FRISBY ON THE WREAKE NEIGHBOURHOOD PLAN

REFERENDUM VERSION

Date: April 2018.

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OUR VISION FOR FRISBY ON THE WREAKE

The Parish Council sees it as part of its role to promote Frisby on the Wreake and to take or strongly influence local decisions that will serve the best interests of the community in the years to come.

A Neighbourhood Plan cannot be used to prevent development and we have been very clear from the outset that Frisby on the Wreake embraces new development but wishes to control and channel it in the interests of the local community. Having a Neighbourhood Plan gives us the opportunity to identify the best ways to deliver development, directing it towards what the local community needs and wants, while protecting our natural environment and cultural assets and ensuring a more sustainable future for ourselves and future generations.

Sustainable development is not only necessary but desirable, as without it our community may stagnate. However, we want to influence and direct the shape and nature of the development and where within our Community it takes place.

This is the Referendum Version of the Neighbourhood Plan for Frisby on the Wreake. This means that the Neighbourhood Plan has passed Examination and is ready to be put to the community in a referendum.

This Plan has been prepared, following extensive consultation, by members of the community alongside the Parish Council with these goals in mind. We have embraced the National Planning Policy Framework's core principle of "a presumption in favour of sustainable development" and have approached our task as a "creative exercise in finding ways to enhance and improve the place in which we live our lives".

Councillor Kate Baxter
Chair, Frisby on the Wreake Parish Council

March 2018

INTRODUCTION TO NEIGHBOURHOOD PLANNING

Frisby on the Wreake is an attractive and popular place in which to live.

We value the contribution from our community members who want to make Frisby on the Wreake better for future generations. The community engagement and enthusiasm for the Neighbourhood Plan has been both inspiring and extremely positive.

Neighbourhood Planning was introduced by the Localism Act 2011 and provides communities with the opportunity to shape the future development of their Town or Parish by putting in place a Neighbourhood Plan.

In December 2015, Frisby on the Wreake Parish Council applied to Melton Borough Council for the designation of the Frisby on the on the Wreake Neighbourhood Plan Area. This designation was made on 8th February 2016 and work on the Frisby on the Wreake Parish Neighbourhood Plan began.

The Neighbourhood Plan has been produced by an Advisory Committee, appointed by and reporting to the Parish Council, following careful consideration of numerous consultation exercises and responses from the community and a wide variety of local stakeholders. Detailed consideration has also been given to other sources including local survey information and higher-level planning policies and guidance.

The draft Neighbourhood Plan reflects community-wide observations, comments, concerns and aspirations about planning, development and related issues for the period up until 2036.

The plan makes provision for a minimum of 78 new residential allocations on 3 specific sites adjacent to the existing built up area to meet the housing requirements of Melton Borough Council. These development site allocations and subsequent drafting of the Neighbourhood Plan as amended following Examination have been incorporated into the Neighbourhood Plan as they reflect allocations made in the Melton Local Plan. The allocation of housing land in a neighbourhood plan affords a substantial degree of protection against inappropriate development in the event that the local planning authority cannot demonstrate a 5-year land supply but is able to achieve a 3-year supply.

Once made, the Neighbourhood Plan will form part of the statutory development plan alongside the borough-wide Local Plan being produced by Melton Borough Council. We are grateful to Officers at Melton Borough Council and to the wider community for their involvement in the development of this Plan.

Lisa Bailey
Chair, Frisby on the Wreake Neighbourhood Plan Advisory Committee

March 2018

1. WHY NEIGHBOURHOOD PLANS ARE IMPORTANT

The right for communities to prepare Neighbourhood Plans was established by the Localism Act 2011 and the rules governing their preparation were published in 2012. The National Planning Policy Framework (NPPF)[1] states that a Neighbourhood Plan gives the community "direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need" (NPPF para 183).

A Neighbourhood Plan is an opportunity for local people to create a framework for delivering a sustainable future for the benefit of those living, working or visiting the area. The Frisby on the Wreake Neighbourhood Plan will ensure the neighbourhood gets the right types of development in the right locations. It also establishes planning policies in areas related to housing, the environment, community facilities, the local economy and transport that will be used in determining decisions on planning applications across Frisby on the Wreake. A Neighbourhood Plan must be based on evidence of community engagement and consultation and how the views, aspirations, wants and needs of local people have been taken into account alongside stakeholder comment, new evidence and statistical information to justify the policies contained within the Plan.

A Neighbourhood Plan is part of the statutory Development Plan for the area and this statutory status gives it far more weight than other local documents such as parish plans or village design statements. However, a Neighbourhood Plan must also be compatible with European legislation, have regard for national policies and be in general conformity with existing local strategic planning policy. Whilst every effort has been made to make the main body of this Neighbourhood Plan easy to read and understand, the wording of the actual policies is necessarily more formal so that it follows these statutory requirements, known as 'basic conditions'.

2. COMMUNITY VALUES

Parishioners overwhelmingly want to retain the sense of living in a village. They want to live in a rural environment that is:

Friendly and vibrant

- This is how we would describe our parish. Our community genuinely cares for one another and the wellbeing of all the parish residents is a key village attribute. It could be said that our community embraces "watching out for our neighbours" as our modus operandum.
- There are numerous social activities and clubs within the parish that underpin the strong and vibrant sense of involvement and community spirit.

Rural

- As Frisby on the Wreake is nestled in an area of Leicestershire that is classed as particularly attractive countryside and it benefits from stunning and panoramic views, unsurprisingly our community has a strong desire to protect our rural heritage.

[1] The National Planning Policy Framework published on 27 March 2012 setting out the Government's planning policies for England

Peaceful

- Peaceful is how most residents would describe the parish, through its tranquil rural nature, and the gentle flowing of the nearby river Wreake.
- Affordable
- Our community would ask developers to be mindful of our parish age profile and provide plans that include starter homes for the young and appropriate housing for our elderly.

Beautiful

- Un-spoilt is how our community would like parish life to remain. The community will embrace developments that are mindful of this in their developments approach.
- Sustainable across all the spectrums
- Preserving the heritage of the Frisby on the Wreake community for generations to come is key to the wellbeing and continued success of our parish and all the residents who reside here.

Traditional & Unchanged

- Our parish has an "earthy" and "old" feel. Listed buildings nestle in harmony with medieval and newer "old style" ones. This is an approach we would like to preserve. We have families who have lived here for generations, as well as newcomers. Frisby on the Wreake is viewed as a lovely place to live.

Green

- We care deeply about our environment, our wildlife and continued protection of our green spaces. Developments that enhance our ecology, wildlife protection and green spaces will be received well.

Residents place particular value on:

- Main Street, which provides a central focus for the parish and tells visitors that they have arrived here.
- The Shop/Post Office, where our whole community can meet friends and have coffee, do food and household shopping, manage their finances. For our elderly community, this is a lifeline and highly valuable.
- The Churches (both Church of England and Methodist) where our community has a choice of denominational services and spiritual guidance.
- The Bell Inn, a meeting place for friends, clubs, groups and a vibrant and important social gathering place for the community.
- The Village Hall, which is host to most of the social activities for the parish, with many clubs and societies using this facility for regular gatherings and functions.
- Our sense of community, which remains traditional but friendly and inclusive across the demographic spectrum.
- Being surrounded by countryside, with fields and a river full of wildlife, is something our community wants to protect actively. The community derives a sense of well-being from our beautiful surroundings.

3. INTRODUCING THE NEIGHBOURHOOD PLAN

The policies in the Plan are in general conformity with the NPPF and saved policies in the Local Plan for Melton Mowbray that was adopted in 1999, whilst considering the evidence and emerging strategies within the draft Local Plan, particularly in relation to housing requirements. Due reference has been made to the Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study 2015[2].

Once the Frisby on the Wreake Neighbourhood Plan is in place, the Melton Borough Council Planning Officers, and ultimately the Planning Committee, will be required to refer to the Neighbourhood Plan (alongside the Borough's own Local Plan) and check whether the proposed development is in keeping with the policies the community has developed.

There are some restrictions on what Neighbourhood Plans can achieve. For example:

- They cannot promote less development than is set out in the Local Plan;
- They deal essentially with land use issues;
- They cannot address enforcement issues.

The Frisby on the Wreake Neighbourhood Plan sets out policies for the years up to 2036 (in line with the timescale for the draft Local Plan) that will ensure that our area develops and grows in a way that is sustainable economically, socially and environmentally, and which enhances and improves the community in which we live.

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

The Parish Council took the decision to form a Neighbourhood Plan Advisory Committee (NPAC) to take the process forward in 2015. Its mandate was to define and drive the process, consult with the local community and deliver the Plan. Terms of reference were agreed for the group.

There were a number of open meetings to inform the community and to gauge opinion about the appetite to undertake a Neighbourhood Plan. The meeting in December 2015 was well attended and there was broad agreement for commencing a Neighbourhood Plan. Over 30 people put their names forward at this meeting to be part of an advisory committee to drive the process forward. In January 2016, the Neighbourhood Plan Advisory Committee (NPAC) was formed.

Under the direction of the NPAC, a consultation event was held in March 2016 to explain the reasons for preparing an NP and to gather the initial views of residents about what was good about Frisby on the Wreake and what needed to change. The Advisory Committee/Steering Group continued to meet and to liaise with Officers from Melton Borough Council over the scope of the Neighbourhood Plan and the evolving housing distribution options being considered as the draft Local Plan took shape.

Working parties were established to consider the detail of the emerging Neighbourhood Plan and these groups undertook field work and had several meetings to produce the evidence needed. Questionnaires were sent to Parishioners to gather information about a range of issues, and work was undertaken to consider suitable sites for housing and to put forward candidate sites for consideration as Local Green

[2] Melton Borough Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study 2015 by Influence

Space designations.

Policy areas began to emerge and throughout the plan development process open events have taken place with community consultation to report to the local community on progress and to enable the broader stakeholders to comment on the policy themes being developed. Throughout the Plan's development we have also liaised with Officers from MBC to ensure not only that our policies are in general conformity with the existing Local Plan but are also unlikely to conflict with policies being progressed in the draft Local Plan which is scheduled to be adopted in 2017. We have also sought evidence from Leicester County Council experts in archaeological heritage, ecology and highways.

The draft Neighbourhood Plan is now ready to be put forward to the public and to statutory bodies for a six-week consultation period. Agreed amendments will be incorporated into the draft Plan prior to being submitted to Melton Borough Council who will publicise it for a further six weeks and then forward it with accompanying documents and all representations made during the publicity period to an independent Examiner who will review it and check that it meets the 'Basic Conditions'.

If the Plan passes this stage successfully, with any modifications, it will be put forward for referendum. Everyone who lives in the Parish of Frisby on the Wreake and is on the electoral role will be entitled to vote. The referendum question will be a straight "**yes**" or "**no**" on the entire Plan, according to Neighbourhood Planning Regulations.

People **will not** be able to vote for or against individual policies. If 50% or more of those that vote are in favour of the Neighbourhood Plan, it will be brought into force and become part of Borough-wide planning policy.

Frisby on the Wreake's Heritage

Frisby on the Wreake has been a settlement since medieval times. It is thought that the first habitation was by Frisians (Germanic/Danish origin) who arrived in the ninth or tenth centuries. The village is situated in the Wreake Valley, 4 miles from Melton Mowbray north of the A607.The name "Wreake" is a result of this Anglo-Saxon settlement, coming from "Wrecan" which means to have revenge. Alternative meanings are that Wreake means "serpent" or to meander. It is thought that the valley was the site of at least one Saxon/Viking battle.

The topography is of initially broad flat river valley floor leading to an agricultural landscape with networks of hedgerows, small copses of woodland and fields with extensive areas of historic ridge and furrow. The land then rises steeply to the south of the village to meet the A607. Set within an area of particularly attractive countryside, the parish of Frisby on the Wreake has been a site of human occupation for thousands of years. There is a wealth of evidence of settlements from different ages carved into the landscape. Portable finds range from Bronze Age spear fragments to Leicestershire's only socketed axe and a sword, both from the Stone Age, and numerous Roman coins. There may even have been a small Roman town in the parish.

The agriculture around the parish was based on the great field system where parishioners farmed strips of land on several different fields to avoid anyone having all the best or worst land. When this system closed in the 18th century, parishioners were each given blocks of land. Those who were poor sold their holdings and hence fewer but larger farms emerged. The blocks had been planted with hawthorn so these hedgerows are no older than 250 years. The hedgerows along the roads forming the medieval parish boundaries are much older. These old fields have extensive ridge and furrow and contribute to the historical rural landscape which we have allaround.

Until the opening of the turnpike road in 1810 (now the A607), Frisby on the Wreake was on the main highway from Leicester to Melton Mowbray. There were three inns: Old Star Inn which had also been a butcher and slaughterhouse which then became Old Star Cottage. The Black Horse Coaching Inn which closed in 1974 still has examples of false bricked-up windows which was done to avoid the window tax of 1777. Lastly The Bell public house opened in 1759.

Figure 1: St Thomas of Canterbury Church

The parish had around 400 inhabitants and was largely self-sufficient in the C18. There was a miller, baker, wheelwright, tailor, carpenter and shoemaker. The slaughter-house and butcher (Mr. Skinner) was in Skinner's Yard. The blacksmith was at the old post- office. Water was obtained from 43 private pumps and from the communal village pump which is listed and is situated opposite the wall of The Limes. The men were employed on the land and at Holwell 3 miles away. Transport was on foot, bicycle, barge (Wreake Navigation and Melton Mowbray Canal) and by train. Frisby on the Wreake railway station was beside the present-day signal box. The old school (now the playschool) opened over 100 years ago and the Methodist church was built in 1885.

The oldest building remaining in the parish is the Church of St Thomas of Canterbury (Thomas a Beckett) built between 1200-1500 and restored in 1854. It is part of the parish of the Upper Wreake which includes Rotherby, Hoby, Ragdale, Brooksby and Kirby Bellars. The large church bell was given to the parish in 1823. To announce the death of a resident it tolled 3 times. A small bell was then rung 3 times for a man and twice for a woman; then as many times as the person's age. During the eighteenth century, the parish acquired the reputation of the "Gretna Green of the Midlands" for the large number of out of area weddings performed.

Pilgrims used to come to the parish to honour St Thomas. The Pilgrim's Cross (now known as the market cross or village cross) used to stand near the junction of Water Lane and Main St in what was the market place. This was moved in 1980 to accommodate traffic. A "time-capsule" is buried under the original site. A second cross, situated above the village by the A607, is the Stump cross. This is thought to have been a medieval preaching post or to have been used to delineate the village boundary. Both are listed and scheduled under the Ancient Monuments and Archaeological Areas Act 1979.

Figure 2: Gables Farm

The parish boasts several other listed buildings. Frisby mill was cited in the Domesday Book of 1086. Although the mill and locks are destroyed, Mill House and Mill Lock Bridge are listed. The oldest building in the parish besides the church is the 600- year-old Tithe Barn which stands in what used to be The Gables farm (also listed).

The Parish was enclosed in 1760 when tithes were commuted. Zion House was built in 1725, originally as an" academy for young gentlemen", (the first Frisby school). The adjacent cottage was inhabited by

George Davenport, a highwayman who was hanged for murder in 1797. His ghost is still said to ride from Brooksby into Frisby on the Wreake down Rotherby Lane. Zion House is grade II listed and the one of the very few thatched properties remaining in the parish.

In present times, Frisby on the Wreake is categorized as an Area of Particularly Attractive Countryside. The parish has won a regional section of the Calor Best Kept Village of the Year Award in 2005. It has many listed historic buildings and attractive green spaces and wide verges, many planted with daffodils which add to the rural, tranquil atmosphere of the parish.

Figure 3: Church Lane

Designated Area for Neighbourhood Plan

Frisby Parish Council made an application to designate the parish as a Neighbourhood Plan Area on the 14th December 2015, in order to begin preparing a Neighbourhood Plan. The statutory six-week consultation period ran from 24th December 2015 until the 5th February 2016. No representations were received on the application. Melton Borough Council approved the Area Designation on 8th February, 2016.

This area comprises the whole of the Parish of Frisby on the Wreake in the Melton Borough within Leicestershire. This is a rural area and the parish is surrounded by open countryside. Frisby on the Wreake has a defined conservation area that has some fine examples of local stone, brick and slate buildings. The scope of the Neighbourhood Plan includes the Parish boundary as shown in figure 4.

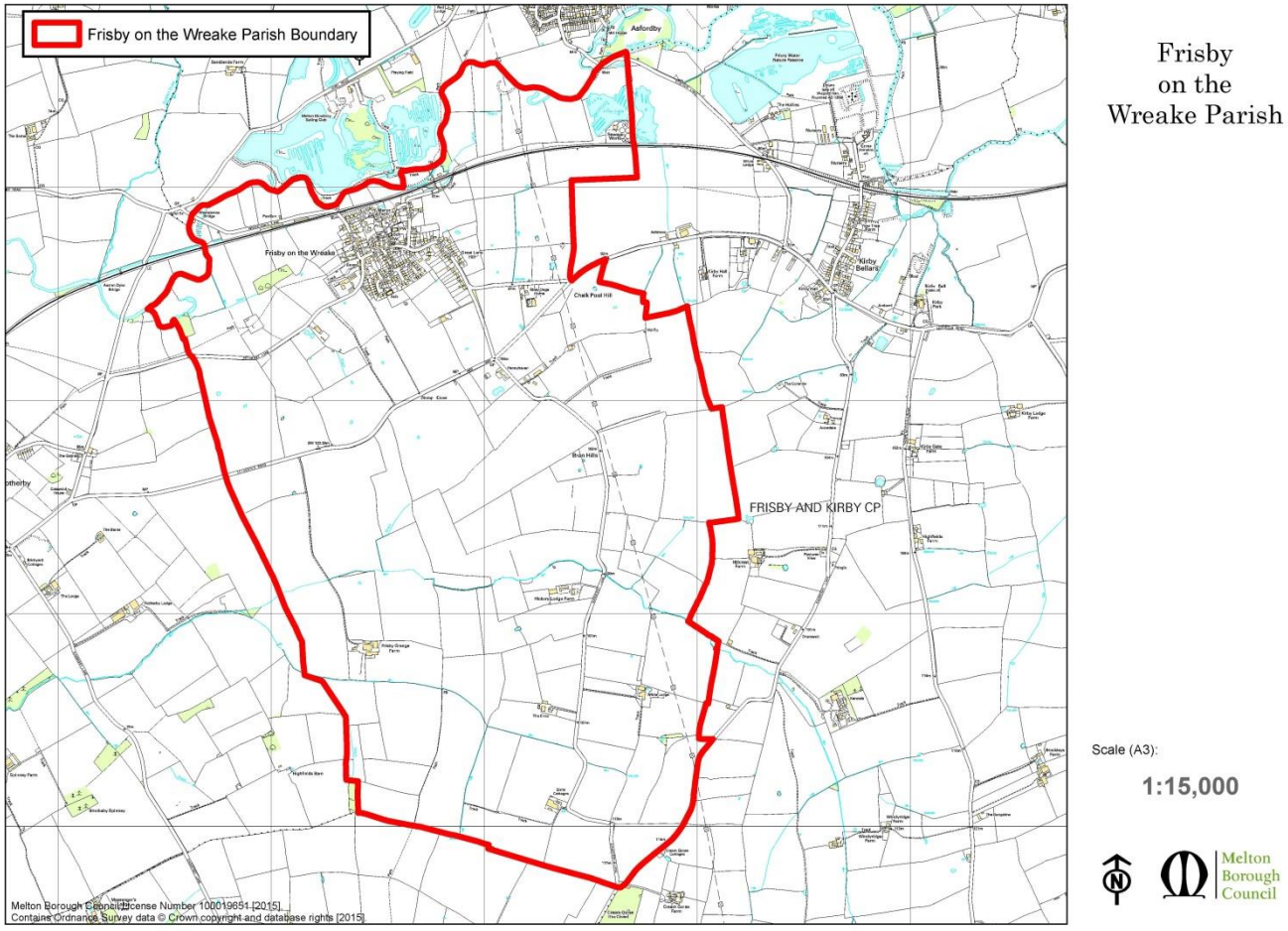


Figure 4: Scope of Neighbourhood Plan

Demographic Factors

According to the 2011 Census (Appendix H), the population of the parish has risen to 557, in part due to the building of new housing in the 1960s on the land which had been the Old Hall and its orchard. The proportion of owned properties (either owned outright or with a mortgage) at 88.6% is significantly higher than the proportion in Melton District (72.1%) and in the East Midlands (67.2%). Levels of social rented accommodation (3.4%) are lower than the district (11.1%), regional (15.8%) and national (17.7%) levels. There is a higher than average proportion of people aged 65+ with 24.1% of the population in that age bracket, compared with 18.4% across the wider Melton district. At 71.6%, there are more detached houses than across Melton (40.9%). There are fewer semi-detached dwellings and terraced homes than in the wider Melton district or across the East Midlands. Similarly, there are fewer 1, 2 and 3 bed homes than

across Melton and a greater proportion of 4 and 5 bedded homes. Car ownership is above average and 55.3% of residents drive their car to work, which is above the rates in the District (47.8%), East Midlands (42.2%) and England (36.9%). 16% of residents are retired. This is in line with Melton Borough (15.8%) but higher than in England (13.7%). The figure for those who are self-employed at 17%% is also higher than in other areas. Levels of deprivation are low and ill health is lower than average.

