

NEIGHBOURHOOD
PLAN FOR THE
PARISH OF
BROUGHTON AND
OLD DALBY

OPEN EVENTS
11/25 FEBRUARY
2017

What have we done so far?

The parish boundary was designated for neighbourhood planning purposes by Melton Borough Council in **November 2015**.

A Neighbourhood Planning Advisory Committee was established involving residents and Parish Councillors and **funding was received** to meet the cost of the delivery of the Plan. **Theme Groups** have been established to consider the detail of the Neighbourhood Plan and they have met through the summer and autumn to produce the **draft policies** being considered today.

Extensive consultation has been undertaken with stakeholders and the local community and initial **open events** for residents took place across the Parish in March 2016. An innovative consultation tool '**VolcalEyes**' has been used to gather information from as wide a section of the community as possible.

Discussions are ongoing with **Melton Borough Council** to make sure that the emerging policies are in line with the draft Local Plan.

What do we still have to do?

Following these consultation events, the draft Plan will be put together taking into account the comments made and other evidence and will be considered by the **Parish Council**.

Once approved by the Parish Council it will be submitted for what is known as **pre-submission** consultation where local and statutory consultees will have the opportunity to comment on the draft Plan. It is hoped that this will happen in **spring 2017**.

Once any further amendments have been made and approved by the **Parish Council**, the Plan will be submitted to Melton Borough Council at which point it will carry **statutory weight** in planning terms and be taken into account when planning applications in the Parish are determined.

The Borough Council will consult on the document before submitting it for an **Independent Examination** and ultimately a **referendum** within the Parish.

This is your opportunity to comment on the **emerging policies** and to shape the Plan as it is finalised. There are also **Community Actions** – not planning policies but issues for the Parish Council to take forward in support of the Plan.

On the **display boards** in this room there is a range of information we welcome your comments on.

Please read the material on display and give us your thoughts about whether you agree with the proposals and if not why not! **Post-it notes** are available for this purpose.

This includes your views on the **housing numbers** needed to deliver the homes required in the Parish up to 2036; important open spaces and **environmental** protection and **transport** related issues.

Please give some thought to this as it will help us to finalise our understanding of the most important aspects of life in the Parish.

This is your opportunity to **shape development** in the Parish over the next 20 years!

HOUSING

The Parish is required to contribute to the supply of new housing across the Borough irrespective of whether it prepares a Neighbourhood Plan.

The **Neighbourhood Plan** can produce policies on the **type and size** of any new housing in the Parish – executive houses, family houses or starter homes. It can specify expensive or affordable homes, **specialist housing** for older people or people with support needs. It can also influence housing design and protect locally important buildings from inappropriate development.

It cannot affect the number of new homes which is determined by Melton Borough Council. We cannot therefore propose **fewer homes** than are identified through the Local Plan.

In the draft Local Plan, **Old Dalby** is classified as a ‘**Service Centre**’ along with 11 other areas.

Old Dalby is required to take a minimum of 35 new dwellings to contribute towards meeting the demand for housing in the Borough up to 2036. This target has already been met by recent planning approvals

Nether Broughton and **Queensway** are classed as ‘**Rural Settlements**’ where development will be restricted to small sites of 3 or fewer dwellings.

The Neighbourhood Plan provides an opportunity to consider whether **more housing** should be provided locally than is formally required, in order to meet a local need in Old Dalby. The site at Station Lane is subject to developer interest and is put forward for consideration.

The benefit of **additional development** (of up to 50 houses) on this site is that it will develop a ‘brownfield’ and untidy site; protect other areas from inappropriate development should housing need increase; enable a better housing mix to meet local need and provide an opportunity for

infrastructure improvements.

The **disadvantages** include its location alongside a commercial park; the development not being required to meet the housing target set by Melton Borough (as it has already been met) and the uncertainty caused by the potential development of a ‘Garden Village’ for around 3,000 dwellings at Six Hills, where an outline planning application is pending.

