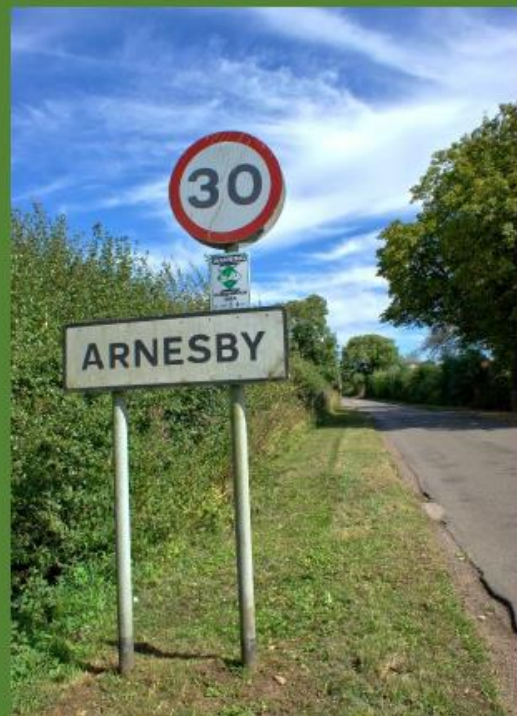


2018-2031

Arnesby Parish
Neighbourhood
Plan

Submission Version
April 2018



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Foreword

Within the Localism Act introduced in 2011 there is provision for communities to shape their own future at a local level through the preparation of a Neighbourhood Plan. In 2016, Arnesby Parish Council made the decision to take up this opportunity and on 4 August 2016 Harborough District Council approved the Parish as a Designated Area for the purposes of undertaking a Neighbourhood Plan.

As well as time spent gathering evidence through the examination of strategic documents, the Neighbourhood Plan Advisory Committee has carried out many hours of consultation with residents.

This work has resulted in a Plan which you are now invited to read and which sets out a vision for the Parish which will help to ensure that it continues to develop as a vibrant community whilst retaining its rural character for future generations.

This Plan has been produced by a Neighbourhood Plan Advisory Committee and members of three Theme Groups, including Parish Councillors and community representatives. It is appropriate to record thanks to all of those who contributed many hours in the development of the Neighbourhood Plan, including consultants, Yourlocale, and Officers of Harborough District Council who provided support as the Neighbourhood Plan evolved.

Once the Plan has been 'made' following a favourable referendum, the Arnesby Neighbourhood Plan will take its place alongside the Harborough Local Plan as the reference point for the determination of planning applications across the District. The Neighbourhood Plan covers the period 2018 – 2031, in line with the Submission Local Plan.

As well as the built environment, the Plan also considers environmental issues, community facilities and services, as well as transport and employment, all of which are important to the quality of life in Arnesby during the years up to 2031 and beyond.

The Neighbourhood Plan contains a number of policies and Community Actions.

The policies will be used by Harborough District Council to help determine planning applications from within the Parish.

Community Actions are not planning policies and are not subject to Examination. They reflect future work activities that it is proposed be undertaken within the Parish which will involve a wide range of third parties to help improve the Parish in line with the outcome of community consultation.

This is the submission draft of the Neighbourhood Plan for Arnesby. This means

that the Parish Council is satisfied that it has a robust Neighbourhood Plan and asks Harborough District Council to check the processes that have been followed and consult with relevant bodies that it has been developed in accordance with the required legislation and regulations.

Once 'Made', the Neighbourhood Plan will form part of the statutory Development Plan alongside the District-wide Local Plan being produced by Harborough District Council.

We are grateful to Officers at the Local Authority and to the wider community for their involvement in the development of this Plan.

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

David Johnson,

Chair,

Arnesby Neighbourhood Plan Advisory Committee

1 Background and context

Neighbourhood Plans

A key requirement of a Neighbourhood Plan is that it must be compliant with national and local planning policies. At a national level, the Department of Communities and Local Government established a National Planning Policy Framework (NPPF) in 2012 which defined broad and specific guidelines for all planning policy in England. The opening paragraph in the introduction to the NPPF explains the overarching principle as follows:

‘The NPPF sets out the Government’s planning policies for England and how these are expected to be applied. It sets out the Government’s requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities’.

The Ministerial foreword in the NPPF includes the following statement from the Rt. Hon. Greg Clark MP, the then Minister for Planning:

‘In part, people have been put off from getting involved because planning policy itself has become so elaborate and forbidding – the preserve of specialists, rather than people in communities’.

‘This National Planning Policy Framework changes that. By replacing over a thousand pages of national policy with around fifty, written simply and clearly, we are allowing people and communities back into planning’.

Within the document, The NPPF sets out 12 ‘core planning principles’ the first of which specifies that local decision making should “be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area.”

The NPPF states that:

“Neighbourhoods should develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development (and they should) plan positively to support local development, shaping and directing developments that are consistent with their area that is outside the strategic elements of the local plan ...” (para.16)

Further, the NPPF states that:

“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable

development they need. Parishes and neighbourhood forums ... can use neighbourhood planning to set planning policies through neighbourhood plans to ... determine decisions on planning applications...”(para.183).

“Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area.

Neighbourhood Plans must be in general conformity with the strategic policies of the Local Plan. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them.

Neighbourhood Plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.” (para.184).

“Outside these strategic elements, Neighbourhood Plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict ...”. (para.185)

Before being ‘Made’, Neighbourhood Plans must pass an independent examination to test conformity with local, national and EU strategic planning policies before they can be put to a community referendum and legally come into force. These are known as ‘Basic Conditions’.

The Basic Conditions require Neighbourhood Plans to:

- 1 Have regard for national planning policy (primarily through the National Planning Policy Framework (NPPF) and Planning Practice Guidance);
- 2 Be in general conformity with strategic policies in the development plan for the local area (i.e. the Harborough Local Plan);
- 3 Be compatible with EU obligations and human rights requirements.

An independent and suitably qualified person will check that a Neighbourhood Plan appropriately meets these conditions before it can be voted on in a local community referendum. This is to make sure that referenda only take place when proposals are workable and fully compliant.

Paragraph 6 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. Reference is then made to paragraphs 18 to 219 as constituting the Government’s view of what sustainable development in England means for the planning system. Paragraph 7 of the NPPF provides as follows:

'7. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- ***an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;*
- ***a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and*
- ***an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.'*

More detailed guidance and advice, expanding on the general policies in the NPPF, has been available since March 2014 on the Planning Portal website, as *Planning Practice Guidance* ("PPG"). This guidance relates to a whole range of planning issues.

These Regulations have informed the preparation of policies for the Arnesby Neighbourhood Plan, in particular ensuring that the Neighbourhood Plan:

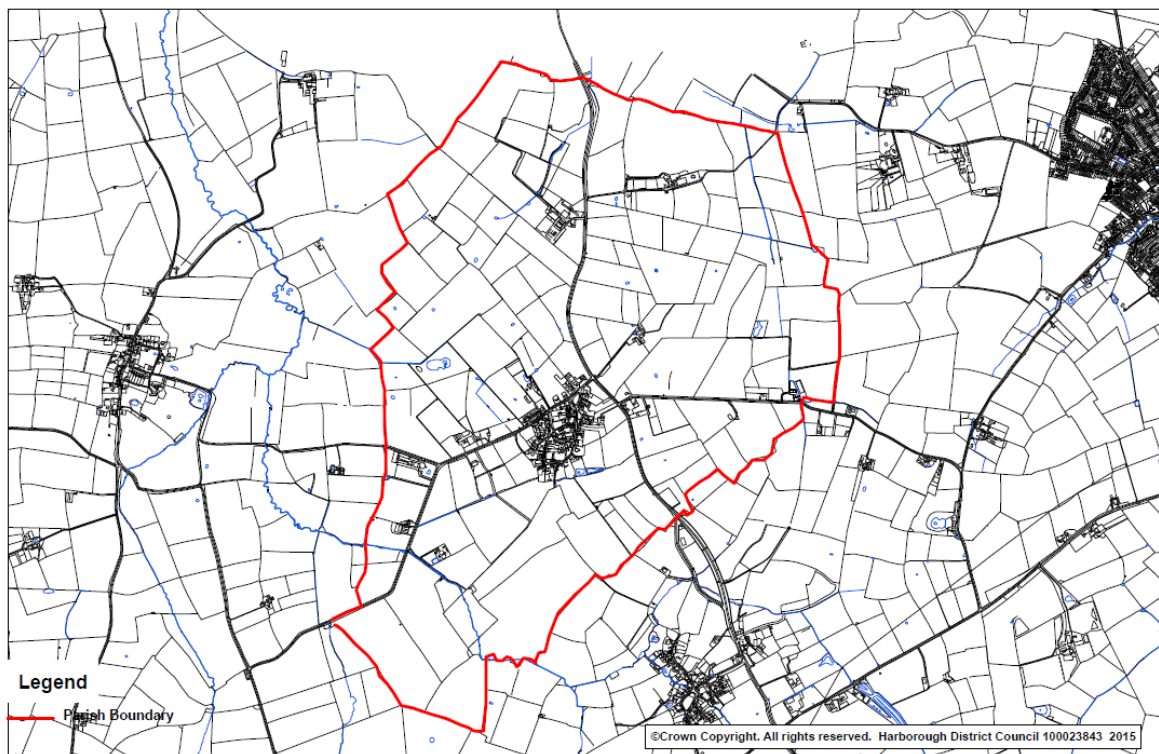
- Contributes to the achievement of sustainable development
- Is in general conformity with the strategic policies of Harborough District Council and has regard for the policies contained within the NPPF, as well as meeting a range of EU obligations.

A Neighbourhood Plan for Arnesby

With an increasing number of planning applications being submitted for development in the Parish, allied to the potential for change within the villages and surrounding landscape, the Parish Council took the decision that it would be beneficial to establish a Neighbourhood Plan for Arnesby. The plan would give local people an opportunity to help formulate policies on the type, scale and design of any new development within the Parish and help determine what would be acceptable and appropriate in the local environment. It would set out how they would like to see the villages develop over the next fifteen years or so, and ensure that local people have a stronger influence over the way change and development takes place in their area and help to protect and possibly enhance the features they most value.

In June 2016, Arnesby Parish Council approached Harborough District Council with an application for designation as a Neighbourhood Plan area. The consultation period ran until 3 August 2016 and on 4 August 2016 the District Council formally approved the application. The area to be covered by the Neighbourhood Plan is delineated by the parish boundary shown on the map below.

Figure 1 – Designated Plan Area



The Neighbourhood Plan Advisory Committee

The work of driving the Neighbourhood Plan forward was carried out by a small Advisory Committee comprising a mixture of Parish Councillors and residents.

The Advisory Committee was chaired by Parish Councillor David Johnson. The Committee was supported by Parish Councillor Bruce Kerr and residents Bob Kennett and Mike Ward.

The Advisory Committee met on a 6-weekly cycle from August 2016 and established a series of Theme Groups to help deliver the detail of the Neighbourhood Plan and the evidence base.

The Theme Groups involved members of the community and people working locally and continued to meet until late 2017 developing the detail of the Neighbourhood Plan.

There were theme groups on housing and the built environment; the natural and historic environment; community facilities; transport and employment. Members of then theme groups included

2 Arnesby Parish - A brief history

Memories of Arnesby by Stella Elliott

Stella came to the village in 1946. Her father was asked to take over the Shoulder of Mutton by the brewers, Mitchell and Butler in 1946. There was a pump over the sink for washing and there was a very bad snowfall in the year of their arrival. It covered hedges and took some time to clear paths and roads for normal service to be resumed. Her father used to work behind the bar in the Conservative Club and felt he would like to run a pub himself.

The Shoulder of Mutton was the main Arnesby pub and was licensed from 6:00pm to 10:00pm. Many of the farmers went there after work for a drink with their dogs. The pub enjoyed the loyalty of the local farmers as well as attracting people from Leicester, many years before drink-driving was even spoken about.

The local Bobby used to call occasionally into Stella's in-laws for a cup of tea and at 10:00p.m. he would leave and check that the pub had stopped serving and that a tea towel had been placed over the hand-pumps. Stella would inform her father just before he finished his cup of tea!

The Reverend Spooner from the Baptist Chapel used to visit the Shoulder one morning each week and would buy the OAP's a drink and sit and chat to them, notwithstanding the popular view that Baptists frowned on alcohol.

The first Baptist Manse was built in 1701 and a single storey Meeting House/Chapel added in 1702. Robert Hall arrived in Arnesby as a pastor in 1753 and the Trustee who lived in the Manse was something of a rebel and refused to allow Robert to preach in the Meeting Hose! Accordingly, Robert used preach in people's houses. He had quite a following from the Fens, Cambridgeshire and Northamptonshire and people came from miles around to hear him preach. He lived in the Homestead Farmhouse for some time. Robert was the pastor in Arnesby for 38 years.

A new Meeting House was constructed in 1798. In the 1950's, the gravestones were removed for easier maintenance and were placed around the perimeter of the plot. Permission was granted to flatten the original Meeting House and construct a new two storey Manse which was completed in 2002.

The Old Cock Inn was another pub in Arnesby and was deemed a Roadhouse attracting passing trade from those on the A50 whilst the Shoulder of Mutton was the village pub. The Bluebell Inn had closed sometime before 1946 and was renamed Bell Cottage.

Stella recalled that the Night soil man use to come weekly in his vehicle to empty the toilets before mains sewerage was introduced to Arnesby.

There was a house in the village up the Bank which had a toilet which could accommodate two people using it simultaneously side-by-side! It was a brick built, wooden seated toilet with a tin bucket underneath.

In the Shoulder of Mutton, there were two public toilets for both ladies and gents as well as a private toilet for the family.

Every day there was a road sweeper from Kilby who cleared roads of cowpats, etc.

The water, used for washing, was collected off the roof from the rainfall and the drinking water was from the wells with a number of pumps scattered around the village, such as at Kemp's Yard in St Peters Road, previously known as Main Street.

Other street name changes include Robert Hall Road which was previously known as Baulk Lane, Mill Hill Road was School Hill and Oak Lane which was known as Factory Lane.

Broughton's factory in Factory Lane produced two types of knitwear — Cut and Sew and Fully Fashioned. Because of the high cost of fully fashioned production, it was decided to concentrate on the cut and sew method and to sell the fully-fashioned machines which involved the removal of a wall from the factory!

Staff for the factory came from Wigston, Mowsley, Saddington and Shearsby as well as from Arnesby itself.

Mr Broughton used to live in the house next to the Church (Herbies.) He had no children of his own but his two nephews and niece worked in the office. Mr Broughton was a real gentleman and was involved with the local Fox Hunting meetings. His wife was keen on cooking, Church and W.I.

Arnesby had a Co-op shop but there were also other grocery shops here, too. Mrs Kemp had a grocery shop between Walnuts and Well House. The houses here were eventually demolished being deemed unfit for human habitation. In addition, where the Geary's live at the moment, there was another grocery shop. There was another grocery shop situated at this time at Manor House in a building at the side of the main house with a post office operated out of this building as well.

There were regular deliveries of green groceries and other items from Fleckney as well as a local (weekly) haberdashery delivery service from Wigston including made to measure curtains, etc. There were few cars in the village at this time.

Fortunately, there was a bus service – on Wednesday and Saturday. In addition to this there was a workers bus which travelled from Shearsby to Leicester calling at Arnesby, Kilby Bridge, etc., arriving in Arnesby at 7:50am and leaving Leicester for the return at 5:36pm. This service was brought in as the result of one of the two local teenagers who used to bike into Wigston and then get on the bus into

Leicester, being attacked on her way back to Arnesby one evening. The workers bus was so popular that it was standing room only by the time it left Wigston.

There was a German Prisoner of War, Ernst Eichmann, who worked on Brian Eales farm. He was from Gdansk and worked in the forest there. As the eldest son of his family, he was taken to Germany and joined the S.S. He was a skilled wood carver and joiner and made Stella's sister a chair. He told her he missed his children and after the war, he returned home with the intention of bringing his family back to live in Arnesby, which he ultimately did bringing his wife and two daughters. He lived in the Farmhouse for three years and worked on the farm. He moved around the County as a builder and carpenter. Brian & Christine Eales kept in touch and they saw each other a couple of times a year until Ernst's death.

