borough Local plan has been included within the limits to development.
- c) Following defined physical features such as walls, hedgerows, fences and roads.

- d) Exclusion of land which is countryside, agricultural, paddock, meadow, and/or other green field use that has been identified as being critical to maintaining the countryside and to protect natural wildlife habitats. Preserving the surrounding open views and countryside areas which were identified as important to the inhabitants of the Parish.

Policy H2: LIMITS TO DEVELOPMENT - Within the Limits to Development as identified in figure 3, development proposals will be supported where they are in accordance with the other policies of this Neighbourhood Plan and relevant District and National Planning Policies and subject to accessibility, design and amenity considerations.

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

Figure 3– Limits to Development



## Housing Mix

Providing a wide choice of high-quality homes is essential to supporting sustainable, mixed and inclusive communities. This will help underpin a balanced population vital to the on-going viability of local services and the prosperity of the community, particularly in light of the increasingly ageing population.

At the time of the 2011 Census, the parish of Scalford was home to around 608 residents living in 246 households. Analysis of the Census suggests that between 2001 and 2011 the parish population fell slightly by around 1.6% (10 people). Conversely, during this period, the number of dwellings rose by 3.7% (9).

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 22% of the total population in 2001 to 24% in 2011. The Census shows that the number of residents aged 65+ rose by 8% during this period. In line with national trends the local population is likely to get older as average life expectancy continues to rise.

The Census shows that over a third (36%) of households live in homes with four or more bedrooms which is markedly high when compared with the situation across the whole of Melton Borough (26%), the region (20%) and also England (19%). Conversely, there is comparatively a lower supply of smaller homes, with, for example, only 37% of households living in homes with three bedrooms, which compares to 46% for Melton Borough and 45% for the East Midlands.

There is also evidence from the Census of under occupancy suggesting a need for smaller homes of under three bedrooms which would be suitable for residents needing to downsize, small families and those entering the housing market. Providing suitable accommodation for elderly residents will enable them, should they wish, to remain in the local community and release under-occupied larger properties onto the market which would be suitable for growing families. The preference also of the majority of local residents, who have expressed a view as part of preparing the Neighbourhood Plan, is for homes with 3 bedrooms or less to be built, rather than larger and also more executive type housing.

Table 8 of the Local Plan (sourced from the MBC Housing Needs Study, 2016) identifies the future demographic change in the Borough. In addition, the 2017 Housing and Economic Development Needs Assessment for the Leicester and Leicestershire Housing Market Area (HMA) provides a comprehensive source of evidence to help broadly guide the mix of future market housing. It concludes that provision of market housing across the HMA should be more explicitly focused on delivering smaller family housing for younger households, with the following housing mix suggested for the period 2011 to 2036:

- 1-bed properties: 0-10%
- 2-bed properties: 25-35%

- 3-bed properties: 45-55%
- 4-bed properties: 10-20%

More specifically, for Melton Borough, the suggested mix for market housing for this period is:

- 1-bed properties: 0-10%
- 2-bed properties: 25-35%
- 3-bed properties: 45-55%
- 4-bed properties: 5-15%

Overall, local responses from the public consultation exercises (including the village questionnaire and open event) together with up-to-date evidence of local housing needs show that there is a parish-wide need for additional small homes (1, 2 and 3 bedrooms) for young people (singles, couples and families) and for elderly people wishing to downsize but remain in the local community. In response, the housing mix policy aims to rebalance to some degree the parish's housing mix by prioritising homes with 3 bedrooms or less, and particularly so on smaller and infill type sites. The policy does, however, in order to provide some degree of flexibility in respect of the mix of housing types, allow for a small proportion of homes with four bedrooms or more (up to 20%) on those development schemes of five or more dwellings. Policy H3 captures this evidence-based approach into the Plan's policies. The Parish Council will expect developers to take account of the policy and design its proposals accordingly. However, there may be circumstances where abnormal development costs for the site concerned and/or viability issues may make the full extent of the approach included in the policy impracticable. Where this may be the case the relevant information and justifications should be submitted as part of the planning applications concerned.

There is a higher than average proportion of age sixty-five-plus residents, with considerably more projected by 2036. By and large, these are fit and active people and many are car owner/drivers.

Home ownership in Scalford is high at 75.7%, compared to 72.2% for Melton and 67.3% for the East Midlands. There is also a high percentage share of detached housing and under-occupied dwellings, particularly those with four or more bedrooms. The level of under occupancy suggests a need for smaller homes of one to three bedrooms suitable for residents wishing to downsize, as well as providing homes for small families and those entering the housing market. Providing suitable accommodation for older residents will enable them to remain in the local community and release under-occupied larger properties onto the market suitable for growing families.

Policy H3: HOUSING MIX - Proposals for new housing development should provide for a mixture of housing types in order to meet identified local needs in Chadwell, Scalford and Wycomb. The provision of dwellings with 1, 2 and 3 bedrooms suitable to meet the needs of young people, young families and older people (especially those who wish to downsize) will be supported. On sites of between 1 and 4 dwellings new market housing should have 3 or fewer bedrooms. On sites of 5 dwellings or more at least 80% of all new market housing should have 3 or fewer bedrooms.

## Windfall Sites

In addition to the sites identified in Policy H1, 'windfall sites' are expected to come forward over the lifetime of the Plan. These are small infill or redevelopment sites that come forward unexpectedly and which have not been specifically identified for new housing in a planning document. These small sites often comprise redundant or underutilised buildings, including former farm buildings, or a restricted gap in the continuity of existing frontage buildings. In this context the size thresholds for the new development in paragraph 4.2.17 of the adopted Local Plan will apply in the neighbourhood area. Policy H4 has been designed to be both locally-distinctive and complementary to the approach in Policy SS3 of the Local Plan.

Policy H4: WINDFALL SITES - Small scale infill and redevelopment sites will be supported where it:

- a) Is within the Limits of Development for Scalford and within or on the edge of the built-up areas of Wycomb and Chadwell;
- b) Is required to meet the proven housing need for the Plan area;
- c) Meets the requirement on housing mix in Policy H3 of this Plan;
- d) Maintains and where practicable enhances the character of the built environment;
- e) Is of an appropriate scale which reflects the size, character and level of service provision of the settlement concerned;
- f) Where practicable it retains any natural boundaries such as trees, hedges and streams and incorporates them sensitively into the layout of the site;
- g) Provides for a safe vehicular and pedestrian access to the site and any traffic generation and parking impact created does not result in an unacceptable direct or cumulative impact on congestion or road and pedestrian safety;
- h) Does not result in an unacceptable loss of amenity for neighbouring occupiers by reason of loss of privacy, loss of daylight, visual intrusion or noise; and
- i) Does not reduce garden space to an extent where it adversely impacts on the character of the area, or the amenity of neighbours and the occupiers of the dwelling.

## Affordable Housing

The provision of affordable housing is recognised as an essential requirement nationwide.

Affordable housing is 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 which complies with one or more of the definitions set by the Government in the National Planning Policy Framework (updated 2019). The definitions include:

- a) Affordable housing for rent, which includes, for example, rents at least 20% below local market rents (including service charges where applicable);
- b) Starter homes, as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections;
- c) Discounted market sales housing, which is sold at a discount of at least 20% below local



market value, with eligibility determined with regard to local incomes and local house prices, and with provisions in place to ensure housing remains at a discount for future eligible households; and

- d) Other affordable routes to home ownership, which is housing for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent).

The publication of ONS House Price Statistics for Small Areas presents an opportunity for housing affordability analysis.

The data reveals 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 (year ending June 2016). For new properties, the price was nearly £180,000. The data also shows that home-ownership prospects vary across the country.

In the Scalford Parish area a low to mid-priced property costs on average £195,000 which is 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. Prospective buyers would require an estimated £1,400 for stamp duty, £2,000 for legal and moving costs and £29,250 for a 15% deposit, coming to £32,650 in total which is a challenge for many entry level households.

Through the communication process (Questionnaire and open event) it was clear that affordable housing was considered to be important to the residents of the Parish. It is felt that offering a proportion of affordable housing would be beneficial, providing homes that would encourage younger people and families to the village. Policy H5 translates the Borough Council's approach on this matter into the neighbourhood plan. 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 (as set out in Appendix 11).

**Policy H5: AFFORDABLE HOUSING** - In order to meet the needs of the community the quantity of affordable homes should mirror the requirements as deemed by the Melton Borough Council Policy C4 – affordable housing provision for new homes up to 2036.

The target for affordable homes within housing developments of 11 or more units (or where the floor space exceeds 1000 sq. m) is a minimum of 32%. These homes should be spread throughout any such development and of an equivalent design such that they are visually indistinguishable from the market housing.

## Design Standards

Consultation confirms the community wishes to ensure that any future development both reflects the parish's architectural character and integrates into the village environment.

The purpose of the Housing Design Policy is to help ensure new residential developments are attractive and well-integrated within the parish's three villages and their surrounding rural landscapes. Development should be of high quality in terms of the design and layout of buildings, respect the existing character of the area, reinforce local distinctiveness and incorporate good sustainability standards. Advantage should be taken of the positioning of existing buildings and other built features, existing topography and landscape features in order to enhance design quality and the sustainability of development.

It is recognised and accepted that some housing growth is required locally in order to meet Local Plan requirements, but there is concern that, if not carefully managed in terms of its design and layout, new housing development could erode the existing qualities and characteristics that are particular to the parish of Scalford and its three villages. It is important that, where housing development takes place, high quality is delivered which appropriately responds to and contributes to the existing character of the villages, provides local benefit and enables the social community to be maintained and thrive.

Development should involve buildings and layouts that are specifically designed for that scheme, rather than more standard 'off-the-shelf' designs used elsewhere or designs and layouts which might be considered more typical of suburban areas. The aim should be to provide a choice of new homes, and not just detached dwellings, in order to meet the needs of all sections of the community in a manner that respects the character and built-form of the three villages and the wider parish. Good quality, sensitive design is at the heart of sustainable development.

The villages comprise a variety of building styles, ages and materials adding to visual variety. The majority however are constructed in local ironstone or traditional red brick. Slate or clay pantiles are the dominant roofing material – other materials are however evident adding to the variety.

In Scalford, the conservation area encompasses most of the built-up area of the village and is centred on the elevated Church of St Egelwin which is a prominent landmark and visible from several vantage points within and surrounding the village. The form of development as a whole is nucleated around the church, with a series of interconnected and often narrow streets. In contrast with some other villages locally, Scalford does not contain any very obvious cul-de-sac type residential developments with groups of housing more uniform in style. The varied roofscapes and chimneys are a strong feature as are boundary walls which are widespread throughout the village.

Overall, the traditional rural character of the villages should be enhanced by any new development that takes place and schemes should be designed and laid out to ensure that new buildings sit comfortably within the existing settlement pattern of the villages and are

sympathetic of their surroundings.

**POLICY H6: HOUSING DESIGN** – As appropriate to their scale, nature and location in the neighbourhood area proposals for new residential development, for replacement dwellings and for alterations and extensions should comply with the following design principles:

- a) Development should enhance and reinforce the local distinctiveness and character of the area in which it is situated, particularly within the Scalford Conservation Area;
- b) The scale, density, height, massing, design, layout and materials of the proposal should be sympathetic to the character and appearance of the neighbouring buildings and the surrounding area. Materials should be chosen to complement the design of the development and add to the quality or character of the surrounding environment;
- c) Development should respect and/or positively enhance local distinctiveness and character, including within the local street scene and in relation to wider landscape views;
- d) Proposals for multiple new dwellings should include a variation of types, materials and styles to reflect existing local design diversity;
- e) Development should be of a similar density to properties in the immediate surrounding area. It should not lead to an over intensive form of development, be overbearing in relation to neighbouring properties, nor lead to unacceptable overshadowing or loss of privacy;
- f) All new housing should reflect the character and historic context of existing developments within the Parish. However, contemporary and innovative materials and design will be supported where positive improvement can be robustly demonstrated without detracting from the historic context;
- g) Off-road parking should be provided to meet Highway Authority requirements, subject to particular site-specific constraints, and be sited so as to be unobtrusive and not a dominant feature of the street scene, particularly within the Scalford Conservation Area;
- h) Redevelopment, alteration or extension of agricultural buildings should be sensitive to their distinctive character, materials and form;

- i) Development should not have an unacceptable impact on general amenity, noise and ambient light levels in the immediate locality. Light pollution should be minimised wherever possible and street and security lighting should be appropriate to its rural setting, unobtrusive and energy efficient;
- j) the amenity of residential occupiers should not be unacceptably affected by existing nearby uses, including to the extent that the continued operation of those existing uses could be prejudiced;
- k) Development should maintain and, where practicable, enhance biodiversity and relate well to the topography of the area, including existing trees and hedges;
- l) Enclosure of plots should incorporate native hedging and/or fencing or walling that is appropriate to the rural surroundings of the area; and
- m) The incorporation of sustainable design and construction techniques to meet high standards for energy and water efficiency, including the use of renewable and low carbon technology; and the incorporation of appropriate sustainable drainage systems.