Sustainable Development

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

a) Social

In evaluating locations that are most suitable for housing development, we have given preference to those that are:

- Most capable of contributing to sustainable development;
- Capable of delivering the houses required to meet the minimum numbers contained within the draft Local Plan.

In addition, we are seeking to preserve and develop the community facilities within the Parish based on the outcomes of an extensive range of community consultation events in order to help the sustainability of the Parish and to enhance community cohesion.

We also wish to ensure the future viability and vitality of Frisby on the Wreake by retaining and enhancing the range of community facilities available within the Parish.

b) Environment

To protect and enhance our natural, built and historic environment, we are seeking to ensure that:

- The most special open spaces within our parish are protected from development, to protect the parish identity and retain the rural nature of its surroundings;
- Development preserves and contributes to the attractive local countryside;
- Development recognises the need to protect and, where possible, improve biodiversity and important habitats;
- Provision is made for improved pedestrian, pram and elderly scooter facilities.

c) Economy

Whilst the community is largely residential, there is a strong desire in our parish to safeguard our employment outlets, including the farming community. We therefore wish to retain at least the current level of employment, and develop it further where possible, in our area by:

- Retaining our existing sites which provide jobs for continued use and where possible improving them, unless it can be clearly proven that they are not viable;
- Supporting diversification of existing businesses where necessary.

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

The Neighbourhood Plan sets out a coherent community vision for overall land use planning in the Parish. It is not intended to replace the policies contained in the Melton Core Strategy and the NPPF. It sits alongside these documents, to add more detailed Frisby on the Wreake-specific policies and help achieve the community's vision. Where suitable policies already exist in the Local Plan or NPPF, they are not duplicated in the Neighbourhood Plan.

4. HOUSING AND BUILT ENVIRONMENT

Housing Provision

The 2011 Census (Appendix H) shows 236 dwellings in the Parish of Frisby on the Wreake. It is recognised that the provision of new housing helps to support existing community facilities such as the shop, pub, church, pre-school, Frisby Primary School and Frisby Village Hall; that it can add to the vitality of the Parish and that it can help to achieve a more balanced and sustainable community.

The draft Local Plan will determine the housing numbers and distribution across the Borough.

A report agreed by Melton Borough Council on 1 September 2016 on the special distribution strategy identified a settlement hierarchy through which development would be allocated according to access to services, facilities and public transport.

Frisby on the Wreake is classed as a Rural Hub along with six other settlements. Rural Hubs sit below 'Service Centres' in the settlement hierarchy but above Rural Settlements. The housing requirement for Frisby on the Wreake (confirmed at a Full Melton Borough Council meeting on 19 September 2016) up to 2036, based on a proportionate distribution of housing based on population and taking into account commitments and completions since 2011 is 78.

POLICY H1: HOUSING PROVISION

Planning permission will be granted for a minimum of 78 new dwellings in Frisby on the Wreake during the period 2017 – 2036 through the development of the allocation sites set out in Policy H2 and windfall sites within the Limits of Development as set out in Policy H3.

Housing Allocations

During 2015 Melton Borough Council, along with all other districts in the Leicester and Leicestershire Housing Market Area, undertook a Strategic Housing Land Availability Assessment (SHLAA). Following a call for landowners to identify sites with potential for house building, land in and around Frisby on the Wreake was put forward that could accommodate some 150 new houses. In developing the Neighbourhood Plan and looking out for suitable land to allocate for development, work was undertaken to prioritise sites based on criteria important to the local community.

A "Red, Amber, Green" scoring system that has been used by other neighbourhood plans in the Melton borough, was adopted to evaluate prospective sites for development. The criteria against which sites were assessed were drawn from the National Policy Planning Framework, with additional local criteria introduced in consultation with our consultants, Your Locale. Sites were assessed with the benefit of new and existing evidence gathered from county, district and parish sources. The results of the scoring are set out in detail in Appendix F.

However, through the process of Examination, it became clear that the three residential sites identified in the Melton Local Plan would receive allocations through that process. The recommendation of the Examiner was to agree the Local Plan allocations, and this is accepted in the Neighbourhood Plan.

POLICY H2: HOUSING ALLOCATIONS

Land is allocated for housing development at 3 locations as set down below and as shown on the Limits of Development Map:

Great Lane – for approximately 48 dwellings;

Land South of the Village - for approximately 48 dwellings;

Water Lane – for approximately 22 dwellings.

Limits to Development

The purpose of LTD is to ensure that sufficient sites for new homes and economic activity are available in appropriate locations that will avoid impinging into the local countryside. LTD have been defined by Melton Borough Council in the Local Plan for parishes such as Frisby on the Wreake, who are seen as suitable settlements for development. The Local Plan makes it clear that such a measure is important to clarify where new development activity is best located and defines the extent of a built-up part of a settlement. It distinguishes between areas where, in planning terms, development is acceptable in principle, such as in the built-up area of the parish, and where it would not be acceptable, generally in the least sustainable locations such as in the open countryside. Such growth would risk ribbon development and the merging of hamlets to the detriment of the community and visual amenity of the Plan area's surroundings.

The Neighbourhood Plan proposes to designate LTDs for the parish of Frisby on the Wreake as per figure 5. This will update and supersede the existing LTDs currently used by Melton Borough Council as it takes into account the housing allocations that are being made through the Neighbourhood Plan. Within the defined LTD an appropriate amount of suitably designed and located development will be acceptable in principle, although some sites within this area are protected from development.

Focusing development within the agreed LTD will help to support existing services within the village centre and help to protect the countryside and the remainder of the Neighbourhood Plan area from inappropriate development. The LTD boundaries have been set using the former village envelope but and accommodating approved planning applications and Local Plan/Neighbourhood Plan allocations. The LTD methodology is explained in more detail below.

Methodology:

The updated Limits to Development have been determined using the following criteria:

The former village envelope;

Existing commitments and extant planning applications for residential development on the fringes of the settlement have been incorporated;

Residential allocations through the local plan and neighbourhood plan;

Clearly defined physical features such as walls, fences, hedgerows and roads have been followed.

POLICY H3: LIMITS TO DEVELOPMENT

Residential development proposals within the Neighbourhood Plan area will be approved on sites within the Limits to Development as identified in Figure 5 (below) where it complies with the policies of the development plan.

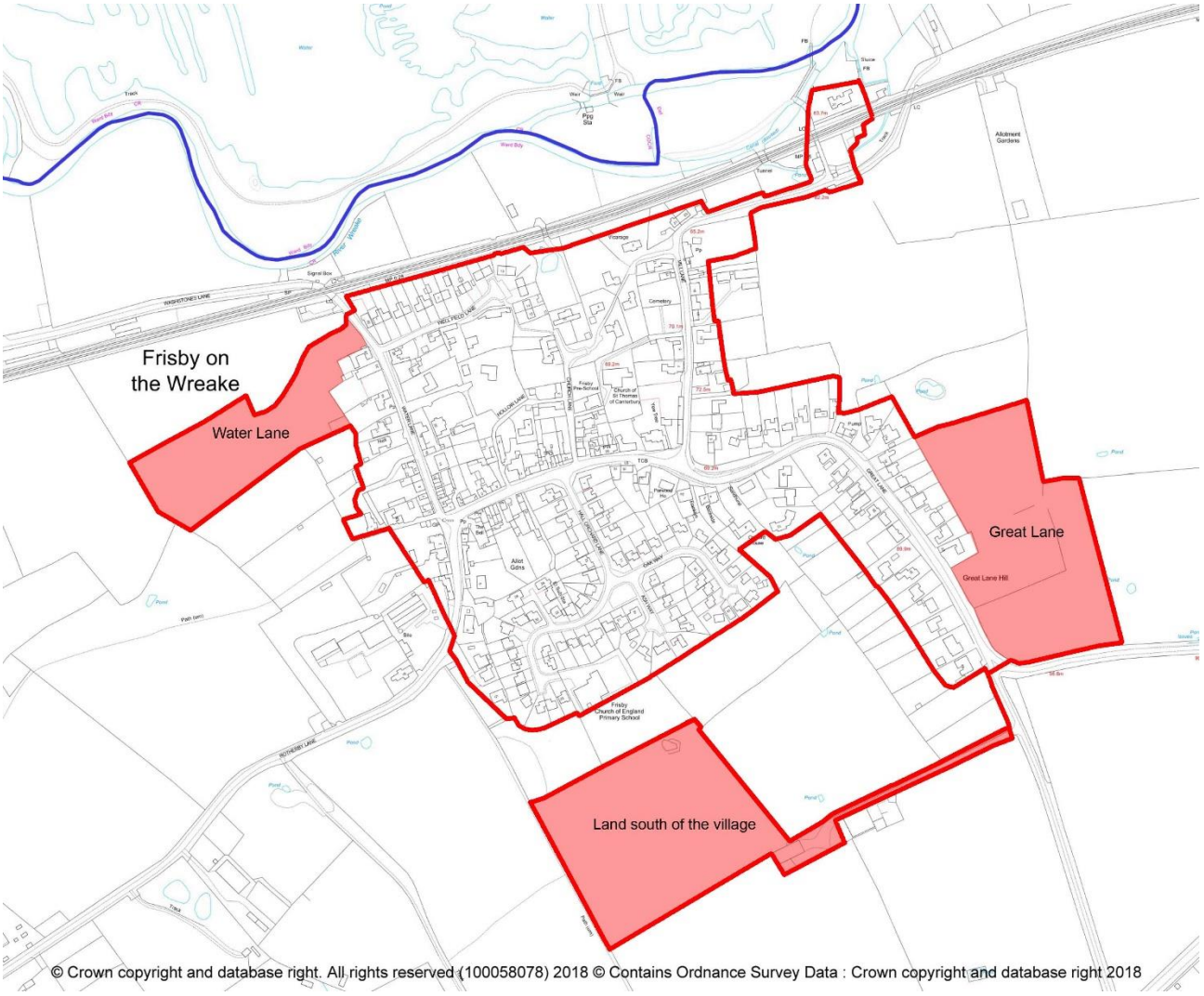


Figure 5: New Limits to Development incorporating residential allocations.

Design Statement for Frisby on the Wreake

The purpose of the design statement for future building is to help ensure new developments within the parish of Frisby on the Wreake are attractive and well-integrated into the existing parish structure. We seek to minimise the impact of new development on the surrounding countryside, landscape and ecosystems, and maintain the character and vitality of the village itself.

New developments should be of high quality design, built to a good sustainability standard and reinforce local distinctiveness. The developments need to take advantage of existing topography, landscape features and wildlife habitats. Existing buildings, site orientation and micro climates should be considered to enhance the design and development of the streets, housing and surrounding open spaces. See Appendix A for guidelines.

The statement encompasses issues such as types of properties and their design characteristics, pedestrian and vehicle access, traffic flow, parking, street design, greenspace, public space and amenities.

Vernacular Architectural Styles

Brick predominates buildings in this area of Leicestershire, which are typically straight-fronted and plain. Elaboration as there is usually consists of decorative brick features. In the 1950s and 1960s the majority of new estates were built in a style that had no vernacular precedents. This was the case in this village, both

with the new estate in Hall Orchard Lane and the new houses built along Great Lane, some of them bungalows, which do not follow any particular architectural style or blend in with the older houses in the village centre.

However, more recently, an increased interest in traditional buildings has encouraged new developments in villages to adapt a faux vernacular facing with simple stone mouldings around doors and windows, with tall chimneys breaking the roofline.

In more recent times, in Frisby on the Wreake, most new buildings (Including new garages) have been built to reflect this renewed interest in the local traditional characteristics of the parish.

It is essential that any new housing development does not give the identical appearance of new housing estates built in an urban environment and must integrate with the existing design features found in the parish.

The results of the survey on housing indicated that the parishioners wanted a mixture of housing and this could also be reflected in the desire for a mixture of architectural styles. In other words, they do not want "little boxes, all the same".

The use of brick decorative styles, a mix of window and door styles, the use of both red clay tiles and slate roof tiling, breaking the skyline with chimneys would help to harmonise into the rural landscape and with the rest of the housing in the parish.

The Community would seek a positive implementation of the points below to be addressed in the new developments

- We suggest a reasonable buffer zone" from adjacent housing for new developments. This could include the planting of mature trees, allotments or park wild life corridor spaces. Noise and Light pollution could be addressed by the buffer zone of trees, shrubs or other cultivation.
- Preservation of existing trees and hedgerows—used either as boundaries to the streets or walkways or being incorporated into the boundaries of the new properties.
- New development properties which will be situated in front of existing residents (albeit with a buffer zone) - these should be constructed for minimal visual impact e.g. bungalows. It would help to preserve some privacy for existing residents if these dwellings presented a "side-on" aspect or presented their gardens towards existing property to avoid these being overlooked.
- External storage and amenity space needs to be provided away from the street front for storage of, for example, dustbins, bikes and garden equipment.
- Any new development must be designed to include measures to mitigate excessive noise, both for existing as well as new residents.
- As far as possible, to screen the development by use of trees and hedgerows to avoid it making an unnecessarily large visual impact, particularly when entering or leaving the village.
- Preservation of the character of the parish with architectural design being sympathetic to the more traditional village styles.
- Green areas with benches/play area to encourage socializing and to promote to buffer effects on existing housing.
- Landscaping of all areas of the flood plains as shown on Environment Agency flood zone maps.

- Landscaping of any new "SuDS" and other possible flood and surface water mitigation measures. Planting should be native flora suited to such areas.
- Wildlife corridors to help mitigate the effects of developments on any existing wildlife (foxes, badgers, birds).
- Off street parking in private driveways or garages would be the most desirable option to avoid traffic congestion within the new streets. Car Parking should be adequate for the size of properties/ number of residents and should be located where it is accessible to properties and is likely to be well used.
- Care should be given to residents' privacy – e.g. the avoidance of building a high dwelling close to and overlooking a bungalow.
- Appearance of the street can be enhanced by well-designed front doors and porches. A preference would also be for gardens at the rear or front (or both) of properties.
- Lighting needs to be good for traffic and pedestrian safety and to help prevent crime.
- To be reasonably in keeping with newer developments in Frisby on the Wreake, such as the Hall Orchard estate.
- New developments should be adequately drained with a mindful approach to the impact on the existing parish properties and the effects that the drainage may have on them in years to come.

We seek to ensure housing developments use this design statement as a basis for the design and implementation of housing within the parish of Frisby on the Wreake. Examples of houses and vernacular architectural styles are presented with photographic examples, in Appendix A.

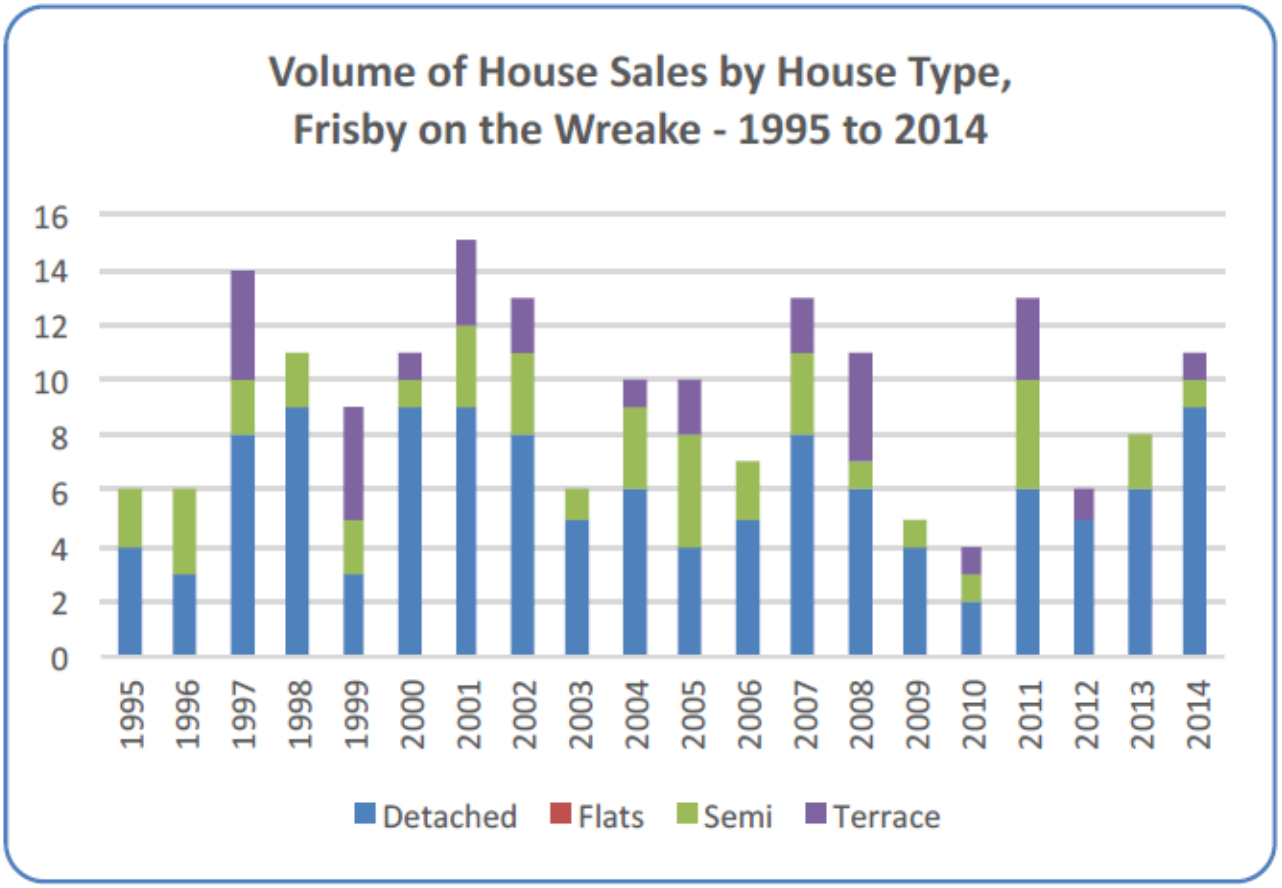
POLICY H 4: BUILDING DESIGN PRINCIPLES

All new development proposals of one or more houses, replacement dwellings and extensions will need to have regard to the guidance set out in Appx A Guidelines for Building Design and satisfy the following building design principles:

- Sympathetic designs with varied house types, building widths, styles, details, facing and roofing materials reflecting a varied street scene will be supported. Heritage assets and their setting will need to be preserved and enhanced through the layout, design and detailing of schemes.
- The character, scale, mass, density and layout of the development must have regard to the characteristics of the surrounding area, including external roof and wall materials, and there must be no disruption to the visual amenity of the street scene or wider landscape views, provision must be made for storage of domestic items and paraphernalia.
- Appropriate off-road parking will be required;
- Schemes, where appropriate, should contain a fully worked up landscape proposal. Hedges and native trees must be retained. Plot enclosures should, where possible, be native hedging, wooden fencing or stone/brick wall of local design and allow for clearly defined areas in front of dwellings where they are in good condition and contribute to the amenity of the area;
- Proposals will be encouraged to have regard to the criteria of "Building for Life 12", to include green spaces to accommodate play areas/benches and promote buffer effects on existing housing where appropriate.