There was an active Girl Guides group as well as a Scouting group in the village and meetings were held either at the school or in the chapel. There were more boys than girls at that time. There were dances in the school and since central heating was yet to become commonplace, the dancing took place at the side of the old coke stove!

There was a Men's Institute which had their meetings in the tin shack playing snooker, darts, dominoes and cards. There was no kitchen and no toilets. There was a Women's Institute as well and their meetings were held in the Adult School. Also, a Christian Endeavour group used to meet at the Chapel which was also the venue for Sunday School.

The setting up of the May Fair was with the prime purpose of establishing a Village Hall. There was a music teacher who lived in a house just off the Jitty. Stella had piano lessons with him.

Stella's father was informed by Mitchell and Butler in 1956 that the Shoulder of Mutton pub was going to have its licence withdrawn. It had decided to open a new pub, the Foxhunter, and in order to get agreement from the council, it had to remove four licences in the county — two licences from pubs and two from off-licences. Although there was a petition for the Shoulder of Mutton, ultimately this did no good and the pub closed down.

Stella remembered from her youth, fields, open spaces, jolly good fun — connected to the chapel — concerts also held in the school. Westfield — Garden fetes — dancing on the lawns and Bromells farm. There was lots of play, walking and chatting. Many of the children were around the same age.

There was a Cricket Club which used to play in the field that is now used as the Arnesby Village Playing Fields and Village Hall carpark. Arnesby had a Feast Week each year commencing on 29 June which consisted of an annual day cricket game with the Prentices XI, a team from Leicester. Also, there was a mechanical roundabout which was installed on the green in front of the Shoulder with fairground music (which kept Stella awake so must have gone on till the

evening!) as well as side shows. The football team used to play in one of Brian Eales' fields. They used a shed for changing!

Arnesby today

At the time of the 2011 Census, Arnesby had a population of 357, an increase of just under 5% since 2001 when the population was 342.

Levels of deprivation are below the district, regional and national averages. 62% of households are classified as 'not deprived' compared to 54.1% across Harborough and 42% in the East Midlands and England. The levels of good health (reflected in those stating that their day to day activities are not limited at all) are slightly higher than district-wide levels (87.4% compared to 85.4%) and above those for the East Midlands and England with the proportion of residents who consider that their health is very good being 61.1% in Arnesby compared to 50.9% across Harborough, 45.3% regionally and 47.2% in England.

The levels of unemployment are low at 2% compared to 2.5% across Harborough generally and half regional and national levels. Levels of self-employment at 18.4% are high. Levels of economic activity, at 76.9%, are higher than District levels (74%) and also regional (69%) and England (70%) levels. There are limited employment opportunities in the village.

The proportion of households with no car is 2.8%, well below district (11.8%); region (22.1%) and national (25.8%) levels. The proportion of working age residents who state they work from home (11%) is almost double the district average (5.7%) and over three times regional and national averages.

The Parish is a popular area to live and demand for housing is strong. The main tenure is owner occupied (89%). There are more detached houses (59%) than across Harborough (48%) and less semi-detached and terraced houses. There are fewer two and three bedroomed houses than across the district and more large houses (4+ bedroomed). Levels of affordable housing at under 5% are well below District (8.4%) levels.

Number of bedrooms

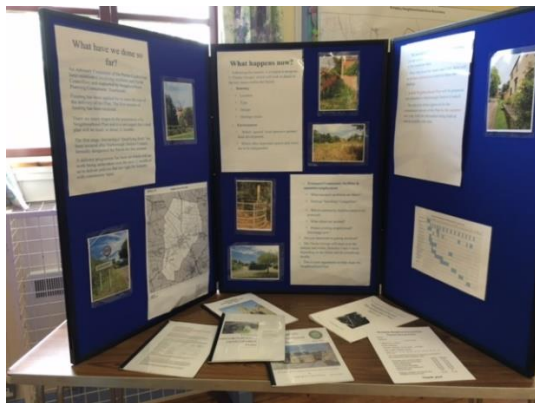
| Bedrooms | Arnesby | | Harborough District | |
|----------|---------|-----|---------------------|-----|
| 1 | 4 | 3% | 2,033 | 6% |
| 2 | 24 | 17% | 7,853 | 22% |
| 3 | 43 | 30% | 13,018 | 37% |
| 4 | 52 | 37% | 8,975 | 26% |
| 5+ | 19 | 13% | 2,968 | 9% |

There is also an ageing population in Arnesby. 20.7% of the population is aged 65+ compared to 18.3% across Harborough.

3 Process

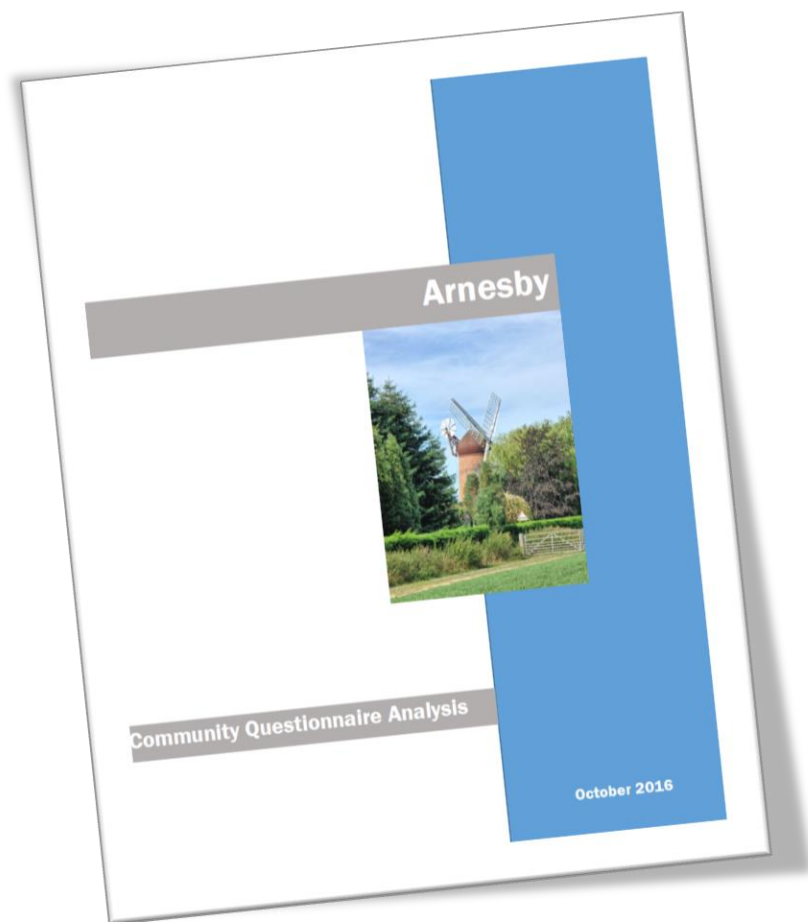
Community Engagement

At the start of the process, after the establishment of an Advisory Committee involving Parish Councillors and residents, the community were invited to an open event which took place on 1 October 2016. This event set out the context and stages of the Neighbourhood Plan and asked questions about people's thoughts about the Parish – what was good and what needed to be improved. An analysis of the event is included in the evidence base.



The event was a great success with 70 people in attendance. The views expressed by the residents were used to shape the strategy in preparing the Neighbourhood Plan for Arnesby.

A Community Questionnaire was delivered to all households in the Parish and posed questions relating to housing, community facilities, transport, business etc. 74 responses represented 52% of households and over 25% of the adult population.



In early December 2016, there was a launch of the three 'Theme Groups' that were to be the vehicle through which the Neighbourhood Plan policies were to emerge. The Theme Groups were established to explore the detail of the Neighbourhood Plan; to build the evidence base and to lay the foundation for the draft Neighbourhood Plan. An environmental Theme Group was established, along with a theme group on housing and the built environment and another group looking at community facilities; transport and employment. The Theme Groups continued to meet until late 2017.

With the emerging policies well advanced, a further open event was held on 3

June 2017. The purpose of this event was to share the draft policies with the local community and to seek their support for the emerging Neighbourhood Plan.



This served to demonstrate a high level of support from the wider community for the draft policies.

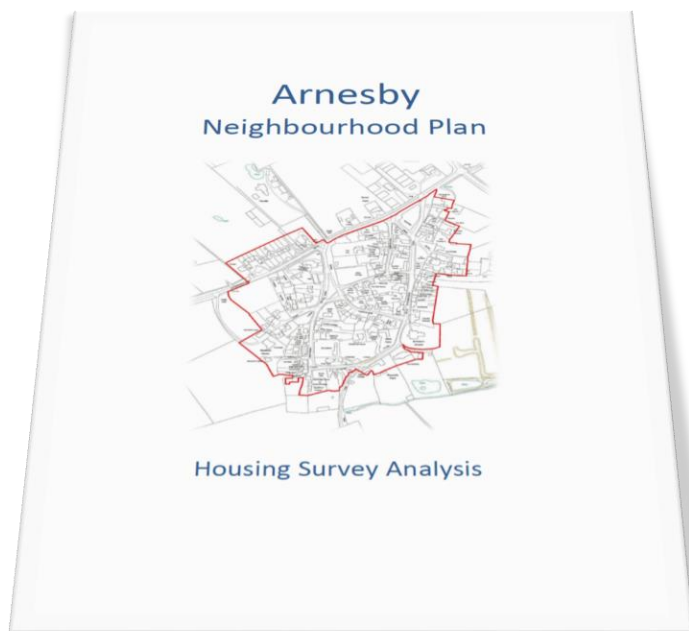


Following this event, the policies were refined, and the Neighbourhood Plan amended accordingly.

The major area where the community was divided was in relation to the proposed development of around 11 houses on a site to the north of the village.

In order to gain more information about the community's thoughts about this site and the proposed number of houses, a further questionnaire was produced and distributed to all households, with a single subject.

There were 135 responses to the questionnaire, representing a return from over 46% of the adult population of 292.



The responses to the questionnaire confirmed that the community's views are mixed in relation to the numbers of new housing needed in the Parish in the coming years.

As a consequence of the responses to the Questionnaire the Parish Council amended the Neighbourhood Plan to better reflect the community's aspirations within the strategic framework of the Proposed Submission Local Plan.

The Plan was further amended following Regulation 14 and a range of comments incorporated into the Submission version of the Neighbourhood Plan.

4 Vision

Arnesby is surrounded by beautiful countryside and numerous scenic walking areas through open fields. The village features a diverse range of attractive houses and other buildings with strong historical traditions. It has a keen sense of place that local people wish to see maintained and enhanced wherever possible.

Many local people believe that the planning system is too remote and are keen to establish a local vision and clear objectives for the future.

The vision for this Neighbourhood Plan is to put in place a policy framework that ensures that land use, development and potential changes are consistent with the following key objectives:

- To reflect the wishes of Parishioners;
- To maintain the character and the community of the village;
- To protect Arnesby's built and social heritage;
- To protect and enhance the outstanding landscape and open countryside setting of the village, including rural views, vistas, open spaces and walkways;
- To ensure appropriate residential development in the right place consistent with this vision;
- To ensure that development is compliant with the strategic planning policies of Harborough District Council.

The vision for Arnesby is to maintain and enhance the good quality of life, community spirit and attractive natural and built environment in Arnesby Parish now and through to 2031, the whole Plan period.

The objectives flowing from this vision are as follows:

- Ensure that development takes place in the most sustainable locations;
- Encourage the right types of development that meets local needs;
- Protect and wherever possible enhance important buildings and structures;

- Protect important community facilities that are special to the local community;
- Promote good design;
- Ensure that the community continues to have good access to the surrounding countryside and green spaces;
- Protect open spaces that are important to the community and/or wildlife;
- Seek ways of addressing the problems of traffic speed on our roads; and
- Improve pedestrian and cycle connections within the Plan area and into the surrounding areas.

The objectives will be realised by a small number of planning policies specific to Arnesby grouped around the key objectives identified by the community as being of special importance to them.

The Plan will be kept under review.

5. Policies

5.1 THE STRATEGIC FRAMEWORK

Introduction

The Arnesby Neighbourhood Plan is a key part of securing sustainable development as described in Section 1, pages 6/7. The NPPF states that all plans should be based on and reflect the presumption of sustainable development and that neighbourhoods should plan positively to support local development.

When considering development proposals, the Plan takes a positive approach that reflects the presumption in favour of sustainable development.

Through the process of developing a Neighbourhood Plan, consideration has been given to the type and extent of new development required to meet the needs of the local community, where it should be located in the Parish, and how it should be designed.

As the Proposed Submission Harborough Local Plan (July 2017) states 'The full objectively assessed housing need for the Leicester and Leicestershire HMA is 4,829 dwellings per annum between 2011 and 2031 (96,580 total) and for Harborough District is 532 dwellings per annum between 2011 and 2031 (HEDNA), giving a total plan requirement across the 20-year plan period of 10,640 dwellings'.

The draft Local Plan incorporates a 20% buffer and therefore makes provision for 12,800 dwellings from 2011 to 2031. Of this, 8,150 dwellings have already been built or committed (through the granting of planning permission, or through allocation in neighbourhood plans) leaving a residual requirement of 4,650 dwellings up to 2031.

Core Strategy policy CS1 describes the spatial strategy as being to support rural housing which contributes to affordable housing where there is a need to protect existing services. CS17 states that development in settlements such as Arnesby which are classed as 'Countryside' should be strictly controlled and where there are identified Limits to Development (such as in Arnesby) should involve 'very limited small-scale infill development'.

The Proposed Submission Local Plan (July 2017) establishes a hierarchy of settlements to help to determine the most appropriate locations for development. On the basis of this hierarchy, Arnesby is classified as an 'Other Village or Rural Settlement' which the draft Local Plan describes as 'the least sustainable locations for growth and are covered by housing in the countryside policy. New housing will be limited to small sites to meet a locally identified need (either

through a housing needs survey or neighbourhood plan), housing to meet the needs of a rural worker, isolated homes in the countryside in accordance with NPPF paragraph 55, and replacement dwellings’.

Through the Neighbourhood Plan, the opportunity has been taken to positively plan for development within Arnesby that meets a local need and helps to support local services. The Limits to Development (see below) have therefore been extended in order to accommodate the potential for housing growth to meet a local need and to support the existing services up to 2031, and to direct development to the most suitable locations.

This will enable the Parish to secure the growth that is recognised as being necessary through small-scale developments in locations that are favoured by the community, avoiding the uncertainty that comes with speculative development proposals that threaten the character of the village into the future.

After community consultation, there was a clear preference to keep the special nature of the village intact for future generations to enjoy, therefore any new sites and density of development will be kept proportional to the size and character of the Parish. This was reinforced through a community questionnaire in November 2017 specifically to address the issue of the location and extent of new housing in the Parish.

The Neighbourhood Plan supports one small residential site and small scale residential windfall development whilst also supporting limited business and commercial development that does not adversely impact on residential amenity. The Neighbourhood Plan also states how new housing should be designed, the housing mix and tenure required as well as the improvements to the infrastructure that are needed to meet the requirements of the intended new development. In addition, by setting out a number of clear Community Actions, the plan identifies on-going improvements in support of the land use proposals that will ensure delivery of all of the aims and objectives of the Neighbourhood Plan.

The Neighbourhood Plan is not intended to replace the policies contained in the Harborough Core Strategy and emerging Local Plan or 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. Where suitable District-wide policies already exist in the Harborough Core Strategy, emerging Local Plan or NPPF they are not duplicated in this Neighbourhood Plan.

In considering development proposals, the Neighbourhood Plan takes a positive and supportive approach with a presumption in favour of the sustainable development contained in the NPPF and Harborough Core Strategy and emerging Local Plan.

Where there are no specific policies in this Neighbourhood Plan which are relevant to a planning application or a development proposal, the full provisions of relevant National and District-wide planning policies will apply.

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

Limits to development (LTD)

In historical terms rural communities like Arnesby 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 was only permitted inside of the envelope or outside of the envelope in exceptional circumstances (for example to provide affordable housing).