## 7.2 Natural and Historical Environment

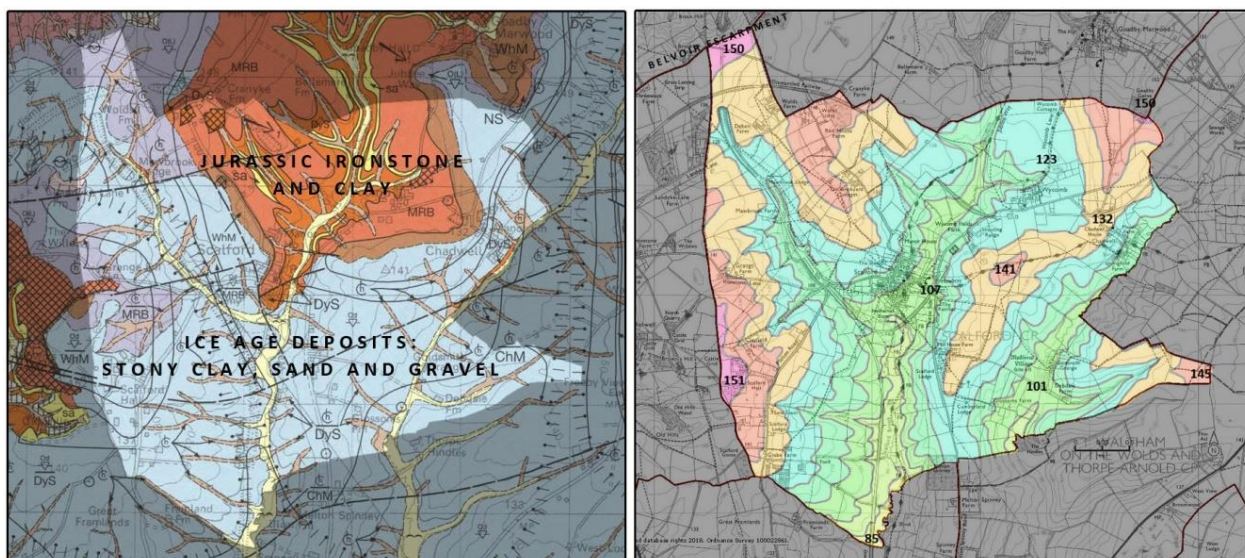
### Introduction

#### The environment in sustainable development

This section of Scaford 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 the Plan Area 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. The key statistics are:

1. Total area of the Neighbourhood Plan Area	1340 ha
2. Area of all open or undeveloped land	1308 ha
3. Total area earmarked in this Plan for environmental protection	273 ha (21% of #2)



#### Landscape, geology and setting

**Figure 4: Geology (left) and topography of Scaford parish.** Based on British Geological Survey online mapping.

Both © Crown copyright and database right. © Contains Ordnance Survey data. All rights reserved (100060740) 2019

Scaford parish is on the south-facing back-slope of the Belvoir Escarpment, whose steep edge overlooks the Vale of Belvoir at the Plan Area’s northern extremity. The escarpment is a regional topographic feature, the result of erosion of the gently tilted Jurassic rocks – mainly ironstone and clay – that underlay the Plan Area. The backslope is deeply dissected by streams flowing south into the river Wreake, and the three villages in the Plan Area owe their locations and landscape

character to the resulting combination of high tops, valley slopes and watercourses. The same topographical mix provides the Plan Area with extensive views.

## Historic environment

Although archaeological finds show that people have lived here since the Mesolithic, the first known settlement was in the Romano-British period, near Wycomb: there are two or three probable villa sites, an enclosure suggesting farming, pottery, and the Roman *Salt Way*. The 'modern' villages were founded in the 8<sup>th</sup>-century during the Anglian settlement of this part of the Midlands, as demonstrated by their Old English names. The original settlers, both Romano-British and Anglo-Saxon, chose sites on valley sides, close to streams and with springs nearby. The slightly later Danish settlement of Ringlethorpe (*Ricolthorpe* in DB) only survives as earthworks and ridge and furrow, having been destroyed in the 12<sup>th</sup> century when it became a grange (separate farming estate) of Garendon Abbey, and finally abandoned in 1536.

### PLACE-NAMES AND HISTORY

**Scalford:** OE *sceald* "shallow" + OE "ford"

**Wycomb:** OE *wic* + *ham* homestead associated with a Romano-British *vicus*, = trading place **OR** OE dat. pl. *wicum* "at the dairy farms" (*Wiche* in DB)

**Chadwell:** OE *ceald* + *welle* "cold water, cold spring" (*Calduelle* in DB; locally called 'Caldwell' into 20<sup>th</sup> century). Prob. from literal but mistaken early spelling-pronunciation of Chadwell (hard 'ch' consonant = 'k') in medieval documents

Sources: 1. *Key to English place names*, University of Nottingham (online); 2. *Oxford Dictionary of English Place Names* Ekwall 1960

The three extant villages are therefore at least 1200 years old, with much of their layouts – churchyards, streets, house plots and closes – dating from no later than medieval times. Changes in the villages' fortunes, ownership and economic organisation since the 14<sup>th</sup> century are recorded in surviving buildings, while the medieval open fields which supported their economies are still to be seen in the well-preserved and important ridge and furrow earthworks in the surrounding countryside. Several water- and wind-mill sites from the 14<sup>th</sup> to 19<sup>th</sup> centuries are also known. Enclosure of the open fields, completed in the late 18<sup>th</sup> century, produced today's familiar pattern of hedged fields, many still under permanent grass,

Quarrying of the local ironstone from medieval time to the 20<sup>th</sup> century has also left its mark in old workings and abandoned mineral railway lines, but particularly in the distinctive local building stone in all three villages. Also of significance for local heritage are the non-conformist movements of the 18<sup>th</sup> and 19<sup>th</sup> centuries, which gave the villages their chapels, and the introduction of Civil Parishes (by which the three historic parishes become one, now the Plan Area, for administrative purposes) and Rural District Councils, whose contribution to the built environment has been 20<sup>th</sup>-century rural council houses and village halls.

## Natural environment

Two thousand years of inhabitation and clearance of the native woodland and heath for agriculture means that the only habitats for wildlife in the Plan Area are, technically, 'semi-natural'. There are a few areas of permanent pasture that have not been re-sown or intensively managed and so retain some 'natural' grassland flora, small patches of wetland in valley bottoms, naturally regenerated deciduous woodland in the old railway land, and a few small 18<sup>th</sup>-20<sup>th</sup> century plantations, mainly associated with locally-important fox-hunting. The relative paucity of natural habitats in the Plan Area means that, in the context of the Neighbourhood Plan, they are both highly significant for local biodiversity and highly valued by local people.

## Existing environmental designations

The parish is located in *National Character Area* (Natural England landscape areas, defined for Planning purposes) *74 Leicestershire and Nottinghamshire Wolds*, and in two Melton Borough Council *Landscape Character Areas: 6. Ridge and Valley* and *7. Village Pastures*.

There are two Scheduled Monuments and 20 Listed Buildings and other historic features of national importance, some 15 further sites and features of history significance with expression in the landscape (Leicestershire & Rutland Historic Environment Records), 18 areas of *Priority Habitat* (as defined by Natural England), and about 15 further sites of local biodiversity significance including 3 Potential Local Wildlife Sites (pLWS, Melton Borough Council).

## Environmental inventory

An environmental inventory (Appendix 7) of Scalford parish was carried out between October 2018 and January 2019. The work comprised two elements:

- 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), Melton Borough Council strategic mapping, 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 checked.

These 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* 2019 (See Appendix 6).

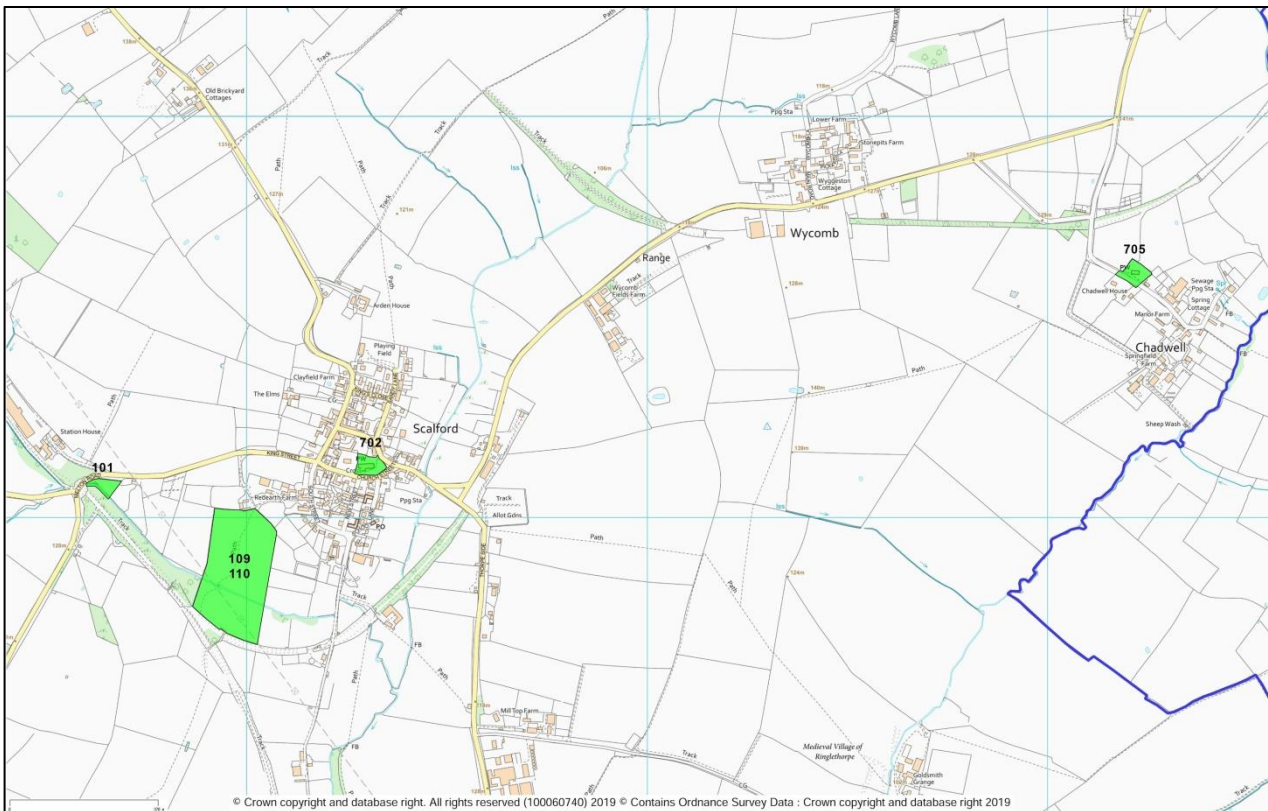
The MAPS in this chapter have been reduced to fit the document page size.  
Full-size versions are available as *supporting documents*

## Local Green Spaces

Of the approximately 456 inventoried parcels of open land in the parish, some 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 2018* (see Appendix 6 for the criteria and scoring system devised for this Plan).

Four sites meet the essential requirements for designation as Local Green Space as outlined in the National Planning Policy Framework (NPPF paragraph 100). Their statutory protection will ensure that these most important places in the natural and human environment of Scalford parish is protected for the benefit and appreciation of residents, visitors and future generations.

Figure 5: Local Green Spaces in the Plan Area





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 5, description Appendix 8) will not be supported other than in exceptional circumstances.

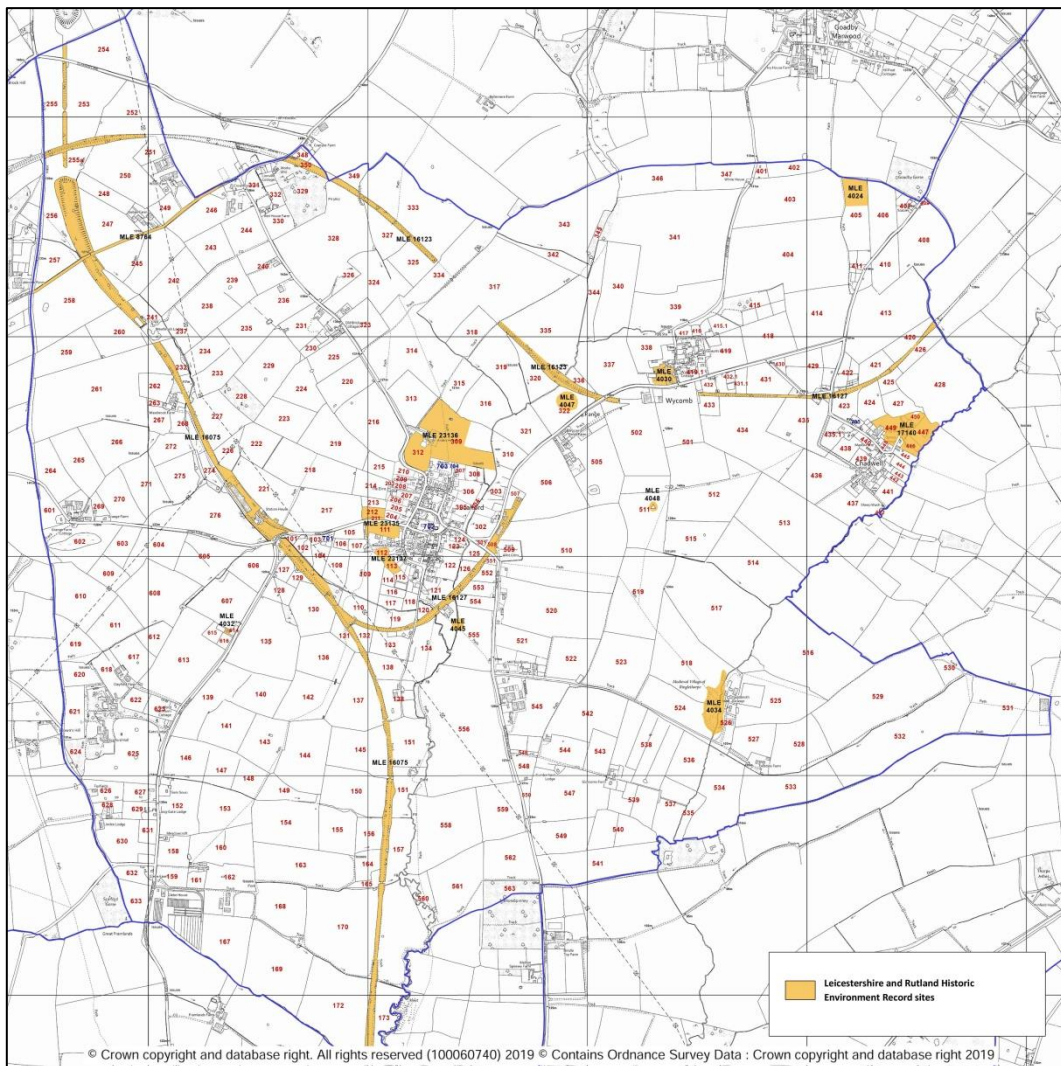
- St. Egelwin’s churchyard, Scalford (inventory reference 702) 0.17 ha
- Washdyke valley pastures, Scalford (109/110) 4.7ha
- Sheepwash field, Scalford (101) 0.16 ha
- St. Mary’s churchyard and Main Street verges, Chadwell (705) 0.31 ha

## Sites of environmental significance

A group of inventory sites scores highly for ‘history’ and ‘wildlife’ (scoring at least 4/5 under either of these two criteria) but, because their community value scores are not also 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 7). The maps (figures 6.1, 6.2) show their locations.