Sustainable drainage schemes with clearly funded maintenance regimes will be required. The use of sustainable drainage systems and permeable surfaces should be used in preference to hard surfaces to reduce run off.

Housing Mix



The survey of the parish in December 2015/January 2016 voted for a mix of housing types. However, the request for 1-2 bedroom bungalows far exceeded the other options. Preference was also for privately owned properties with also a lesser mandate for affordable housing. NB: the study by Midlands Rural Housing Association 2014 reported a need for 6 affordable housing in the parish. Frisby on the Wreake residents accept, however, that Melton Borough Council currently requires us to have 37% affordable housing in any new development.

Fig. 7 Average house prices

Delivering a wide choice of high quality homes is essential to support sustainable, diverse and vibrant communities. In Frisby on the Wreake, this will underpin a demographically well-balanced population in a community that embraces the housing needs of ageing residents as well as of young or growing families. This is vital to the on-going viability of local services

and to the vitality of the Parish, if it is to achieve the social critical mass needed to avoid becoming a dormitory for affluent commuters or a home to the retired or semi-retired. Hence, the NP favours bungalows and 2 to 3 bedroom homes but not apartments or flats, where the community is against these. Such homes will need generous internal space standards to allow wheelchair or pram access, with adequate storage for downsizing or to accommodate the needs of a growing family. For the elderly, services such as wardens or adaptive modern technology could help guarantee independence for people.

The survey of the parish in December 2015/January 2016 voted for a mix of housing types. Residents were asked for their preference in the type and tenure of any future housing in the parish. In summary, preference for detached or semi-detached, 1-2, or 2-3 bedrooms was almost equal. There was a slightly lower preference for terraced and a high preference for bungalows.

Below is a list of the present housing stock of the parish (figures from Office of National Statistics—Census 2011) Appendix G:

TABLE 1: HOUSING MIX		
Number of Bedrooms		
One bedroom	10	4%
Two bedrooms	36	15%
Three bedrooms	84	36%
Four bedrooms	82	35%
Five + bedrooms	24	10%
Style of Housing		
Detached	169	72%
Semi-detached	41	17%
Terraced	23	10%
Flats/Apartments	3	1%
Tenure of Housing		
Owned outright	116	49%
Owned with a mortgage	93	39%
Social/Council Rented	8	3%
Private Rented	15	6%
Living rent-free	4	2%

POLICY H5: HOUSING MIX

In order to meet the future needs of the residents of the Plan area, new housing development proposals should provide a mixture of housing types specifically to meet local needs in Frisby on the Wreake. Priority should be given to dwellings of 3 bedrooms or fewer.

Windfall Sites

Windfall sites are expected to come forward over the lifetime of the Plan. These are small infill or redevelopment sites that come forward unexpectedly and which have not been specifically identified for new housing in a planning document. These small sites often comprise redundant or under-utilised buildings, including former farm buildings, or a restricted gap in the continuity of existing frontage buildings and can range from small sites suitable for only a single dwelling to areas with a capacity for several houses (up to 5).

This type of development has provided a good source of new housing in Frisby on the Wreake over recent years. However, if not sensitively undertaken and designed, such development can have an adverse impact on the character of the area. Such new development will generally increase car ownership and there is a need to ensure that it does not worsen traffic and parking issues.

POLICY H6: WINDFALL SITES

Development proposals for infill and redevelopment sites for new housing within the defined Limits to Development as shown in Figure 5 will be approved where they are in accordance with relevant policies in the development plan.

Small scale development proposals for infill and redevelopment sites will be supported where:

a) It is within the Limits to Development:
b) It helps to meet the identified housing requirement for the Plan area in terms of housing mix;
c) It respects the shape and form of the Plan area in order to maintain its distinctive character and enhance it where possible;
d) It is of an appropriate scale which reflects the size, character and level of service provision within the Plan area;
e) It retains existing important natural boundaries such as trees, hedges and streams;
f) It provides for a safe vehicular and pedestrian access to the site and any traffic generation and parking impact created does not result in a severe direct or cumulative impact on congestion or road and pedestrian safety;
g) It does not result in an unacceptable loss of amenity for neighbouring occupiers by reason of loss of privacy, loss of daylight, visual intrusion or noise; and
h) 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.
i) It is not within an area at risk of flooding.

Affordable Housing

Affordability is a housing consideration for the Parish. According to the Land Registry figures of 2014 (Appendix H), the average house price in Frisby-on-the-Wreake was £324,905. This can be compared with Melton Mowbray overall average prices at £189,286 and to Affordably with an overall average price of £176,880 (source data Rightmove prices in November 2016).

The draft Local Plan requires developments of more than 10 houses to provide affordable housing at a level of 37%.

Changes to affordable housing being introduced through the Housing Bill include the promotion of a Starter Homes initiative[4], which aims to help young first-time buyers (below 40 years) purchase a home with a 20% discount off the market price. Shared ownership remains an important element of affordable housing provision. Furthermore, shared ownership schemes are provided through registered providers. Individuals buy a share of their home (25% to 75% of the home's value) and pay rent on the remaining share. Purchasers will need to take out a mortgage to pay for their share of the home's purchase price. The Neighbourhood Plan supports the provision of shared ownership schemes.

POLICY H7: AFFORDABLE HOUSING

Development proposals for new housing where there is a net gain of more than ten dwellings should provide at least 40% affordable housing that is suitable to meet the current and future housing needs of Frisby on the Wreake in accordance with borough wide planning policies.
The affordable housing stock should be made available as an integral part of the development, should be visually indistinguishable from the equivalent market housing on the site and should be dispersed throughout the development.

Conservation Areas and Important Buildings of Special Architectural or Historic Interest

Reflecting Frisby on the Wreake's long heritage, the parish has a conservation area (figure 8) which is defined an 'area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance'. The conservation area is centred on the original historic core of the parish and is fairly tightly drawn to encompass the older elements of the built environment but also includes some land of a more open character at the north-east corner. Designation of a conservation area

[4] Government Starter Home Initiative launched as part of the Housing Bill in December 2014 offering 100,000 first-time buyers under 40 years new homes with a 20% discount recognises the character of an area worthy of preservation and enhancement and ensures the safeguarding of the best of our local heritage as represented by both the buildings and the ambient environment, i.e.: the spaces between and around buildings when viewed as a whole. Local Planning Authorities have a general duty to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas. Consequently, there are more stringent planning controls and obligations in respect of new development, demolitions, alterations, highway works and advertisements.

Conservation Area status does not mean that new development may not take place but must reflect the local architectural vernacular in scale, siting, massing, details and materials. Special attention should be paid not only to building form but also to fenestration and materials.

The designation as a Listed Building[5] gives special legal protection beyond that which can be provided through a Neighbourhood Plan. However, the Neighbourhood Plan highlights the buildings within Frisby on the Wreake to ensure that all parties are aware of their national importance and merit, and the need to protect and enhance these structures.

Listed Buildings[3]

TABLE 2: LISTED BUILDINGS	
Grade I	**Grade II**
Church of St Thomas of Canterbury	Magpie Cottage The Limes with adjoining outbuildings, boundary wall and pump Stump Cross The Coach House Barn 10m SE of The Gables Dawson's farmhouse and adjoining stables Cottage adjoining old Post Office to West The Cross Zion House The Gables Mill House, lock and bridge Glebe Cottage

[3] www.heritagegateway.org.uk

Figure 8. Conservation Area

Developer Contributions

New development can bring significant benefits to the local community, including new homes and jobs. It can also have negative impacts, for example, where additional demand is placed on facilities and services which are already at or near capacity. Planning obligations (also known as Section 106 agreements) may be used to secure infrastructure or funding from a developer. For example, a planning obligation might be used to secure a financial contribution towards improving existing recreational facilities or affordable housing. However, planning obligations can only be sought where they are necessary to make the

development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development.

A new system is also being introduced alongside the use of planning obligations. This is known as the Community Infrastructure Levy (CIL)[4] and it will require developers to make a payment to the Borough Council based on the size and type of development that is proposed. The proceeds of the levy will then be used to provide the infrastructure necessary to support growth across the District. A proportion of these CIL receipts will automatically be devolved to the relevant Parish Council for allocation to neighbourhood priorities. This proportion is set at 25% in areas where there is a Neighbourhood Plan in force. At this time, Melton Borough Council is still considering whether to replace Section 106 agreements with CIL.

Through the preparation of the Plan, the Parish Council in conjunction with the community and other stakeholders has identified a small number of priority projects they wish to secure funding (either in whole or in part) through the use of planning obligations. These include:

- Traffic management and calming solutions;
- New/enhanced footpaths and improved pedestrian, wheelchair and pram access to the village amenities from the new developments;
- Adequate provision to make access to the new developments safe both walking into the village and up to the A607 for bus access;
- A green buffer zone of trees and a series of allotments between the current housing and new houses being built;
- Improvements to car parking - PC would like to engage with landowners if they have any centrally located land suitable for a car par to ease street and school congestion;
- Children's play areas that are accessible safely by the entire village;
- Signage for the pub and shop at main access points to the village;
- Current village amenity enhancement and repairs to improve the Village Hall, and Church roof and nave repairs.

[4] Community Infrastructure Levy Regulations, planning charge introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure.

5. TRANSPORT, AMENITIES AND ECONOMICGROWTH

Section Introduction

Frisby on the Wreake is an attractive rural parish of 557 people situated in the valley of the River Wreake in the rolling countryside of Leicestershire, not far from Melton Mowbray and about 12 miles from the City of Leicester. The parish has a strong and inclusive community, with supportive and highly active groups formed around the Parish Church of St Thomas of Canterbury, the Upper Wreake Methodist Chapel, Primary School, Pre-School and well-equipped Village Hall, reflecting friendships, neighbourliness or common interests in worship, social or sporting activities.

The Village Hall and Chapel are focal points for all villagers, especially the older generation, who enjoy activities such as the Friendship, Luncheon and tea/cake clubs. Both facilities have been upgraded over the years, with new kitchens, improved toilet facilities and central heating. Many social groups meet here together with parish meetings, keep-fit and ecumenical groups. There are fundraising events organised throughout the year such as Safari suppers and an annual Christmas dance in the village hall organised by the Frisby Old School Group.

Over the years many different groups have been created and most still flourish today, sharing the excellent community facilities in the parish. These groups range in age profile, size and degree of participant energy required, from fencing (club specialises in Olympic Sport Épée and is affiliated to the National Government Body British Fencing), cricket (Frisby Hoby & Rotherby have a thriving sports club with its own impressive pavilion), Pilates, keep-fit, indoor bowls to wine appreciation, amateur dramatics, whist and flower arranging. Throughout the year, events are organised for social and charitable purposes by different informal groups, all activities additionally being open to and fully supported by the residents of the surrounding parishes. Church fetes are organised about every 2 years and open gardens is an occasional event that draws visitors from all over Leicestershire. Monty's Travelling Music Show puts on regular popular concerts with guest musicians from all over the world. Details of services and activities held in the church are given in the monthly local church magazine called "Up the Wreake".

Frisby on the Wreake has a small, well-stocked shop, containing both the Post Office and a bijoux café area. There is also a popular, traditional public house. The boarding kennels are a landmark on the outskirts of the village. Much less obvious to the visitor are the services to the community provided by villagers and their employees, ranging from tree surgery, building projects and bulk excavation, to art classes and accountancy. Many significant small businesses are flourishing from broadband-enabled home offices, including consultants, marketing and distribution, and professional entertainers. We have several professional artists living in the parish who exhibit in their homes, the church and village hall.

Our children and their activities are at the forefront of parish life. We are fortunate in having our own Primary School (see stakeholder section), Pre-School and numerous clubs, groups and activities for the young, including play schemes. For younger children, there are activities such as the outreach disco and 'Messy church'.

Frisby on the Wreake benefits greatly from its location in the picturesque Wreake valley. Whilst not part of the Frisby on the Wreake Parish, villagers use the newly reopened walk around the flooded gravel pits, now an area of unspoilt lakes and wildlife. The parish has a marsh area that is designated a protected site of scientific interest. Villagers work hard to ensure that we protect our local environment, with the appointment of heritage and tree wardens, respecting the heritage of our historical and wildlife conservation areas, and working with our children to recycle waste at well above the UK average. Regular

litter picks take place, organised by the village and conducted by volunteers of all ages.

There are still active farms in the parish but in all other respects the lives of the residents are very different from 100 years ago. The parish supports a shop/Post Office, but the vast amount of shopping is acquired in the towns or on-line. Most residents work or study in Melton, Loughborough, Leicester or Nottingham. There is a school bus to Melton and a two–hourly public bus service between Leicester and Melton. Transport is therefore primarily by car. The Primary School has capacity for 120 pupils, is full and could need expansion if substantial building occurs in the parish.

The presence of community facilities and diverse amenities make a significant contribution to the vitality, community spirit and overall viability of Frisby on the Wreake. They have a positive impact on the sustainability of the Parish, enhancing quality of life and providing an important focal point for social interaction. They also provide local people with employment opportunities, reduce the need to travel and offer valued services, not only for those who do not have access to a car.

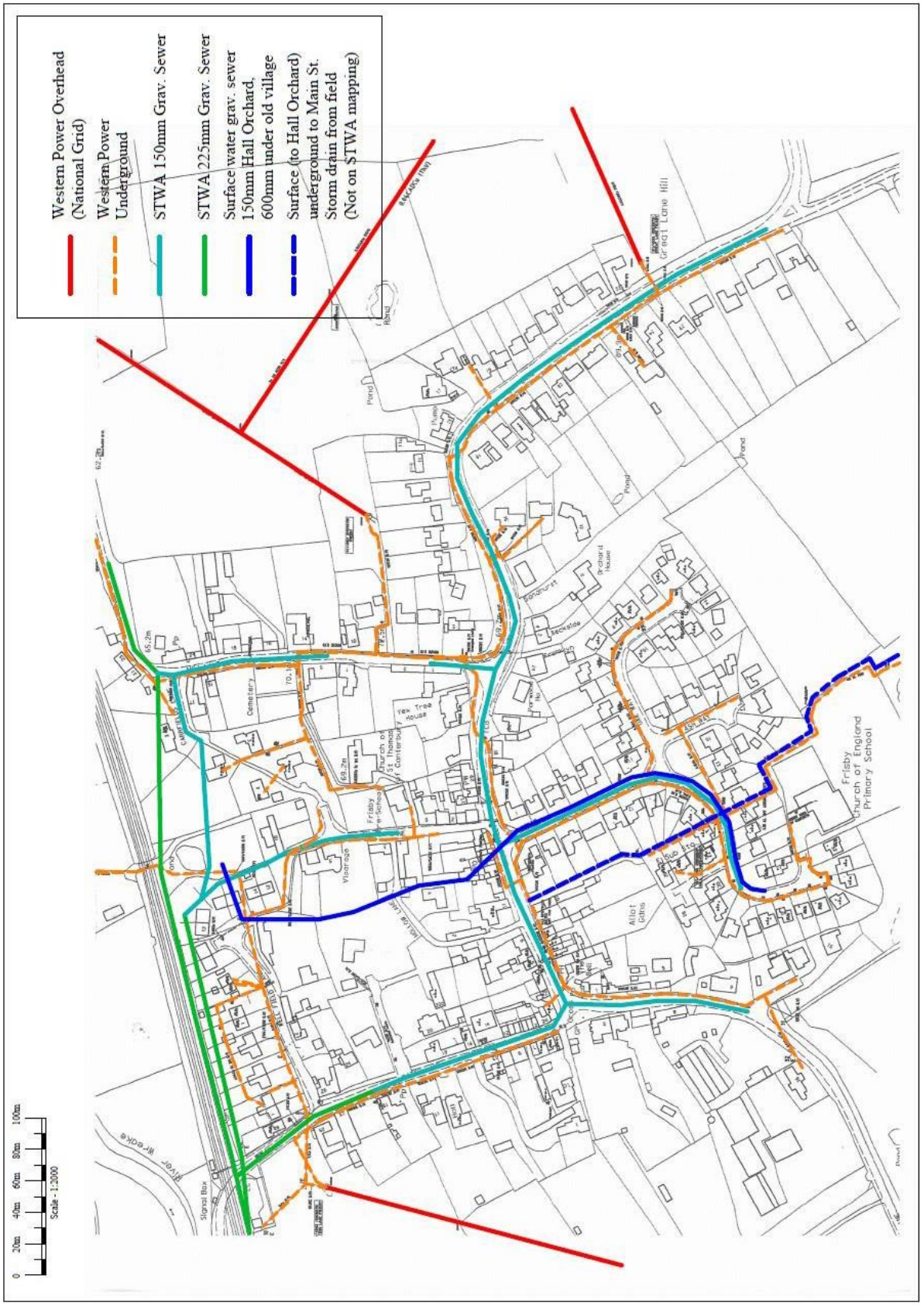


Figure 9: Utility Services to Frisby

Utility Services

The gas and electricity infrastructures that deliver energy to the parish currently do not appear have any capacity problems in terms of supply to new developments.

Severn Trent is the provider of water, sewage and drainage into and out of Frisby on the Wreake. These areas remain of concern to resident's due to the age and inadequacy of the infrastructure and the fact that there are numerous existing issues throughout the village. The issue relating to surface water drainage in Hall Orchard estate is covered in the Environment Section, which follows. The utility services map (figure 9) is provided as a reference for services that do not appear on Severn Trent's records: hence research was undertaken by the community as an important information gathering activity.

Vehicle Transport

Frisby on the Wreake is a rural Parish and there are no major roads running through it. For most people living in the Parish, the car has become the principal mode of transport, even for some of the shortest journeys because public transport through the village itself is infrequent due to reduced services, the present timetable being shown in table 3 below.

TABLE 3 – CENTREBUS ROUTE 128 TIMETABLE

Centrebus January 2015

128 **Melton Mowbray - Leicester**
via Hoby, Ratcliffe-on-the-Wreake & Syston

Mondays to Saturdays

Melton Mowbray, Windsor Street [W3]	0750	1000	1200	1400	1600	1820
Kirby Bellars, A607	0757	1007	1207	1407	1607	1827
Frisby, Main Street	0801	1011	1211	1411	1611	1831
Hoby, Main Street	0806	1016	1216	1416	1616	1836
Thrussington, The Green	0810	1020	1220	1420	1620	1840
Ratcliffe-on-the-Wreake, Village Hall	0814	1024	1224	1424	1624	1844
Syston, High Street	0820	1030	1230	1430	1630	1850
Melton Road, Troon Way	0824	1034	1234	1434	1634	1854
Leicester, St Margarets Bus Stn	0839	1049	1249	1449	1649	1909

Sorry no service on Sundays or Bank Holidays.