The purpose of the new Neighbourhood Plan LTD policy is to ensure that sufficient land to meet residential and commercial need is available in the right locations. The identified land uses will be supported by the current and proposed transport links and services infrastructure and will therefore be able to avoid encroaching into the local open countryside.

LTD were established by Harborough District Council in order to clarify where new development activity is best located. They are used to define the extent of a built-up part of a settlement and 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.

The Neighbourhood Plan has therefore designated a LTD policy for the built form of Arnesby – as shown below in figure 2. Figure 2 updates and supersedes the existing LTD used by Harborough District Council as it takes into account recent housing allocations and site allocations proposed through the Neighbourhood Plan.

Within the defined LTD an appropriate amount of suitably designed types of development in the right location is acceptable in principle, although some sites within the LTD boundary are protected from development and all development will be required to take into account the policies within this Neighbourhood Plan.

Methodology:

In designating the actual LTD the Arnesby Neighbourhood Plan has applied the

following methodology:

1. The small residential site allocated within the Neighbourhood Plan has been included within the LTD boundary;
2. Defined physical features such as walls, fences, hedgerows, gardens, allotments, streams, formal leisure uses and roads have been used to delineate the boundary;
3. Non - residential land which is countryside, agricultural land, paddock, meadow, woodland and/or other green-field land has been specifically excluded;
4. Any development will only be encouraged where the site is wholly within the LTD boundary.

The community have expressed a clear desire to protect what is special about Arnesby for future generations. Its countryside setting, and the quiet pace of rural life are seen as being of particular importance.

In statutory planning terms, land outside a defined LTD boundary, including any individual or small groups of buildings and/or small settlements, is treated as open countryside.

It is national and local planning policy that development in the countryside should be carefully controlled. It should only be allowed where it is appropriate to a rural location, such as for the purposes of agriculture, including (in principle) farm diversification, or if needed for formal sport and recreation uses or for affordable housing provision.

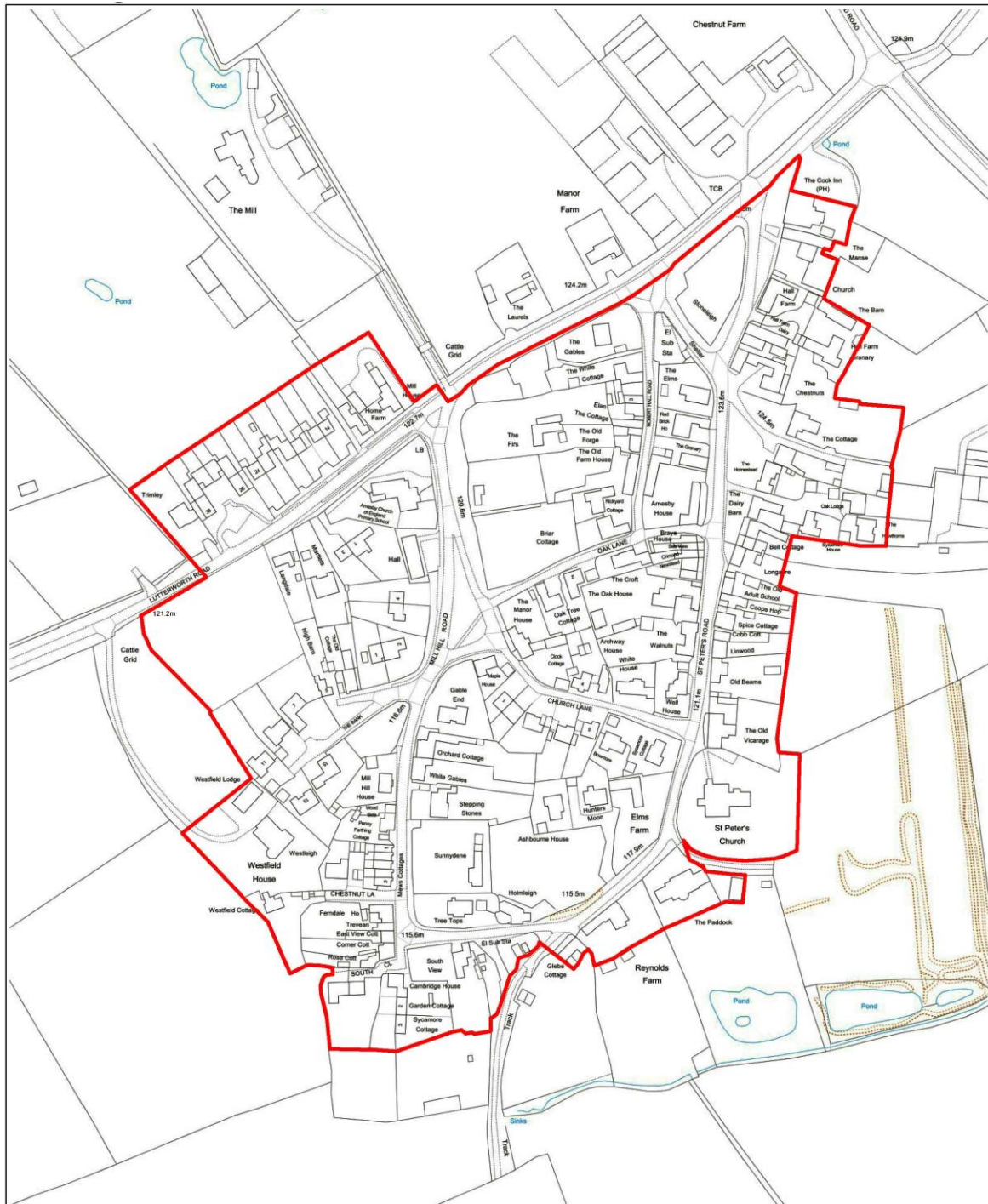
This approach to development in the open countryside is supported by this Neighbourhood Plan, in particular, because it will ensure that any development is focused in the built-up form of Arnesby which only has a limited range of services and facilities.

The following policy (S1) will also help to maintain the special and unique landscape character and setting of Arnesby and protect the open countryside for what it is, an attractive, accessible, distinct and non-renewable natural resource.

POLICY S1: LIMITS TO DEVELOPMENT -_Development proposals within the Neighbourhood Plan area will be supported on the sites within the Limits to Development (LTD) boundary as shown in Figure 2 (below) where the proposal complies with the policies in this Neighbourhood Plan including the need to achieve positive design and amenity standards.

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 2 – Limits to Development



Date Created: 13-2-2017 | Map Centre (Easting/Northing): 461041 / 290986 | Scale: 1:5000 | © Crown copyright and database right.

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5.2 HOUSING AND THE BUILT ENVIRONMENT

Introduction

The core aim of this neighbourhood Plan is to retain the integrity of Arnesby as a small and vibrant rural village. Arnesby is a conservation village with 14 listed buildings and limited community facilities. The Centre of the settlement lies to the West of the A5199 and South of the Lutterworth Road. Its compact nature, narrow roads and predominantly cottage style housing make this an attractive place for residents and for the many visitors to the village who pass through on one of the many footpaths. The aim is to retain this compact, characterful village and to restrict future housing to within the amended and updated development boundary.

Under the present Harborough District, Core Strategy 2006- 2028 Arnesby is classified as a rural village where its development is strictly controlled in order to protect the integrity of the landscape, character and settlement pattern. We wish to continue to protect the integrity of the village of Arnesby for present and future generations.

The demography of Arnesby has undergone significant change over the last 50 years. After the Second World War, it was predominantly a farming community with as many as eight farms all with the principal housing and farm buildings within the village boundary. Alongside this principal form of employment there were several small textile factories, specialising in glove making, and this was supported by many home workers. Over the last 50 years the farms and the factories have ceased to operate and in many cases the land and buildings have been converted into small housing developments.

As the principal agricultural employment and factory work has declined and the buildings replaced with three and four bedroom houses the population has changed from a predominantly manual class of workers to one which is now mainly people from a professional background.

The average entry point in Arnesby for a three-bedroomed house is in excess of £350,000. The community consultation also showed a demand for smaller and affordable housing to be provided in the Parish. Through the Neighbourhood Plan the opportunity has therefore been taken to plan positively for housing delivery that meets a local need (including additional affordable housing) by allocating a site to meet both local need and to help support local services.

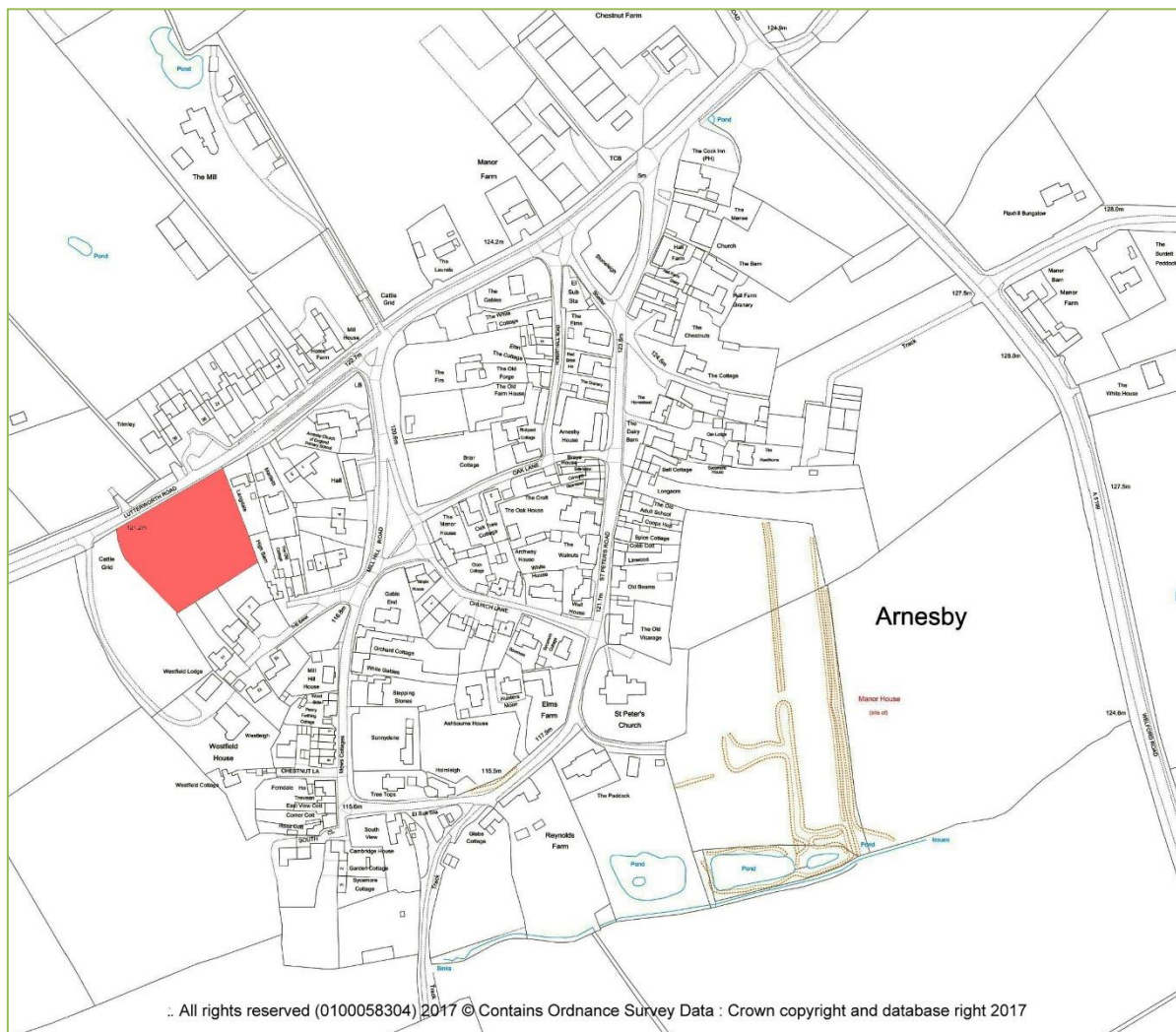
The allocation of the site shown below under policy H1 will enable the Parish to secure the growth necessary up to 2031 to both help to sustain the local community and its limited services as well as contributing to the District's housing target through a location that is favoured by the community.

Housing Allocation

A comprehensive assessment of the very limited options for residential development in the Parish was undertaken by the members of the housing theme group (See supporting information). Only one site scored highly for housing development and this is put forward in this Neighbourhood Plan as an allocation for 7 units.

The Arnesby Limits to Development has therefore been drawn to include this site as shown below in figure 3 as an appropriate site to contribute towards the housing growth required to 2031.

Figure 3– development site



POLICY H1: RESIDENTIAL SITE ALLOCATION - Land is allocated for residential development at the location shown above at figure 3 and within the new LTD boundary (figure 2). Development will be supported at this location subject to the following criteria:

- The development will provide for about 7 dwellings;

- An area of land within the scheme will be set aside for a children's play area;
- The tarmac public footpath be continued along the south side of Lutterworth Road to serve the development (and play area);
- The retaining brick wall between the site and the front garden of Westfield House be retained and maintained.

The Housing Mix

The mix of housing proposed within the Neighbourhood Plan is based on the available statistical data and the views of residents obtained through various consultation exercises including open events and a community questionnaire.

Arnesby is a very small parish and at the time of the 2011 Census was home to 357 residents living in 143 households. Analysis of the Census shows that the area has a higher than average proportion of older people. 20.7% are aged over 65 compared to 18.3% for Harborough and 17.1% nationally. There is evidence that the population is ageing and in line with national trends the local population is likely to live longer and require “old persons friendly” housing provision as average life expectancy continues to rise.

Home ownership in Arnesby is very high at 88.7%, compared to 78.1% for Harborough and 67.3% for the East Midlands. There is also a high share of detached housing and under occupied dwellings particularly those with 4 or more bedrooms. Land Registry data shows that 11 new build residential sales were recorded between 1995 and 2005 so the Parish has had new build of about one unit per annum in recent years.

The high level of under-occupancy suggests a need for smaller, more affordable homes of two to 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 to remain in the local community and release under-occupied predominantly market sale and larger properties into the market which would be suitable for growing families.

Further evidence of housing need is provided in the housing needs report (2016) in the supporting information.

Policy H2: HOUSING MIX - New housing development proposals should provide a mixture of housing types specifically to meet identified local needs in Arnesby as evidenced in the Parish Housing Needs Report (2016) and the 2017 HEDNA or more recent documents updating either of these reports.

Dwellings of 3 bedrooms or fewer and single storey accommodation suitable for older people will be supported where in accordance with other policies.

The inclusion of four-bedroom or larger houses in housing developments will be supported where they are subservient in number to one, two or three-bedroom accommodation.

Windfall development

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

To help protect the nature of the Village character, development beyond the housing allocation described in H1 above will be restricted to windfall sites wholly within the LTD boundary and will be of no greater size than two new properties on any single site.

To meet the need for smaller dwellings, single unit developments will be of a suitable scale to the site but developments of two units will include at least one dwelling that is no more than three bedrooms in size.

POLICY H3: WINDFALL SITES - Development proposals for infill and redevelopment sites (individual dwellings or small groups of dwellings) will be supported where:

- **The location is within the LTD boundary for Arnesby;**
- **It retains existing important natural boundaries such as gardens, trees, hedges and streams;**
- **It provides for a safe vehicular and pedestrian access to the site and does not diminish parking provision;**
- **It 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(s);**

Design Standards

It is the view of the Arnesby community that the Neighbourhood Plan will ensure that any future development either reflects the village's architectural character and fully integrates into the village environment or makes a positive high level architectural contribution to the specific location.

There should be an expectation of high quality materials and sustainability in any future house building in order to sympathetically integrate with the character and environment of Arnesby, retaining the dark skies currently in evidence in Arnesby. The proposed location of any development should not adversely influence any of the Local Green Space or community-defined Green Space areas within the village that make a strong contribution to the overall character and physical form of the Parish.

POLICY D1: DESIGN - Development proposals including one or more houses, replacement dwellings and extensions are encouraged to have regard to the following building design principles to a degree that is proportionate to the development.