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 sites of historical and social significance identified in local records and during the inventory process.

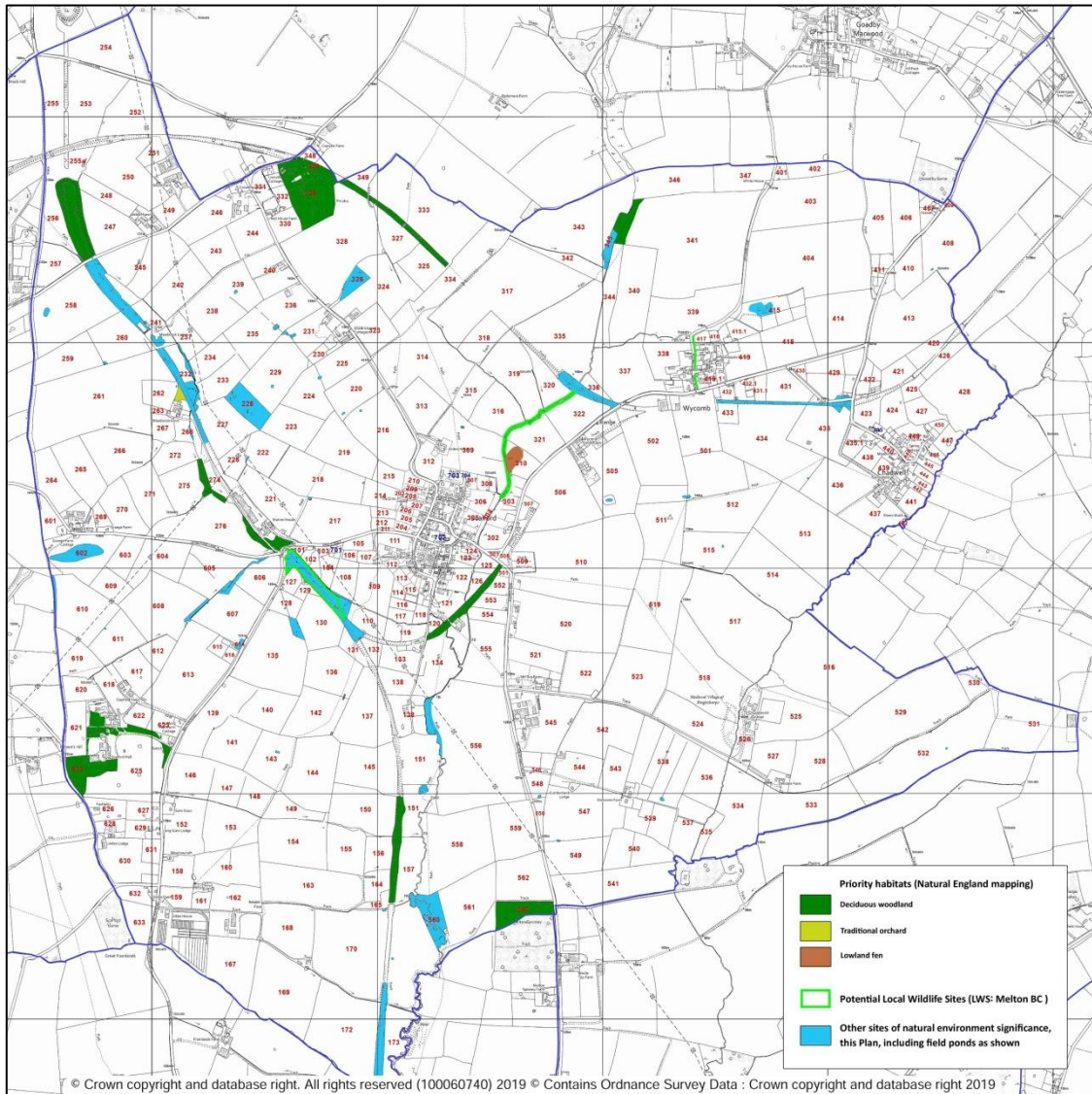
Fig. 6.1: Sites of historical environment significance



The **natural environment** sites comprise a) those where *priority habitats* occur (Natural England mapping) or where *biodiversity action plan (BAP) species* have been recorded as breeding or as regular visitors; 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 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 site off Melton Road that is allocated in the Melton Local Plan for housing development is identified as a site of historical significance on Figure 6.1. This is included in a matter of fact way. Its inclusion within the context of Figure 6.1 does not affect its allocation for residential purposes in the Local Plan.

Fig. 6.2: Sites of natural environment significance



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 6.1 or the sites of natural environmental significance shown on Figure 6.2 should demonstrate that the development’s local value outweighs the environmental significance of the site or feature.

## Important Open Spaces

A group of sites scored highly in the inventory (scoring at least 75% of the possible total under the relevant criteria) for their outstanding community value. They have been identified in fieldwork, community consultations and in Parish records, and allocated to the appropriate Melton Borough Council (MBC) open space typologies as defined in *Open Space Assessment Report, 2014*:

- Natural and semi-natural greenspaces
- Amenity greenspace
- Provision for children and young people
- Allotments
- Cemeteries, disused churchyards and other burial grounds

In Salford, Chadwell and Wycomb their value as open space *within and close to the built-up areas* and/or their value, as community resources and/or as contributing to the form and character of the villages, is recognised in this policy. This policy is in conformity with National Planning Policy Framework paragraph 97 and Melton Borough Council Local Plan policy EN6.

Figure 7.1: Important Open Spaces in Salford

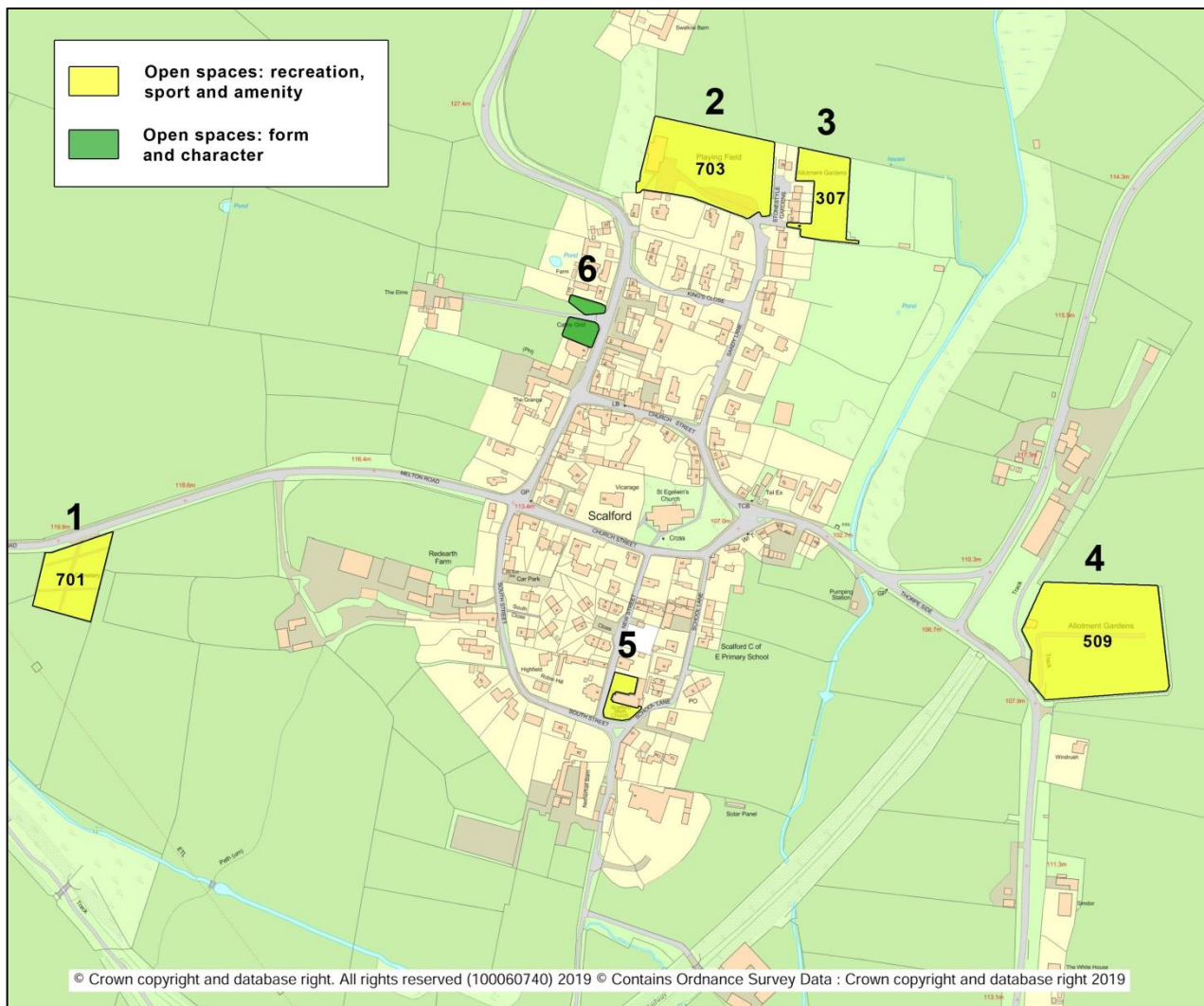


Figure 7.2: Important Open Spaces in Wycomb

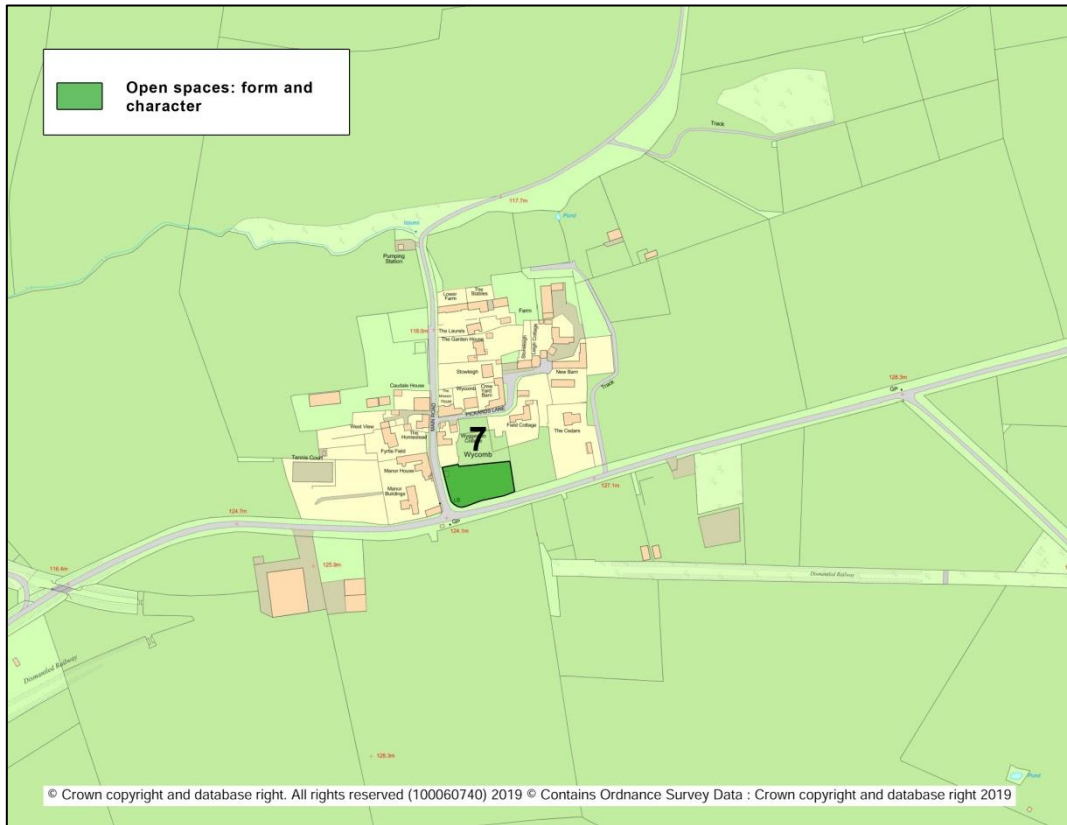
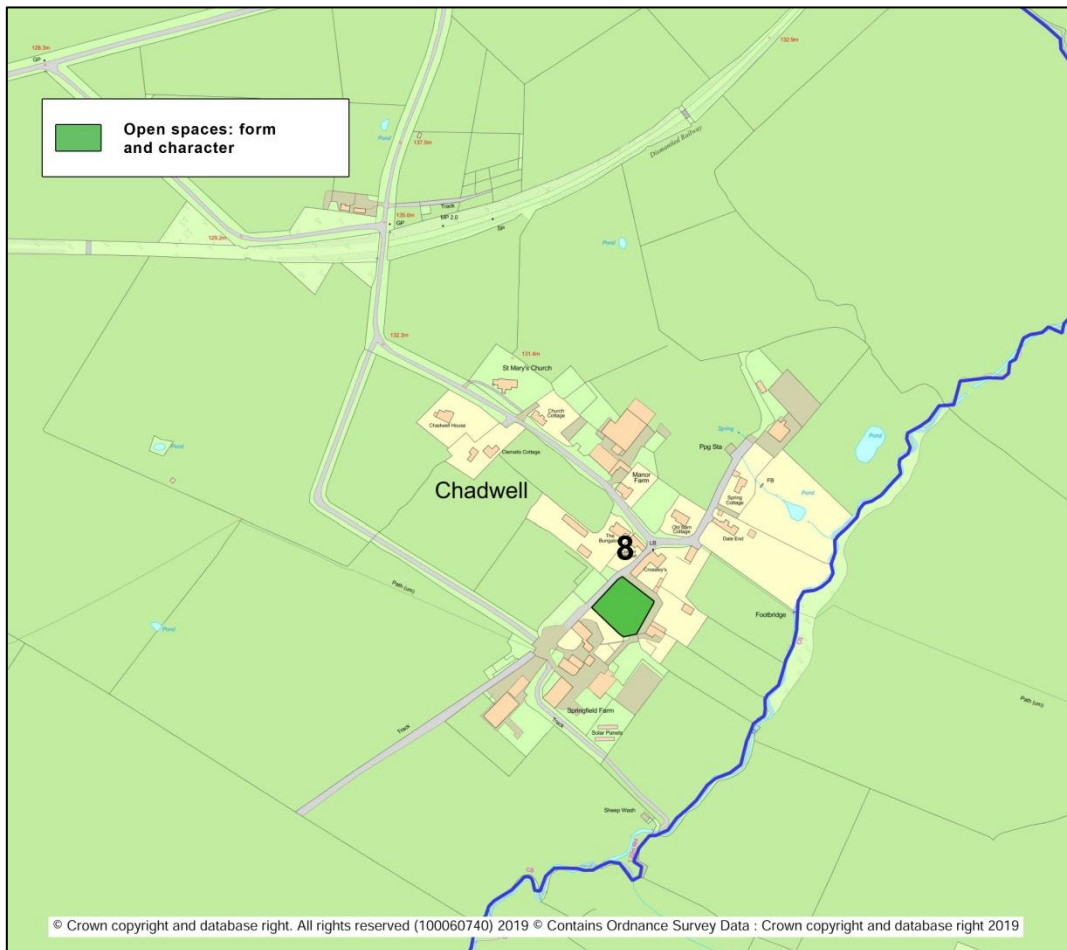