A more frequent service runs from what is colloquially known as 'Frisby Top' on the A607. However, there is no pedestrian pavement along the unlit Gaddes by Lane and fast-moving traffic makes the A607 road very dangerous to cross, especially at night. The bus stops there are nearly 1 km from the Post Office at the centre of the community.

Traffic Volumes

Volumes of traffic can be high at certain times of the day and speeding over the 30mph limit is a perceived problem. A proportion of vehicles use Frisby on the Wreake as a regular north/south rat run between the A607 and the A6006 at Asfordby, via Hoby Road, another small, rural lane. Likewise, when there are accidents on the A607, traffic is often diverted through Frisby on the Wreake. The railway level crossing, sited on the northern edge of the village, closes for both passenger and slow freight trains several times an

hour, causing traffic to build up on both sides along Water Lane and Washstones Lane. Plans to increase freight train numbers from the current 24 per day up to 60 per day (running 24 hours per day), are being implemented by Network Rail, putting more pressure on the traffic levels using level crossing.

Parking

The centre of Frisby on the Wreake, including Main Street, has many old houses, some medieval, with no adequate off-road parking. There is no public car parking facility so this presents difficulties because of the high number of cars parked on the street. The numbers have noticeably increased over time, creating problems at peak times and particularly when HGVs have to travel through the village. Visitors to the Village Hall, St Thomas' Church, the Bell Inn, Post Office and the Methodist Chapel have mostly to park on the street, sometimes on the corners of roads.

There are significant parking problems in Hall Orchard because of the vehicular access to Frisby School, with issues and tension arising between homeowners and parents dropping off children. Parking is also a particular problem along Water Lane, where there are terraced homes without provision for cars. This means that vehicles frequently have to ride along the narrow pavement to pass one another and HGVs cannot manoeuvre at the junction with Main Street. Two cottages have small front gardens alongside this junction and these, on occasion, have been driven over and ruined by wider vehicles.

Residents are concerned by the potential for new developments to exacerbate existing parking, HGV and speeding problems. The Plan therefore focuses on those areas where it can have an influence on the need to travel by car, on highway safety and on parking provision. In particular, it includes measures to prevent the loss of off-street parking and ensure that, where necessary, traffic management measures are provided in connection with new development. Parking for residents and houses will be given priority.

Traffic Surveys

Traffic surveys were carried out by volunteer Frisby on the Wreake residents between Monday 19th and Friday 23rd September 2016. People took it in turns to record traffic flows at 5 points in the village:

- Top of Great Lane
- Hall Orchard
- Rotherby Lane
- Water Lane junction with Main Street
- Water Lane at railway crossing

Surveys were conducted each morning from 08:00h to 09:30h and each afternoon for a longer period from 15:15h (this was changed to 15:00 because of school traffic) to 18:30h. However, between Wednesday 21st and Friday 23rd September 2016, the survey was extended to cover 07:00h to 08:00h on Rotherby Lane and both points on Water Lane. This was because residents felt that many commuters leave the village early enough for 8am office starts in surrounding towns. Not enough observers were found to cover all survey points and so, whilst the data is robust for Rotherby Lane and Water Lane, it was not included in the overall analysis.

Vehicle types were classified as follows:

- Cars
- Vans

- HGVs
- Buses
- Farm Vehicles

In the mornings, there were a total of 337 total movements on average, around 225 per hour. The suggestion from the data is that at this time in the morning, traffic enters from Great Lane and exits via Rotherby Lane or Water Lane to the south. It was noted that this pattern is modified at the earlier time of 07:00h to 08:00h, such that 50% of the traffic exiting the village on Rotherby Lane had entered the village along Water Lane. Likewise, 90% of traffic entering the village on Rotherby Lane was observed to turn down Water Lane and immediately out of the village. The data were not sufficiently detailed to ascertain if Frisby on the Wreake is being used as a rat run for local traffic. Despite this, direct observation strongly supports the theory that a significant proportion of traffic uses Frisby on the Wreake as a regular north/south rat run between the A607 and the A6006 at Asfordby, via Hoby Road.

In the afternoons, there were a total of 650 total movements on average, around 200 per hour. Average traffic flowing into and out of the Hall Orchard cul-de-sac serving the school was 77 vehicles per hour in the morning and 49 vehicles per hour in the afternoon. Around 85% of the traffic flow through the village was cars. In addition, traffic flows along the A607 to the south of the village were monitored on two of these days from a layby situated between the junctions of Gaddesby Lane and Rotherby Lane. This revealed that average flows are 1062 per hour in the morning and 1067 per hour in the evening. Most of this traffic was cars, around 80% in the morning and 85% in the afternoon. Peak traffic flows were around 1250 vehicles per hour, experienced on Monday afternoon (16:30 to 17:30) and again on Tuesday morning (Melton market day) 07:30 to 08:30. See Appendix B for details.

Crash data for the A607 between Great Lane and Rotherby Lane shows that there were 7 serious injuries (1 fatal) from 2011 to 2015, and 12 serious (1 fatal) from 2006 to 2015.

Transport requirements for new development

As it has been noted that car parking in areas of Frisby on the Wreake is an area of concern for the Parish, it is important that development does not make this situation worse, as HGVs and emergency vehicles already experience issues.

Figure 10: Traffic Issues

It is recognised that car parking can have a significant impact on the form and quality of residential development. Excessive off-street parking provision can result in the inefficient use of land while housing developments dominated by areas of hard-standing and on-street parking can bring beneficial social activity to the street and help to calm traffic speeds. However, it is also the case that inadequate off-street parking can result in the visual aspect of the built environment being dominated by cars, in restricted traffic movements and in indiscriminate parking and unsafe conditions for other road users, including pedestrians and cyclists. Addressing issues of car parking within new development is therefore essential. For this reason, the traffic surveys were conducted to provide an evidence base. The potential impact on traffic flows has been taken into account in determining the most appropriate housing sites within Frisby on the Wreake.

Traffic Calming Solutions

Specific areas for traffic calming solutions (figure 10 above) to address as a priority are:

- Hall Orchard Estate – school traffic parking creates issues for residents. An imaginative solution is required. Residents' only parking is one option but revised school transport arrangements could help. To be reviewed by the PC with the school governors and residents to alleviate traffic and

parking issues.

- Great Lane – traffic has been recorded speeding as it leaves the village.
- Rotherby Lane – traffic is perceived to be speeding as it enters the village and a flashing speed warning would warn drivers of the need to slow down.
- Water Lane - an acknowledged bottleneck where it is not acceptable for large vehicles to block the traffic as they attempt to turn into Main Street. A weight restriction is proposed with residents' only parking.
- Mill Lane – another bottleneck caused by on street parking.

The Parish Council will work with the Highways Authority, developers and residents to determine the most appropriate methods of reducing the impact of these issues.

Figure 11: Potential Traffic Calming Measures

Traffic Flow through the Village

We consider that walk ways should be included (separate from the road access) with any new development providing a safe and direct access to the amenities in the main body of the village. This would encourage walking the short journeys to the village shop, pub or school. In addition, there must be adequate smooth pavements, wide enough for pushchairs and disability scooters. A bus stop close to new developments might be instated and perhaps even a diversion through the village of the more frequent Melton-Leicester service to encourage more use of public transport. Good public transport will reduce car dependency.

Other options (figure 11) to help congestion problems would be to introduce traffic calming measures approaching Main Street, with enforced speed restrictions, with flashing signage on the main roads running through the village - Great Lane, Main Street, Rotherby Lane and Water Lane, with appropriate weight restrictions to protect the latter.

Frisby on the Wreake is poorly served in terms of public transport options. Our only bus service through the village runs 2 hourly from 7am to 7pm between Melton Mowbray and Leicester, through Hoby and Syston ith no buses on Sundays. There is an additional bus service from Melton to Leicester whose stop is on the A607 near to Gaddesby Lane, requiring an uphill climb on Great Lane and a walk along an unlit road having no pedestrian pavement. Figures from the 2011 Parish Census show the method of travel to work of residents (age 16 or over). There were 394 people aged 16 and over. Of these 107 did not work. Only one person used a bicycle to get to work. The majority used vehicles rather than public transport – only 5 people used the bus service.

TABLE 4: PARISH TRANSPORT OPTIONS

Currently Available Village Transport Options	Frisby on the Wreake		Melton	East Midlands	England
	No	%	%	%	%
METHOD OF TRAVEL TO WORK					
Work Mainly at or From Home	38	9.6	5.3	3.3	3.5
Underground, Metro, Light Rail, Tram	-	0.0	0.1	0.2	2.6
Train	2	0.5	1.1	0.9	3.5
Bus, Minibus or Coach	5	1.3	1.8	4.0	4.9
Taxi	1	0.3	0.1	0.3	0.3
Motorcycle, Scooter or Moped	2	0.5	0.5	0.5	0.5
Driving a Car or Van	218	55.3	47.8	42.2	36.9
Passenger in a Car or Van	7	1.8	3.7	3.9	3.3
Bicycle	1	0.3	1.6	1.8	1.9
On Foot	12	3.0	8.7	7.1	6.9
Other Method of Travel to Work	1	0.3	0.3	0.3	0.4
Not in Employment	107	27.2	29.1	35.7	35.3
All Usual Residents Aged 16 to 74	394	100.0	100.0	100.0	100.0

Community Facilities

Both the NPPF and the draft Melton Local Plan indicate that valued community facilities should be retained. Policy CF1 explains how the Plan will contribute towards the objective of maintaining the existing level and range of facilities in the Parish, recognising their benefits to the local community.

Stakeholder Perspectives

A number of interviews were held with the main organisations in Frisby on the Wreake.

Frisby C of E School

Frisby C of E Primary School (figure 12) is a very successful and happy school. It has Academy status and has recently been graded by Ofsted as “Good”. The school attracts families with young children to live in the parish and is a key factor to be taken into account in local planning applications by developers.

The notional school catchment area of the school is Frisby on the Wreake, Hoby, Rotherby, Brooksby, Ragdale and Kirby Bellars. Currently 38% of pupils come from within this catchment area, whilst 62% of pupils travel from outside this area.

The school follows Local Authority admission criteria. As such, Leicestershire County Council (LCC) has control over and assesses the capacity for the school. LCC owns the school buildings which are leased to the school (for a remaining 97 years) while the Diocese for Frisby Church owns the land.

Figure 12: Frisby School Pupils

The school has a capacity of 119 pupils and as of September 2016 has 116 pupils. LCC Education Authority has calculated a formula for assessing possible numbers of extra children that a new housing development might "generate". This is calculated as 24 extra primary school children per 100 new houses (0.239 per dwelling). For 78 new houses, this would be 19 extra primary school children, some of which might be assimilated into the current school, depending on their ages.

The process is that MBC informs LCC of potential new developments, so that the LEA can assess the implications and calculate how many new places might be needed in the local primary schools within a two- mile radius. In a large parish or town this may not have the same impact as on a smaller village such as Frisby on the Wreake. 19 new children would require some form of school expansion, looking at projected school numbers if homes are built in the next two to five years. This would trigger Section 106 Agreements and contributions by developers would be calculated according to the LCC formula. The funds generated by the S106 agreements are paid to LCC and the agreement is included within the plan to inform the community, as they are the body with the responsibility for allocating places and one of the signatories on the legal agreement. LCC will decide on how best to allocate the funds. If there are enough schools in the 2- mile radius, the nearest school may get nothing. However, it is extremely likely that S106 funds would instead be designated for Frisby School and the NPAC strongly supports this action.

LCC education department is about to assess the impact on the school of the possible developments that are currently in the pipeline. The department will be constantly updated by MBC on the progress of the developments and their impact on our community. It should be noted that the site is very difficult to expand as it is surrounded by a steep bank at the back, houses, playing area etc. There is a small possibility for limited expansion to the side but major expansion of the single storey building would need to go upwards and hence be potentially more expensive than extensions or new buildings.

In the transport section, the Hall Orchard parking and drop off issues are outlined. A possible solution is a walking school bus. This is a group of children walking to school with one or more adults, for example

informally with two families taking turns walking their children to school or more structured as a route with meeting points, a timetable and a regularly rotated schedule of trained volunteers.

COMMUNITY ACTION CATR1 –Walking Bus

The Parish Council will approach school governors to initiate discussions regarding a walking bus initiative.

Frisby on the Wreake Pre-School

The Pre-School (figure 13) is housed in an old building that was once the old Frisby school, before the new one was built at the top of Hall Orchard Lane. This was purchased from the Diocese by the "Frisby Old School Group" (FOSG), after a number of fund-raising events, in order to provide pre-school activities for children from this and surrounding parishes. More fund-raising has taken place to improve it, and to make it into the warm and comfortable playschool it is today. It is considered a community building, but as the Pre-School rents the building, this is its primary function.

Figure 13: Frisby Pre-School Playground

Frisby Pre-School has a village location and caring and experienced staff. This creates a warm and friendly atmosphere in which the children can thrive. Most of the children come from outside the parish, possibly with the parents' future objective of their attending Frisby Primary School, which is very popular. It caters for children from 2 years to 5 years old, including special needs.

The premises are extremely well equipped and organised, allowing all children to develop through different, well-resourced, activities. There is a playground with outdoor play equipment where activities are encouraged and the children can enjoy fresh air. Outings and visits are also held throughout the year.The maximum numbers of children that the pre-school can accommodate is 24, but at present numbers are low. There seems to be a lull in this area of pre-school age children. This will in turn influence the numbers going up to Frisby School in the next few years.

An Ofsted report carried out in March 2016 concluded that the playschool was "Good".

Frisby After-School Club

The club uses the school premises and pays the school a rent. The sessions are free play and there is

equipment provided for games and other activities. However, at times some of the children will join together to do some homework. Children love the after school play activities so much, that at times they don't want to go home if the parents come to pick them up early.

The club provides a very useful and successful service to parents who work full-time and cannot pick up their children when school finishes in the afternoon or who have to drop off their children before school starts in the mornings. It also allows for the occasional session when for example, a parent has a dental appointment or a late meeting. In this way, it is very flexible.

The maximum number of children catered for is 24 and some of the sessions are full. The convenience and flexibility of the club obviously influences the fact that Frisby C of E School is so popular with parents from the surrounding parishes.

Figure 14: Frisby After-School Equipment

Frisby Store - Post Office - Café.

The shop's former name of 'Frisby News' reflects its foundations in newspaper sales and delivery. The shop took over the post office sorting office, mail and counter services when the old Post Office closed in April 2004.

In 2016 the sorting office was transferred to Melton Mowbray, despite a petition from parishioners for this service to be retained. The consequential loss of income has created financial challenges for the business. This is compounded because locals are increasingly using vouchers instead of buying daily and weekend newspapers from the shop. There is also the move towards web-served news content on tablets. Often customers only enter the

shop to collect their pre-paid newspaper and do not purchase anything whilst in there.

Although space is limited, to attract new custom the shop has been refurbished and much improved over past years to include a small café with indoor and outdoor seating. On sale now with the fresh fruit and vegetables, are fresh bakery products from a local quality producer, good quality wines and products to appeal to customers. Bacon rolls and the coffee service prove popular with local tradesmen who may be working in the parish and who also value the free access to broadband.

However, sales have reduced over time as the population of the parish has aged, with the over 50s taking long and frequent holidays and buying groceries mainly from supermarkets. Many regulars who buy items, as opposed to collecting newspapers, are from Hoby or the other surrounding villages. The shop has become more of a convenience store for Frisby on the Wreake, making it difficult to hold much stock of bread and fresh produce.

Whilst many people from the surrounding parishes use the Post Office for sending parcels, there are few local businesses in the area providing significant regular postage income. Parcels are often pre-paid returns, again minimising sales of stamps. Currency exchange is difficult to make viable, as the Post Office itself offers a cheaper internet rate. Frisby Store would value the additional anticipated custom from younger parishioners that new developments would bring.

Our challenges as a parish community are firstly how to support the shop and Post Office if we wish to keep this facility and secondly, how we could improve passing trade, through making more of our geographic position near to the Asfordby lakes, on the Leicestershire Round footpath and proximity to the Sustrans' National Cycling Network Route 48.

St Thomas of Canterbury Church

The church was built in and around 1190 with the spire and battlements being added about 150 years later. It is very much part of parish life and is widely used by the community. It also has a healthy visitors' book and is open every day for quiet time reflection, or simply just enjoying its tranquil position and feeling. A White Tudor rose is carved on the south transept, alluding to links with King Richard the Third. Weddings, baptisms and funerals are held on a regular basis, as are various celebrations including concerts, art exhibitions and needlework exhibitions.

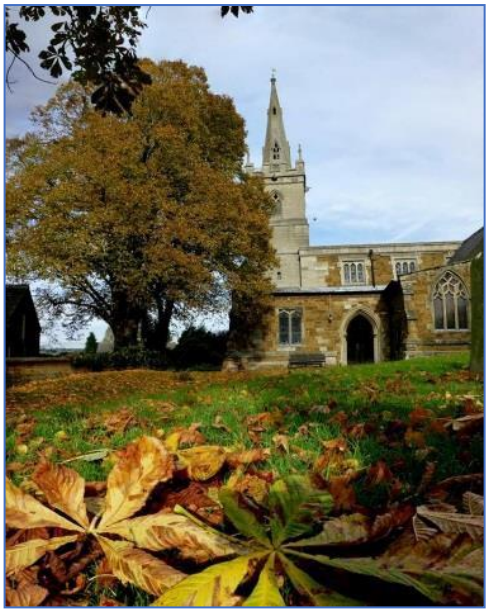


Figure 16: External and internal views of St Thomas of Canterbury Church

At Christmas, the very popular Christingle service is held to a full congregation. Combined services are held with the Methodist Church and there is a real vibrant community in this parish, of which the church is a big part. The church is used by the village play school and school for their services, including harvest festival, Christmas and leaving services. A communion service is held each week, with various other services during each month. Friends of Frisby Church has just started, which is a group of people involved in the upkeep of the building, and fundraising. The group is currently in the middle of a funding programme, having just recently held a safari supper for funds and planning a concert pre-Christmas. The church is supported by a wonderful and vital band of flower arrangers and cleaning teams, clock winders, bell ringers and many lovely people who support the running of the church.

The church requires significant funds for repairs to the baptistery and nave rooves. There is also a great need for an effective heating system, toilets and servery. Developer contributions would be welcome.

Frisby Methodist Centre

Figure 17: Methodist Centre

The Methodist Centre (figure 17) in Frisby on the Wreake is an attractive 19C building inaugurated in 1885. It now serves the parish both as a place of worship and as a social hub for the village.

There are several activities that take place there regularly, some organised by the church members, such as “Stay & Play”, Messy Church and the monthly Family Disco for children of various ages, others organised for the older parishioners who attend the Drop-In session once a month. Every other Thursday they also organise a Tea & Cake social event which aims to bring people in the parish together for a bit of a chat. The Centre is also rented out for Yoga, Aerobics and Pilates sessions and offers a venue for the regular Parish Council Committee meetings. This facility is a most useful location in the parish as it offers an extra social space in parallel with the Village Hall. It has enabled the parish to hold major events such as the Open Gardens and Art Exhibitions.

Village Hall

The village hall (figure 18) was opened in 1961 and is a registered charity. There is an elected committee that manages the running of the hall and deal with bookings. Facilities include a kitchen and toilets, central heating and air conditioning, fixed and mobile electronic projectors, sound system and microphone, modular staging and stage curtains. The hall has a premises license, fire certificate and performing rights.