The options are for the Neighbourhood Plan to allocate NO further housing; to allocate the Station Lane site for up to 50 houses to meet a local housing need or for it to be identified as a ‘reserve site’ to be developed only if housing need increases within the Plan period.

PLEASE SAY WHICH OPTION YOU WOULD PREFER ON THE POST-IT NOTES BELOW

DESIGN

The Neighbourhood Plan will consider the **quality of design** in all new housing within the Parish.

The character, appearance and mix of housing, community and industrial buildings and agricultural development is very **mixed and diverse**.

In terms of **landscaping**, a strong emphasis on the planting of new trees, hedges and shrubs with the particular species and siting carefully considered to protect and enhance individual existing properties light and views is supported.

The Neighbourhood Plan particularly welcomes development and **re-use of existing buildings** in an environmentally sustainable way. The installation of a **rain water harvester** within the curtilage of each new dwelling is supported, to significantly reduce the amount of rain water going into existing water courses, but also on the amount of water available for flushing house toilets or washing cars.

Building for Life principles will be followed (see display).

The policy includes design principles which will require all new development proposals of one or more houses, replacement dwellings and extensions to satisfy the following:

- a) It is of a density, size, scale, massing and height that reflects Broughton and Old Dalby's character and that of its' rural settlements giving an impression of space and pleasant street scenes and inclusive road linking.
- b) The design and materials are in keeping with the individual character and local distinctiveness of the Parish through building styles which should be diverse and make a valuable contribution to retaining the integrity of the rural character of the individual settlements and utilising and complementary to existing neighbouring buildings' features e.g. interlocking eaves, flashing buttresses, local slate and brickwork
- c) Adequate off road parking should be provided as a minimum of two car parking spaces for dwellings of three bedrooms or less, and three spaces for dwellings of four bedrooms or more;
- d) Standards within Building for Life will be met where appropriate.
- e) The design of new dwellings reflects best environmental good practice incorporating solar panels and rainwater harvesters; and
- f) Appropriate landscaping will include the provision of indigenous trees and large shrubs but not extraneous alien planting such as leylandi and Japanese knotweed.

**DO YOU AGREE? IS ANYTHING ELSE
IMPORTANT?**

WINDFALL

Windfall means development on a **small scale** (10 or fewer dwellings in Old Dalby and 3 or fewer in Nether Broughton or Queensway) that come forward on an unplanned basis.

The policy supports development on Windfall sites where proposals are:

- Within the Limits to Development;
- Comprise a restricted gap in the continuity of existing frontage buildings or on other sites within the built-up area of Old Dalby, Nether Broughton and Queensway where the site is closely surrounded by buildings;
- In keeping with the character of the area;
- Do 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; and
- If it involves two or more dwellings, provides for at least one home no larger than 3 bedrooms for every larger dwelling of 4+ bedrooms.

WHAT DO YOU THINK?

Housing Mix

Providing a wide choice of **high quality homes** is essential to supporting sustainable, mixed and inclusive communities. This will help underpin a well-balanced community, particularly in light of its increasingly **ageing** population.

Home ownership is high as is under occupancy which suggests a need for smaller homes suitable for older residents needing to downsize, small families and those entering the housing market. Providing suitable accommodation for elderly residents will enable them to remain in the local community and release under-occupied larger properties onto the market which would be suitable for growing families.

The policy requires a mix of housing types to meet identified local needs in Old Dalby, Nether Broughton and Queensway. Priority is to be given to dwellings of 1, 2 and 3 bedrooms and to homes suitable for older people (including bungalows) and dwellings suitable for those with restricted mobility.

DO YOU AGREE?

Write on the post-it notes below

AFFORDABLE HOUSING

Melton BC has set the level of **affordable housing** on sites of 11 or more at 37%.

The Neighbourhood Plan can influence what **type** of affordable housing is provided. Do you have a preference from the following options?