Figure 7.3: Important Open Spaces in Chadwell



**POLICY ENV 3: IMPORTANT OPEN SPACES** – The following open spaces (figures 7.1, 7.2, 7.3) are identified as being of high value for sport, recreation, beauty, amenity, tranquillity, or as open spaces making an important contribution to the form and character of the villages. Development or change of use proposals that result in their loss, or have an unacceptable impact on their role as important open spaces, will not be supported unless the open space is replaced by equivalent or better provision in an equally suitable location, or unless the proposal can demonstrate that the open space is no longer required by the community.

**Scalford:**

1. Melton Road cemetery (inventory reference 701)
2. Scalford village hall, recreation ground and play area (703)
3. Sandy Lane allotments (307)
4. Thorpe Side allotments (509)
5. Scalford Methodist church burial ground
6. King Street important open spaces

**Wycomb:**

7. South paddock

**Chadwell:**

8. Spring Field paddock

## Buildings and structures of local significance

### LISTED BUILDINGS and SCHEDULED MONUMENTS

Twenty-two buildings and structures in the Plan Area have statutory protection through Listing at Grade II\* or II, or as Scheduled Monuments. The Neighbourhood Plan lists them 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, by Historic England. Their location within, or close to, sites designated or noted for protection in the Plan's Policies and Community Actions contributes to these sites' evidence of significance.

**FOR STATUTORILY PROTECTED HISTORIC ENVIRONMENT FEATURES SEE SUPPORTING DOCUMENT ENV2**

### LOCAL HERITAGE LIST

The Neighbourhood Plan identifies a number of other buildings and structures in the built environment of the Plan Area that are considered to be of local significance for architectural, historical or social reasons (details in Appendix 9). Their inclusion here records them in the Planning system as *non-designated heritage assets*.

Figure 8.1: Local Heritage List: buildings and structures of local significance (non-designated heritage assets) in Scaford

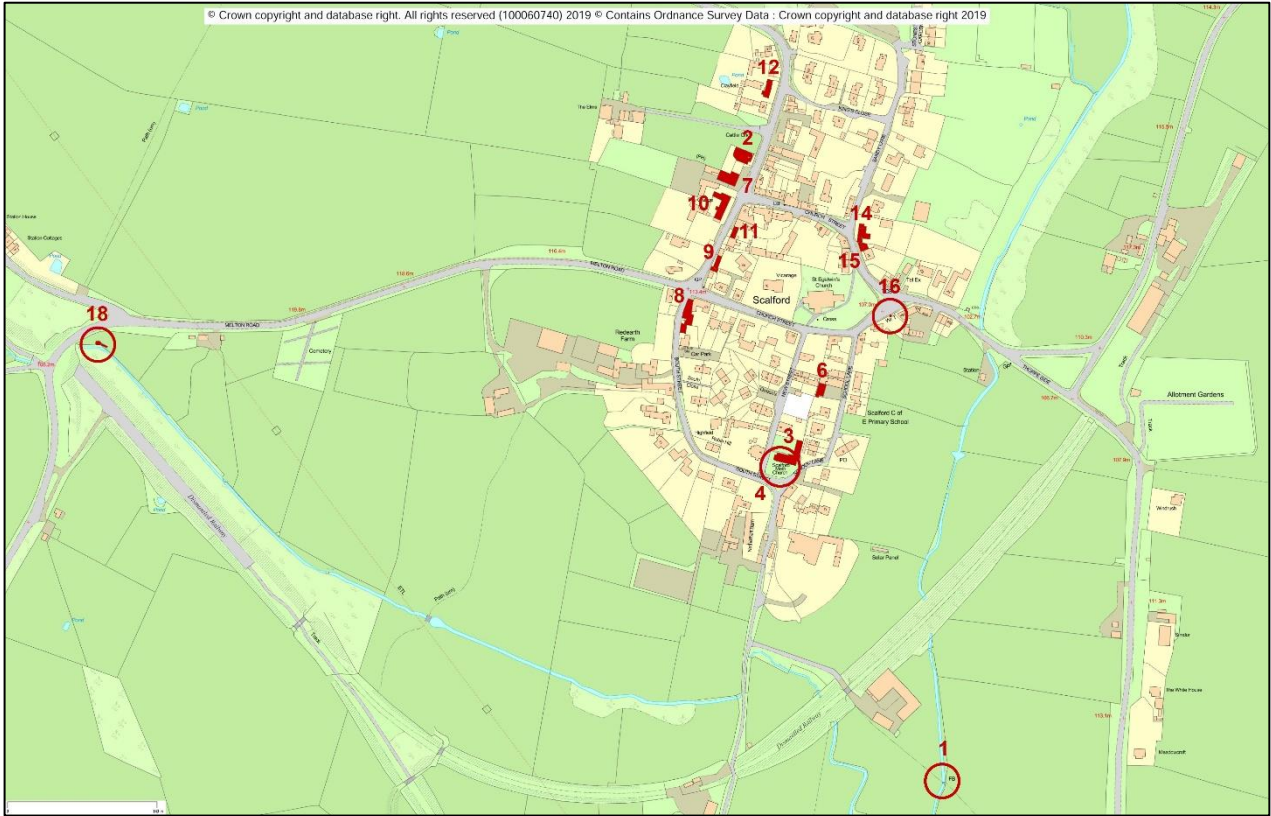


Figure 8.2: Local Heritage List: buildings and structures of local significance (non-designated heritage assets): Scaford Hall

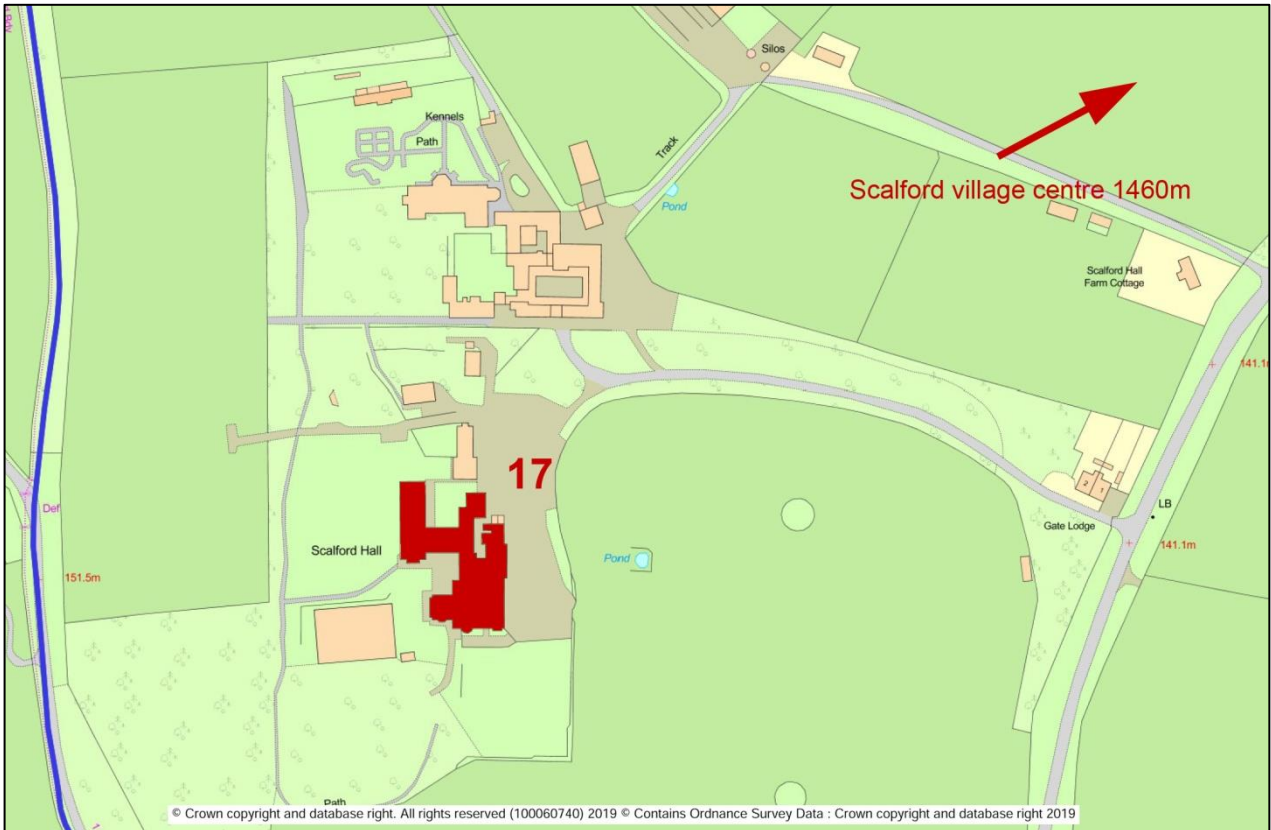
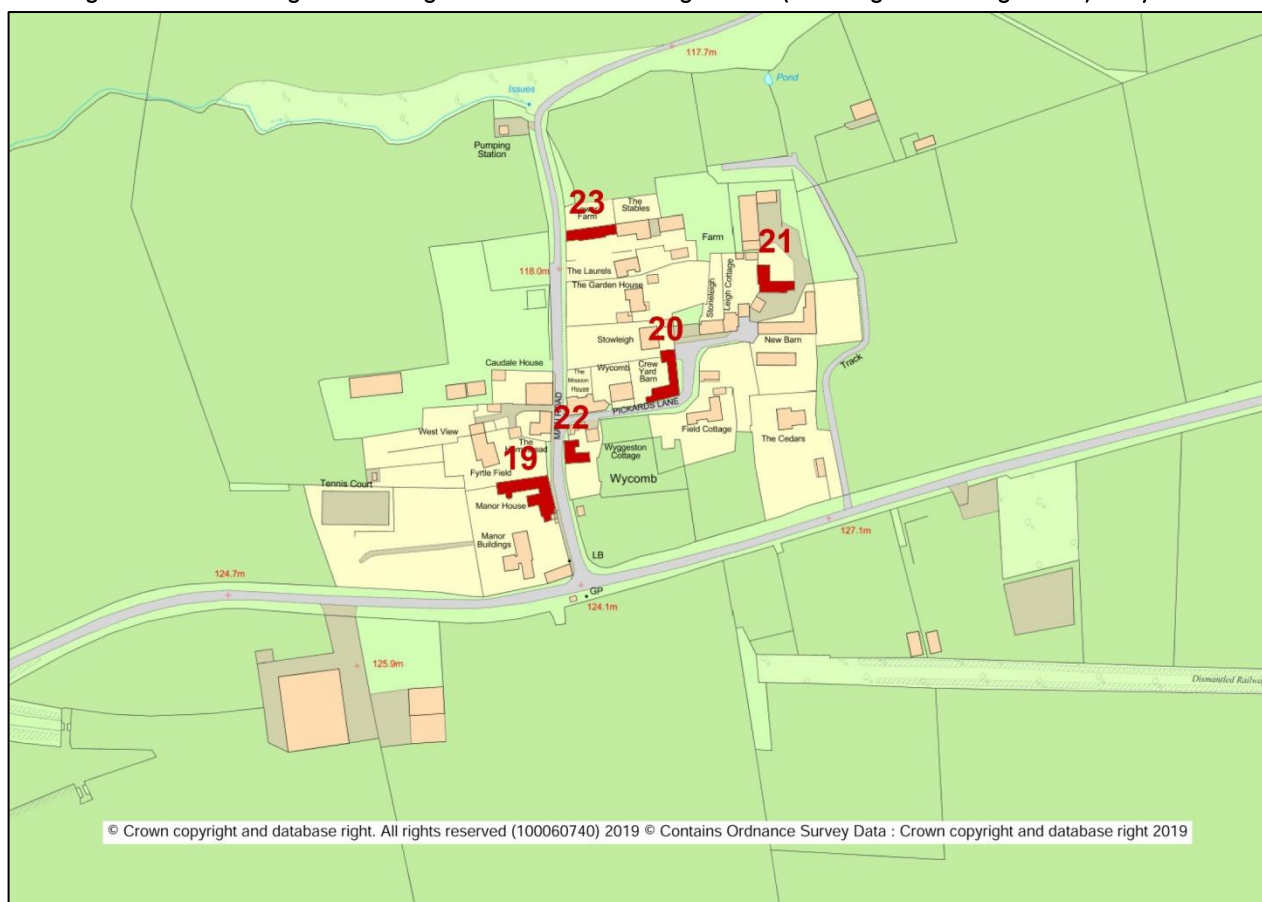


Figure 8.3: Local Heritage List: buildings and structures of local significance (non-designated heritage assets) in Wycomb



**POLICY ENV 4: BUILT ENVIRONMENT: NON-DESIGNATED HERITAGE ASSETS** – The structures and buildings listed in this policy (and mapped, figures 8.1-8.3, described in Appendix 9) 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 their significance as heritage assets.