The advantages of an increase in the population of the parish would possibly be that the membership of many of user organizations would swell, in many cases making them more viable. There are times at the moment when the cost of the hire of the hall outweighs the subscriptions received, especially at holiday times. The VH needs around £15,000 of upgrades and alterations which are already needed but would

become more necessary and urgent as a result of usage by a larger population towards which contributions from the Community Levy on the developers would make a big difference.

Public House

The Bell Inn (figure 19) is a great place to eat and meet friends.

The establishment has new licensees and serves good pub food, wines and beer. The inn prides itself on using fresh, local products with specials nights from Monday to Friday, an a la carte menu on Saturdays and traditional roast dinners on Sundays. It has a vibrant gin club with quiz nights and other functions. The owners wish for an increased footfall in custom resulting from more homes in the parish and our surrounding towns and villages.

Figure 18: Frisby Village Hall

Figure 19: The Bell Inn

Other Amenities

Community consultation confirmed the importance of retaining and enhancing the range of facilities and amenities in the Parish, recognising their value to the local community. This includes the two village allotment sites and the Burial Ground in line with MLP Draft policy EN3, 'Retain and enhance existing green infrastructure'. A play area and green parking facilities are two options that require further discussions with developers.

POLICY CF1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES

Development leading to the loss of the following community facilities will not be supported unless it can be demonstrated that any of the below apply:

a) There is no longer any need or demand for the existing community facility;

b) The existing community facility is no longer economically viable;

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 development plan.

POLICY CF2: NEW OR IMPROVED COMMUNITY FACILITIES - Proposals that improve the quality and range of community facilities, will be supported provided that the development:

a) Meets the design criteria stated in Policy H5;

b) Will not result in severe traffic movements that generate increased levels of noise, fumes, smell or other harmful disturbance to residential properties including the need for additional parking which cannot be catered for within the curtilage of the property;

c) Is of a scale appropriate to the needs of the locality and conveniently accessible for residents of the parish wishing to walk or cycle.

Employment

Most working residents work outside of the parish. There is limited scope for employment outside of the current businesses, such as the shop, pub, school, pre-school and local farm. Around 10% of the adult population work from home.

Broadband Infrastructure

In a 21st century society which is constantly changing and evolving at an ever-increasing rate, it is essential that a robust, fast interconnectivity between elements of that society is maintained, and information is quickly and easily transferred, via a superfast broadband infrastructure that enables the use of the internet to be maximised. This is important to every age group within a small rural community such as Frisby on the Wreake, not just for social interaction and for access to on-demand entertainment capabilities via streaming, but also for access to services and information, both local and national, public and private sector.

- Frisby primary school provides a service not only to the young children of the parish but also those of many surrounding parishes, whose early education cannot be compromised by a failure in provision of reliable access to both media and information.
- Secondary and further education must be similarly supported, and is also becoming increasingly reliant upon remote access to commonly-held data, with outreach capability being correspondingly incrementally important.
- Home-working is becoming increasingly prevalent, especially in rural locations such as Frisby on the Wreake with no indigenous local employment, where the proportion of home-workers is approximately 10%, 3 times the national average. Businesses, be they large multi-nationals or small concerns run from the home office, are placing far more emphasis on the provision of instantly-visible information relating to the end-to-end process flow from supplier to customer, and are relying far more on cloud storage for ever-larger data files. Rapid, customer-specific response is increasingly the mark of good business. Successful infrastructure support for such activity will produce concomitant easing of traffic issues in rural communities where commuter activity is reduced.
- About 25% of the parish population is aged over 65, where mobility may be a potential issue and where family members may be increasingly distant. These may rely both on the internet for shopping for basic needs and on facilities such as Skype to reduce rural isolation and maintain family ties.

A need for reliable, fast, high-quality broadband is thus clearly demonstrable both now and for future development. The latest community-sponsored survey in Frisby on the Wreake, a detailed consultative exercise that covered every street in the village, showed that 73% of respondents deemed it necessary but

not currently satisfactory as it restricted them from doing what they want, with 85% of respondents rating the current broadband service as poor.

Any consideration of broadband needs must not merely focus on current requirements and whether the capability is present or not, but also look at the future potential for internet demand. It is predicted that the internet will become less visible, but more important and further embedded into everyday life. Network connectivity is the fundament upon which the Internet of Things (IoT) is based, the networking of devices, vehicles and buildings which is agreed to be the future of the web and which has government-funded research behind its growth. There are currently around 5 billion connected devices, which Gartner, Inc. predict will increase to about 25 billion within 5 years, driven by initiatives such as smart energy management systems for the home, more efficient street lighting, wearable computing including personal health feedback, environmental and transport infrastructure monitoring, smart traffic control etc.

The provision of fast, reliable future-proofed broadband capability is thus a fundamental requirement in a developing society with ever-increasing demands for automation.

POLICY E1: BROADBAND INFRASTRUCTURE

Proposals to provide increased access to a super-fast broadband service 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 to open landscapes.

All new development shall be provided with the necessary ducting and infrastructure so as to allow the premises to be connected to the superfast broadband network.

6. ENVIRONMENT

Section Introduction

Frisby on the Wreake's present day appearance is bound up in its rich agricultural past, its association with the river and position on the road. It is a circular settlement, with a wide main street due to its roadside origin, and remnants of broad verges. Narrow side lanes to original farms were filled with buildings slowly over centuries to form a village core with attractive, interconnecting walkways. In recent years, notably during the 1970's, there has been development of significant areas of new housing on the periphery, particularly to the south of Main Road. The settlement retains its compact form with natural physical boundaries to the north (the river and railway line) and to the south with the valley slope rising southwards

Parishioners are proud to have Frisby on the Wreake Marsh Site of Special Scientific Interest (SSSI) on their doorstep, and also to have many other water habitats due to proximity to long-established water-filled gravel pits (now a nature reserve and fishing lakes) and our location alongside the river Wreake. The river is a Priority Area for Leicestershire & Rutland Wildlife Trust, forming part of the Soar and Wreake Valley green corridor and flood plain.

A number of sources are being used to compile a comprehensive, environmental inventory of all undeveloped land in the parish, including Protected Open Areas (POAs).

The sources used to compile this inventory are: a Phase 1 Habitat survey[5], a field-walking exercise undertaken using our extensive network of public footpaths; and existing sources such as The Historic Environment Record[6] (HER) for the parish, the Heritage Gateway website, national and local designations, records and Natural England Magic mapping. More local references include the National Biodiversity Network Atlas, MBC Biodiversity and Geodiversity (2016) Evidence and LRWT Naturespot.

These sources were enhanced by cooperation and consultation with residents throughout the year August 2015 to November 2016 including: a tree survey, a community-wide survey of favoured views, places, walks and wildlife observations, and a survey of the identified SHLAA sites (only FRIS1, 2 and 3 existed at the time of the work) undertaken and written by Your Locale at the request of the Parish Council. The resulting inventory, contained within Appendix C, was used as presented in the proposals set out below.

Local Green Space

When asked, many residents said they had specifically chosen to move to Frisby on the Wreake because it was a small, rural parish where a peaceful and quiet life could be found, away from cars and noise, and where people would stop and chat rather than rush by with heads down. The parish desires to keep its identity as a small community, with distinct boundaries naturally integrated into the rural landscape, plentiful open spaces of rich or developing biodiversity, and ecological assets. Frisby on the Wreake is small and compact and there are no recreation or play areas within the heart of the village. The countryside and rural footpaths therefore take on a significant role in recreation and relaxation, as well as in heritage and environment conservation, and are special to the community.

As such, those spaces judged to be the most important sites of ecological and heritage assets in the Plan Area; sites which contribute to our local character landscape, and the most special sites in the eyes of the

[5] 2015/16 Phase 1 Habitat Survey of Frisby on the Wreake Parish, conducted from public rights of way act open access land, Karen Headley of the Ecology Unit, Leicestershire County Council

[6] Information relating to Frisby on the Wreake Parish from the county's register of known archaeological and cultural heritage sites (Leicestershire & Rutland Historic Environment Record (HER)) supplied by Richard Clark, Principal Archaeologist, Leicestershire County Council

community will be preserved and enhanced for future generations. Sites attaining a score of at least 75% (24 points or more) in the Environmental Inventory were put forward for LGS designation. The highest scoring sites are amongst those listed below and are proposed to meet those criteria in representing the Plan Area's most important, characteristic and valued spaces. As such, their protection is held to be essential to retain local character for future generations and is fully compatible both with the NPPF aims of sustainable development in the Plan Area and with the Melton Borough Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study (2015).

Sites within the village and surrounding countryside which were identified in the inventory as being of significant value (community, biodiversity, landscape, history etc.) were assessed and scored using the defined Local Green Space (LGS) criteria in the NPPF. None of the LGS sites is larger than one parcel of land: they are not extensive tracts of land and are generally similar in size (2-7 Ha) to recent Planning Applications in the Plan Area (which do not appear in the NP). These sites are demonstrably local in character and are close to (proximal) the places where local people live.

Each proposed LGS is described in more detail in the "Frisby on the Wreake: Areas of Separation, Views and Local Green Space" section within Appendix C.

Through Examination, Dawson's Field and Mill Lane Fields were removed as proposed designations, and the churchyard of Thomas of Canterbury (a proposed LGS designation by Melton Borough Council) was added.

POLICY ENV1: PROTECTION OF LOCAL GREEN SPACE

The following sites are designated as Local Green Space, as shown on Figure 20, where new development will not be allowed, except in very special circumstances

a) Butt Hole green

b) Paddock west of the Limes

c) The Churchyard

Figure 20: Local Green Spaces in Frisby Parish

Important Open Spaces

Green spaces and verges are of paramount importance to retain the gentle and rural character of Frisby on the Wreake. As a rural settlement, it is of equal importance both to protect the approaches to the village and the appearance of the village edge from and along each of the access roads. This provides a natural and pastoral integration of the built environment into the countryside. We embrace the policy of the Ramblers' Association, which works to help people access and enjoy the places and landscapes which are highly valued for their aesthetic qualities and are often best enjoyed by being outdoors on foot.[7]

Although not scoring highly enough, using NPPF criteria as applied in this Plan, for Local Green Space designation, several further sites are a vital part of the special and rural character of the settlement of Frisby on the Wreake, or are important local green infrastructure, and merit consideration for protection.

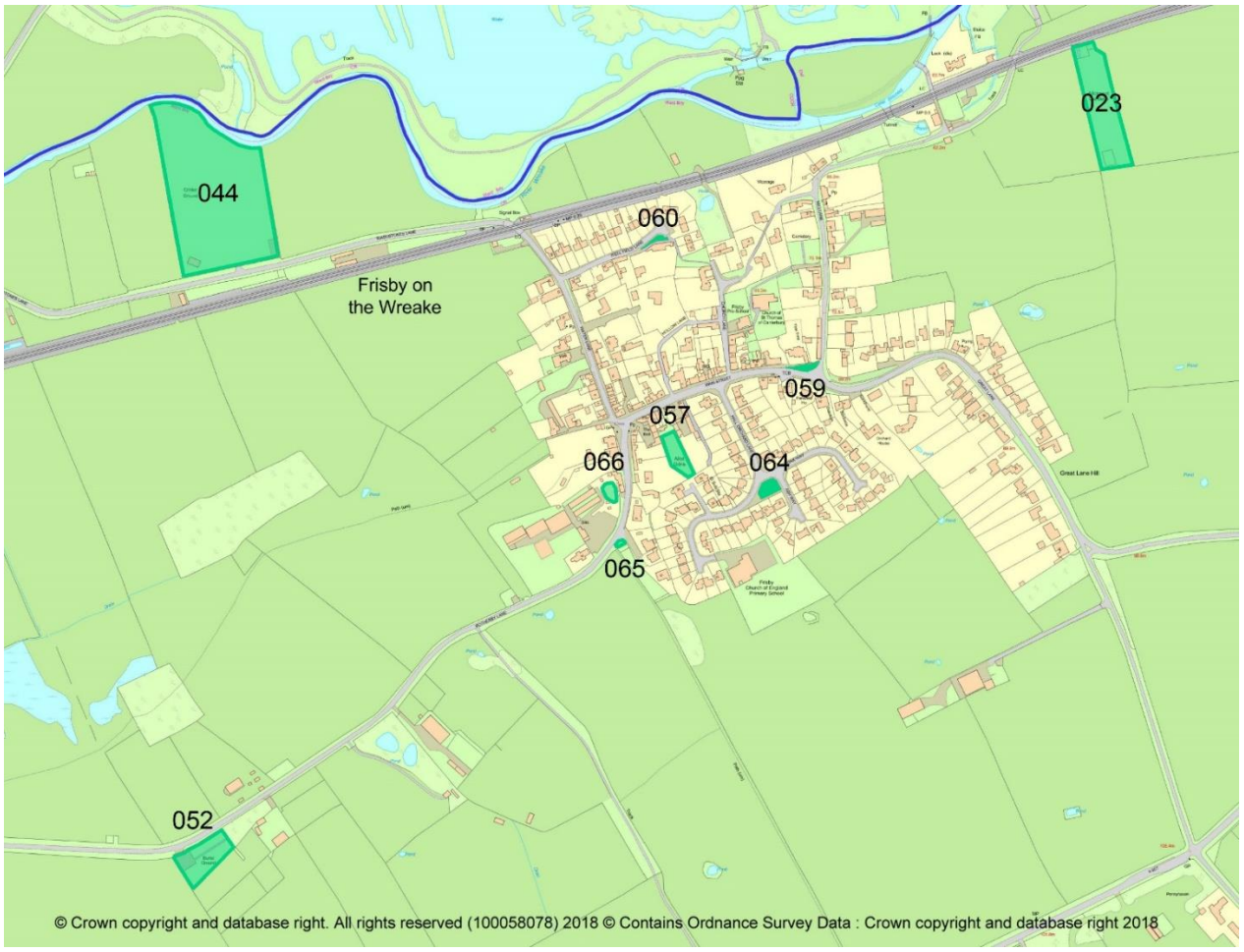


Figure 21: Important Open Spaces

COMMUNITY ACTION CAENV 1: OTHER IMPORTANT OPEN SPACE

The Parish Council will actively work with Melton Borough Council and other partners to secure the protection of the locations and features of the following sites (listed below and mapped in figure 21) and detailed in Appendix C) through confirmation as existing, or designation as new, OSSR sites.

- Roadside verges and greens throughout Frisby on the Wreake, notably including:

[7] http://www.ramblers.org.uk/policy/england.aspx

- Green at Mill Lane/ Main Street corner (059), green at Carrfields/Mill Lane corner (061); Mill Lane itself (062); green on Wellfield Lane (060), green on corner of Rotherby Lane on entry to village (065)
- Verges on Water Lane, Gaddesby Lane, Mill Lane, Carrfields, Great Lane, Rotherby Lane and all approaches to the village (063).
- Zion House orchard (066) and Hall Orchard green (064)
- Village allotments alongside rail way (023) and Village allotments behind The Bell (057)
- Frisby and Hoby Cricket Ground (044)
- Parish Burial Ground (052)
- Grounds of Frisby on the Wreake Primary school (058)
- All areas of the flood plain as shown on the Environment Agency map in Figure 34.

Other Sites of Environmental Significance

Residents, several of whom are active local historians, are keen to protect historic features extant in the Plan Area, most notably the Scheduled Monuments and including the ridge and furrow and accompanying earthwork features (DLE8011, and as much of DLE8012 as possible), the iron age settlement/small Roman town just to the south of the A607 from Great Lane (MLE8842, 8840, 18731 and 18732), and other, unexplained earthworks, such as the long, rectangular enclosure and bank, noted in the field west of The Laurels (MLE3728). These sites are designated in the Leicestershire & Rutland Historic Environment Record (HER) or by Historic England.

A further range of sites have significant natural environment features but do not score highly enough for LGS, particularly under the NPPF community and amenity criteria: they may be, for example, not publicly accessible, or distant from the settlement areas. These may be sites in the Plan Area where significant, extant, natural and historical heritage still survives. Some are Local Wildlife Sites (LWS) or are proposed or candidate sites for this status. Sites attaining a score of 20/32 or more or at least 50% for History/Wildlife in the Environmental Inventory were put forward for Other Sites of Environmental Significance.

As a group, these sites are essential for the conservation and preservation of the biodiversity and heritage within the characteristic environment and landscape of Frisby on the Wreake (figure 22).

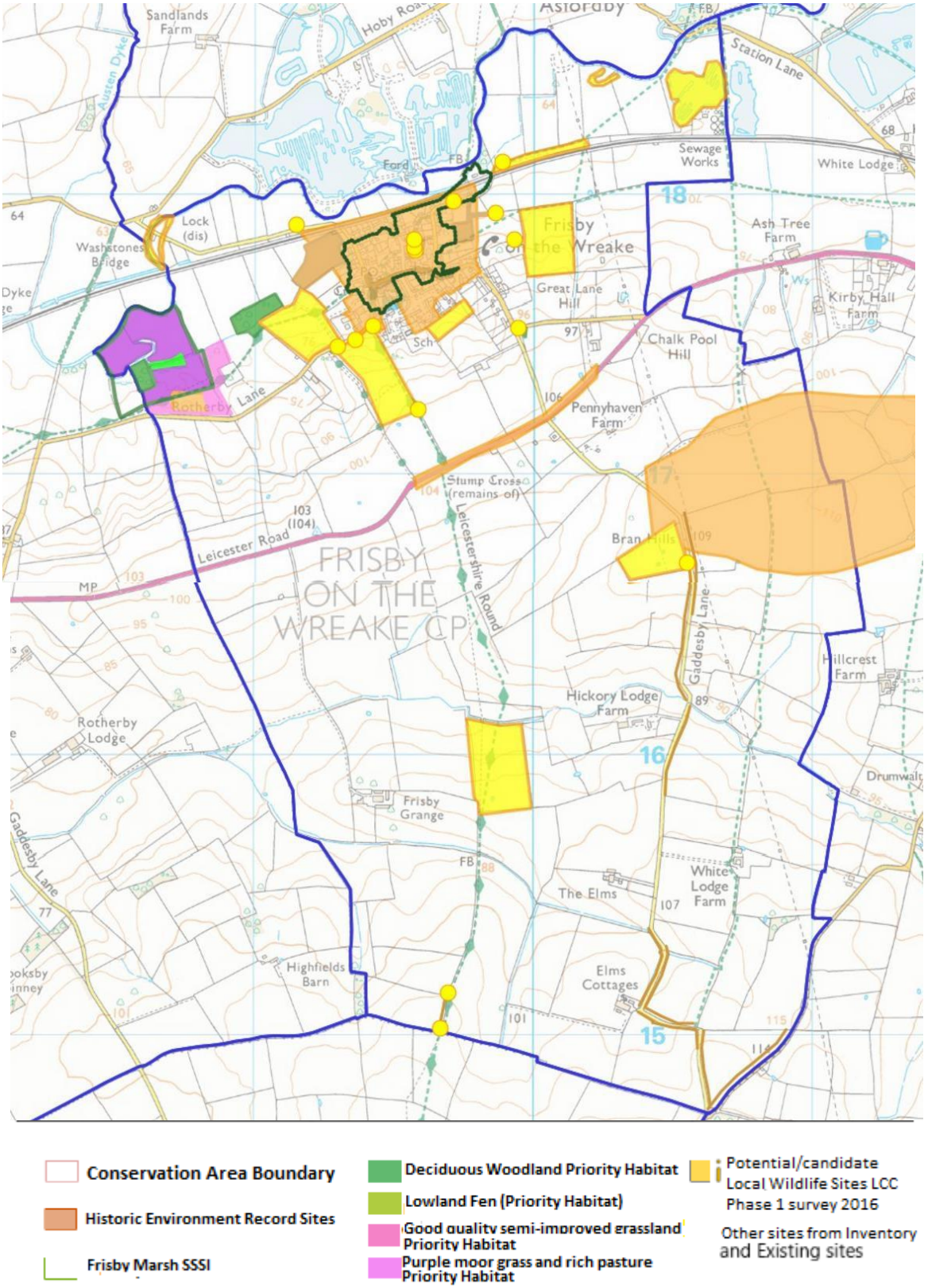


Figure 22: Other Sites of Environmental Significance

POLICY ENV 2: PROTECTION OF OTHER SITES OF ENVIRONMENTAL (NATURAL AND HISTORICAL) SIGNIFICANCE

The sites shown on Figure 23 are sites of local significance for wildlife and/or archaeological interest wherein the level of protection is proportionate to their status and in the case of the non-statutorily protected sites,

development will only be allowed where the need for, or the benefits arising from the development, outweigh the loss of the asset.