- a) Development will enhance the local distinctiveness and character of the area in which it is situated, particularly within the Conservation Area, and proposals should clearly show within a Design and Access Statement how the general character, scale, mass, density and layout of the site, of the building or extension fits in with the aspect of the surrounding area. Care should be taken to ensure that the development does not disrupt the visual amenities of the street scene and impact adversely on any wider landscape views;
- b) Adequate off-road parking should be provided in line with the Highways '6Cs' standards;
- c) All new housing should continue to reflect the character and historic context of existing developments within the Parish and incorporate a range of local materials where possible. However, contemporary and innovative materials and design will be supported where positive improvement can be robustly demonstrated without detracting from the historic context;
- d) Development proposals should, where possible, retain existing trees and hedgerows;
- e) Wherever possible, enclosure of plots should be of native hedging, rural wooden fencing, or brick/stone wall of rural design;
- f) Development should incorporate sustainable design and construction techniques to meet high standards for energy and water efficiency, including the use of renewable and low carbon energy technology, solar panels, rainwater harvesters and photovoltaic glass. These features should not adversely detract from the visual amenity of the current street scene;
- g) Development should incorporate sustainable drainage systems with maintenance regimes to minimise vulnerability to flooding and climate change;
- h) Development should ensure appropriate provision for the storage of waste and recyclable materials;
- i) New development should incorporate measures for controlling light pollution, including managing the detrimental effects on wildlife. There should be no decorative uplighting on houses; street and footpath lighting should be located at low level; security lights should be operated by intruder-triggered sensors; site and sports facility lighting should be off during agreed curfew hours between March and October (following best practice guidelines (e.g. Bats and Lighting Leicestershire & Rutland Wildlife Trust 2014); and maximum light spillage onto known bat foraging areas should be 1 lux.

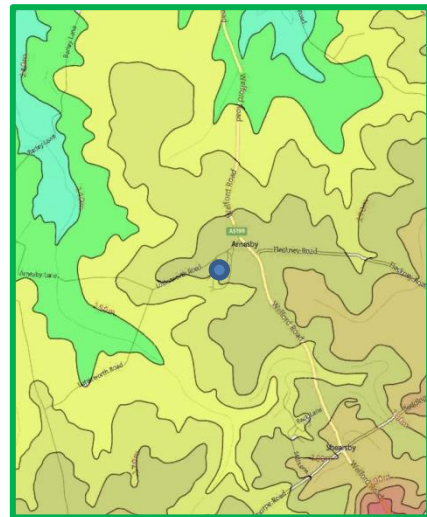
5.3 NATURAL AND HISTORICAL ENVIRONMENT

Introduction

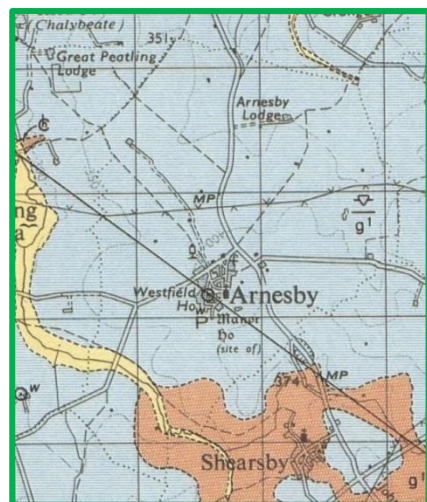
Landscape, geology and setting

Arnesby is a hilltop village at the northern edge of the ridge that is central England's main watershed, between the Soar/Trent, the Welland and the Avon. This position gives the parish an elevated aspect, with extensive northward vistas across the Soar valley to Charnwood Forest, and more intimate views into the rolling country of south Leicestershire in other directions.

Geologically, the whole Plan Area is underlain by Jurassic clay and siltstone, but this is only revealed in the valley bottoms where streams have cut through the thick covering of glacial till, a mixture of heavy clay, sand and gravel. Outcrops of sand and gravel within the glacial clay determined the original (Anglo-Saxon) locations of settlements in the area because of the associated combination of freshwater springs and dry ground for building sites. Generally, soils in the Plan Area are heavy and fairly fertile; in the 18th century this part of the country was renowned for its 'champion' grazing land, although much has been converted to arable since the mid-20th century. The whole parish is mapped at Grade 3 in the national agricultural land classification scheme; detailed post-1988 mapping is not available to distinguish 3a (which is the lowest of 'best and most versatile' classes) from 3b, which is not specially protected under National Planning regulations.



Topographical map of Arnesby



Geological map of Arnesby.
Brown - Jurassic clay; blue - glacial clay;
cream – alluvium. Source: British Geological Survey

The parish is located in National Character Area NCA 94 *Leicestershire Vales*, as defined by Natural England for planning purposes. Key characteristics of the NCA, which accurately also describe Arnesby, include:

- *Open landscape of gentle clay ridges ... with an extensive cover of superficial [Quaternary] deposits giving rise to moderately steep scarp slopes.*

- *A mixture of pasture and arable. ... Woodland [is] largely ... spinneys and copses.*
- *Diverse levels of tranquillity associated with contrasts between busy urban areas and ... deeply rural parts.*

Local people value the 'deeply rural' character of Arnesby, regarding it as particularly precious because of the proximity of Leicester, which can be seen, 12kms away, from the top end of the village. The main part of the settlement is secluded and hidden, with houses clustering along tiny steep-sided valleys and around a series of greens.

Historic environment

Arnesby is a former Danish settlement, part of the Danelaw, which was established due to Viking expansion in England between the 9th and 11th centuries AD. 'Arnesby' literally translates as *Arne's farmstead* in Old Norse and is likely to have been one of many such smaller settlements surrounding the larger Viking town of Leicester. Arnesby is therefore likely to have been continually inhabited for well over 1000 years. Evidence of this history of habitation through the ages can be seen in the buildings that survive around the village from the 12th to the 19th centuries. These include the Norman church of St Peter, built (almost certainly on an older sacred mound site) in the 12th and 13th centuries, the medieval Manor House (built before 1326 and now surviving only as earthworks), domestic dwellings such as Glebe Cottage and The Walnuts that date from the 15th and 16th centuries respectively, The Baptist Chapel (1799) and the iconic Arnesby Windmill, built in 1815. Part of the Plan's purpose is to recognise the importance of, and protect, the tangible evidence of Arnesby's history.

[Adapted from information provided by Sten Tesch PhD, Arkhistoria (*pers comm*, 2017)]

Natural environment

The history of the Plan Area, including the clearance of most woodland in the late prehistoric era, the timing and extent of Enclosure of the open fields and the popularity of the area for hunting, has produced a landscape of mixed value for wildlife. There are no biodiversity hotspots of, say, County level importance, but several of local ecological significance. These include stream-sides, ponds and small marshy patches, hedgerows, permanent grazing fields and some newly-planted and secondary semi-natural woodland. The relative paucity of sites for wildlife gives what does exist very high local significance; a Neighbourhood Plan has authority to recognise these locally important places and give them appropriate protection.

Existing environmental designations

There are 13 Listed Buildings, plus one which appears no longer to exist and two areas of *Priority Habitat* (as defined by Natural England). No recent Phase I Habitat Survey has been conducted, so local records and fieldwork have provided the remaining biodiversity evidence base for site selection.

Environmental inventory

An environmental inventory (See supporting information) of Arnesby was carried out between February and June 2017. 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)
- Environment Agency
- British Geological Survey
- Old maps (Ordnance Survey, manuscript)
- British History Online
- Local history and archaeology publications
- Local knowledge

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 2012*:

Environmental inventory scoring system used in preparing the Plan

| Criterion (NPPF 2012) | Score range | | | Notes |
|--------------------------------|-------------|-----|---|---|
| ACCESSIBILITY | 0 | 1-3 | 4 | e.g. private, no access (0) – visible from public place – accessed via PRoW – fully open to the public (4) |
| PROXIMITY / LOCAL | 0 | 1-3 | 4 | Distant (0) --- fairly near to --- adjoins (3) or is within (4) settlement |
| BOUNDED | 0 | 1-3 | 4 | Individual parcel of land (not an undefined or large area) |
| SPECIAL TO COMMUNITY | 0 | 1-3 | 4 | Opinion of local people e.g. via questionnaire or at consultation events |
| RECREATIONAL / EDUCATIONAL USE | 0 | 1-3 | 4 | Actual or potential, informal sports, dog-walking, Forest School use, informal or official open space, etc. |
| BEAUTY (including views) | 0 | 1 | 2 | Subjective, relative (give justification); use consultation map results |
| TRANQUILITY | 0 | 1 | 2 | Subjective, relative (give justification) |

| | | | | |
|--------------------------------|---|-----|---|---|
| HISTORICAL SIGNIFICANCE | 0 | 1-3 | 4 | Extant, visible evidence. Number of periods/features/records etc. / Relevant existing designations (Historic Environment Records) |
| WILDLIFE SIGNIFICANCE, GEOLOGY | 0 | 1-3 | 4 | |
| [Maximum possible score] | | | | 32 |

Environmental designations

In the National Planning Policy Framework, the *natural and historical environment* is acknowledged to be an essential component of *sustainable development*, as such it carries equal weight in a balance against social and economic growth, including new development.

This section identifies land and features of environmental significance in Arnesby. It includes policies to protect the best from loss or damage by allocating them to categories, as follows, based on their type, importance, function (as community assets, for example) and intrinsic value.

A summary of the environmental protections used in the Neighbourhood Plan is available in the supporting information.

Environmental protection in the sustainable development of Arnesby

In the National Planning Policy Framework, the *natural and historical environment* is acknowledged to be an essential component of *sustainable development*, as such it should be given equal weight in a balance against social and economic growth, including new development, when Planning matters are being determined.

This section identifies land and features of environmental significance in Arnesby. It includes policies to protect the best from loss or damage by allocating them to categories based on their type, importance, function (as community assets, for example) and intrinsic value.

The levels of protection afforded by the Policies in this chapter are summarised in the supporting information.

Care was taken during preparation of the Plan to ensure that the policies (and the sites and areas of environmental significance covered by them) were not unduly restrictive on development during the Plan's lifetime. Only 18% (approximately) by area of the currently open land in the parish has been earmarked for environmental protection, while the proportion (including existing Open Space,

Sport and Recreation sites) in, and within 100m of the limits of, the present built-up area is 17%:


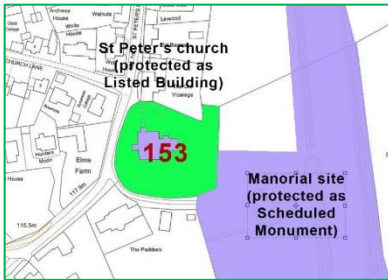
Total area of Arnesby parish = 570 ha
 Total area proposed for environmental notice or protection in this Plan = 105 ha (18%)
 Area within Limits to Development + 100m margin = 17ha
 Area proposed for protection within this zone = 2.9ha (17%)

Local Green Spaces

Of the approximately 180 inventoried parcels of open land in the parish, 52 were identified as having notable environmental (natural, historical and/or cultural) features. These sites were scored, using the nine criteria for Local Green Space designation noted in the *National Planning Policy Framework 2012*.

Three sites score 75% (24/32) or more of the maximum possible, and meet the essential requirements for designation as Local Green Space as outlined in the National Planning Policy Framework (NPPF paragraph 77). Their statutory protection will ensure that these most important places in Arnesby’s natural and human environment are protected.

Table 1: Evidence base for Local Green Spaces in Arnesby

| Ref. | EVIDENCE | NPPF (2012) ELIGIBILITY CRITERIA | | | | | | | | | |
|------|---|----------------------------------|--------------|------------|------------|-----------|------------------|-----------|------------|-------------|-------|
| | | Access /4 | Proximity /4 | Bounded /4 | Special /4 | Rec/Ed /4 | Beauty/ Views /2 | Tranq. /2 | History /4 | Wildlife /4 | TOTAL |
| 153 | <p>St Peter’s Churchyard</p> <p>Early Christian (or older) religious site, mounded. Church is Listed Grade II*, the whole site provides its setting. Swithland slate headstones from late 18th century.</p> <p>BAP species birds (4 recorded), bat foraging area. Native (including yew) and ornamental trees. Also HDC OSSR.</p> | 4 | 4 | 4 | 4 | 2 | 2 | 2 | 4 | 4 | 30 |
| |   | | | | | | | | | | |


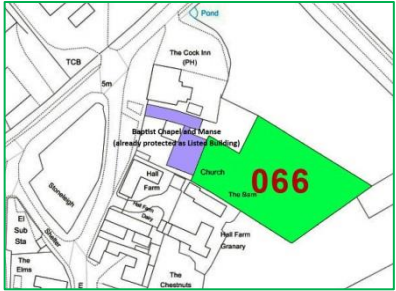

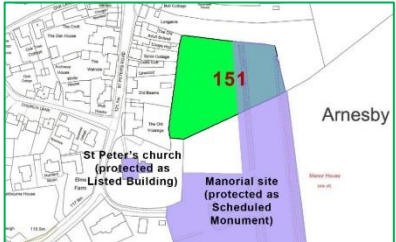
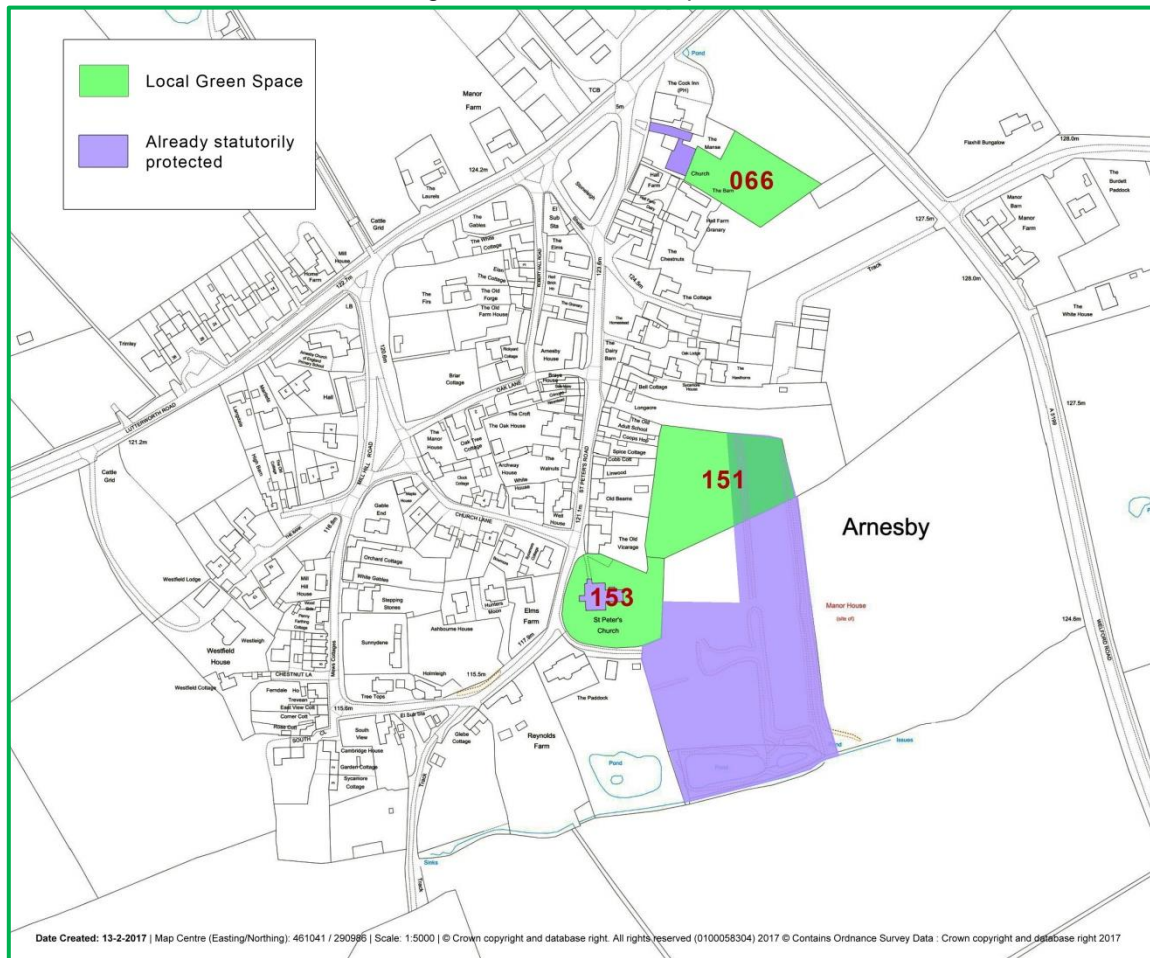
| Ref. | EVIDENCE | NPPF (2012) ELIGIBILITY CRITERIA | | | | | | | | | |
|------|--|----------------------------------|--------------|------------|------------|-----------|------------------|-----------|------------|-------------|-------|
| | | Access /4 | Proximity /4 | Bounded /4 | Special /4 | Rec/Ed /4 | Beauty/ Views /2 | Tranq. /2 | History /4 | Wildlife /4 | TOTAL |
| 066 | <p>Baptist Chapel burial ground and associated land Important non-conformist site from early 18th century. Managed as a community asset.</p> <p>Swithland slate headstones, ornamental grass, trees and planting, seating, children's play area, war memorial.</p> <p>Chapel is Listed Grade II and the site provides its setting.</p> <p>Also HDC OSSR site</p> | 4 | 4 | 4 | 3 | 3 | 1 | 1 | 3 | 2 | 25 |
| |   | | | | | | | | | | |
| 151 | <p>Manor House Grounds (part) Permanent grass field, habitually sheep-grazed, good quality unimproved grassland. Earthworks – part of medieval village and manor house site; also with ?18-19th century gravel pits.</p> <p>Access via footpath Y10</p> | 3 | 3 | 4 | 2 | 2 | 2 | 1 | 4 | 3 | 24 |
| |   | | | | | | | | | | |