- |  |   |
|--|---|
| 1. Old mill race, Mill Holme, Scalford                       | 12. Clayfield Farm, King's Street, Scalford                       |
| 2. Old Primitive Methodist chapel, King Street, Scalford     | 13. Old Post Office and Telegraph Office, Church Street, Scalford |
| 3. Former Wesleyan chapel, South Street/New Street, Scalford | 14. Church Farm, Church Street, Scalford                          |
| 4. Graves in burial ground of Methodist Chapel, Scalford     | 15. Church Cottage, Church Street, Scalford                       |
| 5. Methodist Mission House, Wycomb                           | 16. Scalford spout (tapped village spring)                        |
| 6. Village School, School Lane, Scalford                     | 17. Scalford Hall   |
| 7. King's Arms public house, Scalford                        | 18. Sheep wash, Scalford  |
| 8. Old Plough Inn, Church Street/South Street, Scalford      | 19. Manor House, Main Road, Wycomb                                |
| 9. Old Black Horse Inn, King's Street, Scalford              | 20. Crew Yard Barn, Pickard's Lane, Wycomb                        |
| 10. The Grange, King's Street, Scalford                      | 21. Stonepits Farm, Pickard's Lane, Wycomb                        |
| 11. Allen's, Old bakery, King's Street, Scalford             | 22. Wyggeston Cottage, Main Road, Wycomb                          |
|  | 23. Lower Farm barns, Main Road, Wycomb                           |



## Ridge and furrow

The Plan Area is arguably regionally important for the survival of a significant area of archaeological remains (earthworks) showing the location and extent of the medieval settlement and the layout of its *open fields*. This level of survival means that, with the medieval church and a number of other important buildings, the Area preserves a visible record of a 'typical' English village and its rural economy between roughly 850AD and 1776.

The modern Civil Parish, which coincides with the Plan Area, approximately covers a territory whose boundaries were established at least as long ago as the post-Roman 'dark ages' – perhaps, although impossible to confirm, much older. Settlers from across the North Sea had begun to arrive here in the 6<sup>th</sup> or 7<sup>th</sup> century; mainly in small groups, they took over or integrated into what was left of the Romano-British settlement pattern, establishing scattered 'farmsteads' across the landscape. During in the 8<sup>th</sup> century, in parallel with a change in farming practice, these separate farmsteads were reorganised so that large *open fields* were laid out around four nucleated *townships*: Scalford, Wycomb, Chadwell and Ringlethorpe. Each township's fields were worked on a 3-field rotation system, basically arable, until Ringlethorpe became a grange of Garendon Abbey in about 1200AD and the others were enclosed. The medieval plough was non-reversible, which produced – as the plough-teams went up and down the furlongs always throwing the earth to the right – alternating ridges and furrows with a height difference of as much as 2 metres. Following the 18<sup>th</sup> century agricultural revolution and its associated social changes, however, the old system was abandoned and the open fields were subdivided ('enclosed') with stock-proof hedges and converted to permanent pasture. The ridges and furrows were protected under the grass, thus preserving the medieval landscape as a green corrugated patchwork under the fields of sheep and cattle.

A second agricultural revolution after the Second World War effectively reversed the first one. British governments, later the European Union, encouraged farmers, mainly through subsidies, to plough the pastures and turn them over to intensive arable production. Wherever this happened, modern reversible ploughs quickly obliterated the ridge and furrow. In most English open field parishes, the loss of ridge and furrow since 1950 has been over 90%. In the 1990s English Heritage (now Historic England), realising the scale of this destruction, undertook the first of a series of surveys across the Midlands, and made recommendations for protection and management. Scalford parish is important in this context, in particular because enough remains to show both the arrangement of furlongs in the fields and the four separate 3-field groups associated with the old townships, including the lost early medieval settlement of Ringlethorpe. Some 200 ha was mapped in 1999 (figure 9.1); 243.3 ha of ridge and furrow of all qualities has been identified during the field-by-field survey for this Neighbourhood Plan (figure 9.2).

Figure 9.1 Turning the Plough survey 1999

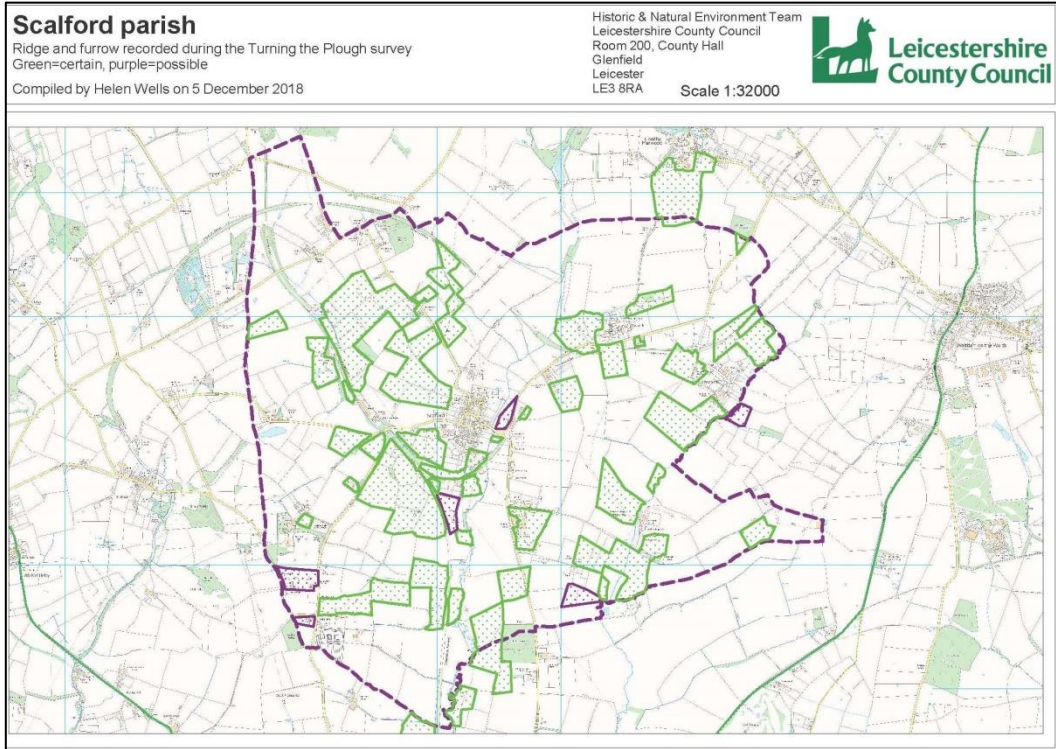
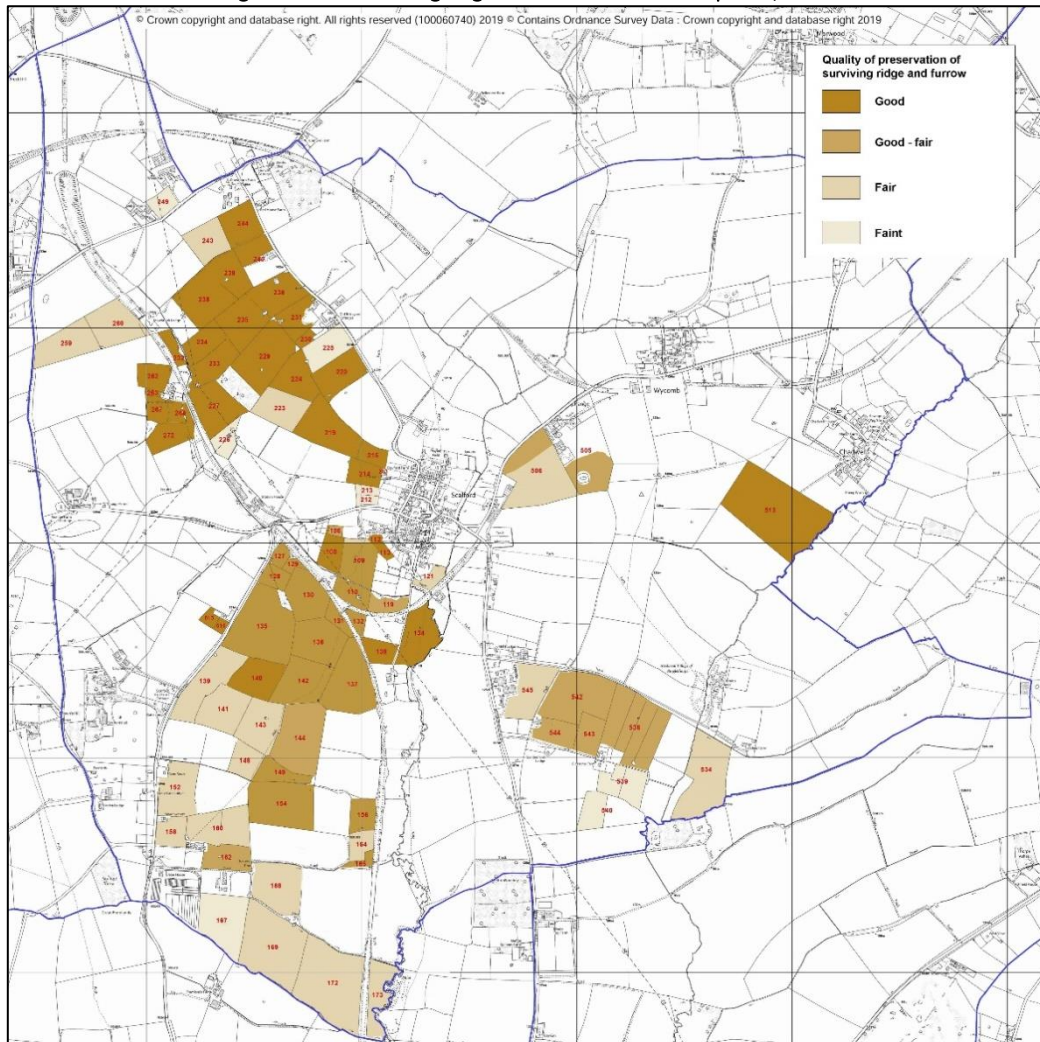


Figure 9.2: All surviving ridge and furrow in Scaford parish, 2019



This policy is in conformity with footnote (63) to NPPF 2019 paragraph 194.

**POLICY ENV 5: RIDGE AND FURROW** - The areas of ridge and furrow earthworks mapped in figure 9.2 are of regional importance for agricultural and landscape history and are recorded 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 9.2 the benefits of the development will be balanced against the significance of the feature concerned as heritage asset.

## Notable trees

By comparison even with other Leicestershire parishes, whose lack of trees and woodland is a historically-explained fact, Scalford is particularly poorly treed. Apart from a few 18<sup>th</sup>- and 19<sup>th</sup> century coverts and spinneys, the only significant areas of woodland are linear features along watercourses and the courses of disused railways, and the only specimen trees are standards in hedgerows and ornamental plantings in the villages. These few examples therefore have enhanced significance both to the landscape and to residents' appreciation of their rural environment.

Trees are living organisms, so they do not live for ever and require arboricultural management to prolong their lives and for safety reasons; this policy deals with their protection within the limits of the planning system. The Plan has identified nine trees or groups of trees which are notable in the local environment. They are shown on Figures 10.1 and 10.2 and the associated photographs. Any development proposals that have the potential to affect the trees concerned should be accompanied by a detailed statement from a qualified arboriculturist setting out the impact and significance of the impact of development on the tree/trees concerned.

This policy strengthens the protection afforded to trees in the Conservation Area or already under Tree Preservation Orders and extends it to all notable trees in the Plan Area. Areas of woodland are dealt with for their biodiversity value in policy ENV 2.

**POLICY ENV 6: NOTABLE TREES** – Development proposals that would have an unacceptable effect the longevity and/or integrity of a notable tree shown on Figure 10.1 or 10.2 will not be supported.

Figure 10.1-2: Notable trees in Chadwell and Scalford



1. Ash, NE corner of Chadwell churchyard



2. Ash, north boundary of Chadwell churchyard



3. Yew in Chadwell churchyard



4. Sycamore SW of Chadwell churchyard



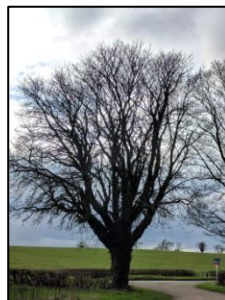
5. Sycamore, South Street, Scalford



6. Sycamore, South Street, Scalford



7. Copper beech in vicarage garden, Scalford



8. Entrance to Scalford Manor



9. Horse chestnuts behind Scalford village hall

## Dark skies

Most of Leicestershire is adversely affected by the glare of artificial lighting from the region's cities and towns, sports facilities and roads. Even in rural villages, street lighting and, more recently, decorative and security lighting of house exteriors and commercial premises make dark skies policies redundant in many Neighbourhood Plans.