- **Social rent** is normally provided by Housing Associations, the tenancies are very secure and the rents are about 60% of the market rate.

- **Affordable rent** is usually provided by Housing Associations but some developers and private landlords are providing this type of tenure.

Tenancies are less secure than social and the rents are about 80% of the market rate.

- **Market rent**, as the name suggests is the highest level of rent that can be charged for specific property types by private owners. It provides very insecure tenancies and there is no ceiling on what rent level can be charged as it is set by the maximum market rate.

- **Shared Ownership** is where the purchaser buys a proportion of the freehold, 25%, 50% or 75% with an option to “staircase up” and buy further percentages of the equity. The remaining percentage is rented from the owner who is usually a Housing

Association or sometimes a property developer. As a freehold owner there are full legal rights (of the part owned) and the product is aimed at people who cannot raise a mortgage to buy a property, but who would envisage staircasing up and buying further percentages at a later date.

- **Starter Homes** for sale - the new Housing and Planning Act 2016 has changed the definition of affordable housing so that a low-cost market sale property can be classed as affordable. Developers are very keen to provide this type of property. It is a new and untested formula but does provide outright ownership at a discount (20%) for people under the age of 40.
- Various **purchase support schemes** are promoted by Government to help first time buyers and ex-armed forces personnel.

WHAT DO YOU THINK? WHICH FORM OF
AFFORDABLE HOUSING IS NEEDED
LOCALLY?

Local connection

Neighbourhood Plans can introduce **local connection criteria** for most forms of affordable housing. We believe the following should apply:

Affordable housing shall be allocated to eligible households with a connection to the Parish defined as being where at least one household member:

- a) was born in the parish
- b) has lived in the Parish for at least 12 months;
- c) has been forced to move away because of the lack of affordable housing;
- d) is presently employed or self-employed on a full-time basis in Broughton and Old Dalby and whose main occupation has been in Broughton and Old Dalby for at least 12 months
- e) has a need to move to Broughton and Old Dalby to provide or receive significant care and support;
- f) has a family member who is resident in the Parish for a continuous period of not less than three years.

DO YOU AGREE?

Write on a post-it note and let us know

Community Facilities

Most of the **community facilities** in the Parish are located within the three main settlements of Old Dalby, Nether Broughton and Queensway.

The retention of **key local services and community facilities** is important for the long-term sustainability of the Parish.

The policy says that proposals that result in the loss of any building or land currently or last used as a community facility or registered as a Community Asset will only be permitted where one of the following criteria is met:

- a) The facility is relocated, or a better facility is provided, in a building or location of sufficient size, layout and quality to compensate for the loss of the existing facility; or
- b) There is no reasonable prospect of securing either the continued use of the community facility or an alternative community use of the land or building.

DO YOU AGREE?

Community consultation has highlighted the need for additional community facilities. Expansion of facilities to include **health provision**, increased **retail provision**, and additional **leisure opportunities** would be welcomed.

The policy says that proposals that improve, diversify or enhance the range of community facilities, including existing facilities and registered Community Assets, will be supported provided that the development:

- a) Will not result in unacceptable traffic movements, noise, fumes, smell or other disturbance to residential properties;
- b) Will not generate a need for parking that cannot be adequately catered for; and
- c) Is of a scale appropriate to the needs of the locality and conveniently accessible for residents of the parish wishing to walk or cycle.

A Community Action seeks to explore the need for a new village hall in the Parish and consider a suitable location and means of funding the facility.

DO YOU AGREE?

ASSETS OF COMMUNITY VALUE

The designation of a community facility as an **Asset of Community Value** gives it added protection from inappropriate development.

Where an asset is 'Listed' the Parish Council or other community organisations will be given the opportunity to bid to **purchase** the asset on behalf of the local community, if it comes up for sale on the open market. Its 'Listing' can also be taken into consideration when determining a planning application for a development proposal, which would affect the reason why it was listed.