POLICY ENV 3: IMPORTANT OPEN SPACE

Development proposals affecting Important Open Spaces, as shown on Map 22, will only be supported if the proposed development improves the existing use and community value of the space.

Essential small-scale utility infrastructure may be permitted so long as the existing use and community value of the space is not detrimentally affected.

Trees and hedges

Frisby on the Wreake has very few areas of woodland, with the majority of the Plan Area's trees being within hedgerows (figure 22), though still of landscape value. A full tree survey of the parish and neighbouring fields has been undertaken as part of the Neighbourhood Plan (Appendix D). There is no ancient woodland in the parish, most having been cleared in the years following the arrival of the Danes in the 9th Century. Existing woodland areas are mostly small plantations or coverts, and are no older than around 250 years. A few areas contain recent regenerating growth and colonisation upon abandoned plots of land.

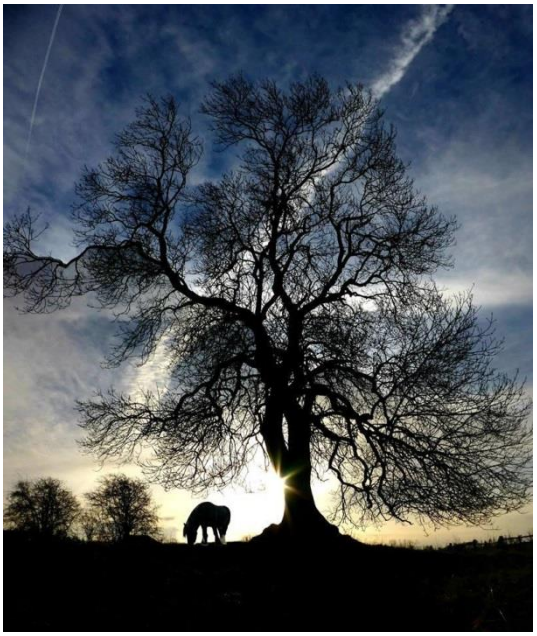


Figure 23: A Frisby Field View, Mill Lane

The landscape is highly defined by mature and veteran trees within hedgerows, mainly ash and willow, standards and pollards, many of which are pLWS. Consequently, there are a number of species-rich or ancient hedgerows in the Plan Area of ecological biodiversity or landscape value. The recent felling of two such veteran ash trees at the village edge, feeding sites for noctule and pipistrelle bats, demonstrates the vulnerability of such assets. Parishioners were enraged by this unexpected action, and are consequently determined to pursue protection of similar trees. Recommendations for new tree preservation orders have been made in Appendix D, Tree Survey.

Additionally, there are also numerous other trees, some ornamental or of great age, of landscape character and amenity importance within the parish core. The predominance of ash trees in the Plan Area and the wider Wreake Valley will have serious implications for the topography of the area when ash dieback (Chalara) strikes. Chalara is a disease of ash trees caused by the fungus *Hymenoscyphus fraxineus* and is a serious threat to young trees. Mature trees may be more able to withstand the disease, but successional growth of young ash trees to replace the veteran trees will be badly affected. Leicestershire has one of the lowest covers of woodland in the country and therefore, it is vital to maintain and encourage new planting of this native cover. New planting of more diverse broad- leaved species now, and long into the future, is an important project which must be tackled immediately if we are to mitigate the loss of our magnificent enclosure trees and the attendant wildlife which depend upon them for food, shelter and protection. This will form the part of a community action as addressed by Community

Action CAENV 2. In addition, new developments will be required to plant three native trees to replace every tree that is removed, as recommended in the LRWT Neighbourhood Plan Advice Sheet.

Community consultation supports the stance that all wooded areas, trees and mature, managed hedgerows are highly valued throughout the parish. This is further evidenced by the community planting of a small area of trees, by kind agreement of the landowner, to mark the Diamond Jubilee of Queen Elizabeth II in 2012.

All currently identified woodland, landscape trees and important hedges in the Plan Area, as surveyed for the Plan, mapped as Priority Habitat by Natural England, or designated/proposed as Local Wildlife Sites by Leicestershire County Council and/or Leicestershire & Rutland Wildlife Trust are mapped below. Hedges have some protection under current legislation[8]. Larger trees within the two parish Conservation Areas have some protection under the 1990 legislation but, generally, trees and woods in the parish are currently vulnerable to development and changes of land use.

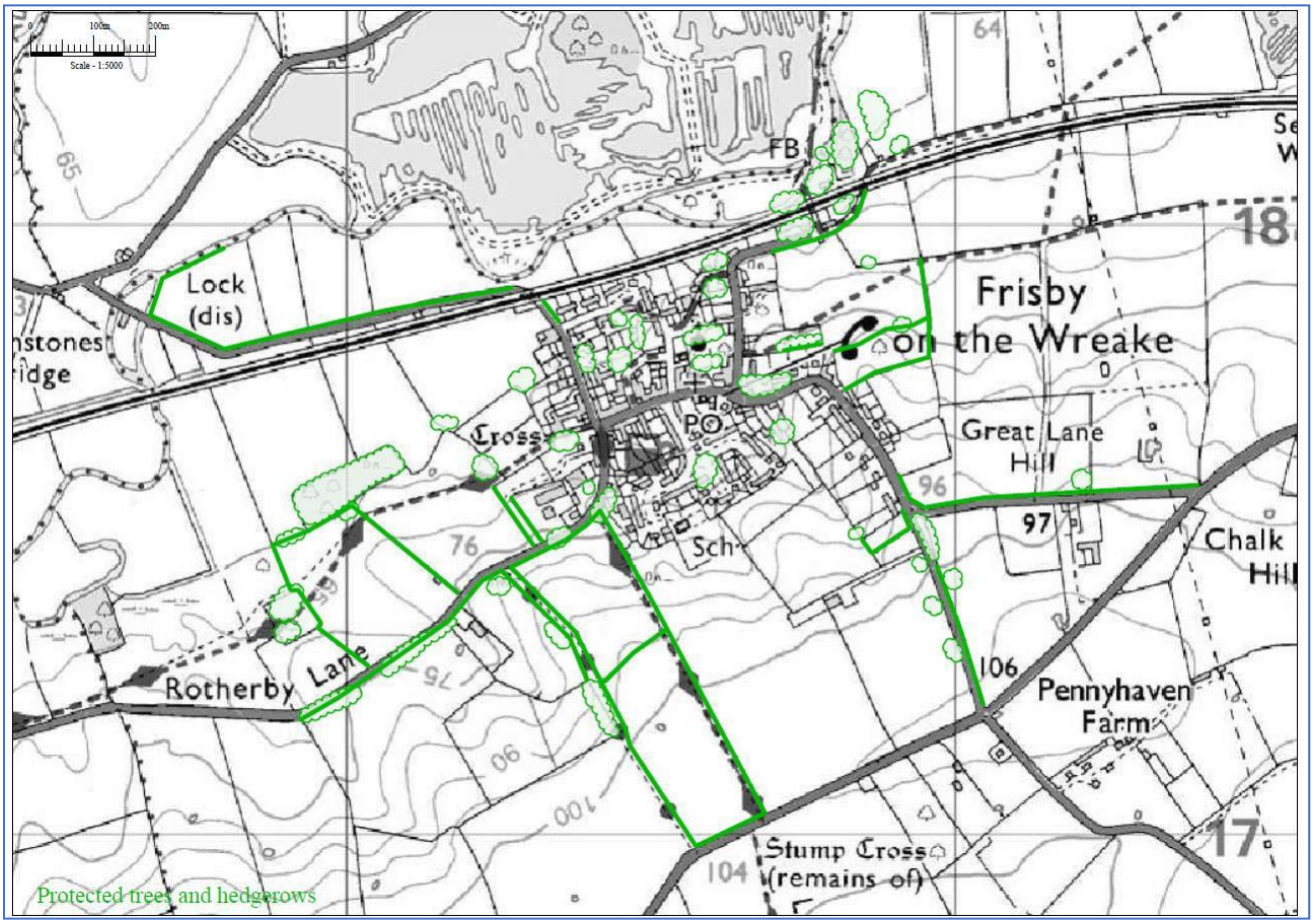


Figure 24: Important Trees, Woodlands and Hedgerows

POLICY ENV 4 IMPORTANT WOODLAND, TREES AND HEDGES

Development proposals that will affect trees, woodland and hedges of environmental (biodiversity, historical, arboricultural) significance, or of landscape or amenity value, will be resisted. Proposals for new build housing should be designed to retain such trees and hedges where possible. Where destruction cannot be avoided developers will be required to plant replacement, native trees or hedges either on the site or elsewhere in

[8] Hedgerows Regulations, 1997

the parish.

COMMUNITY ACTION CAENV 2: NATURAL HABITATS

The Parish Council will seek to work with landowners, community groups and appropriate charities and other organisations to identify suitable sites for planting and subsequent management as community woodlands, and natural floodplain/river corridor habitats.

Habitat Creation

Areas of land identified in the inventory as being abandoned, disused or of particular potential in terms of habitat creation, will be targeted for community action, subject to necessary permission from landowners.

The lack of woodland in the parish, its location in the River Wreake green corridor and possession of floodplain areas at the village edge provides opportunity to increase the amount of a variety of priority habitats relevant to the unique environment of Frisby on the Wreake. These intentions are addressed by the Community Action that follows.

The NPPF supports biodiversity enhancement (species and habitats), in compliance with relevant UK[9] regulations and European directives 1992[10].

Biodiversity

Frisby on the Wreake is mostly old semi-improved pastureland and some arable fields. As such, there are large areas of low biodiversity, some areas of pasture which could regenerate from their present, suboptimal state, and some pockets and linear features of excellent biodiversity. The whole area is within the Farm Wildlife Package area and up to five indicator species of the Arable and Grassland assemblage of Farmland Birds (Bird Conservation Targeting Project), as well as being home to the priority and BAP species.

A community-wide survey conducted between August and November 2016, revealed just how astonishingly diverse the wildlife is in Frisby on the Wreake. Appendix E is a summary of these observations, made from gardens within the village and views across the adjacent fields. Sightings from this small area alone include grass snake, willow tit, bullfinch, reed bunting, otters, newts, toads, frogs, dragonflies, bats, hares, to name a few. A healthy hedgehog population is apparent. Residents on Wellfield Lane have taken in nine immature, underweight hoglets in autumn 2016, to be nurtured until spring. Many residents across the parish have deliberately made spaces in their gardens for wildlife to live and feed.

The enjoyment and pride experienced when seeing such creatures and plants is felt by many residents, young and old. This wealth of flora and fauna, literally 'in our back yards', is one of the reasons that make Frisby on the Wreake such a special place to live.

According to various sources[11], the biodiversity on our

Figure 25: Gold Crest, garden on Wellfield Lane

[9] UK Conservation of Species and Habitats Regulations 2010, Amende[illegible]

[10] Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora

[11] E.g. Melton Borough Biodiversity and Geodiversity 2016 Evidence; Leicestershire and Rutland Wildlife Trust 'NatureSpot' (recording wildlife)

doorstep increases the community's desire and responsibility to respect, protect and nurture its resurgence across the parish. All current biodiversity sites, and new pLWS yet to be identified, will be protected, along with the individual species known to be at risk or declining (those in the Biodiversity Action Plans (BAP) species, and designated priority species).

The A607 is a significant deterrent to wildlife movement across the parish and there is little that can be done to alleviate this. However, the smaller lanes in the Plan Area present danger to dispersing creatures and an increase in the amount of motorised traffic from development increases the problem. This underscores the desire of residents to encourage use of public transport.

However, existing and new wildlife corridors to encourage habitat connectivity will be designated between known sites of wildlife importance and make it possible for populations of animals and plants to interact and spread without hindrance from intervening development barriers. This approach is recognised both as an example of good practice for biodiversity enhancement and habitat protection, and as an effective way of bringing wildlife into closer contact with people.

Designated Sites: SSSI

Frisby Marsh (SSSI) is designated to be one of the best remaining areas of marsh within Leicestershire (figure 21). The SSSI comprises a complex of wetland habitats, grassland and woodland. Located approximately 700m from the Stump Cross in the village core, the SSSI is critically dependent upon the river, high ground water table in the valley and water quality. Natural England's Impact Risk Zones (IRZ) encompass the whole of Frisby on the Wreake and the surrounding countryside. The IRZ is used by Natural England to make an initial assessment of the potential impacts of development proposals on SSSIs, noting particular sensitivities of the features for which it is notified, and specifies the types of development that have the potential to have an adverse risk on the SSSI. The village lies within two IRZs which indicate that development of 50+ or 100+ residential units have the potential to have an adverse impact on the SSSI. Possible new developments nearby, on the south-west edge of Asfordby, would also contribute residential units towards this limit, increasing the risk to the SSSI. Natural England information also indicates that the area is a surface water nitrate vulnerable area.

POLICY ENV 5: BIODIVERSITY

a) Development proposals are to protect all sites designated for their nature conservation importance (SSSI, LWS), Priority Habitat and Priority and legally protected species, from adverse effects of development including adverse effects to the local water table and water quality. Development proposals must apply and adhere to advice and conditions arising from Natural England's Impact Risk Zones (IRZ). Proposals that create, maintain and enhance such resources will be encouraged. Development will be expected to protect and enhance wildlife corridors and other potential habitat links and avoid creating barriers to the permeability of the landscape for wildlife or fragmenting populations. All proposals should not only prevent biodiversity loss, but seek to provide a net gain in biodiversity, supporting and benefiting local species and habitats.

b) Development proposals affecting an SSSI that cannot avoid (through, for example, locating to an alternative site with less harmful impacts), adequately mitigate, or, as a last resort, compensate for, the loss of, or damage to, a locally or nationally identified site of biodiversity value should not be permitted; Development proposals that conserve or enhance biodiversity, and incorporate biodiversity in and around them, will be encouraged;

c) The Plan will designate a wildlife corridor as shown (figure 26)

1. River Wreake.
2. Habitat connectivity using gardens and green spaces from West to East.
3. Habitat connectivity using gardens from fields behind the school transversing to Mill Lanefields.

Figure 26: Designated Wildlife Corridors

COMMUNITY ACTION CAENV 3: BIODIVERSITY

a) The Parish Council in conjunction with other bodies will prepare and keep updated an environmental inventory list of known sites of biodiversity interest;

b) The Parish Council will actively seek to work with community groups other bodies to enhance the biodiversity of the designated wildlife corridor.

Ridge and furrow

Like most rural settlements in the Midlands, the open land of Frisby on the Wreake was farmed by the great field system until *enclosure*, which began in the 17th century and was largely completed with the Enclosure Acts of the 18th century. The majority of land was then turned to permanent pasture, which preserved the ridges and furrows of many of the medieval plough-lands until the present day. In the latter part of the 20th Century, and even within the last five years, the Parish has lost much ridge and furrow to create either arable or improved grassland, in common with the national trend (loss of between 95% and 100% per parish, mostly since 1940). However, there are some well-preserved fields of ridge and furrow, some

recognized by Historic England as being of 'High Significance' and 'Medium Significance'. Some of the most notable examples of this are in fields adjacent to the village itself and play a large part in the local landscape character and green infrastructure, enhanced by the valley topography.

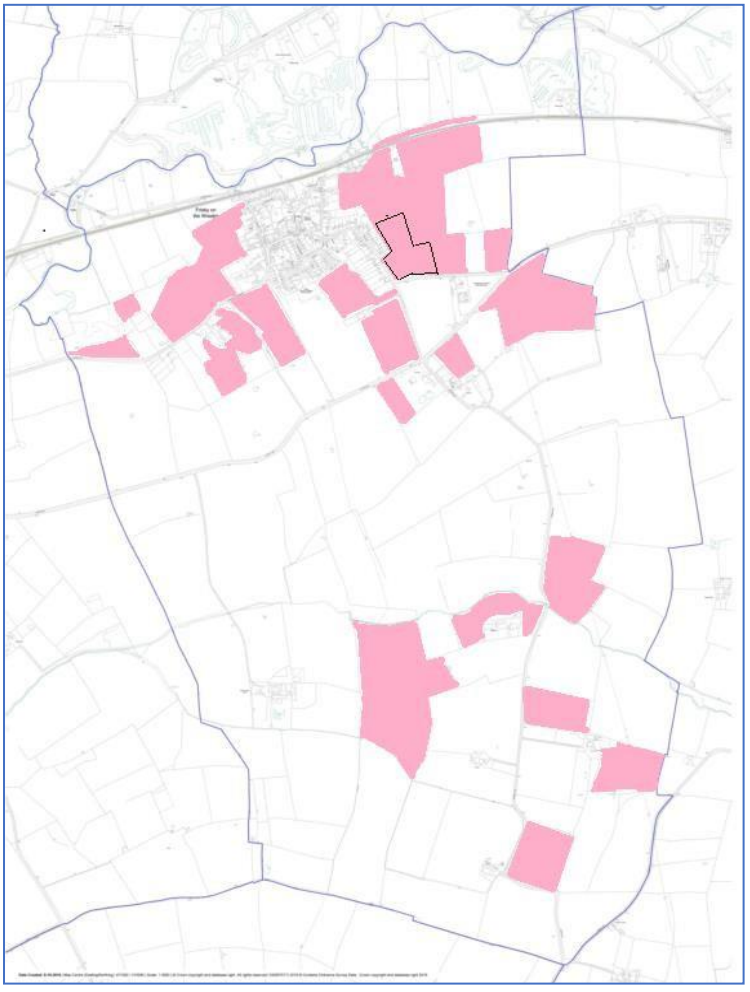
Figure 27. Ridge and furrow on land behind Mill Lane

Ridge and furrow fields are not protected in English legislation, unless of international importance, 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, 2012).

Fields containing ridge and furrow earthworks are valued by the Frisby on the Wreake community and any further, avoidable, loss of ridge and furrow in the Plan Area would be irreversibly detrimental. Melton BC *Areas of Separation, Settlement Fringe and Local Green Space Study*, 2015 recommends avoidance of residential development on ridge and furrow, and its conservation, enhancement and interpretation for [its] historic legacy or as part of the green infrastructure network.

This policy not only seeks to protect the remaining ridge and furrow fields from development, but highlights their importance to the community, especially bearing in mind that many of the threats to ridge and furrow fields often involve types of development and practices that do not require planning approval.

Figure 28: Location of Ridge and Furrow



POLICY ENV6: RIDGE AND FURROW FIELDS

The 19 surviving areas of well-preserved Ridge and Furrow fields, (figure 29), are *non-designated heritage assets* and any harm arising from a development proposal will need to be balanced against their significance as heritage assets.