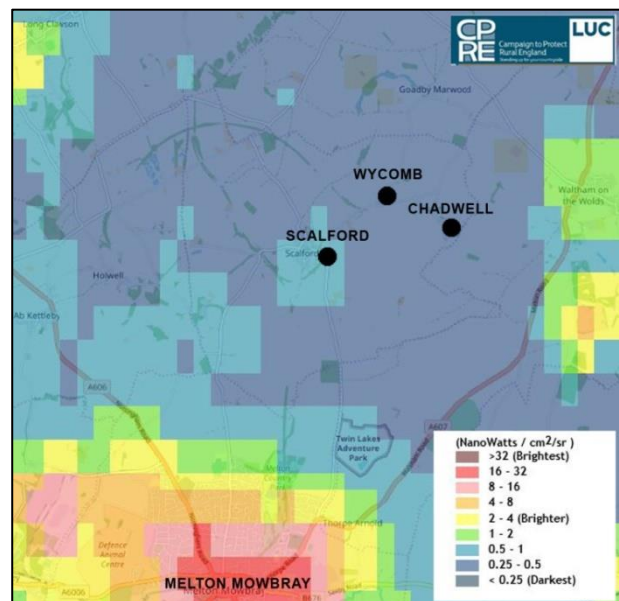
Scalford is one of only a few remaining rural parishes in Leicestershire where – as shown by CPRE's mapping (figure 11) – it is still possible to see the night sky, including stars, planets, meteor showers and, on rare occasions, the aurora borealis.

National Planning Practice Guidance says that:

*"... artificial light is not always necessary, has the potential to become what is termed 'light pollution' or 'obtrusive light' and not all modern lighting is suitable in all locations. It can ... detract from enjoyment of the night sky."* Policy ENV7 addresses this matter. Development proposals which include external lighting should include the relevant details within the associated planning application.

This policy is in conformity with National Planning Policy Framework (2018) paragraph 180(c) and Melton Borough Council Local Plan policy EN1.

Figure 11: Night sky illumination levels around Scalford



**POLICY ENV 7: PROTECTING SCALFORD'S DARK NIGHT SKY** - Proposals for development including outdoor lighting should include details of such schemes as part of the submitted planning application, and should demonstrate that:

- i) The proposed lighting does not exceed that required for essential security or working purposes
- ii) Light spillage and glare are restricted by their design and positioning on buildings, particularly in areas of open countryside or on the edge of settlements
- iii) There is no unacceptable impact on amenity, wildlife, or the present level of the Plan Area's current night sky illumination level.

## Biodiversity and habitat connectivity

As described in *Landscape, geology and setting* above, Scalford is located in a rural area with a

very long history of farming. Productive arable and pastoral agriculture means that any 'wild' land, even the watercourses, was cleared or managed at least 1500 years ago and that today's wildlife – plants and animals - has adapted and evolved to survive in semi-natural niches and habitats and in the places where people also live and work. These include:

- Watercourses, stream margins and field ponds
- Areas of less intensively managed open land, including hillsides, field margins and corners
- Permanent grass (grazing fields, paddocks, roadside verges) under low-intensity management (unploughed, no artificial fertilizers or herbicides) in which a 'semi-natural' mix of grass species and flowering plants survives
- Planted, managed and semi-natural (regrowth) woodland; generally small and isolated (coverts, spinneys, woodland on disused railway land, and ornamental or commercial plantations)
- Species-rich hedgerows: a few on ancient boundaries, many of 18<sup>th</sup> century date ('Enclosure hedges') and some modern plantings
- Gardens, cemeteries, allotments
- Farmyards, traditional and historic buildings

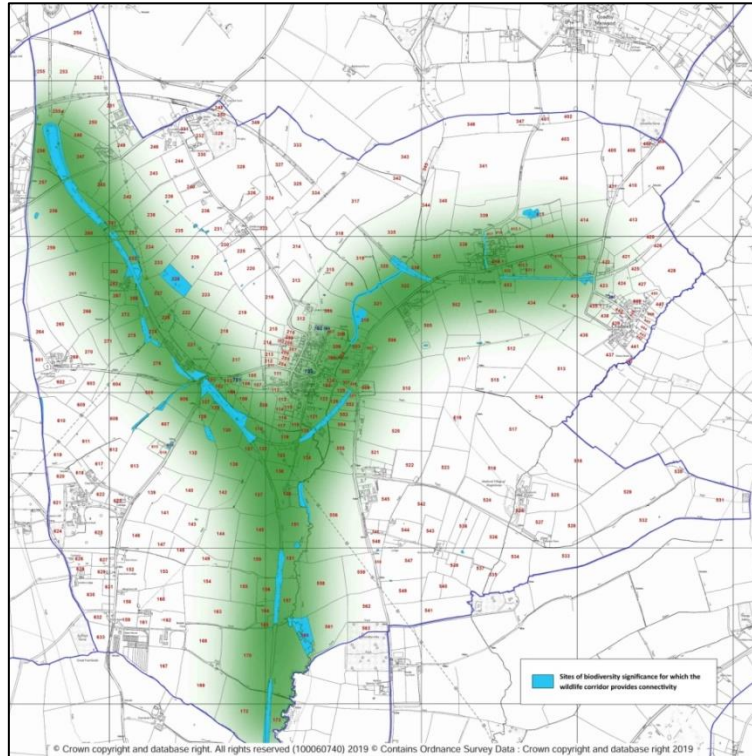
Although attractive and productive, the rest of the landscape is inevitably of relatively low biodiversity value, and the pockets of good habitat are small and distant from one another. This has two effects. It raises the relative importance, in the context of the Plan Area, of the few remaining sites of local biodiversity importance – whether semi-natural or artificial – to high / irreplaceable; and it means that *species connectivity*, by which populations of animals and plants are able to interact, feed and reproduce, is disrupted.

Policy ENV 2 deals with the protection of identified parcels of land of high biodiversity value. This policy (ENV 8) covers the general principle of protecting biodiversity across the Plan Area. It also identifies a wildlife corridor, incorporating some of the best semi-natural habitat areas in the parish and passing close to the villages. 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 Scalford might feel too small to have an effect on biodiversity more widely. But 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 several decades. The people of Scalford want to play their part in discouraging this unhelpful 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 the NPPF's definition of *sustainable development*. As noted in the National Planning Policy Framework, Planning Authorities should, through their policies, contribute as fully as possible to the aims of *Biodiversity 2020* DEFRA, 2011.

Figure 12: Scaford Wildlife corridor



**POLICY ENV 8: BIODIVERSITY 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 should take account of the habitat connectivity provided by the wildlife corridor identified in figure 12. Development proposals that would damage or have an unacceptable effect on the identified wildlife corridor will not be supported.

#### COMMUNITY ACTION ENV 1: BIODIVERSITY

- a) The Parish Council in conjunction with other bodies will maintain the environmental inventory list of known sites of biodiversity interest prepared for this Plan;
- b) The Parish Council will work with community groups, landowners, funders and other organisations to enhance the biodiversity of the Parish by creating and/or managing habitat sites (e.g. wildflower meadows, woodland, wetland) on suitable parcels of land. A particular emphasis will be placed on tree planting and woodland creation as a local contribution to the mitigation of climate change.

## 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 and with one another. The topography of the Plan Area (figure 4, page 28, right) with its three local hilltops and relatively steep-sided stream valleys in which the three villages are located provides both expansive and intimate views.

One of the main ways in which residents expressed this wish was by marking their most highly-valued views on a map. These preliminary consultation findings were updated as part of the fieldwork for the environmental inventory, which (although principally aimed at identifying sites of environmental significance) also re-assessed the suggested views, reduced their number by restricting them to those with publicly accessible viewpoints and combining duplicates, and mapped them (figure 13).

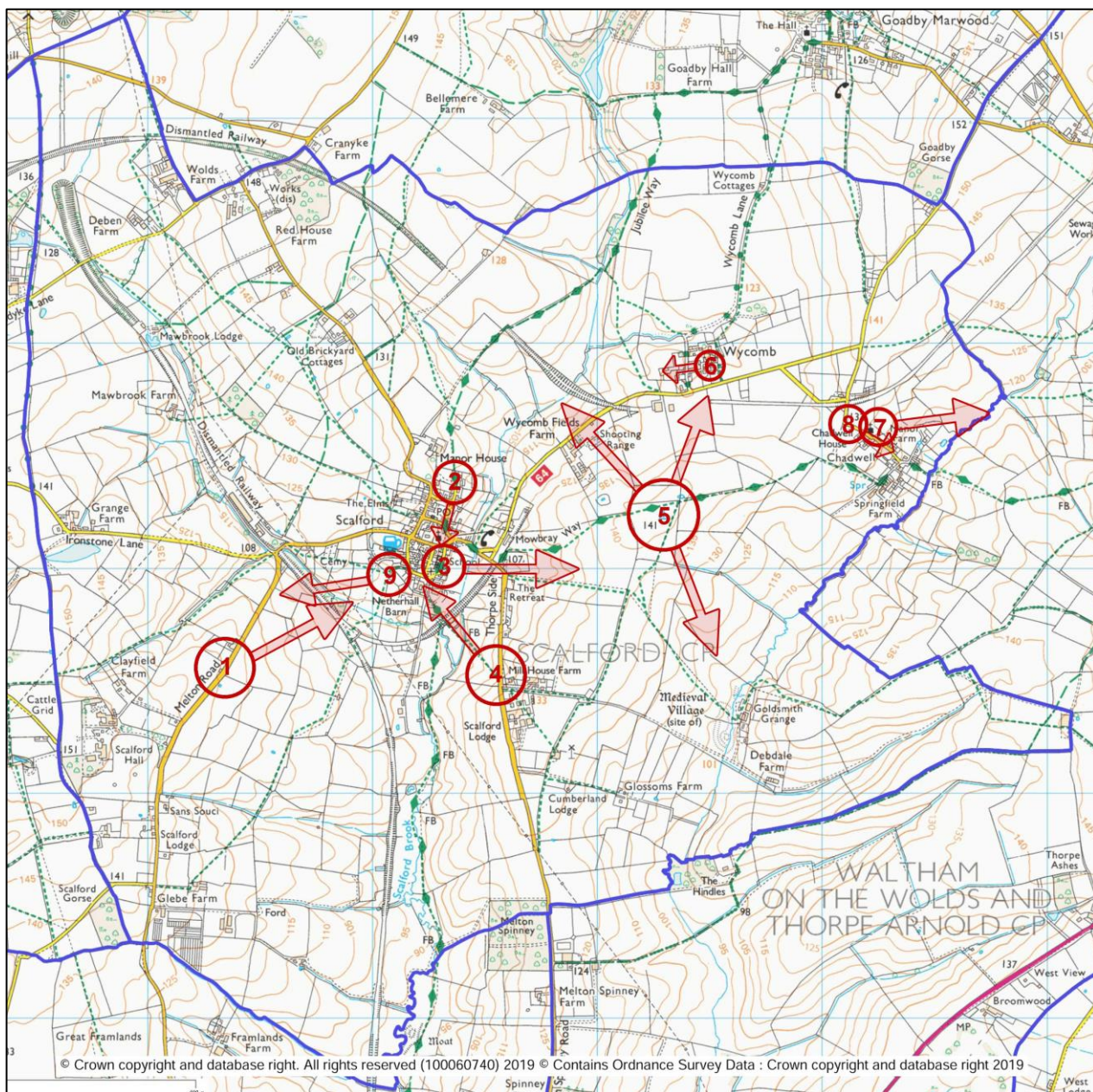
**POLICY ENV 9: PROTECTION OF IMPORTANT VIEWS** – The following publicly accessible views (map figure 13) are important to the setting and character of the three villages in Scalford parish. Development proposals should be located and designed to take account of the character and lines of sight of the identified important views. Development proposals that would have an unacceptable impact on their character and integrity will not be supported.

1. Northeast from the brink of the high ground on Melton Road over pastureland and the woodland along the line of the disused railway to Scalford village including the church. This is the gateway view for Scalford.
2. South down the slope of Sandy Lane, Scalford, from the recreation ground and allotments into the historic heart of the village including the church tower.
3. East from School Lane, Scalford, into rising, deeply rural open countryside. At night this viewpoint provides a 'dark sky' view for residents.
4. Northwest from Thorpe Side at Mill House Farm down footpath F23 to the mineral railway embankment and the south end of Scalford village.
5. 360° panorama from the triangulation point on Mill Mound (141m), primarily a) northeast to Wycomb village, b) northwest across the upper Wycomb valley to the mineral railway and hill ground in the north of the parish, and c) southeast across the long hillside toward the deserted medieval village.
6. Village view in Wycomb west down Pickard's Lane.
7. East from Chadwell churchyard (Local Green Space) over rural open countryside, hedged fields with standard trees.
8. Village view in Chadwell southeast down the main street from the church and the wide verges at the village entrance (Local Green Space).
9. 9. Southwest from the western edge of Scalford (Local Green Spaces) into the Scalford Brook valley and across to the high ground toward the Holwell parish boundary.