Figure 4: Local Green Spaces



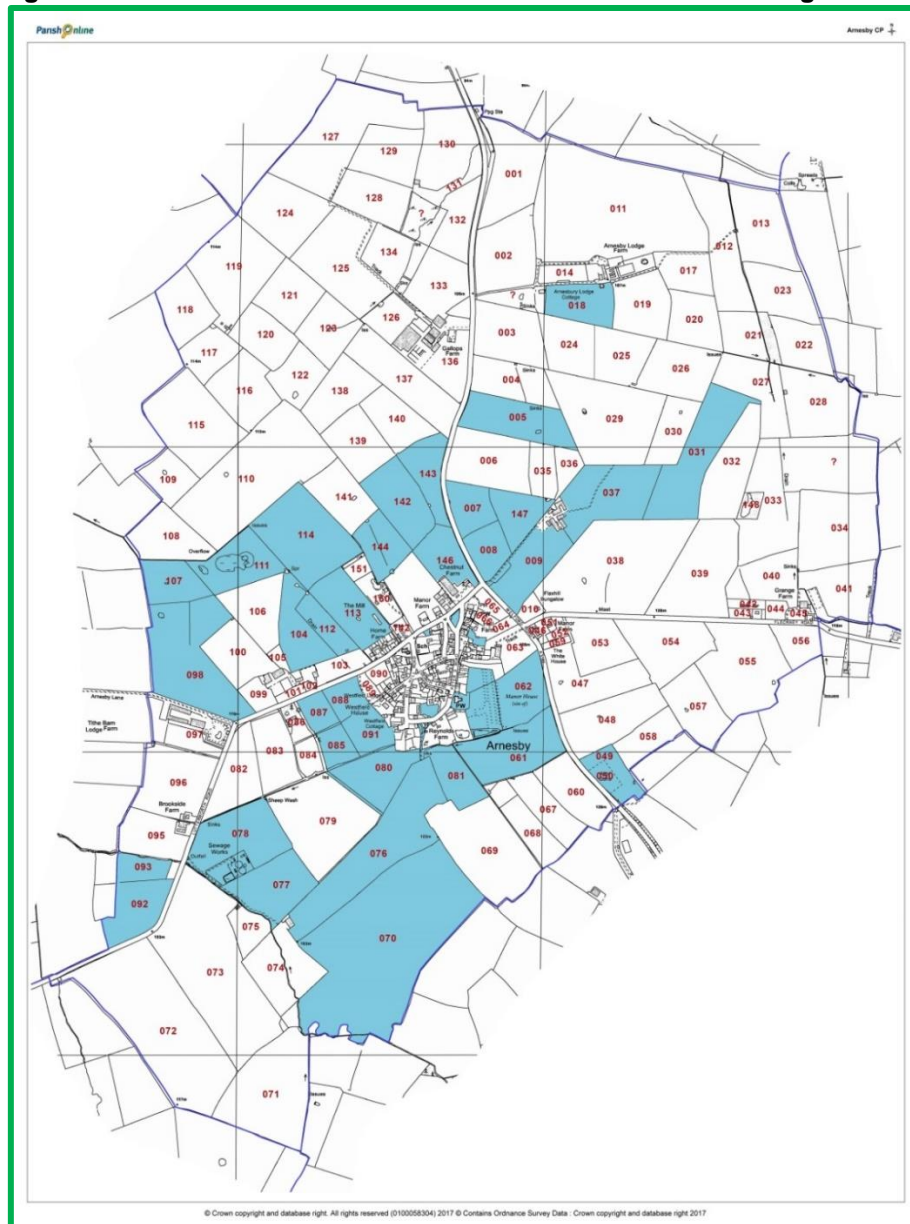
POLICY ENV 1: LOCAL GREEN SPACES – Development proposals that would result in the loss of, or have an adverse effect on, the following designated Local Green Spaces (map Figure 4, detailed in supporting information), or their settings, is ruled out other than in exceptional circumstances.

- a) St Peter's Churchyard (inventory reference 153)
- b) Baptist Chapel burial ground (066)
- c) Manor House grounds (151)

Other sites of environmental significance

A second group of inventory sites scores highly for 'history' and 'wildlife' (scoring at least 4 / 8 under these two criteria) but, because their community value scores are not high enough 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. The map (figure 5) shows their locations.

Figure 5: Other sites of natural and/or historical environment significance



The **historical environment** sites comprise a) sites with *extant and visible* archaeological or historical features recorded in the Leicestershire & Rutland Historic Environment Records database; b) good-quality ridge and furrow fields and c) other sites of historical and social significance identified in local records and during the inventory process.

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; and b) sites identified during the inventory process as being of high biodiversity significance in the context of the Plan Area.

POLICY ENV 2: PROTECTION OF OTHER SITES AND FEATURES OF ENVIRONMENTAL SIGNIFICANCE – 38 sites (as described in the

environmental inventory and shown in map Fig. 5 above) have been identified as being of local significance for biodiversity (species and habitats) and / or history. They are important in their own right and are locally valued. Development proposals that affect them will be expected to protect or enhance the identified features. Planning permission will be refused unless the need for and the benefits arising from the development in that location clearly outweigh the loss.

Important Open Spaces

A group of 16 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; some are existing Open Space, Sport & Recreation (OSSR) sites (e.g. in Harborough District Council (HDC) Consultation documents for *Local Green Space, Open Spaces Strategy* and *Provision for Open Space, Sport and Recreation (2015-2016)* carried out in preparation for the HDC Proposed Submission Local Plan.

Their value as open space *within and close to the built-up areas* and/or their current, or potential, value, as community resources are recognised in this Policy, while Community Action ENV 1 expresses an aspiration to protect those that have been newly identified in this Plan by designation as new OSSR sites.

POLICY ENV 3: OTHER IMPORTANT OPEN SPACES – 16 sites (environmental inventory and map, figure 6 below) have been identified as being of local significance for their high community value, and for recreational, amenity or village landscape reasons. Development that changes their character and features will not be supported.

St Peter's Churchyard (inventory reference 153) (cemetery) EXISTING OSSR

Baptist Chapel burial ground (066) (cemetery; amenity greenspace; provision for children and young people) EXISTING OSSR (part)

Village green, Mill Hill Road (166) (amenity greenspace) EXISTING OSSR

Green lanes south of St Peter's Road (173) (greenway/green corridor) NEW

Village green, St Peter's Road (171) (amenity greenspace) EXISTING OSSR

Footpath Y104a (jitty) from Robert Hall Rd to Lutterworth Rd (174) (greenway)

Arnesby Village Hall (frontage etc.) (175) (amenity greenspace) EXISTING OSSR (part)

Wide verge, Mill Hill Road (177) (amenity greenspace) NEW

Village allotments, Loseby Wood and meadow ((048, 050) (allotments and community gardens, natural and semi-natural greenspace) NEW

Stoneleigh open space (160) (natural and semi-natural greenspace) NEW

Village Green, Mill Hill Rd / Lutterworth Rd (169) (Registered Village Green) NEW

Village Green, Robert Hall Rd / Lutterworth Rd (170) (Registered Village Green) NEW

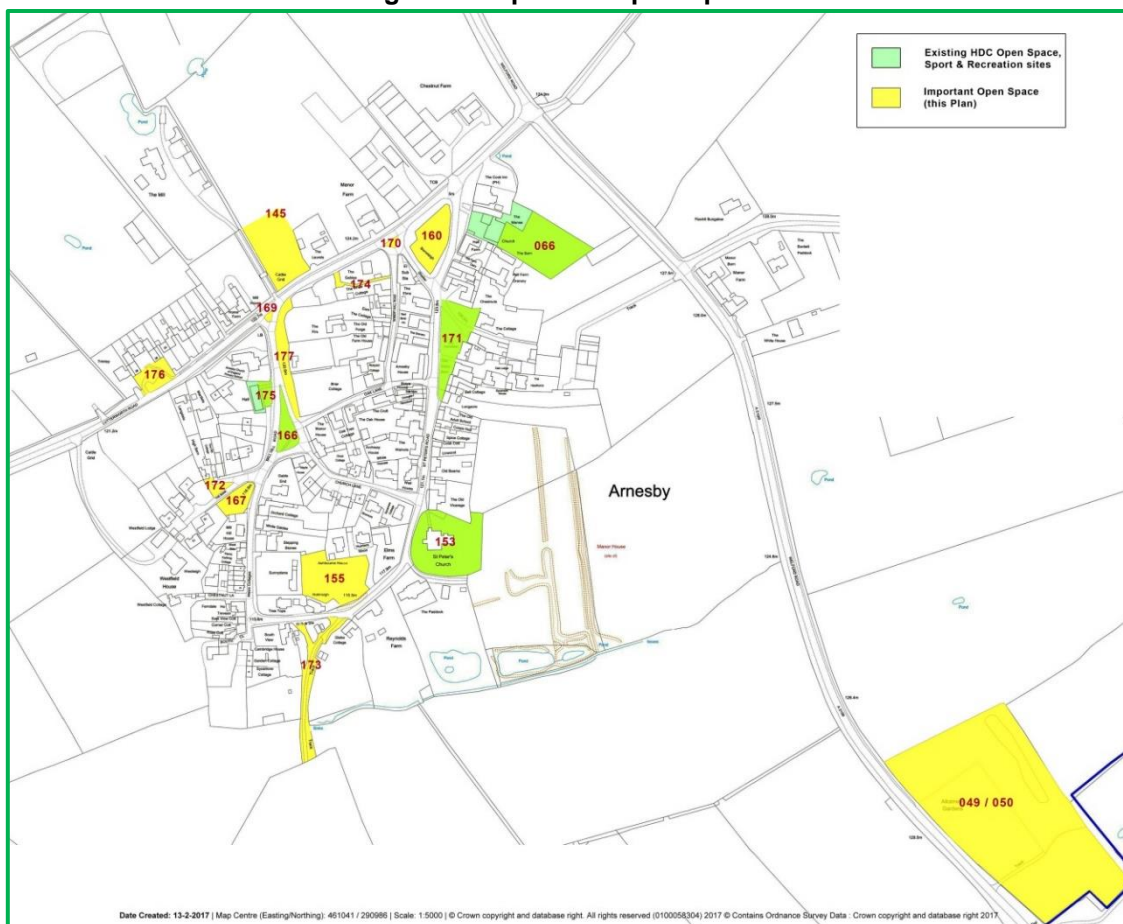
Village Green, The Bank (172) (Registered Village Green) NEW

Open space, frontage of bungalows, Lutterworth Road (176) (amenity greenspace, community garden) NEW

'Sunnydene' paddock (155) (important open area) NEW

May Fair field (145) (amenity greenspace) NEW

Figure 6: Important Open Spaces



A Community Action seeks to work to protect open spaces and to seek additional designations as OSSR sites. This is described on page 75

Biodiversity and Wildlife Corridors

This policy is about local-level compliance with English and European Habitats and Species Regulations and Directives – and how Arnesby can 'do its bit' to maintain biodiversity. Biodiversity is important in its own right, and for the general health and wellbeing and economic (agriculture and tourism) benefits it delivers to communities. A very effective, achievable way to maintain or improve England's biodiversity in a meaningful way is through a local, site-by-site approach – not just

through sites with national statutory protection – because it is on the countrywide network of individual, local habitat sites that animals and plants depend.

Biodiversity (species and habitats) protection and enhancement is supported by the National Planning Policy Framework 2012, which is itself compliant with the UK *Conservation of Species and Habitats Regulations, 2010, Amended 2012*, and the European Habitats Directive 1992 (*Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora*).

POLICY ENV 4: BIODIVERSITY AND WILDLIFE CORRIDORS – New development will be expected to safeguard locally significant habitats and species and, where possible and viable, to create new habitats for wildlife.

A Community Action seeks to work with partners to enhance biodiversity in the Parish (page 67)

Buildings and structures of local significance

Listed Buildings

Thirteen buildings and structures in the Plan Area have statutory protection through Listing at Grade II* or II (a milestone on Welford Road is also Listed but no longer exists). One other feature has statutory protection as a Scheduled Monument. 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.