Views

Frisby on the Wreake is set on the side of a valley gently sloping up to the A607. Views (figure 29 below) are both extensive and an integral part of the character of the Plan Area for both residents and those travelling through on the A607 running along the ridge. The setting is favoured for photographers, particularly those visiting to view and photograph the regular occasions when steam trains, including *The Flying Scotsman*, use the railway. Community-wide consultation undertaken during the Neighbourhood Plan shows a popular desire to protect the rural setting of the parish and views across the valley.

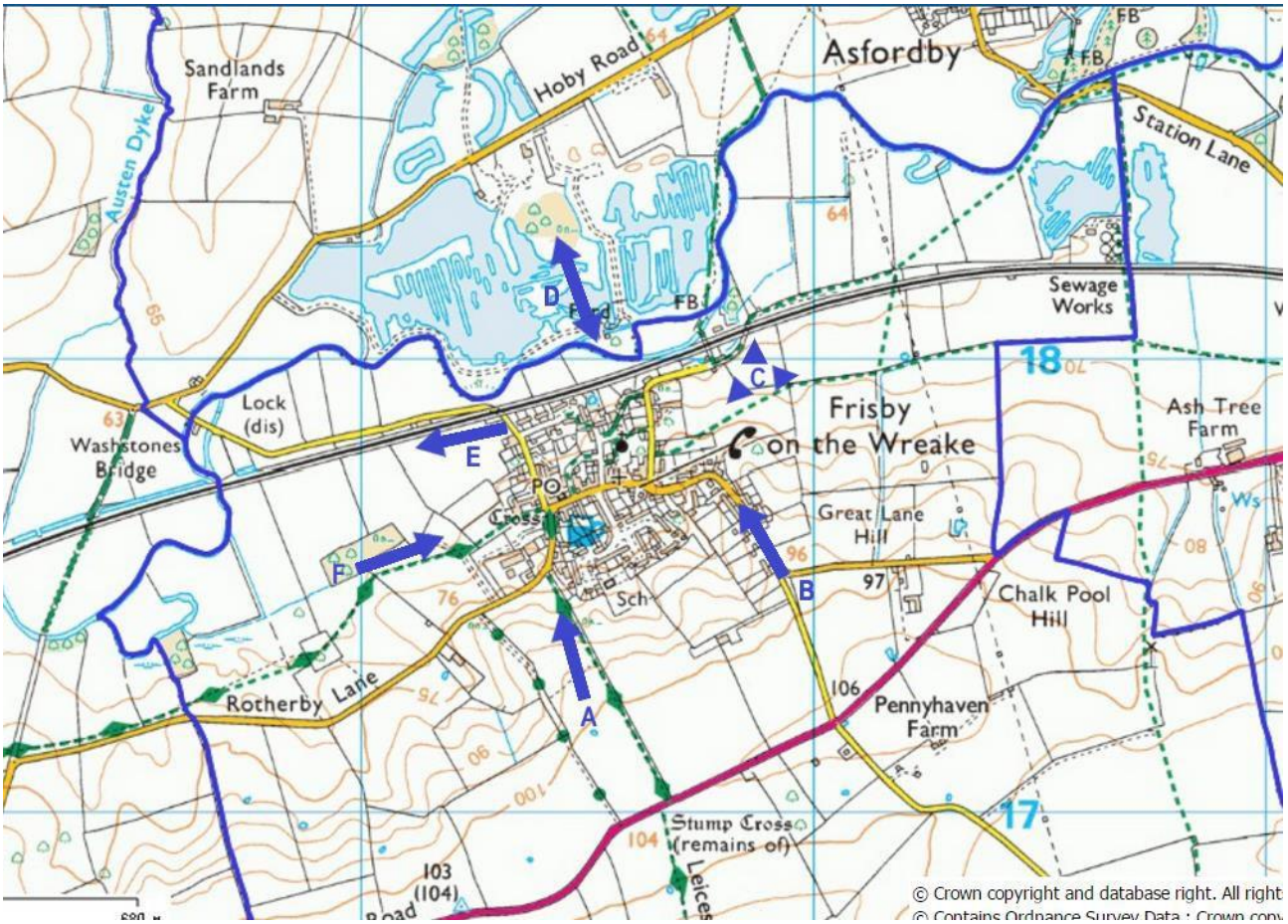


Figure 29: Important Views

Such views are also evidenced in the environmental inventory (Appendix C), listing views to the church spires of neighbouring parishes and of other significant note. Parishioners were also asked to provide photographs of their favourite views around the parish. Open views were one focus of a community engagement event held on March 8th 2016. 'Stick-on' dots were added to a large-scale parish map by parishioners to indicate views (green) and blue (recreation areas) in order to identify 'special' areas as valued by the community.

Examples of many of these views are shown in "Frisby on the Wreake: Areas of Separation, Views and Local Green Space", within Appendix C.

POLICY ENV 7 PROTECTION OF IMPORTANT VIEWS

Development that adversely impacts in any way on the following locally important and valued views (figure 30) will be strongly resisted.

A. North from A607 valley side towards the river valley
B. North from top of village
C. North, east and west from Mill Lane fields, including views to Frisby on the Wreake, Kirby and Asfordby church spires
D. From footpaths around Frisby Lakes to north over lakes and south towards village.
E. West towards Hoby from Water Lane
F. East from Leicestershire Round to village edge

Figure 30: A view of Frisby from the south

Public Rights of Way

Frisby on the Wreake has a wealth of public footpaths, tracks and bridleways which are all heavily used and popular with residents and visitors. Most provide links between villages, such as Frisby on the Wreake and Hoby, though a good choice of circular routes is also available of various lengths and interests. Of particular note is the Leicestershire Round; a 100-mile challenge circumnavigating the county, which passes directly through the parish. This route is frequently a choice for Charity fund-raisers and so is used by people across the county. Sections of this route around Frisby provide walks popular for both leisure and wellbeing, including a few cross-country runners. The footpaths to Asfordby and Kirby Bellars are part of several published routes, such as the LCC 'Parish Walk' series and the AA's 'Villages of the Wreake'. It is of paramount importance that the rural nature of all existing Public Rights of Way (PRoW) is protected for users. Another new path might be appropriate in the proposed LGS 16/17, to link the new development on Great Lane to the existing network of rural PRoWs.

Figure 31. Location of the Leicestershire Round

It is noted that some footpaths cross the busy A607 road and continue to the south of the parish. Understandably, this deters walkers from fully enjoying these routes, and many prefer to drive across the A607 in order to use routes to the south. This is particularly true where the Leicestershire Round traverses the proposed LGS 01 from the village edge up to the Stump Cross on the A607. Frisby residents wish to propose adding a short section of footpath across the A607 edge of LGS 01, to join the green lane adjoining the opposite side of the field via a new stile, where currently the dangerous verge to the A607 must be used. This would increase the attraction of a safe, short, circular route adjacent to the southern edge of the village. (Community Action ENV 4.) This proposed path is illustrated by the red dashed line on the map above. Another short section of rural footpath could be considered behind Mill Lane, through LGS 17, to join the existing network in LGS 16 to the new housing on Great Lane. This would aid the integration of new residents into the community.

Currently there are also a number footpaths, particularly in the Plan Area to the south of the A607, where stiles are not passable to people accompanied by dogs which are too large to lift. When one has devised a long, circular route, it is not acceptable to find such obstacles that cannot be crossed. Whilst farmers must be allowed to protect field boundaries to prevent livestock wandering, the footpaths should passable. The parish would like to work with landowners to ensure stiles and such are of a type that does not exclude users with dogs, whilst encouraging responsible dog ownership and use of leads in sensitive areas.

POLICY ENV 8: FOOTPATHS AND CYCLEWAYS

Development proposals that result in the loss of, or have a significant adverse effect on, the existing network of footpaths will not be supported.

Where new residential development takes place, the applicant will be expected, where it is possible or practical, to improve or, where necessary, provide new footpaths or cycleways from the development so as to provide access for pedestrians and cyclists to existing parish facilities

COMMUNITY ACTION CAENV 4: FOOTPATHS AND BRIDLEWAYS

The Parish Council will monitor the condition of the existing network of footpaths and bridleways, and work with the responsible Local Authority departments and with the community and landowners to ensure that the network is maintained in a safe, useable condition.

The Parish Council will actively seek to work with landowners, Leicestershire County Council and other bodies to create and maintain enhancements to the present network of walking routes in the parish.

Identification of stiles that are impenetrable for walkers and dog owners to pass through to be discussed with LCC.

The PC will adopt the intent contained within The Ramblers' Association policy.

Dog Hygiene

Due to the rural nature of Frisby there is a significantly large dog population and the Leicestershire round also attracts large amounts of walkers with their canine friends. The parish prides itself on keeping dog effluent to a minimum and there are currently 3 bins provided to do so. In an effort to maintain current standards it is identified that the parish would require

- Additional new dual-purpose bins for both litter and effluent
- One sited near the new developments
- One at the bottom of Great Lane
- One on the corner of Rotherby Lane
- Additional new signage to encourage the "scoop the poop" message increased within the parish and also near the new development.

COMMUNITY ACTION CAENV 5 DOG HYGIENE

To provide bins and signage in consultation with Frisby Parish Council.

Sustainable development

For many years, residents of Frisby on the Wreake relied upon wood, coal, electricity and fuel oil to heat their homes. The connection of the parish to natural gas in 2004 led many people to take up this connection at the time and over the following years, meaning that whilst not quantified, the air quality of the parish has improved, together with the per capita carbon emissions.

Over the coming 20 years of this plan there will be many new developments in energy supply and use, including the growth in adoption of electric vehicles. Our community has the potential to create new financial opportunities for sharing in environmentally friendly communal schemes such as photovoltaic power or harnessing Wreake river energy, in conjunction with owners of local land and the electricity distribution network and other stakeholders.

These schemes could offer participatory community investments and returns. Therefore, they should be encouraged and considered on their merits and it is assumed that they will not have an adverse impact

(such as noise, visual impact, reflections, shadow flicker, water pollution, smell, air quality, gaseous or particulate emissions) on the health, wellbeing or amenities of local residents and visitors.

POLICY ENV 9: SUSTAINABLE DEVELOPMENT

Development proposals that are compliant with the aims of a low carbon economy and contribute to mitigating and adapting to climate change including sustainable design, energy generation, drainage and construction techniques and practices will be viewed positively.

Areas of Separation

In the MBC document, "NO318 Areas of Separation, Settlement Fringe Sensitivity and LGS Consultation", an Area of Separation between Asfordby and Frisby on the Wreake was supported in principle because of the landscape character, but deemed to be unnecessary due to natural landscape features such as the River Wreake and the railway line. The decision was supported by a photograph which was mislabelled as 'looking towards the southern edge of Asfordby' but actually looked north across floodplain, and is atypical of the landscape across the AOS.

Figure 32: A view of the River Wreake from Frisby towards Asfordby

Since the 2015 study was published, there have been two large development sites permitted within the AOS defined in the MBC document. These sites will accommodate 149 houses, with sites to contain a further 100 units under consideration.

Whilst the River Wreake and the railway line provide some measure of separation, the river is merely 10m wide and vehicular access across the track is already available at two places on Mill Lane, so diminishing its function as a barrier to development.

In addition, this area and its' footpaths form an integral part of the green infrastructure in the north-east of the parish and is recommended for protection in the above MBC Fringe Sensitivity Report (4.109; p140) "*Seek instead to conserve valued historic and riparian features and habitats as integral parts of a local green infrastructure network that links into the village*".

The permitted southern edge of the Asfordby built form is now just 600m away from FOTW Limits to Development, and reaches the shared parish boundary on the River Wreake. If the site under appeal in Asfordby is permitted, then this distance will reduce to just 500m. In the Mill Lane extension of the Frisby conservation area, a single permitted plot beside the railway (in Flood Zone 2/3) points back towards Asfordby. Similarly, a permitted site on high ground on Great Lane in Frisby, and the adjacent allocated site, FRIS 1A, extend the village built form towards Asfordby and the archaeologically important landscape of Kirby Bellars (1400m away). Together, these developments will diminish the apparent separation between the settlements in an area of wide public amenity.

The parishioners of Frisby on the Wreake wish to define an AOS between Frisby on the Wreake and Asfordby to preserve the rural setting and distinct characters of the settlements.

It is important that walkers using the network of public footpaths in this area have clear and un-interrupted views over the patchwork of lakes, trees, fields and well-preserved ridge and furrow landscape of this

strongly rural river valley. These tranquil routes are popular with residents of all three settlements and a strong sense of sharing is engendered at points where all three church spires are visible together.

The AOS defined here serves to retain the strong sense of detachment from new settlement edges, and represents a relatively small area of land. Appendix C contains a short section depicting this part of the parish in "Frisby on the Wreake: Areas of Separation, Views and Local Green Space".

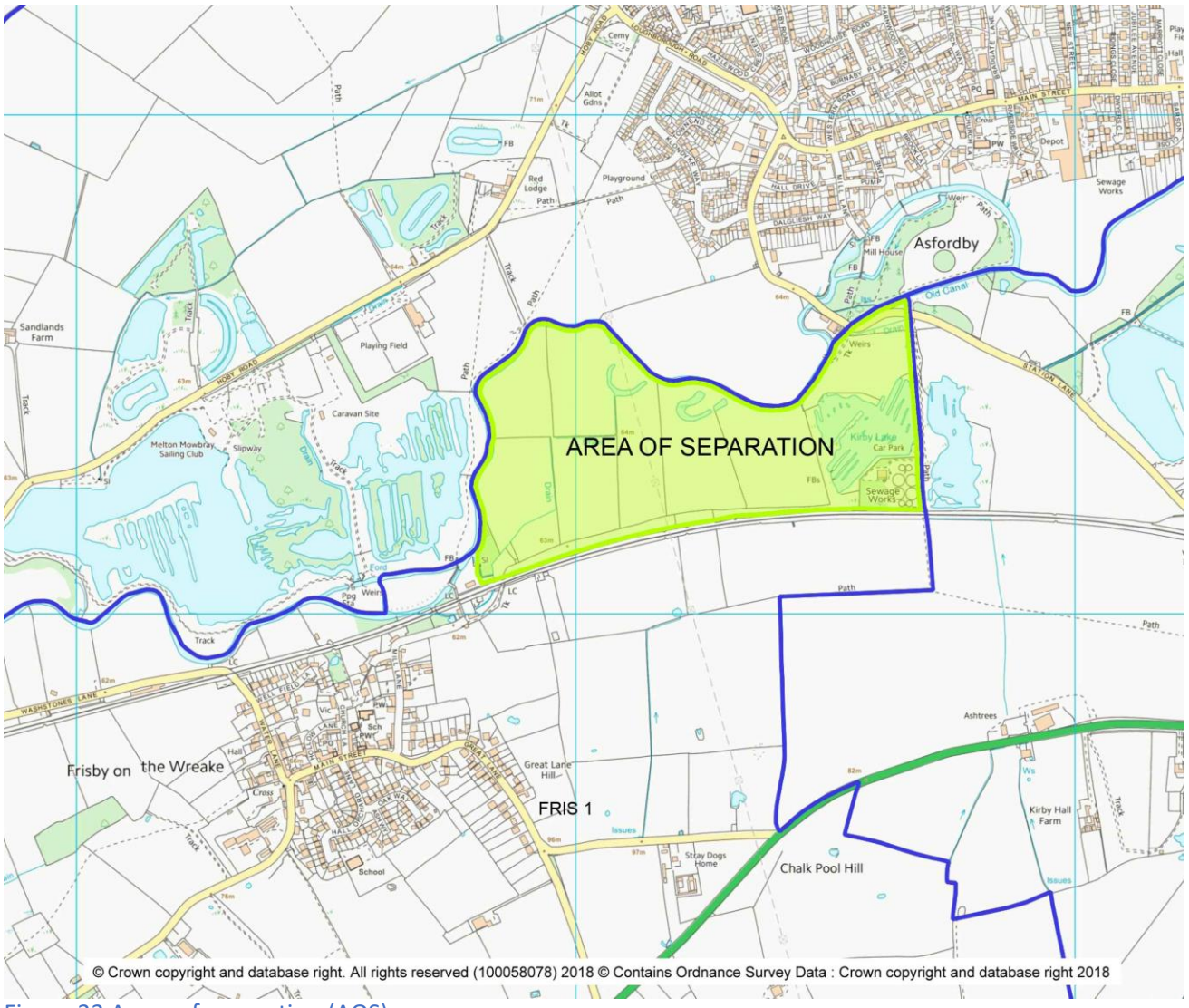


Figure 33 Areas of separation (AOS)

The green hatched area shows the Proposed Area of Separation within Frisby Parish, between Frisby on the Wreake and Asfordby.

POLICY ENV 10: AREAS OF SEPARATION - To retain the physical and visual separation between the Villages, the following area of open land between the built-up areas between Asfordby and Frisby on the Wreake will be designated as Area of Separation (figure 33). Development proposals in the identified gaps between villages should be located and designed to maintain, and wherever possible, enhance the separation of the villages

Causes of Flooding

Various natural and man-made factors influence the probability of flooding in any given area (figure 34). The geology of the land, its topography and vegetation contribute greatly to the likelihood of this occurring.