See APPENDIX 10 for details of views, with photographs and short descriptions



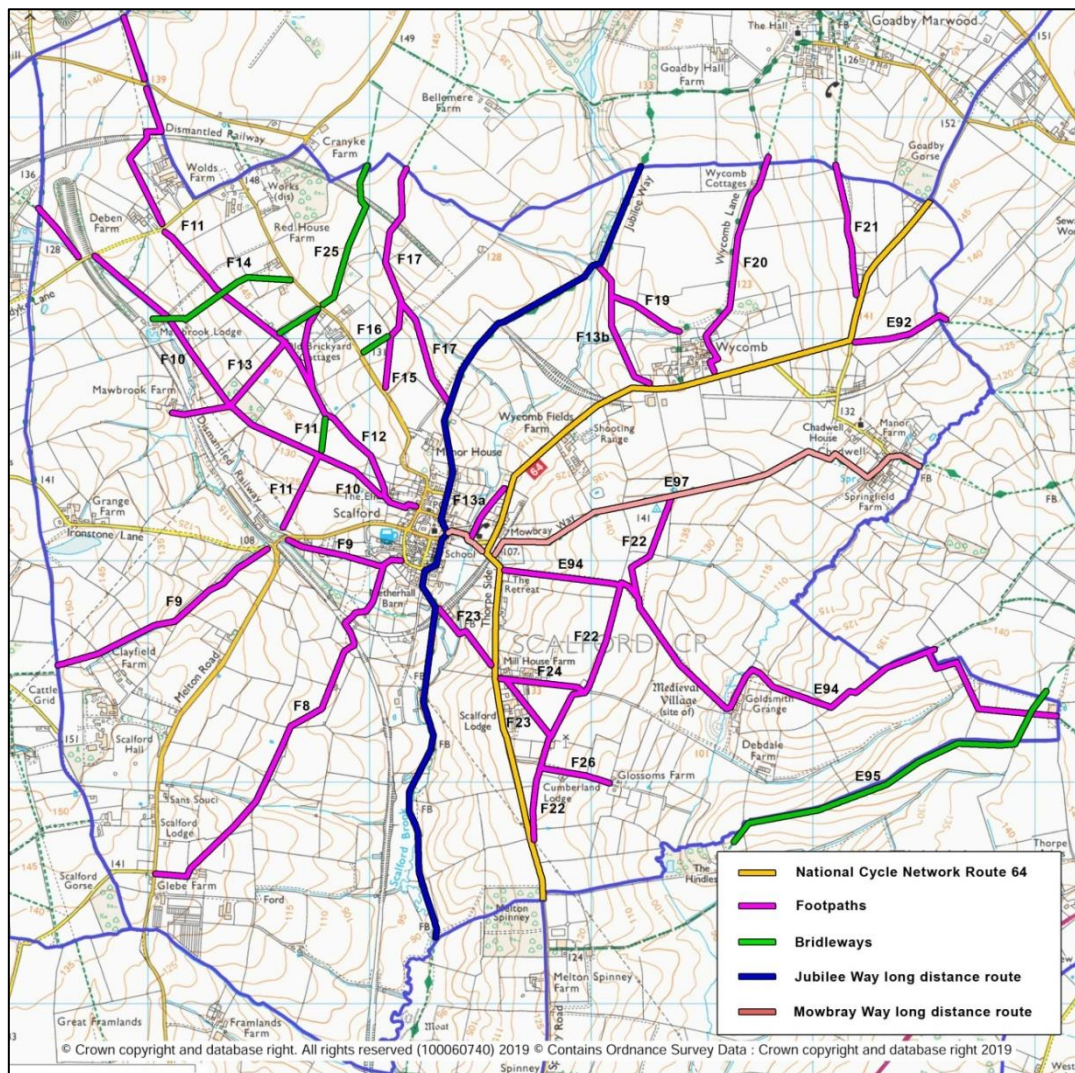
Figure 13: Important views (numbers refer to Policy ENV 9)



## Rights of Way

Scaford parish has a good network of connecting and radial walking routes. These often preserve medieval and 18<sup>th</sup> century ‘ways’, which have been in use since long before modern roads appeared. The Plan Area also has parts of National Cycleway route 64 and two County-level long-distance paths, all of which contribute to encouraging visitors to the villages and their contributions to its economy. Local footpaths and bridleways are shown by the questionnaires and consultations conducted for the Plan to have high amenity value. Their contribution to physical and mental health and wellbeing is recognised nationally and locally.

**Figure 14: Footpaths, bridleways and cycleways in Scaford parish**  
**THIS IS NOT THE DEFINITIVE MAP – Contact Leicestershire CC for details**



**POLICY ENV 10: RIGHTS OF WAY** –Development proposals that result in the loss of, or have a significant adverse effect on, the existing network of footpaths, bridleways and cycleways will not be supported.

Where the diversion of a footpath or cycleway is both appropriate to and necessary to facilitate new development, or where a route is absorbed into a development proposal, the route should be incorporated into the development concerned in a sensitive and safe fashion and which retains its character.

## Building for biodiversity

Residents in the Plan Area want their communities to play their part in the sustainable development of the District. As noted in the National Planning Policy Framework, Planning Authorities should, through their policies, contribute as fully as possible to the aims of *Biodiversity 2020* DEFRA, 2011. New development in Scalford should be designed to incorporate the current (at time of Application) best practice standards and methods for biodiversity protection and enhancement.

**POLICY ENV 11: BIODIVERSITY PROTECTION IN NEW DEVELOPMENT** – As appropriate to their nature, scale and location development proposals should make appropriate provision in their design, layout and construction to protect and enhance biodiversity.

Where it practicable to do so development proposals should incorporate the following measures:

- Roof and wall construction following technical best-practice recommendations for integral bird nest boxes and bat breeding and roosting sites
- Hedges (or fences with ground-level gaps) for property boundaries that maintain connectivity of habitat for hedgehogs
- Lighting design, location, type, lux levels and times of use should follow current best-practice, e.g. by applying the guidelines in *Guidance note 08/18 Bats and artificial lighting in the UK*: Bat Conservation Trust / Institution of Lighting Professionals, 2018, as well as current regulations.

## 7.3 Community facilities and amenities

The community facilities and amenities that exist in Scalford parish make a significant contribution to the vitality and sense of community of the parish. They have a positive impact on our sustainability, enhancing the quality of life for residents and providing opportunities for social interaction through regular activities, group meetings, as well as meeting outside school gates, shop, pub, dog walking – all help to enhance community. Scalford parish includes the main village of Scalford and the two hamlets of Wycomb and Chadwell, which rely to some extent on the services provided by Scalford village.

To promote the on-going prosperity of the parish, it is essential that we retain our 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 consultation questionnaire and events, which have taken place across the Parish through the preparation of this Neighbourhood Plan.

13 comments generated on community facilities at the Neighbourhood Plan Open Event on 29th September 2018 generally reflected that parishioners wish to see protection of the well-used community facilities they already have, such as the schools, pub, village hall, post office and church. Alongside this, some respondents highlighted the need to account for additional pressure on school numbers and parking congestion, if the population grows.

In July and August 2018, we undertook a village Questionnaire. It was well supported with 99 respondents, that represents 40% of households. Respondents said that they value the local amenities such as the pub, church and school, and they value identity/ feeling of community. The Questionnaire asked respondents to value the importance of various items to life in Scalford Parish. The most valued item with 96% of respondents giving a high rating was “General Upkeep of Village”. Next most important items were “Rural Atmosphere” with 94%, “Broadband Provision” with 92%, “Working Farms & Agriculture” with 91%, and “Protection of Fields and Woods” with 86%.

### Scalford Church of England (Controlled) Primary School

Scalford Church of England Primary School also has regular services in the parish church and joins in celebrating the major festivals there. Members of the church also regularly visit the school to participate in school assemblies.

The head teacher of the primary school said, “As a small rural primary school we see ourselves very much as a vital role within the community. We enjoy strong links with our local church, holding regular services there and special events. Our great passion is to help our children grow into well rounded individuals which is why we feel the local community plays such an important role within our school. Walking around the village is a daily part of school life as we use our

local village hall for our lunchtimes, PE lessons and much more. We value the importance of outdoor learning and therefore embrace everything our village can offer, from the lovely footpaths we use for walks and regular cross country, to comparing and contrasting buildings from different times. The local Chapel also plays a part in our life as we use it for regular services throughout the year. We also use the chapel classroom for teaching when we need extra space. Our school is often opened up for friends and families of Scalford school. We welcome visitors who enjoy looking at our logbook, which dates back to 1900. The school continues to evolve and grow in response to the demands of the community and we want this relationship to thrive. Our recent OFSTED inspection (October 2018) reflects our partnership with the community. “

The school is on a narrow residential road with no designated parking for staff or parents. Parents are asked to park at the bottom of School Lane on Church street. This creates congestion at the beginning and end of the school day and can cause problems if large lorries or agricultural vehicles are travelling through the village at those times.

The school has around 70 students, with no further room for extension, no capacity for growth. There are 3 classrooms to accommodate 7-year groups. The school has no hall, or playing field, just one small playground. Consequently, the children have to walk to the village hall for some lessons and to eat. They also use the recreation ground and the Methodist Church rooms. The school is full and generally oversubscribed as families from out of the catchment area are keen to send their children. The facilities are already limited, being at least one class room short. Additional family housing in the village would put considerable pressure on numbers and its capacity to absorb them. There is a strong case for relocating the school as part of any village development. The head teacher has looked at options to extend the capacity of the school but has not been able to find an easy short-term solution.

The ownership of the school is unusual, the room used by the Base 1 class is owned by the Parish Council and leased to the school, the remainder of the building is owned by the County Council

## Scalford Parish St Egelwin's Church

Scalford Church is an early Norman foundation almost certainly built on the site of a previous Anglo-Saxon wooden building. In the 13th Century the nave was extended, and the height of the tower increased with the spire added. In the 14th Century the aisles were widened, and the nave height increased with the porches added in the 15th Century. A major restoration took place in 1897-1899 with a more recent one commencing in 1995 when improvements to facilities were also made.

Scalford Parish Church continues to provide a welcoming venue for Sunday worship. Scalford Parish Church and Scalford Methodist Church now share in united services on the 1st and 2nd Sundays of each month, as well as joining together for other special occasions. There is also the historic St. Mary's church at Chadwell, famous for being founded by the Knights Templar.

Like all historic buildings, there is an on-going maintenance cost, which is a constant struggle to achieve.

## Scalford Community Group

This was formed in November 2015 by a group of neighbours living around the triangle of grass at the junction of School Lane and South Street. The initial aim was to place a Christmas Tree on the triangle but this then became a village event for the switching on of lights on the tree together with bar-b-q, licenced bar, a Father Christmas and children's games. The success of the initial event led to the organisation of further regular events based either around the Triangle or the Village Hall. Monies raised from the events have been donated to Scalford Pre-School or Scalford Primary School.

Many of the community facilities in Scalford are owned and managed by the parish council, these include:

### The Village Hall

Built in 1978, it provides excellent facilities including a main hall and a well-equipped kitchen. The school use it every day, there are village events such as bingo, race nights, and regular exercise classes including yoga. It is also regularly hired privately for parties etc.

The Village Hall is owned by the Parish Council and Managed by a Management Committee.

### The Recreation Ground

Located next to the village hall, the Recreation Ground provides a playing field to be used by members of the public. The Village School uses the field during term time as a play area for the children and for sports lessons and matches etc. There is a small play area that had the equipment upgraded a few years ago. There are football goal posts on the playing field. It is managed and maintained by the Parish Council. The parking area at the side of the Recreation ground was recently upgraded and extended by the Parish Council to allow more cars to park at events at the village hall. The Recreation Ground is an area that lends itself to further improvement for the benefit of the community.

### The Allotments

There are 2 allotments sites; Horsepool on the left heading out of the village on Thorpe Side and Stonestyle at the end of Sandy Lane. The Horsepool allotments have a mains water supply. The Stonestyle has a small paddock adjacent to the allotments which is let to a local farmer for sheep grazing. The sites are both reasonably well utilised and maintained however in recent years a few vacant plots have become available and no new tenants found.

The parish council own and look after a number of other facilities in the village, including:

South Street Car Park is located on South Street near the Junction with King Street. This area

consists of a hardcore surface and is mainly used for parking by the residents of South Close. The Parish Council recently sold a building plot at the top of the Car Park area and have the intention to improve the car park once the development is completed. This site has potential to be better utilised to alleviate some of the parking issues in the village.

The sheepwash field is a small parcel of land on the Melton Road opposite the old station. Until recent years this was grazed by a local farmer. The site contains the old historic sheepwash that was once restored but has become overgrown. There is a footpath which passes through the field adjacent to the brook. The Parish Council has recently topped the grass, cut the hedges back and planted some trees and intends to enhance the field for the enjoyment of the villagers.

The Parish Council was gifted a section of the disused railway around 10 years ago. This is currently of limited use as the access is limited and the land includes a section of old railway bridge that is next to the road near to the Horsepool Allotments. If the condition of this deteriorates and becomes unsafe it will fall on the Parish Council to remedy.

The Parish Council have recently taken ownership of the disused phone box on Church Street. It is the intention to turn this into a book exchange.

## Other facilities

The King's Arms is located on King Street, near the centre of the village. The pub is an important asset to the village, with the potential to be of greater benefit to the community. 76% of questionnaire respondents regarded the Pub as important to life in Scalford.

The Old Brickyard Tea Garden, just outside the boundary of Scalford village is open mostly daily, all year round with the exception of January to March.

C&C Plants is based in the same yard as the Tea Gardens and has a good reputation in the wider area for good quality plants, it also offers landscaping services and sells garden ornaments.

The village has its own Post Office, located in School Lane, open four mornings a week, and sells a small selection of groceries and confectionary.

"The Village News", which covers several villages, is published monthly and delivered to most households in the village. It is an important source of information from the Parish Council, Church and the many other organisations and groups in the Parish.

A Mobile Library visits the village once a month.

Scalford Hall is a country house hotel in lush gardens with simple rooms, management training centre and on-site gym. It has 81 bedrooms including two suites, 11 meeting rooms, 6 syndicate rooms and a large event room catering for up to 120 guests. Under new ownership, the hotel has been refurbished and opened in early 2019.

Scalford Court Nursing Home already existed as a nursing home for 59 residents, but was

granted planning permission in August 2018 for the erection of a single storey 36 bed care facility and 5 extra care cottages. It is a significant provider of employment in the parish.

**POLICY CFA1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES** - The Plan identifies the following community facilities in the neighbourhood area:

- Scalford School
- St Egelwin's Church, Scalford
- St Mary's Church, Chadwell
- Scalford Village Hall
- The King's Arms PH, Scalford
- Scalford recreation ground
- Scalford allotments

Development proposals that would lead to the loss of any of the identified community facilities will not be unless it can be demonstrated that:

- a) There is no longer any need or demand for the existing community facility;
- b) The existing community facility 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 facility to an equally or more appropriate and accessible location within the Parish which complies with the other policies of the Neighbourhood Plan.