Manorial site immediately south east of St Peter's Church

List Entry Number: 1018833

Heritage Category: **Scheduled Monument**

CHURCH OF ST PETER

List Entry Number: 1178306

Heritage Category: Listing, Grade: II*

Location: ST PETERS ROAD, Arnesby, Harborough, Leicestershire

ARNESBY LODGE

List Entry Number: 1360754

Heritage Category: Listing, Grade: II

Location: WELFORD ROAD, Arnesby, Harborough, Leicestershire

ARNESBY HOUSE AND GARDEN WALL

List Entry Number: 1178324

Heritage Category: Listing, Grade: II

Location: ST PETERS ROAD, Arnesby, Harborough, Leicestershire

ELMS FARMHOUSE

List Entry Number: 1061503

Heritage Category: Listing, Grade: II

Location: ST PETERS ROAD, Arnesby, Harborough, Leicestershire

HOUSE TO SOUTH OF LONGACRE (Old Adult School)

List Entry Number: 1061542

Heritage Category: Listing, Grade: II

Location: ST PETERS ROAD, Arnesby, Harborough, Leicestershire

GLEBE COTTAGE

List Entry Number: 1360734

Heritage Category: Listing, Grade: II

Location: ST PETERS ROAD, Arnesby,
Harborough, Leicestershire

WINDMILL

List Entry Number: 1061540

Heritage Category: Listing, Grade: II

Location: LUTTERWORTH ROAD, Arnesby,
Harborough, Leicestershire

THE COTTAGE

List Entry Number: 1061541

Heritage Category: Listing, Grade: II

Location: ST PETERS ROAD, Arnesby,
Harborough, Leicestershire

THE WALNUTS

List Entry Number: 1061502

Heritage Category: Listing, Grade: II

Location: ST PETERS ROAD, Arnesby,
Harborough, Leicestershire

HOME FARMHOUSE

List Entry Number: 1360733

Source: www.historicengland.org.uk/listing/the-list/results?q=Arnesby&searchtype=nhle

Heritage Category: Listing, Grade: II

Location: ROBERT HALL STREET, Arnesby,
Harborough, Leicestershire

THE HOMESTEAD FARMHOUSE

List Entry Number: 1295118

Heritage Category: Listing, Grade: II

Location: ST PETERS ROAD, Arnesby,
Harborough, Leicestershire

BAPTIST CHAPEL AND MANSE

List Entry Number: 1295114

Heritage Category: Listing, Grade: II

Location: ST PETERS ROAD, Arnesby,
Harborough, Leicestershire

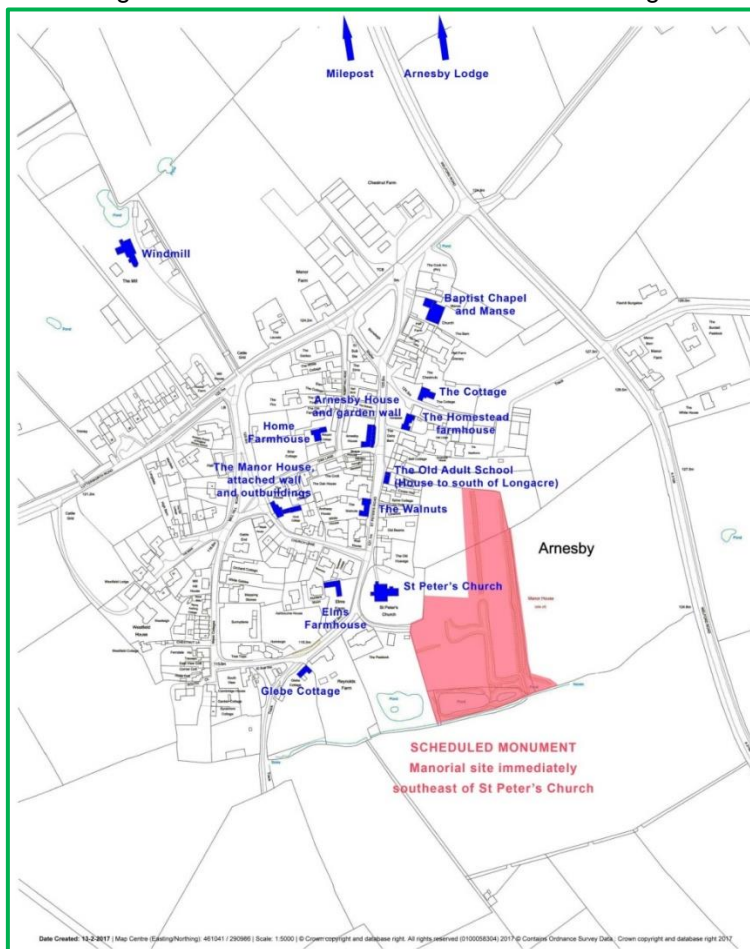
**THE MANOR HOUSE ATTACHED WALL
AND OUTBUILDINGS**

List Entry Number: 1360732

Heritage Category: Listing, Grade: II

Location: CHURCH LANE, Arnesby,
Harborough, Leicestershire

Fig. 7 Scheduled Monument and Listed Buildings



**Post-medieval well,
The Paddocks**

The remains of a well were discovered here in 2013 during an archaeological excavation in preparation for building work. Now restored as a garden feature.



Age Post-medieval (1540 – 1899)

Rarity Only surviving example in Arnesby

Aesthetic Value The well top has been rebuilt in 'traditional' style to match other building work on the property

Group Value n/a

Evidential Value Historical evidence is now sub-surface except for view down the shaft of the original (restored) brickwork. Leics & Rutland Historic Environment Record MLE21367. University of Leicester Archaeological Services report <https://doi.org/ao/1029858>

Historic Association The area excavated proved to have been previously occupied by Victorian buildings and a wall. The well may have been part of this agricultural or outbuildings complex.

Archaeological Interest Moderate in Arnesby. Important enough to be a L&R HER site

Designed Landscapes n/a

Landmark Status n/a

Social & Communal Value The last known of what must have been many such wells in the village until mains water was installed

POLICY ENV 5: HERITAGE ASSETS OF LOCAL HISTORICAL AND ARCHITECTURAL INTEREST – Development proposals will be required to describe the significance of any heritage assets affected and the impact of the proposal on that significance in accordance with NPPF Section 128 and to include proposals to conserve and where appropriate enhance the structure and setting of such structures or buildings, proportionate to the

asset's importance. The building of local interest identified as such is the post-medieval well.

Ridge and Furrow

Although much of the grassland in the parish has been converted to arable or re-sown as improved grass (for silage or intensive grazing), a significant area of ridge and furrow survives in the modern fields. A desk and field-based study was undertaken for this Plan, using old maps and conventional aerial imagery. The figure below, provides an inventory of the results and represents the current situation.

The historical parish of Arnesby, with the village at its centre, was farmed using the open '3-field' field system for over a thousand years, certainly from the Early Medieval Period and possibly from soon after the end of the Roman occupation. Cultivation – cereals, legumes and fallow/pasturage - was rotated on a 3-year basis. Ploughing was by oxen; the medieval plough was not reversible, so as the plough team went up and down the furlongs the soil was always thrown in the same direction, cumulatively forming strips of ridges and furrows with a height difference of up to two metres.

From the 17th century, but particularly following the Parliamentary Enclosure of Arnesby in 1795, the fields were subdivided with hedges or fences and almost all were converted to rectangular parcels of permanent grazing land, thus 'fossilising' all the features of the medieval farmed landscape, including the furlongs, headlands and baulks.

Across the Midlands, a return to arable farming during the late 20th century caused the destruction of most ridge and furrow (Hall, D 2001, *Turning the Plough: Midland open fields: landscape character and proposals for management*. English Heritage and Northamptonshire County Council) ('TTP1'). The national trend has been a loss of between 85% and 100% per parish, most since 1947.

Based on a comparison of the results of 2017 fieldwork for this Plan with the mapping carried out in 1999 for TTP1, Arnesby (which was among the best Leicestershire parishes for good ridge and furrow survival in 1999) has experienced a significant loss in the intervening 18 years:

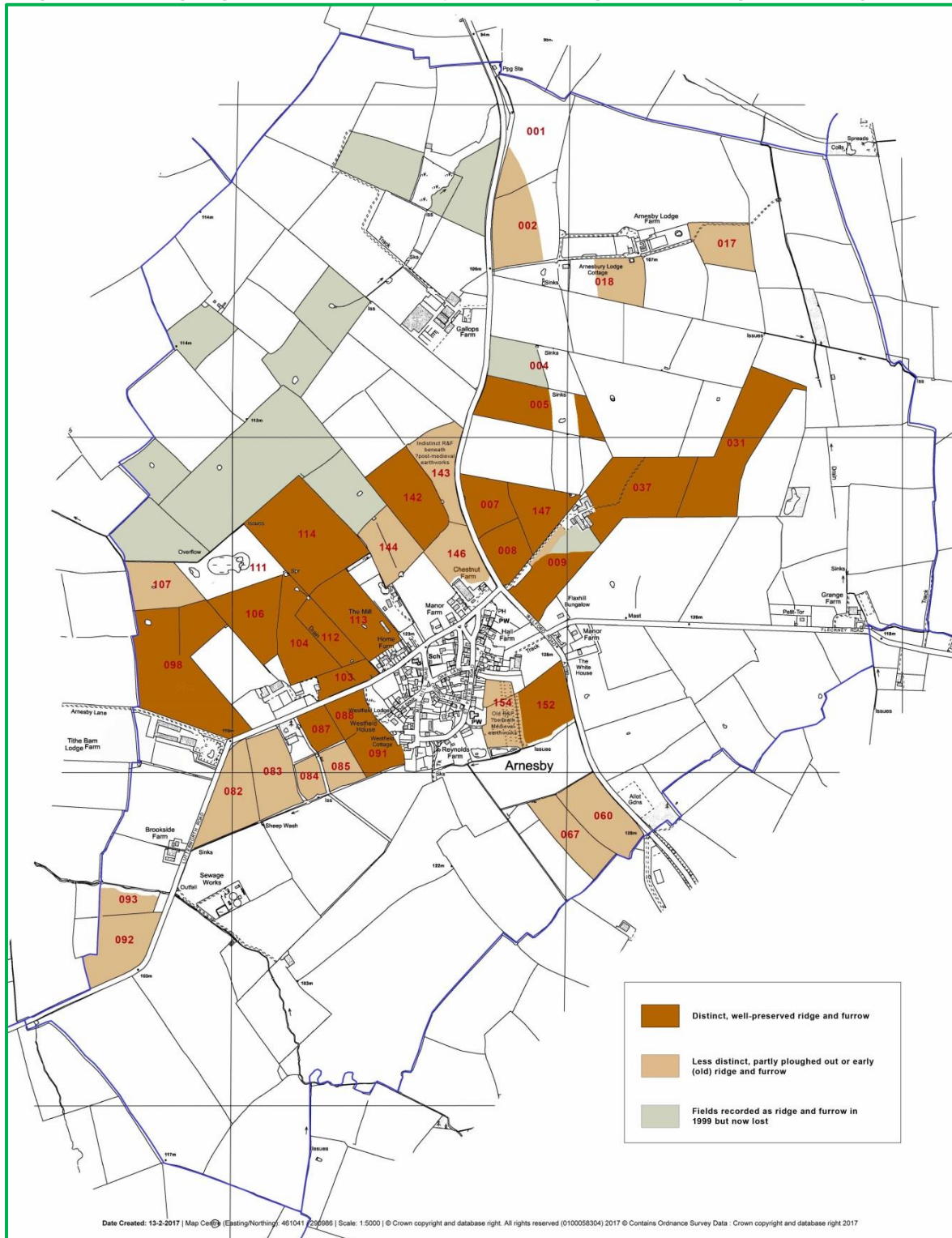
| | Agricultural fields | Area, ha | With ridge and furrow | Area, ha | % by area |
|------|---------------------|----------|-----------------------|----------|-----------|
| 1999 | 110 | 550 | 47 | 81 | 14.7 |
| 2017 | 110 | 550 | 34 | 51 | 9.3 |

Of the c.110 agricultural fields in the parish, 34 (30%) still have well-preserved or traces of ridge and furrow (roughly 51 hectares of the c. 550 hectares of open land, 9.3 % by area).

In English legislation (except for the few that coincide with Scheduled Monuments) ridge and furrow fields are not statutorily protected, despite a recognition that "as

the open field system was once commonplace in NW Europe, these [surviving] sites take on an international importance” (English Heritage Project Brief for Turning the Plough Update Assessment (TTP2), 2012).

Figure 9 Surviving ridge and furrow in Arnesby (brown shading) is a non-designated heritage asset



The loss of more than one-third of what, in 1999, was judged by English Heritage (and Leicestershire County Council) to be an important historic environment feature *nationally* means that protection of what remains should be a priority.

While individual fields in Arnesby are not claimed to be of international importance (see above), the surviving well-preserved group is still important in its own right as a coherent, relatively complete record of England's historic landscape and social history, and is valued by the local community. Any further, avoidable, loss would be irreversibly detrimental. Historic England proposes treating all surviving ridge and furrow as a non-designated *heritage asset*, and this is the approach taken here.

POLICY ENV 6: RIDGE AND FURROW – The areas of ridge and furrow earthworks mapped above (Figure 9) are non-designated heritage assets.

Any loss or damage arising from a development proposal (or a change of land use requiring planning permission) is to be avoided; the demonstrable benefits of such development should be balanced against the significance of the ridge and furrow features as heritage assets.

Important Views

Consultation during the Neighbourhood Plan's preparation identified a widely-held wish to protect Arnesby's rural setting, and its relationship with the surrounding farmland and the wider landscape, including its position in a gap between high ground to the west and east and the wide Welland valley to the south.

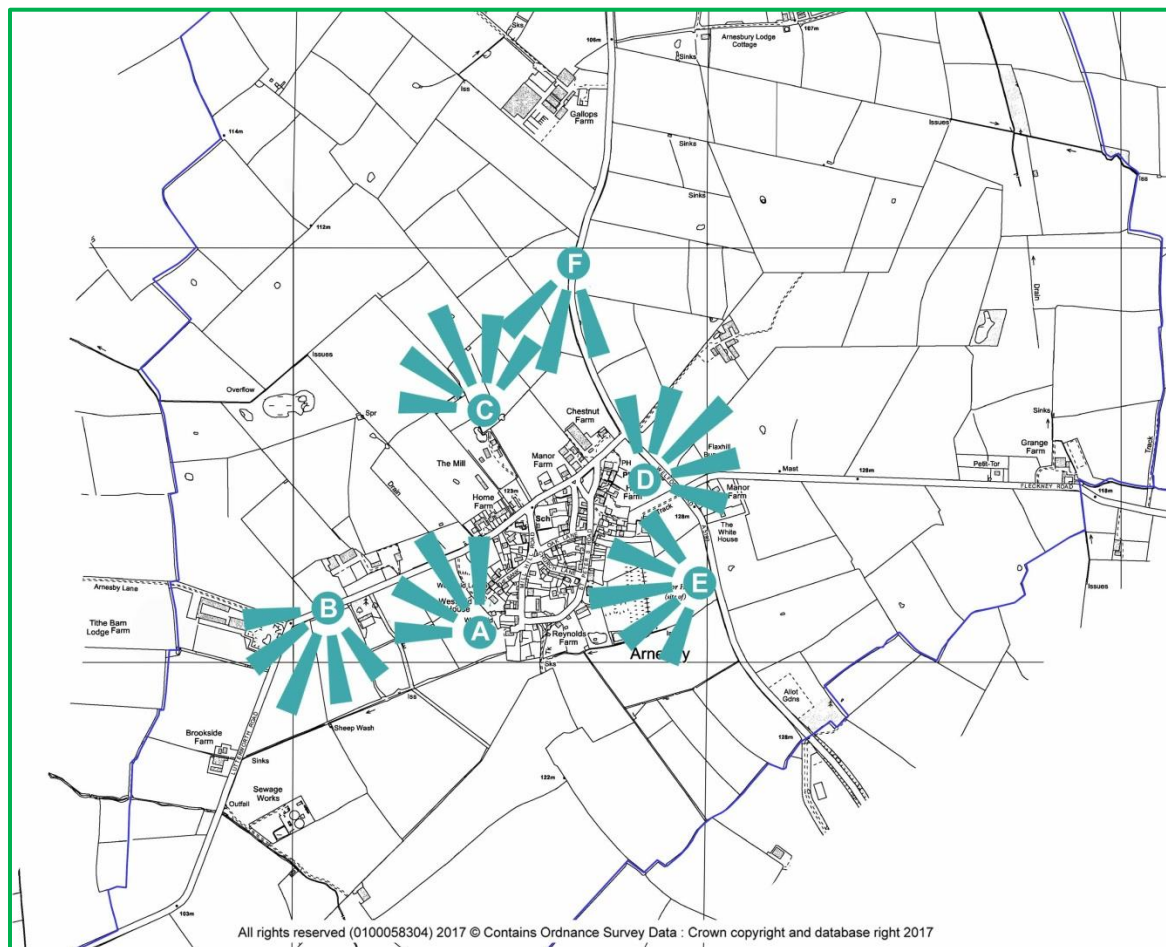
One of the main ways in which residents expressed this wish was by describing a number of highly-valued views within the village and toward it from the surrounding countryside. These consultation findings were supported by the environmental inventory, which although principally aimed at identifying sites of environmental significance also confirmed the sight-lines of the suggested views and mapped them (below, figure 10). The principal views should be protected by careful siting of all development in the parish during the lifetime of the Plan. They represent the irreplaceable result of centuries of the human history that defines Arnesby.