Assets of **special importance** to the well-being of the Parish and to which local people have a strong affinity and wish to protect may come forward over the lifetime of the Plan.

A **Community Action** will be included to support the listing of Assets of Community Value.

DO YOU AGREE WITH THIS APPROACH?

EDUCATION

The capacity of **Old Dalby Primary School** is 147 and recent approved planning applications have brought the estimated number on role on completion of the developments to 141. It is likely that the school will need to expand to accommodate future need over the lifetime of this Plan. Developer contributions may be needed to fund its expansion. An **independent preschool** is also located on the school grounds.

The policy supports the expansion of the Primary School where:

- a) Expansion would not exacerbate traffic problems; and
- b) The development would not result in a significant loss of amenity for the school, local residents or adjacent users.

The development of a safe routes to school scheme to help mitigate the impact of any school expansion on the traffic flows is also supported.

DO YOU AGREE?

HEALTH

The Parish falls into the catchment area for **Long Clawson Medical Practice** although some residents prefer to use other providers such as Latham House in Melton. **Public transport** links to Long Clawson are currently poor. To attend open access surgery, it is necessary to catch two busses to Long Clawson. A **volunteer service** run by residents operates from Old Dalby but there is no such provision for Queensway or Nether Broughton. Long Clawson Medical Practice already operates two satellite clinics at Woolesthorpe and Croxton Kerrial and further expansion to Old Dalby would be welcomed.

A Community Action will support work with the Long Clawson Medical Practice to establish medical outreach facilities in Old Dalby.

DO YOU SUPPORT THIS?

LEISURE FACILITIES

The **play park and playing field** in Old Dalby are located centrally in the village, easily within walking distance of the whole village.

In Nether Broughton, the play area is similarly **centrally located**. Even though the play area in Queensway is located adjacent to the Scout Hut at one end of the settlement, the small size of Queensway also does not preclude access on foot. Consultation identified support for additional play equipment, including “**adult gym equipment**”.

The policy states that where recreational provision is required as part of a new development, the enhancement of existing play provision, including equipment for a wide age range of users, is preferred to the creation of new small play areas. Separate play facilities will be required where the development isn't within easy walking distance of an existing play area.

DO YOU AGREE?

TRANSPORT

Although the number 23A links Old Dalby, Queensway and Nether Broughton with Long Clawson and the **Long Clawson Medical Practice**, the current timetable is not compatible with surgery opening hours. In the morning, the service is only from Long Clawson and the afternoon service will only get you to the surgery but not back. The only alternative is via Melton Mowbray using **two busses**.

A Community Action identifies work with the Highways Authority, transport providers and developers where appropriate to preserve and where possible enhance the public transport service for the Parish to ensure that the service is more 'joined-up' and better able to connect with the Medical Practice at Long Clawson and other local services and facilities.

DO YOU AGREE?

PARKING

There is severe **parking congestion** near the school gates at the start and end of the school day during term time.

Most houses in the village centres do not have off street parking. Therefore, residents' parking on the road results in **road narrowing**.

There are no parking facilities at the playing field in Old Dalby and users must park along the neighbouring roads. This leads to congestion particularly during cricket matches along **Longcliff Hill and Main Road**.

Parking facilities at the **Crown Inn** in Old Dalby are also relatively limited and at popular times, the local roads become congested.

The policy supports proposals to establish a new public car park or extension of an existing public car park in the Parish at a suitable location.

DO YOU AGREE?

PAVEMENTS AND CYCLEWAYS

Pavements outside of the built-up area of the settlements are **narrow** in places, typically adjacent to the metalled road surface and can be further narrowed by overgrown hedges. Pedestrian users need to take extra care when larger goods vehicles or fast cars pass.