The parish is always keen to improve existing facilities such as the School, recreation ground and car park. We are also open minded about the creation of new appropriate facilities. Examples could be a coffee shop and farm shop but would not include facilities of a size out of proportion to the community.

**POLICY CFA2: NEW OR IMPROVED COMMUNITY FACILITIES** - Proposals that improve the quality and/or range of community facilities, will be supported provided that the development:

- a) Meets the design criteria stated in Policy H6;
- b) Will not result in unacceptable traffic movements or other disturbance to residential properties;
- c) Provides for an appropriate level of car parking;
- d) Is of a scale appropriate to the needs of the locality and conveniently accessible for residents of the village wishing to walk or cycle; and
- e) Takes into full account the needs of people with disabilities.



## 7.4 Traffic and Transport

Scalford is a rural parish, not served by major roads. The local roads are however busy through routes from Melton Mowbray to points north. Additional heavy traffic is also generated by the location of Twin Lakes Adventure Park, exacerbated by the use of SatNavs, rather than following the road signs. The roads also handle the increasingly large farm machinery such as combine harvesters, heavy earth cultivating equipment and grain transport trucks all the year round. The parish has several single track lanes which can be a point of congestion at peak periods, especially Ironstone Lane and Landyke Lane. Speeding is a problem, particularly on the roads entering/exiting the village (King street and Church Street).

Traffic and transport received the most comments at the open event on 29th September, 2018, and are clearly the major concern of the community.

The lack of adequate parking facilities in Scalford and the resultant inconsiderate parking of vehicles especially parking on pavements was a serious concern to many respondents.

With regard to the paragraph on Speeding, the Questionnaire asked respondents to rate from 1-5 the level of concern on aspects of Transport in Scalford. Speed of traffic came top of the list with 79% giving a 4/5 rating which is “high concern”. Among comments received at the Open Event were: “Cars come through too fast. The village is used as a short-cut”, “Too much traffic, travelling too fast for the conditions”, “The speed of traffic travelling through the village is excessive”, “Scalford has become a rat-run” and “Action should be taken to stop traffic speeding through the village in order to preserve the older buildings”

63% of respondents were very concerned at the speed of traffic and 62% were very concerned over HGV vehicles through the village. For each of the listed items, (1) Public Transport, (2) Condition of roads, and (3) Parking; a majority of respondents expressed concern at levels 4 & 5.

Questionnaire comments on traffic issues included: “some cars are parked on pavements, making it impossible to walk with pushchairs, or negotiate with a mobility scooter” (numerous other comments on the same subject), “concerned about Twin Lakes traffic on the village and surrounding lanes”, “concerned about potential reduction/loss of public transport service”, “the speed of traffic through the village is excessive” (again numerous comments on this subject), “traffic to Twin Lakes is directed by SatNavs through the village and single lane roads. Drivers ignore the brown road signs directing them along better



suiting main roads”



There were also many comments received about inconsiderate parking. Some people park on pavements making it difficult to navigate for wheelchairs and prams. The concern is that an emergency vehicle may need access at any time of the day or night and could be delayed.

Scalford is presently served by buses provided by Centrebus (North) on the route of its service No. 25 between Melton Mowbray and Stathern. This is a basic service operating approximately every 2 hours. The last bus to Melton Mowbray is at 5:21pm and the last bus to return from Melton Mowbray is at 5:40pm. There is no service on Sundays or bank holidays.



Policy TR1 provides a series of technical factors against which new developments will be assessed. They overlap with Policies H1 and H4 of this Plan which will shape most of the residential development to come forward within the Plan period. The community’s expectation is that all new development should be designed around people rather than the car. In this context new developments should consider how they can incorporate footpaths, cycleways and access to existing public transport facilities wherever practicable.

**POLICY TR1: TRAFFIC MANAGEMENT - Proposals for housing and commercial development should:**

- a) Be designed to minimise additional traffic generation and movement through the village.
- b) Incorporate sufficient 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
- e) Consider, where appropriate, the improvement and where possible the creation of footpaths and cycleways to key village services.

## Electric Vehicles

Sales of new petrol and diesel cars are to be banned from 2040 to combat rising levels of air pollution and address climate change concerns. It is likely that the number of electric vehicles (EVs) on the road will increase. Residential charging is the current norm but using a typical charger size of 3kW (as currently installed with similar electrical usage as a domestic kettle), takes several hours. The availability of larger capacity on-board generators (7kW) would halve these times, but this is the maximum that would be possible using current standard domestic electricity supply (single phase 240volt). It would seem wise to include such requirements for new developments in locations such as Scalford if rural communities are not to be left behind.

Similarly, commercial/communal rapid charging facilities are growing across the country (making use of 3-phase supply not possible at the domestic level and reducing the 7KW re-charge time by a factor of 3). These could be utilised in Scalford for example by installation in a permanent parking area - providing re-charging for residents and visitors. Policy TR2 provides a context within which new residential development will be required to provide electric vehicle charging points. It is non-prescriptive in order to provide flexibility within the Plan period as technology changes. It also recognises the overlap between planning legislation, the Building Regulations and household wiring regulations.

**POLICY TR2: ELECTRIC VEHICLES – New residential development should provide an electric vehicle charging point for each new home.**

**The provision of communal vehicular charging points will be supported where they would not have an unacceptable impact on existing available parking in the Parish.**

## Bridleways, Footpaths and Cycleways

There are many and various public footpaths leading from the village into the countryside; most are radial, although there are suitable links for circular walking. They are well used by villagers and visitors to the Parish. The Parish and surrounding rural areas are quite popular with leisure cyclists particularly at weekends and summer evenings. With a proper cycle path to Melton Mowbray, this could be enhanced. Jubilee Way is a designated footpath and “recreational route”, passing through the middle of Scalford on its way from Melton Mowbray to Belvoir Castle. There is also the Mowbray Way which starts from the edge of Scalford and passes through Chadwell and Waltham to reach Buckminster. The implementation of the policy will:

- a) Service new developments and connect them to the existing pedestrian footpath and cycle path network;
- b) Encourage walking and cycling over car use for making journeys within the Parish; and

- c) Provide an improved and more extensive bridleway, footpath and cycle path network to support exercise and leisure activities for Scaford Parish residents and visitors.

**POLICY TR3: BRIDLEWAYS, FOOTPATHS AND CYCLE PATHS** - The upgrading and, where appropriate, extension of the bridleway, pedestrian footpath and cycle path network in the Parish will be supported.

## 7.5 Businesses and employment

Employment and business are important to the community, and employment is generally higher than both the district and the national average. It enables people to spend in the community and encourages engagement and interaction. Not a large number of people remain within the parish to earn their living, consequently most in employment travel outside the parish to work. In line with national trends, there are an increasing number of people working from home, either as self-employed or in employment.

### Support for existing businesses and employment

For any community to flourish good employment opportunities are essential. There are already several local employers and businesses within Scaford Parish. Scaford is a rural community and close to several significant employment centres, such as Melton Mowbray, Loughborough, Grantham, Leicester and Nottingham. Existing local businesses and employment include a pub, a café, bed & breakfasts, a grain business, equine businesses, farms and the primary school.

Most existing businesses in the Parish do not employ more than one or two people from within the Parish. A small number of businesses employ larger numbers of workers, mostly drawn from outside the Parish such as the Primary School.

It is important that our Neighbourhood Plan protects and strengthens the economic base within the Parish, existing employment should be proactively encouraged and supported to develop where appropriate reflecting the growth of Scaford and its residents. Policy BE1 addresses this important matter. It sets out a strong presumption against the loss of employment premises or

**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.

land through development proposals unless certain circumstances exist.

## Support for new and expanding businesses and employment

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

However, 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, noise, pollution, parking, residential amenity, the preservation of historic/heritage assets and the local environment. Concern has been expressed that inappropriate commercial development within the Parish's tranquil, rural setting could threaten the desirability of developing more appropriate business and employment opportunities.

**POLICY BE2: SUPPORT FOR NEW AND EXPANDING BUSINESSES AND EMPLOYMENT - In supporting additional employment opportunities, new development will be supported where:**

- a) Fall within the boundary of planned limits of development for the Salford Parish, unless it relates to small scale leisure or tourism activities, or other forms of commercial/employment related development appropriate to a countryside location
- b) Where possible, development should be sited in existing buildings or on areas of previously developed land
- c) Be of a size and scale not adversely affecting the character, infrastructure and environment of the village itself and the neighbourhood plan area, including the countryside
- d) Not involve the net loss of dwellings
- e) Not increase noise levels or light or other pollution or introduce any pollution to an extent that they would unacceptably disturb occupants of nearby residential property
- f) Not generate unacceptable levels of traffic movement and on road parking, provide off road parking
- g) Contribute to the character, the design of the local built environment and the vitality of the local area

## Home working

There is an increasing national trend to home working and therefore, as Salford develops and grows, it too will need to support residents who are working from home. This will include good

mobile phone and broadband infrastructure.

The following are known to be offered from homes in Scalford: Sewing and repairs; bakery; home tutoring; music lessons; massages and artists works.

Residents who wish to move to home working within their homes or within the village may need to make adaptations to their homes. 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 permissions 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 should be designed to take account of other 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.

## Farm diversification

Farming in the parish is traditionally mixed farming of both livestock and arable. There are a number of farms of varying sizes. There is a strong farming community and there is an esprit de corp. As agriculture experiences increasing challenges and constraints in the future, farms may need to look at diversification and opportunities to enhance their businesses. At the current time, there is not a lot of farm diversification in the parish. New farming development in the Parish should therefore promote a viable and sustainable farming and rural economy in Scalford Parish; promote the diversification of rural businesses; encourage new farm enterprises to provide a wider range of local produce, services and leisure facilities, to provide local employment and attract visitors to the Parish and maintain and enhance the local environment of rural and agricultural land.

**POLICY BE4: FARM DIVERSIFICATION** - In order to support farm diversification and the sustainable growth and expansion of businesses, the conversion of existing agricultural and commercial buildings will be supported subject to:

- a) The use proposed is appropriate to the tranquil 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 unacceptable adverse impact on neighbours through noise, light or other pollution, increased traffic levels or increased flood risk.

## Tourism

Scalford is a picturesque, beautiful rural parish with many attractions, including the well-defined footpaths, the Jubilee Way (a footpath and recreational route) a lovely pub, café and church. They attract many walkers, horse riders, cyclists and other visitors. Some of the attractions provide leaflets e.g. local walks. There are several holiday lets and bed and breakfast accommodation available within the Parish.

The Parish is keen to extend a welcome to visitors whilst ensuring that their visit does not have a negative impact on parishioners - for example, in the context of traffic. There are already significant numbers of visitors so, rather than encouraging more, it is a matter of managing and enhancing their experience.

Scalford Hall Hotel is an 81-bedroom Edwardian country house hotel located within Scalford Parish. The hotel closed on 28th August 2018, but reopened in 2019.

Bed and Breakfast accommodation is offered at the Kings Arms public house in Scalford village.

Chadwell church, within the parish, was founded by the Knights Templar, and attracts visitors from as far away as the USA.

Visitors are attracted to the area by the Twin Lakes Theme Park which is located just outside Scalford Parish. Many visitors to that attraction travel through Scalford to reach the entrance.

Nearby the town of Melton Mowbray attracts visitors as the “food capital of the midlands”. It

has become famous for the Melton Mowbray Pork Pie and the production of Stilton cheese. The thriving Market held every Tuesday attracts many visitors together with special events held at the Market throughout the year.

Tourism is a small but useful part of parish activity and could easily grow in the future.

**POLICY BE5: TOURISM - Development proposals to enhance and/or manage tourism facilities will be supported subject to the following criteria:**

- a) They are of a scale appropriate to the settlement
- b) They do not have an unacceptable effect on the distinctive rural character of the Parish
- c) They do not have an unacceptable effect on the surrounding infrastructure, particularly local road networks, water supply and sewerage, and provides adequate parking facilities
- d) They would benefit the local community through, for instance, provision of local employment opportunities and improvements to local service provision; and
- e) The development involves, where practicable, the re-use of existing buildings or is part of farm diversification

## Mobile Phone and Broadband infrastructure

Scalford village is poorly supported by mobile phone infrastructure. The village has high speed broadband enabled. However, in the surrounding area of the remainder of the parish the broadband is still patchy, with fibre only available in some locations. Results from the survey indicated that access to an effective broadband infrastructure is essential for residents of the village, the school, other community facilities, and also the businesses that operate from Scalford, to be able to take advantage of the latest communication technology.

Residents highlighted the need for significantly improved mobile signals in the Parish. They are sporadic and, in some areas of the village and surrounding parish, mobile access is not available at all.

It is particularly important that, as the parish grows and develops, an efficient and effective communications infrastructure is in place to maximise connectivity for businesses, services and residents. Such provision will reduce social isolation, ensure that not only residents, employers and services are well supported, but visitors to the parish can also access good communications. All future developments in communication technology must be supported by the Neighbourhood Plan to ensure that all those in the Parish can take full advantage of these developments.



POLICY BE6: MOBILE PHONE AND BROADBAND INFRASTRUCTURE- Proposals to provide access to superfast broadband for all businesses and households in Salford Parish will be supported.

Improvements to the mobile telecommunication network that will serve all businesses and households within the Parish will be supported. Where new masts are installed, they should be shared where practicable by more than one provider.

Any infrastructure improvements should be sympathetically located, designed to integrate into the landscape and not be in or near to open landscapes.

## 8. Monitoring and Review

The Neighbourhood Plan will last up to 2036 in line with the Local Plan. During this time, it is likely that the circumstances which the Plan seeks to address will change.

The Neighbourhood Plan will be regularly monitored. This will be led by Scalford Parish Council on at least 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 2023 or to coincide with the review of the Melton Local Plan if this cycle is different.