POLICY ENV 7: IMPORTANT VIEWS – To be supported development proposals must not significantly harm these views where seen from publicly accessible locations:

- A. From footpath Y89 at the end of South Close, west and northwest to Foston, Countesthorpe and distantly to Charnwood Forest (25 kms).**
- B. From Lutterworth Road beyond Westfield House southwest over rolling open country toward Bruntingthorpe**
- C. From footpath Y1 and bridleway 0104 north over Peatling and across Leicester to Bradgate Park (25kms)**
- D. From the Baptist Chapel ground and the field to its east, northeast over the Soar valley to Billesdon Coplow (15kms)**
- E. From Welford Road west across the medieval manor house site (Scheduled Monument) to the parish church and the village**

F. From Welford Road southwest across ridge and furrow fields to the windmill (Listed Building).

Figure 10: Important views in Arnesby



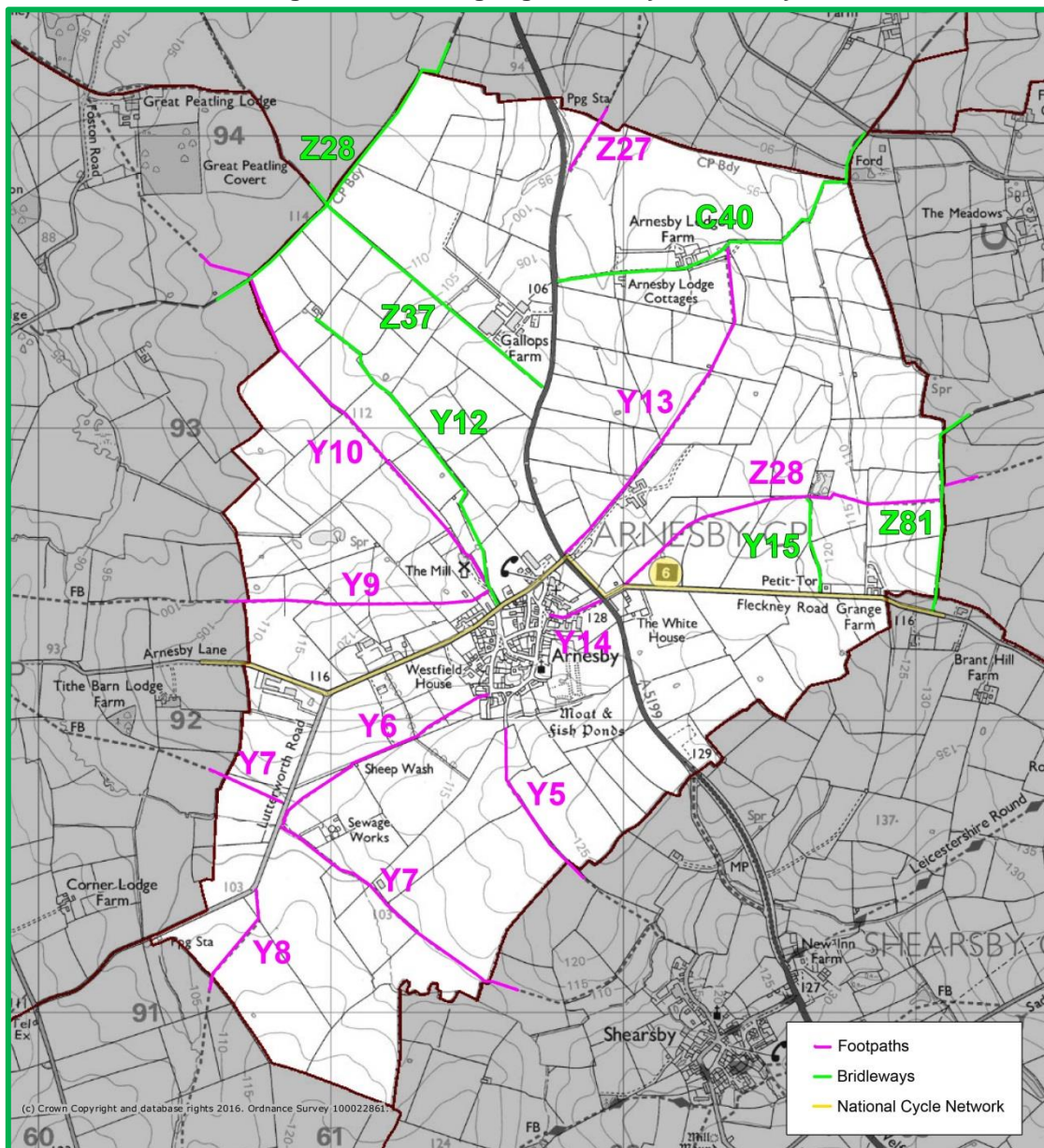
Rights of Way

Public footpaths and bridleways in England are mostly historic rights of way, remnants of the network of 'ways' established by use, over perhaps 14 centuries, as people walked or rode to the fields, to neighbouring villages or to local markets. Arnesby has a relatively good network; they are well-used, and residents regard them as important for their recreational (as a contribution to physical and mental health and wellbeing) and for their socio-historical value. One of the effects of Enclosure (1795), with its new roads and the establishment of the Leicester to Welford Turnpike avoiding Arnesby is that several footpaths (Y14 and Z28, Y12 and Y5) preserve these late medieval routes between the village and Fleckney, Shearsby, Foston and Leicester.

Footpaths that form part of the public highway are maintained by Leicestershire County Council. Community consultation has highlighted some specific issues and ideas that can be addressed through the Neighbourhood Plan.

- The provision of a pedestrian pavement to the northern side of Lutterworth road extending down to the gated road to Peatling Magna.
- Improvement of the existing footpath route between Arnesby and Shearsby.

Figure 11. Existing Rights of Way in Arnesby



POLICY ENV 8: FOOTPATHS AND BRIDLEWAYS - Development proposals that result in the loss of, or have a significant adverse effect on, the existing network of footpaths and bridledways will not be supported.

The maintenance, upgrade and, where appropriate, extension of the pedestrian footpath network in the Parish will be supported in order to:

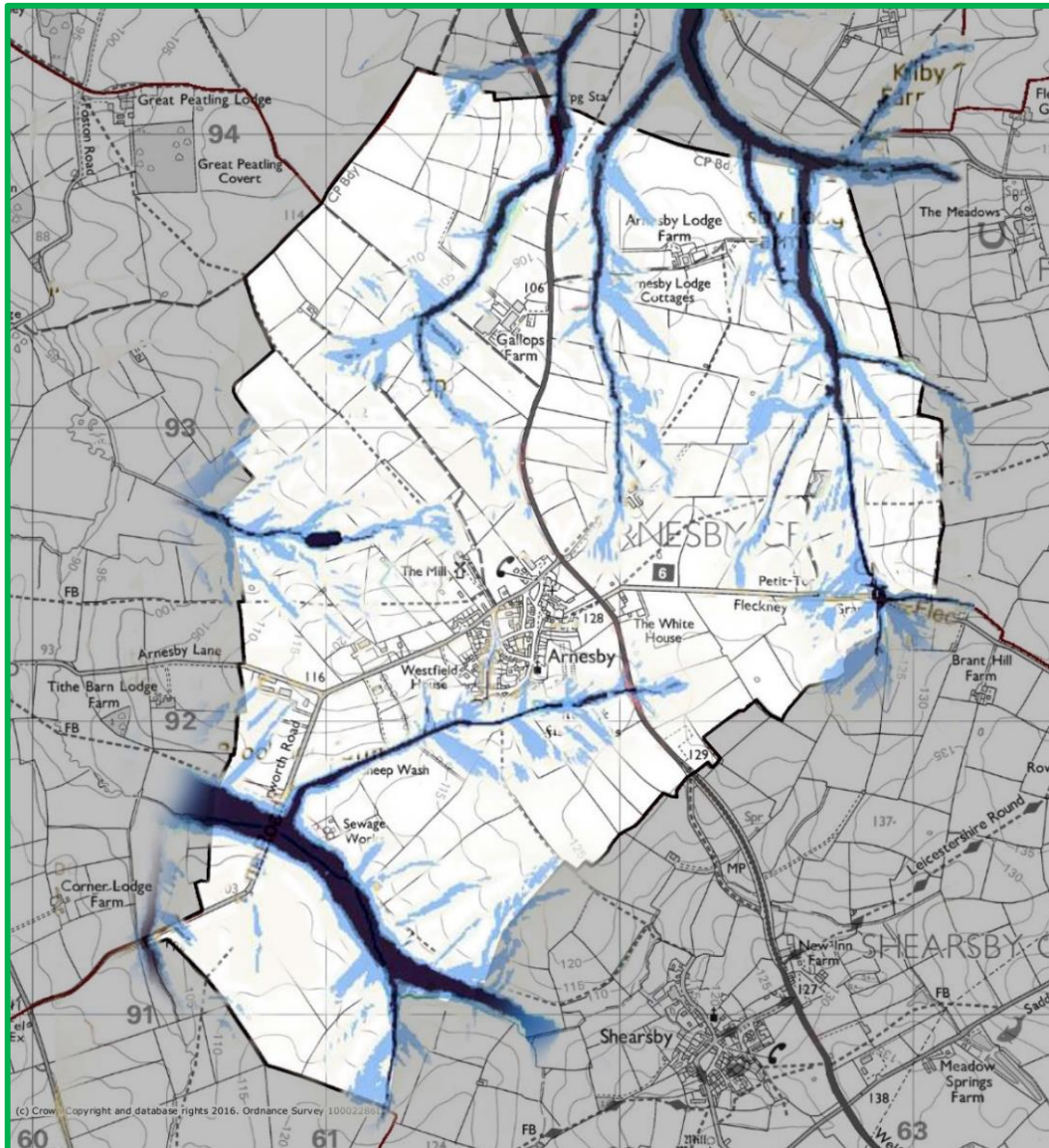
- a) Service new developments and connect them to the existing pedestrian footpath network; and
- b) Encourage walking over car use for making journeys within the parish; and
- c) Provide an improved and more extensive footpath network to support exercise and leisure activities for Arnesby residents and visitors as stated in policy CF2.

Managing Flood Risk

Because of its elevated position, Arnesby village is at no risk of flooding by rivers. Occasional overbank events can be expected from the west-flowing brook 100m south of the settlement, and from the larger tributary streams (part of the Soar/Sence catchment) at the crossings of Lutterworth Road near the southwest boundary of the parish and of Welford Road close to the north boundary.

However, as in other South Leicestershire villages, recent changes in agricultural practice, new development (increased use of impermeable surfaces, inappropriate siting) and the possible effects of climate change, surface water flooding has become a fairly frequent occurrence in Arnesby. The intention of this policy is to ensure that current best practice is applied in order that the situation here is not exacerbated further by new development.

Figure 12. Combined flood risk (rivers and surface water) in Arnesby parish
Based on Environment Agency mapping



POLICY ENV 9: MANAGING FLOOD RISK - Development proposals will be required to demonstrate that:

- a) Its location takes geology, hydrology and flood risk into account;
- b) Its design includes, as appropriate, sustainable drainage systems (SuDS), surface water management measures and permeable surfaces; and
- c) It does not increase the risk of flooding to third parties.

5.4 COMMUNITY FACILITIES & AMENITIES

Introduction

The presence of community facilities and amenities make a significant contribution to the vitality and viability of Arnesby and has a positive impact on the sustainability of the Parish, enhancing the quality of life and regularly providing an important focal point for social interaction.

These facilities and amenities can provide local employment, reduce the need to travel and offer important services, particularly for those who do not have access to a car. The loss and threatened closure of facilities and services is, however, a common feature of village life and is likely to be tested further in the future as increases in car ownership and frequent commuting to work and to access leisure activities call into question the viability of many rural services. The range of facilities and amenities in many villages of a similar size to Arnesby is reducing as local residents increasingly use the larger retail outlets and leisure facilities in Fleckney, Leicester, Market Harborough and elsewhere.

To promote the on-going prosperity of the Parish it is essential that Arnesby retains its remaining community facilities and amenities and continues to provide local services that will sustain the vitality of the community and encourage local spending.

The importance of the existing facilities and amenities were highlighted in the consultation events that have taken place across the Parish through the preparation of this Neighbourhood Plan.

The Open Event held on 1st October 2016 identified the value in retaining the existing Parish facilities as did the questionnaire produced in September/October 2016 in which respondents listed the village hall, the church and chapel, the restaurant and the school as the five most important amenities in the village

Both the NPPF and the Proposed Submission Harborough Local Plan indicate that valued community facilities should be retained. Policy CF1 supports the objective of maintaining an adequate level and range of facilities and amenities; whilst policy CF2 supports additional and enhanced facilities and amenities.

Support for Existing Community Facilities

In Arnesby village there is a limited range of facilities including:

Restaurant

The restaurant is currently privately owned and is listed as a community asset and as such the Parish Council has a period of time to submit a bid to purchase should it become available for sale.

The Baptist Chapel

The Chapel was built in 1798. Two marble plaques behind the pulpit celebrate the lives of illustrious former Arnesby residents; Benjamin Winckles who formed the Baptist church in the village in 1701 and Robert Hall, author and instigator of the Missionary movement.

The Chapel intends to seek planning permission at some stage for an extension to accommodate youth club facilities. As facilities for young people are limited within the Parish, the Neighbourhood Plan is supportive of such a planning application.

There are no issues at the Chapel regarding burial capacity.

St. Peters Church

St Peter's church is a Grade II* listed building and is one of the six churches in the Hexagon Benefice, the others being St Mary Magdalene at Shearsby, St Mary at Bruntingthorpe, All Saints at Theddingworth, St Nicholas at Mowsley and Knaptoft and All Saints at Husbands Bosworth.

St Peter's is mostly Norman with the two central arches being early 12th century. The chancel, south and north aisles and the embattled west tower are early 14th century.

There have been approximately 12 burials/interments of ashes in the last 5 years. It is estimated that a further 30 spaces are available in the current burial area. This would typically be a 13/15 year capacity year supply, after which it is intended to seek alternative facilities. This will be monitored through the life of the Neighbourhood Plan.

Village Hall

The village hall opened in 1963 and is very well utilised from both within and outside the community. In the recent community consultation, the village hall was the most valued community asset, 87% of those responding thought that it was important or very important.

It is registered with the Charity Commission and the committee forms the Trustees

A Management Committee runs the Hall with a Social Committee formed in 2017 to investigate possible uses. The hall is currently used by 8 groups each week.

However, perhaps its most significant current use at present is by the primary school, which uses it for assemblies, P.E. and many other curricular activities on a daily basis. This arrangement is referenced in the school section below.

Parent Care and Toddler Group

Currently running on a Friday morning in the village hall, the group offers shared activities for children 6 months and over, providing a strong link and natural progression route to the 3+ provision at the school.

School

Arnesby School is a church school but maintained by local authority. 100% of those responding to the questionnaire felt that Arnesby is well served by the school.

Current statistics are as follows:

| | |
|-------------------------------|----|
| Average annual intake | 10 |
| Maximum capacity 4-11 | 74 |
| Maximum capacity 3+ provision | 20 |
| Existing 3+ | 17 |
| Existing 4 - 11 | 54 |

| | |
|---------------------------------------|-----|
| Numbers of staff | 12 |
| No. of families with pupils at school | 41 |
| % of pupils from Parish | 40% |
| % of pupils from outside Parish | 60% |
| Farming families | 1:5 |

It can be seen that there is currently some capacity for additional pupils to attend the school. However, as the educational landscape evolves, a number of challenges and opportunities will face the school. Tighter budgetary constraint is inevitable; ongoing pupil demand is not inevitable but does seem likely to be maintained or even increased. The school is likely, in line with current trends, to seek academy status - offering greater autonomy but much reduced local authority support should issues arise such as reduced income or high maintenance bills.

The school uses the village hall daily for lunches, whole school assemblies and PE during bad weather.

Care Home

The Care Home is a privately-run establishment and has recently changed its client group.

Allotments and Community Woodland

Owned and managed by the Loseby Charity, there is a small number of allotments located in a field halfway between Arnesby and Shearsby. There is currently a short waiting list for plots.

On about 1 acre of the charity's land, some native woodland was planted in 2004 using donations from villagers, a grant from the Leicestershire Grants Scheme, gifts from the Arnesby May Fayre and Arnesby Promises Auction.

An open afternoon is usually held in the woodland on August Bank Holiday.

Playing Field

This is currently leased by the Village Hall Management Committee. The field is maintained and used by the school for outdoor sports activities.

Policy CF1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES - Development leading to the loss of an existing community facility (as described below) will not be supported unless it can be demonstrated that:

- a) There is no longer any need or demand for the existing community facility; or
- b) The existing community facility is, demonstrably, no longer economically viable; 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 general policies of the Neighbourhood Plan.