National cycle route 48 passes through the Parish. Although it follows unclassified roads (except where it crosses the A606 in Nether Broughton), part of the route includes the approved route for HGV traffic from the business estates between Old Dalby and Queensway to the A606. There are no **dedicated cycle paths** in the Parish.

The Community Action identifies work with the Highways Authority; the Local Authority and developers to improve the safety of pedestrian access alongside busy roads to enable all road users to feel safe and to have a road network which meets the needs of residents, farmers and businesses users alike.

DO YOU AGREE?

TRAFFIC MANAGEMENT AND ROAD SAFETY

Residents are concerned that the road network has not kept pace with the **increase in housing**. To recognise these concerns it is essential that any further development considers the increasing transport problems in the Parish and that the location of any new-build housing addresses the **legitimate concerns** raised.

The policy requires development proposals of 10 or more dwellings to: assess the potential impact of this traffic on pedestrians, cyclists, equestrian use, road safety, parking and congestion within the parish and include measures to mitigate any impacts; maximise opportunities to walk and cycle and have a pavement connecting the development to the centre of their village.

A Community Action will seek to identify areas of greatest risk and introduce ways to minimise the risk through traffic calming etc.

DO YOU SUPPORT THESE MEASURES?

EMPLOYMENT

The Neighbourhood Plan seeks to **support existing local businesses**, encourage new business, within clearly defined areas.

The policy will support existing businesses and support further business development only when the existing Business Parks are fully utilised. The priority will be for small scale enterprises that support the local economy and wellbeing of the Parish. Use will be restricted to offices and light industry and storage/distribution.

Businesses will be required to provide adequate onsite parking for all vehicles including busses.

The establishment of an administrative Hub within one of the larger Business Parks to provide support and training facilities/additional working space for home workers and the self-employed is supported.

As a Community Action, the Parish Council will work with the local businesses to advertise vacancies within the Parish and to provide work experience schemes for local residents.

DO YOU SUPPORT THIS APPROACH?

HOMEWORKING

The benefit of supporting **home working** is that it helps to promote employment activities whilst reducing the dependency of the car for long journeys to employment sites outside the Parish.

The policy states that 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 the development:

- a) Is in keeping with the scale, form and character of its surroundings;
- b) Has safe and suitable access to the site for all people;
- c) will not result in unacceptable traffic movements and that appropriate parking provision is made;
- d) No significant and adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, light pollution, or other nuisance associated with the work activity; and
- e) Any extension or free standing building shall be designed having regard to policies in this Plan and should not detract from the quality and character of the building to which they are subservient because of height, scale, massing, location or the facing materials used in their construction.

DO YOU SUPPORT THIS POLICY?

FARM DIVERSIFICATION

To help maintain the **rural economy** and protect the **open countryside** from inappropriate development, the Plan supports the sustainable growth and expansion of business and enterprise through the development and where appropriate conversion of existing farm buildings in the countryside.

The policy supports the re-use, conversion and adaptation of rural buildings for small businesses, recreation, or tourism purposes where:

- a) The use proposed is appropriate to the location;
- b) The conversion respects the local character;
- c) The development will not have an adverse impact on any archaeological, architectural, historic or environmental features
- d) The local road system is capable of accommodating the traffic generated and adequate parking can be accommodated within the site;
- e) There is no significant adverse impact on neighbours through noise, light or other pollution, increased traffic levels or increased flood risk, that cannot be successfully mitigated.

DO YOU AGREE?

OLD DALBY TEST TRACK

Need narrative

The policy supports proposals for the testing of trains and railway equipment provided any noise, dust, fumes or other disturbance, including light, does not give rise to significant adverse impacts on health and quality of life.

Any alteration to extend the operating hours would not be supported.

Proposals that threaten the integrity of the Test Track and its infrastructure for potential re-use for passenger services will not be supported. However, should the line completely cease being used for rail purposes the Plan supports its re-use as a footpath, cycleway or for some form of public transport.

DO YOU AGREE WITH THIS?