The Community Facilities are as follows:

- Restaurant
- The Baptist Chapel
- St. Peters Church
- Village Hall
- School
- Care Home
- Allotments and Community Woodland
- Playing Field

In support of this policy the Parish Council has identified two Community Actions to improve specific community facilities and to enhance the community woodland. These are described on page 75

New or Improved Community Facilities

Community consultation with Arnesby residents confirmed the importance of enhancing the range of facilities and amenities in the Parish, recognising their value to the local community.

Facilities not currently available to the village were reviewed in terms of feasibility and previous experience.

- **Shop** – 78% of those responding to the community consultation would like to have a convenience shop in the village. However, this was considered unlikely due to both commercial and resourcing issues and, whilst opportunity exists for a private individual to open such a business, a community led shop would not be pursued.
- **Post Office** – Arnesby had a post office facility until a few years ago but Post Office Ltd decided that it was commercially unviable, and it was closed.

The theme group has identified and discussed several aspirational items to help sustain the character and longer-term integrity of Arnesby village, along with a number of additional items considered desirable to enhance and strengthen the village amenities.

Park with play equipment for children

Over 55% of those responding to the community questionnaire stated that they would like to have a play area in the Parish. This is even though over 71% of respondents did not have any children living in their household. Consequently, it is clear that a cross section of the Parish population feel that this facility is needed for children in the Parish.

Pavement towards Peatling Magna

There is a general consensus that it would be very useful, particularly from a safety point of view for the provision of a pathway to the northern side of Lutterworth Road extending down to the gated road to Peatling Magna.

LED lighting

Whilst some LED lighting exists, the Parish Council have identified the need for a further 9 units. The Parish Council has established costs

Disabled access

The Parish Council has identified the need to improve the extent of disabled access within the facilities in the Parish.

Each of these issues listed above is the subject of a Community Action to be pursued by the Parish Council.

POLICY CF2: 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 described in Policy D1; and
- b) Will not result in unacceptable traffic movements or other disturbance to residential properties; and
- c) Will not generate a need for parking that cannot be adequately catered for within the site; and
- 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 account the needs of people with disabilities.

5.5 TRANSPORT

Traffic management

Arnesby is a rural Parish with the major A5199 running alongside it. Located as it is amongst other villages and urban areas (Fleckney, Market Harborough, Leicester etc.) the A5199 carries much traffic.

Other roads in the Parish are covered by a 7.5ton weight limit (except for access).

The village largely predates motor transport which leads to parking issues, particularly at the centre of the village.

There is currently very limited public transport provision. During school terms, buses are used to convey schoolchildren to and from the local High Schools and 6th form colleges which are outside of the Parish. For most people living in the Parish, however, the car has become the principal mode of transport, even for some of the shortest journeys.

In the absence of regular public transport, the car necessarily provides the principal mode of transport for residents of the Parish. The National Planning Policy Framework encourages a reduction in congestion and greenhouse gas emissions through the introduction of measures which promote a reduction in the number of journeys made by car, and there are a number of actions that can be taken by individuals and by the public and private sectors to support this objective.

The Plan therefore focuses on those areas where it can have an influence on the need to travel by car, highway safety and parking provision. In particular, it includes measures to promote new areas for parking and ensure that, where necessary, traffic management measures are provided in connection with new development.

Parking and traffic congestion

Several policies in the Neighbourhood Plan support the aim of improving the transport situation in the Parish. These include supporting the provision of new pedestrian and cycle links to the surrounding area (Policy Env 8) reducing the reliance on vehicles through the support for additional employment opportunities and home working (Policy BE3); supporting the promotion of high speed electronic communications, enabling businesses and individuals to communicate more effectively without travel and providing the opportunity for residents to work at home and more locally (Policy BE6) and providing an appropriate level of off-street parking in any new developments (Policy D1).

However, traffic congestion remains an issue throughout the village. This is especially the case during rush hour and school run but more generally, some

areas of the village, such as Robert Hall Road, are frequently inaccessible to delivery vehicles and even to emergency vehicles because of the volume of parking.

Parking on Robert Hall Street



At drop off and pick up times, parking outside the school creates congestion.

Parking issues at school drop off and pick up times



However, initiatives to encourage walking to school help to alleviate this problem.

The field facility on Lutterworth Road can accommodate up to 8 cars. However, this is a temporary and informal arrangement between the school and the landowner. If this arrangement ceases, these cars will necessarily be parked on

streets within the village. The strengthening of this arrangement is therefore important (see School travel plan in supporting information).

One identified solution to traffic congestion in the village is a one-way system around the island on Mill Hill Road. This is supported by the Neighbourhood Plan and will be the subject of discussions with the Local Highways Authority.

A Double yellow line parking restriction on Lutterworth Road and corner of Mill Hill and a double yellow parking restriction at the southern end at the narrowest point of the one-way system on Robert Hall Road offer additional solutions and are supported by the Neighbourhood Plan.

Traffic calming

Speeding through the village is perceived by parishioners to be an issue. 71% of those responding to the questionnaire believe that change is needed in order to reduce speeds through Arnesby. Theme group discussion suggested that the problem is greatest along Lutterworth Road and Mill Hill Road. Problems are also associated with junctions of Mill Hill Road, Oak Lane and Church Lane, where traffic merges and visibility is poor.

Policy T1: TRAFFIC MANAGEMENT - With particular regard to the rural highway network of the Parish and the need to minimise any increase in vehicular traffic all development must:

- a) Be designed to minimise additional traffic generation and movement through the village; and
- b) Incorporate sufficient off-road parking in line with policy D1; and
- c) Not remove or compromise the use of any existing off-road parking areas unless a suitable equivalent alternative is provided; and
- d) Provide any necessary improvements to site access, communal parking and the highway network either directly or by financial contributions; and
- e) Consider, where appropriate, the improvement and where possible the creation of footpaths and cycleways to key village services.

5.6 BUSINESSES AND EMPLOYMENT

Support for existing employment opportunities

The strength of the local economy and of the community goes hand in hand. Supporting the growth of a stronger local economy is recognised as an important theme of the Neighbourhood Plan. However, Arnesby is a rural parish relatively distant from the major employment centres. Employment opportunities within the Parish are therefore limited in scale.

That said, there is an increasing trend for residents to work from home (14% of people responding to the community questionnaire said that they either operate a business in the Parish or work from home. Types of business include: Pilates instruction, clinical reflexology, carpenter/builder, clothing manufacturer, accountancy services, postal delivery hub, school/preschool, gardening, heating engineer, home working and consultancy work) and with improving connectivity locally and changing employment patterns nationally, this trend is likely to continue.

For the majority of workers resident in the Parish the lack of significant employment opportunity means that their only option is to work away from the area, commuting to secure employment. This impacts particularly on young people for whom the high property values combined with the lack of local employment opportunities make Arnesby a difficult option for residence.

There are very few dedicated employment opportunities within the Parish outside of the local pub/restaurant, school and farm-related activities.

Where there are buildings dedicated to business use in the Parish it is recommended that they be protected against being lost to other uses.

Policy BE1: SUPPORT FOR EXISTING EMPLOYMENT OPPORTUNITIES - There will be a strong presumption against the loss of commercial premises or land (B-class) which provides employment or future potential employment opportunities. Applications for a change of use to an activity that does not provide employment opportunities will only be supported if it can be demonstrated that:

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

Support for new employment opportunities

New employment initiatives in the right location can help to boost and diversify the local economy and to provide more local employment opportunities.

Theme group discussion suggested there would be support for small-scale development appropriate to the rural nature of the village and the Parish. However, there was opposition to any larger scale business development, citing reasons such as the inability of the roads to cope and it not being good for a small village.

Any new employment initiatives should be sensitive to the character of the Parish. Employment proposals should only be seen as acceptable if they avoid harmful impacts on other matters agreed to be locally important such as increased traffic flows, parking, residential amenity, the preservation of historic/heritage assets and the local environment.

There is, however, a need to recognise and support the increasing numbers of people who conduct their businesses from home. The Neighbourhood Plan reflects this in its proposals to provide a wider range of housing and to support the provision of local business premises where appropriate.

The Harborough Core Strategy supports the rural economy by allowing for new employment land to be provided, helping create or safeguard jobs.

Policy BE2: SUPPORT FOR NEW EMPLOYMENT OPPORTUNITIES - In supporting additional employment opportunities, new development will be required to:

- a) Fall within the boundary of planned limits of development for the village of Arnesby unless it relates to small scale leisure or tourism activities, or other forms of commercial/employment related development appropriate to a countryside location or there are exceptional circumstances; and
- b) Where possible, development should be sited in existing buildings or on areas of previously developed land; and
- 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; and
- d) Not involve the loss of dwellings; and
- e) Not increase noise levels or light pollution or introduce any pollution to an extent that they would unacceptably disturb occupants of nearby residential property; and
- f) Not generate unacceptable levels of traffic movement; and
- g) Contribute to the character and vitality of the local area; and

- h) Be well integrated into and complement existing businesses.**

The following types of employment development will be supported:

- a) The small-scale expansion of existing employment premises across the Parish; and**
- b) Small-scale new build development within or adjacent to Arnesby village.**

Home working

In rural areas such as Arnesby with limited employment opportunities 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.

Currently some 11% of the village inhabitants work from home (full-time or part-time), a little less than the national figure of 14% and rising trend indicated by both the TUC and the Office for National Statistics.

The intention of Policy E3 is to recognise that people may not have a suitable space within their home from which to run a business, or they may wish to distinctly and deliberately separate their work and living space. Policy E3 supports the construction of extensions, the conversion of outbuildings, and the development of new freestanding buildings in gardens from which businesses can operate. This is intended to maximise the opportunity for home run enterprises to be created and supported in the long term in Arnesby.

Policy E3 would apply where a material change of use occurs, such that planning permission is required. This reflects positive support for entrepreneurial activity in line with the NPPF and Proposed Submission Harborough Local Plan.

Whilst it is acknowledged that it may not always be possible, there is a strong desire for new housing to contain a small office space to accommodate home working.

POLICY BE3: WORKING FROM HOME - 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 within the site;**
- b) 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**

- c) **Any extension or free-standing building shall be designed having regard to policies in this Plan and should not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction.**

Farm diversification

There are 9 working farms in the Parish with 1 worked on a contract basis and there is general support for farming diversification. The conversion of former agricultural buildings has in the past, enabled diversification, led to the sustainable re-use of vacant buildings and provided opportunities for the establishment and development of small businesses, such as cheese making, which generate income and employment opportunities for local people. This is a trend which the Parish Council would like to continue in the Plan area to maintain a balanced and vibrant community, subject to the proper consideration of residential amenity for nearby houses, visual or other impact on the countryside and highway safety issues. New business development in the countryside is covered in Policy E2.

Specifically, this is intended to:

- Promote a viable and sustainable farming and rural economy in Arnesby Parish
- Promote the diversification of rural businesses
- Encourage new businesses to provide a wider range of local produce, services and leisure facilities, to provide local employment and attract visitors to the Parish
- Maintain and enhance the local environment of rural and agricultural land

The change of use of some rural buildings to new uses is already permitted under the General Permitted Development Orders. The Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014 allows, under certain circumstances, the change of use of agricultural buildings to residential use and change of use of agricultural buildings to registered nurseries providing childcare or state-funded schools, under the prior approval system.

POLICY BE4: RE-USE OF AGRICULTURAL AND COMMERCIAL BUILDINGS
- Notwithstanding permitted development rights granted by the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014 or any subsequent amendment, and, 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 proposed conversions will be expected to satisfy the design criteria in Policy D1 Building Design Principles; and
- b) The use proposed is appropriate to the rural location
- c) The conversion/adaptation works respect the local character of the surrounding area; and
- d) The development will not have an adverse impact on any archaeological, architectural, historic or environmental features; and
- e) 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
- f) There is no significant adverse impact on neighbours through noise, light or other pollution, increased traffic levels or increased flood risk.

Tourism

Arnesby is a beautiful rural parish to which walkers and other visitors are attracted. The Parish is keen to extend a welcome to visitors whilst ensuring that their visit has a positive impact on parishioners - for example, in the context of traffic.

It is felt that the offer to visitors can be enhanced over the lifetime of the plan.

POLICY BE5: TOURISM - Support will be given to facilities that enhance tourism where they:

- a) Are within or adjoining Arnesby, on a scale appropriate to the settlement; and
- b) Do not have a detrimental effect on the distinctive rural character of the Parish; and
- c) Do not adversely affect the surrounding infrastructure, particularly local road networks and water supply and sewerage; and
- d) Benefit the local community, through for instance, provision of local employment opportunities and improvements to local service provision, and is proportionate to the size of settlement in which it is located; and
- e) Where feasible, the development involves the re-use of existing buildings or is part of farm diversification.

Broadband infrastructure

The modern economy is changing and increasingly requires a good communications infrastructure as a basic requirement to maximise technological advances. High-speed Internet connectivity is driving business innovation and growth, helping people access services, and opening up new opportunities for learning. This is particularly important in small rural settings where better broadband enables improved access to an increasing number of on-line

applications and services provided by the public and private sector, can help to reduce social exclusion and create business opportunities.

73% of those responding to the questionnaire felt that their broadband and their mobile phone reception required improvement. Additionally, just as few would have predicted the technological transformation of the past few years, there will undoubtedly be further advances in the future. It is crucial that Arnesby is able to accommodate and deliver new technology as it arises. The need for further development of high-speed broadband infrastructure to serve Arnesby Parish as technology develops is very important.

POLICY BE6: BROADBAND INFRASTRUCTURE - Proposals to provide increased access to a super-fast broadband service (including future developments at present unforeseen) and improve the mobile telecommunication network that will serve businesses and other properties within the Parish will be supported.

This may require above ground network installations, which must be sympathetically located and designed to integrate into the landscape and not be located in or near open landscapes.

6. MONITORING AND REVIEW

The Neighbourhood Plan will last up to 2031. 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 Arnesby 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 Harborough Local Plan if this cycle is different.

7. COMMUNITY ACTIONS

Environment

COMMUNITY ACTION ENV 1: OTHER IMPORTANT OPEN SPACE - The Parish Council will actively work with Harborough District Council, landowners, the community and other partners to secure the protection of all Important Open Spaces (as listed and mapped under Policy ENV 3), where not currently designated as Open Space, Sport & Recreation sites, by their designation as OSSRs in suitable typologies, and their adoption, where appropriate, by Harborough District Council, Arnesby Parish Council or some other appropriate constituted body.

COMMUNITY ACTION ENV 2: BIODIVERSITY - 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.

Community Facilities

Community Action CF1: ENHANCEMENT AND EXPANSION OF COMMUNITY FACILITIES – The Parish Council will actively support Arnesby Baptist Chapel, St Peter's Church and the Village Hall in expanding services to their respective communities and creating additional facilities by way of sympathetic extension to existing buildings.

Community Action CF2: COMMUNITY WOODLAND - The Parish Council recognises the value and importance of the woodland and will explore opportunities to improve its accessibility and use.

Community Action CF3: PROVISION OF A CHILDREN'S PLAY AREA - The Parish Council will work with landowners to explore the provision of a suitable play area for local children.

Community Action CF4: PAVEMENT PROVISION – The Parish Council will seek to fund and complete the pathway to the northern side of Lutterworth Road extending down to the gated road to Peatling Magna

Community Action CF5: LOW ENERGY STREET LIGHTING – The Parish Council will continue to replace all old street lighting with new low energy lighting as funds permit but within the lifetime of the Neighbourhood Plan.

Community Action CF6: DISABLED ACCESS – The Parish Council will encourage all bodies responsible for the management of community facilities in the parish to undertake an audit to assess their accessibility for people with disabilities and to act upon the recommendations contained in that audit.

Transport

Community Action T1: TRAFFIC MANAGEMENT - The Parish Council will develop a coherent action plan to address traffic and parking issues that have been identified through the Neighbourhood Plan including:

Undertake an ongoing awareness exercise to make explicit the negative impact on residents of parking on pavements possible double yellow lines and work to achieve improvement of car parking provision for the village residents and visitors

- a) Explore the introduction of a one-way system at the centre of the village;**
- b) Seek to find an improved solution for parking at school drop off and pick up times;**
- c) Seek to secure a formal arrangement for school staff parking;**
- d) Develop appropriate traffic calming measures for the village.**