In general, the types of flooding can be divided into:

- Fluvial (river overflow) flooding
- Pluvial flooding
- Groundwater flooding

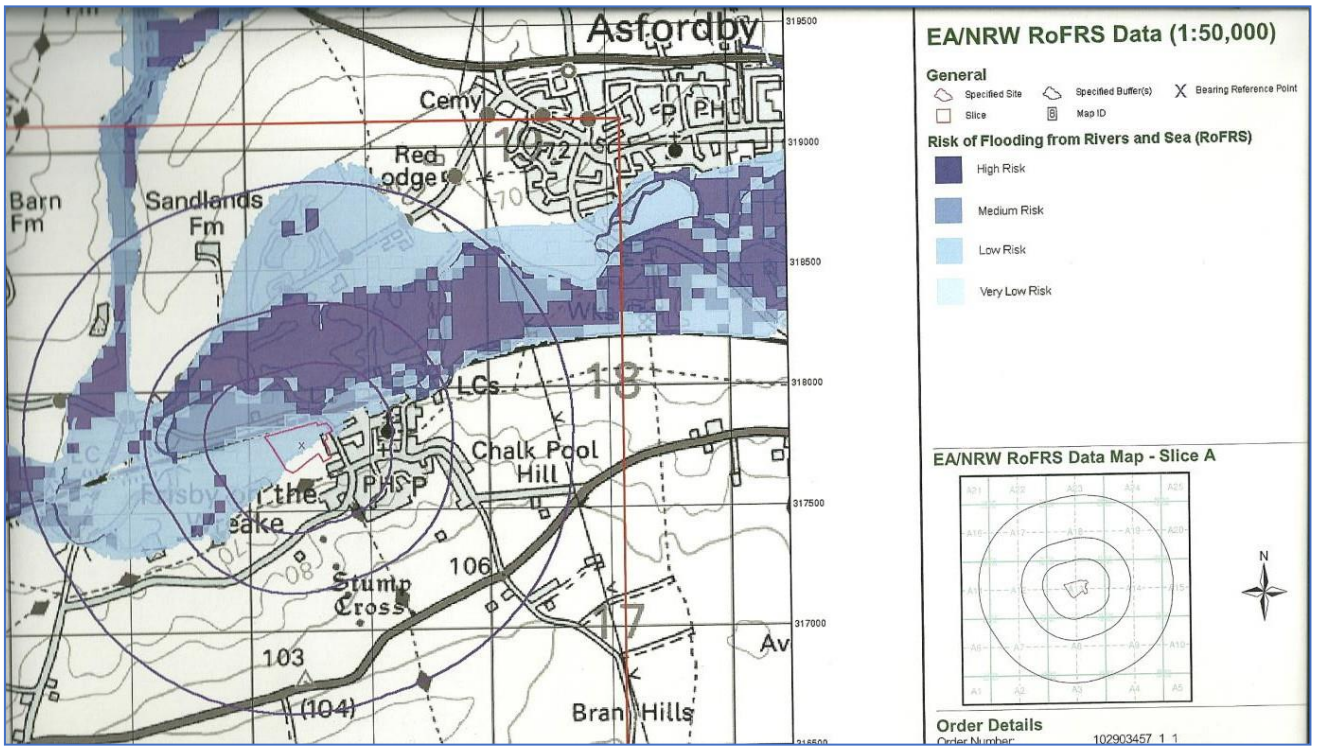


Figure 34: Risk of Flooding from Rivers

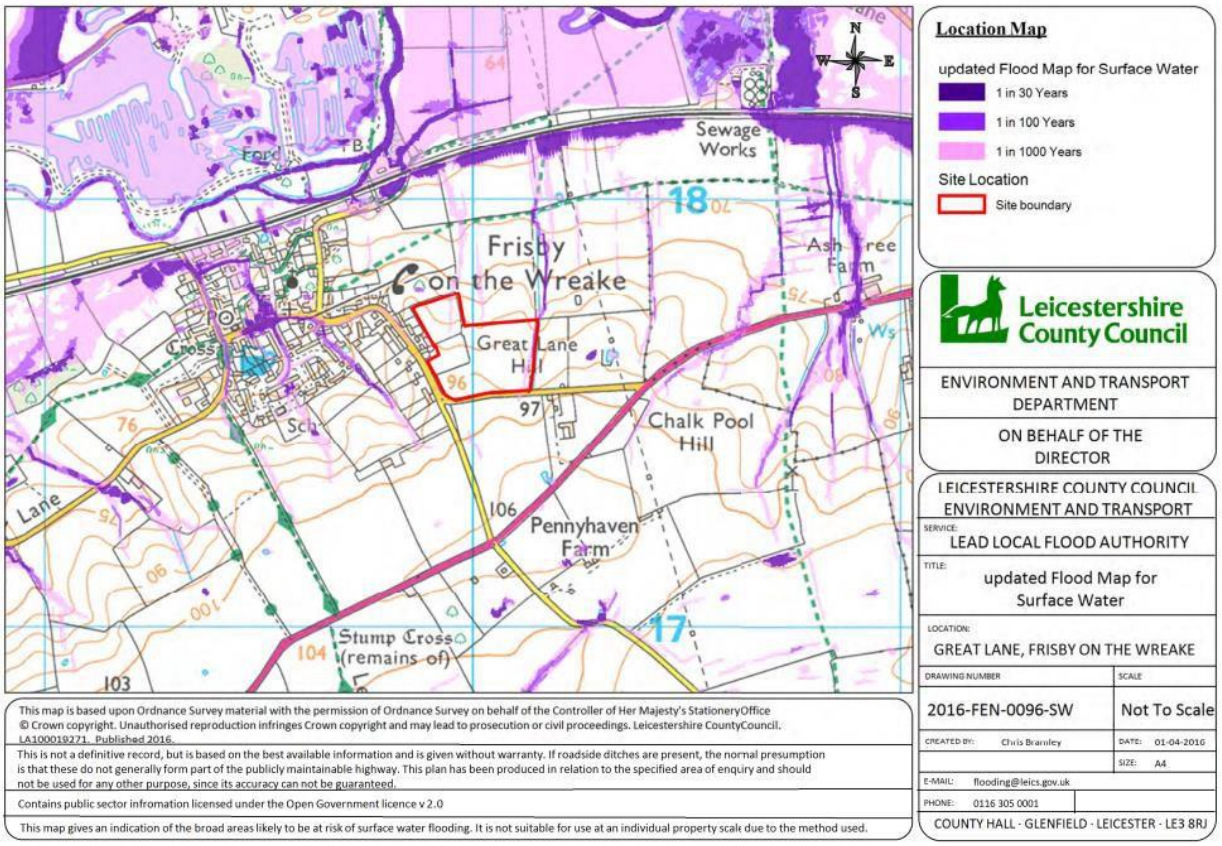


Figure 35: Risk of Flooding from Surface Water

Figure 36– Actual Surface Water flooding in Frisby homes

2012 flooding on Water Lane and Wellfield Lane

Groundwater flooding may occur after prolonged periods of rain where groundwater levels may rise to the surface in areas where the water table is high. This can be caused by the presence of aquifers. Climate change is expected to increase the likelihood of flooding due to a predicted rise in the number of storms and episodes of prolonged rainfall. The NPPF has specified that this be taken into account by authorities when assessing planning applications. The sequential test is required for all development in Flood Zone 2 or

3 irrespective of size with the exception of changes of use and minor development as defined by NPPF – Planning Practice Guide. Changes of use to a caravan, camping or chalet site, or to a mobile home or park home site does require the sequential test. The test is required for Flood Zone 1 over 1 hectare if the site has severe drainage issues. In addition, areas adjacent to Flood Zones 2 or 3 should be checked against climate projections.

Parts of Frisby on the Wreake are built in the Wreake Valley itself whilst other development is on the surrounding hills. Because of this topology, surface water flooding (figure 35) has been a long-standing issue in the parish. The land behind the school has two small streams, apparent only after prolonged rain, running either side of the proposed development site behind the school. The surface water drain on Hall Orchard takes water from a pond on this land and directs it through a culvert under the school playing fields and play ground. This culvert takes two restrictive 90 degree turns before discharging into the system in Main Street. However, in times of heavy rain the pond over flows and the excess water runs down the field into a ditch on the eastern edge of the school playing field and playground. Also, when water levels are very high, the drainage system overflows and affects the housing below, right down to the railway line and river (figure 27).

There is a natural pond in land to the East of Great Lane which fills in wet weather. Residents in Mill Lane, which is situated below these fields, have expressed concern that changes to the natural landscape will decrease drainage and exacerbate the risk of flooding.

Two secondary aquifers (minor aquifers) are noted on the British Geological Survey Aquifer Designation maps, running below Water Lane and below the Church Lane area of the village towards the river. The ground water table is high just 0.5-1m below the surface in hydraulic continuity with the river. The Environment Agency mapping for surface water flooding shows several areas of the parish lying within the highest possible risk category. These are- the north end of Water Lane and Wellfield Lane, Main Street, Church Lane, the eastern end of Mill Lane and the field behind Water Lane. Lesser categories of surface water flooding occur in Oak Way and Hall Orchard Lane. Flooding has been noted (figure 36) in houses in Water Lane, Wellfield Lane, Main Street and the lower part of Rotherby Lane. Residents particularly on Water Lane have already experienced difficulties in obtaining, or been offered increased insurance premiums due to flood risk.

The NPPF states that Neighbourhood Plans must comply with NPPF advice and with UK and EU Legislation. Development should be avoided in areas at highest risk" (flood zones 2 and 3) but where development is necessary, it should be made safe without increasing flood risk elsewhere. Local plans should be supported by Strategic Flood Risk Assessments and plans developed to manage flood risk from all sources. Local Plans should apply a sequential, risk based approach to the location of development to avoid where possible flood risk to people and property by steering new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. If it is not possible to locate development in an area of lower flood risk, then it must be demonstrated that the wider sustainability benefits to the community outweigh flood risk and a site-specific flood risk assessment must

demonstrate that the site must be safe for its lifetime without increasing flood risk elsewhere, and, where possible reducing flood risk overall. Both these elements must be passed for development to be allowed or permitted.

Frisby on the Wreake has been designated by Leicester County Council as a flood 'area of concern'. The NPAC does not have the expertise to assess fully each of our proposed sites for flood risk, either for the new buildings themselves or the increase risk to the surrounding residents as a consequence of the

building. We have sought to outline what we have found to be potential problems for our parish. We expect that Melton Borough Council and potential developers will perform full Strategic Flood Assessments and if necessary, sequential testing.

This Plan supports initiatives for mitigating the effects of flooding now and for the sustainable management of rivers and surface water, including flood risk.

COMMUNITY ACTION CAENV 6: FLOOD MITIGATION

Parish Council will support proposals by landowners, appropriate agencies and organisations to improve the current infrastructural measures in the Parish for managing and mitigating water course, run-off and surface water flooding.

7. MONITORING OF THE PLAN

The Neighbourhood Plan will last for a period of 20 years. During this time, it is likely that the circumstances which the Plan seeks to address will change.

Frisby on the Wreake Parish Council will monitor the Plan on an annual basis. The policies and measures contained in the 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 review the Plan formally on a five-year cycle or to coincide with the review of the Melton Borough Local Plan if this cycle is different. An earlier review may be necessary if there is a change in the strategic housing allocations for the Borough.

8. APPENDICES

A. Guidelines for Building Design
B. Traffic Survey Results
C. Environmental Inventory
D. Tree Survey
E. Wildlife Survey Summary
F. Site Selection Methodology
G. Land Registry Data for Frisby on the Wreake
H. 2011 Parish Census for Frisby on the Wreake
I. Consultation and Open Event meetings
J. Terms of Reference

These appendices contain the gathered evidence base for the plan. They are presented as separate documents. Planning policies are summarized in this document below the acknowledgements.

9. COMMUNITY ACKNOWLEDGEMENTS

The parish is grateful for the support of the following parishioners and Your Locale in contributing their time to help create the Neighbourhood Plan. We also thank staff at MBC for their encouragement and support.

TABLE 5: LIST OF ACKNOWLEDGEMENTS

Housing	Transport and Amenities	Environment	Leaflets Design/ Survey distribution	NPAC
Lesley Twigg Diana Patterson Jackie Warwick Keith Sturgess Sasha Heaney	Martin Smith Chris Palmer Roy Wilton John Greaves Simon Blake Pru Smith Pam Lovesay Jon Lovesay Maureen McNab Colin McNab Karen White Tony Barber Bob Widdowson Ash Howe Anne Butler Hugh Butler Shauna Plaistow Thea Lawman Debbie Bird Lydia Manship Steve Manship Trish McLoughlin Scott Bailey Mary Johnson John Wilson Michelle Pond Steve East Neil Meadows Kate Baxter Lesley Twigg Jackie Warwick	Jackie Warwick Alex Warwick Guy Anderson Lydia Manship Jhone Billings John Billings Lesley Twigg Brian Kirkup Mike Patterson	Phil Whetter Graham Swann Colin McNab David Boyd Mike Patterson Diana Patterson Sasha Heaney Ash Howe Lisa Bailey Scott Bailey Debbie Bird Tony Barber Martin Smith Lesley Twigg Jackie Warwick Wendy Clark Pete Rogers Kathy Ford Karen White Nick Farrow Margaret Cooper Vic Cooper Ron Thew Bob Widdowson	Frisby Parish Council Mike Ayres Pete Rogers Tony Barber Lesley Twigg Martin Smith Stuart Halford Lisa Bailey Mike Patterson Jackie Warwick

Housing	Transport and Amenities	Environment	Leaflets Design/ Survey distribution	NPAC
	Caroline Field Purni Hutchinson Nicky Porter Ed Porter Pete Dulieu Suzie Hefford Stuart Northedge Louise Wells Ken Wells Dianne Widdowson Diana Patterson			

10.

11. SUMMARY OF POLICIES

POLICY H1: HOUSING PROVISION

Planning permission will be granted for a minimum of 78 new dwellings in Frisby on the Wreake during the period 2017 – 2036 through the development of the allocation sites set out in Policy H2 and windfall sites within the Limits of Development as set out in Policy H3.

POLICY H2: HOUSING ALLOCATIONS

Land is allocated for housing development at 3 locations as set down below and as shown on the Limits of Development Map:

Great Lane – for approximately 48 dwellings;

Land South of the Village - for approximately 48 dwellings;

Water Lane – for approximately 22 dwellings.

POLICY H3: LIMITS TO DEVELOPMENT

Residential development proposals within the Neighbourhood Plan area will be approved on sites within the Limits to Development as identified in Figure 5 (below) where it complies with the policies of the development plan.

POLICY H4: BUILDING DESIGN PRINCIPLES

All new development proposals of one or more houses, replacement dwellings and extensions will need to have regard to the guidance set out in Appx A Guidelines for Building Design and satisfy the following building design principles:

- Sympathetic designs with varied house types, building widths, styles, details, facing and roofing materials reflecting a varied street scene will be supported. Heritage assets and their setting will need to be preserved and enhanced through the layout, design and detailing of schemes.
- The character, scale, mass, density and layout of the development must have regard to the characteristics of the surrounding area, including external roof and wall materials, and there must be no disruption to the visual amenity of the street scene or wider landscape views, provision must be made for storage of domestic items and paraphernalia.
- Appropriate off-road parking will be required;
- Schemes, where appropriate, should contain a fully worked up landscape proposal. Hedges and native trees must be retained. Plot enclosures should, where possible, be native hedging, wooden fencing or stone/brick wall of local design and allow for clearly defined areas in front of dwellings where they are in good condition and contribute to the amenity of the area;
- Proposals will be encouraged to have regard to the criteria of “Building for Life 12”, to include green spaces to accommodate play areas/benches and promote buffer effects on existing housing where appropriate.
- Sustainable drainage schemes with clearly funded maintenance regimes will be required. The use of sustainable drainage systems and permeable surfaces should be used in preference to hard surfaces to reduce run off.

POLICY H5: HOUSING MIX

In order to meet the future needs of the residents of the Plan area, new housing development proposals should provide a mixture of housing types specifically to meet local needs in Frisby on the Wreake. Priority should be given to dwellings of 3 bedrooms or fewer.

POLICY H6: WINDFALL SITES

Development proposals for infill and redevelopment sites for new housing within the defined Limits to Development as shown in Figure 5 will be approved where they are in accordance with relevant policies in the development plan.

Small scale development proposals for infill and redevelopment sites will be supported where:

j) It is within the Limits to Development:
k) It helps to meet the identified housing requirement for the Plan area in terms of housing mix;
l) It respects the shape and form of the Plan area in order to maintain its distinctive character and enhance it where possible;
m) It is of an appropriate scale which reflects the size, character and level of service provision within the Plan area;
n) It retains existing important natural boundaries such as trees, hedges and streams;
o) It provides for a safe vehicular and pedestrian access to the site and any traffic generation and parking impact created does not result in a severe direct or cumulative impact on congestion or road and pedestrian safety;
p) It does not result in an unacceptable loss of amenity for neighbouring occupiers by reason of loss of privacy, loss of daylight, visual intrusion or noise; and
q) 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.
r) It is not within an area at risk of flooding.

POLICY H7: AFFORDABLE HOUSING

Development proposals for new housing where there is a net gain of more than ten dwellings should provide at least 40% affordable housing that is suitable to meet the current and future housing needs of Frisby on the Wreake in accordance with borough wide planning policies.

The affordable housing stock should be made available as an integral part of the development, should be visually indistinguishable from the equivalent market housing on the site and should be dispersed throughout the development.

POLICY CF1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES

Development leading to the loss of the following community facilities will not be supported unless it can be demonstrated that any of the below apply:

a) There is no longer any need or demand for the existing community facility;

b) The existing community facility is no longer economically viable;

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 development plan.

POLICY CF2: NEW OR IMPROVED COMMUNITY FACILITIES - Proposals that improve the quality and range of community facilities, will be supported provided that the development:

a) Meets the design criteria stated in Policy H5;

b) Will not result in severe traffic movements that generate increased levels of noise, fumes, smell or other harmful disturbance to residential properties including the need for additional parking which cannot be catered for within the curtilage of the property;

c) Is of a scale appropriate to the needs of the locality and conveniently accessible for residents of the parish wishing to walk or cycle.

POLICY E1: BROADBAND INFRASTRUCTURE

Proposals to provide increased access to a super-fast broadband service 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 to open landscapes.

All new development shall be provided with the necessary ducting and infrastructure so as to allow the premises to be connected to the superfast broadband network.

POLICY ENV 1: PROTECTION OF LOCAL GREEN SPACES

The following sites are designated as Local Green Space, as shown on Figure 20, where new development will not be allowed, except in very special circumstances

a) Butt Hole green

b) Paddock west of the Limes

c) The Churchyard

POLICY ENV 2: PROTECTION OF OTHER SITES OF ENVIRONMENTAL (NATURAL AND HISTORICAL) SIGNIFICANCE

The sites shown on Figure 23 are sites of local significance for wildlife and/or archaeological interest wherein the level of protection is proportionate to their status and in the case of the non-statutorily protected sites, development will only be allowed where the need for, or the benefits arising from the development, outweigh the loss of the asset.

POLICY ENV 3: IMPORTANT OPEN SPACE

Development proposals affecting Important Open Spaces, as shown on Map 22, will only be supported if the proposed development improves the existing use and community value of the space.

Essential small-scale utility infrastructure may be permitted so long as the existing use and community value of the space is not detrimentally affected.

POLICY ENV 4 IMPORTANT WOODLAND, TREES AND HEDGES

Development proposals that will affect trees, woodland and hedges of environmental (biodiversity, historical, arboricultural) significance, or of landscape or amenity value, will be resisted. Proposals for new build housing should be designed to retain such trees and hedges where possible. Where destruction cannot be avoided developers will be required to plant replacement, native trees or hedges either on the site or elsewhere in the parish.

POLICY ENV 5: BIODIVERSITY

a) Development proposals are to protect all sites designated for their nature conservation importance (SSSI, LWS), Priority Habitat and Priority and legally protected species, from adverse effects of development including adverse effects to the local water table and water quality. Development proposals must apply and adhere to advice and conditions arising from Natural England's Impact Risk Zones (IRZ). Proposals that create, maintain and enhance such resources will be encouraged. Development will be expected to protect and enhance wildlife corridors and other potential habitat links and avoid creating barriers to the permeability of the landscape for wildlife or fragmenting populations. All proposals should not only prevent biodiversity loss, but seek to provide a net gain in biodiversity, supporting and benefiting local species and habitats.

b) Development proposals affecting an SSSI that cannot avoid (through, for example, locating to an alternative site with less harmful impacts), adequately mitigate, or, as a last resort, compensate for, the loss of, or damage to, a locally or nationally identified site of biodiversity value should not be permitted; Development proposals that conserve or enhance biodiversity, and incorporate biodiversity in and around them, will be encouraged;

c) The Plan will designate a wildlife corridor as shown (figure 26)

I. River Wreake.

II. Habitat connectivity using gardens and green spaces from West to East.

III. Habitat connectivity using gardens from fields behind the school transversing to Mill Lane fields.

POLICY ENV 6: RIDGE AND FURROW FIELDS

The 19 surviving areas of well-preserved Ridge and Furrow fields, (figure 29), are *non-designated heritage assets* and any harm arising from a development proposal will need to be balanced against their significance as heritage assets.

POLICY ENV 7 PROTECTION OF IMPORTANT VIEWS

Development that adversely impacts in any way on the following locally important and valued views (figure 30) will be strongly resisted.

a) North from A607 valley side towards the river valley
b) North from top of village
c) North, east and west from Mill Lane fields, including views to Frisby on the Wreake, Kirby and

Asfordby church spires

d) From footpaths around Frisby Lakes to north over lakes and south towards village.
e) West towards Hoby from Water Lane
f) East from Leicestershire Round to village edge

POLICY ENV 8: FOOTPATHS AND CYCLEWAYS

Development proposals that result in the loss of, or have a significant adverse effect on, the existing network of footpaths will not be supported.

Where new residential development takes place, the applicant will be expected, where it is possible or practical, to improve or, where necessary, provide new footpaths or cycleways from the development so as to provide access for pedestrians and cyclists to existing parish facilities

POLICY ENV 9: SUSTAINABLE DEVELOPMENT

Development proposals that are compliant with the aims of a low carbon economy and contribute to mitigating and adapting to climate change including sustainable design, energy generation, drainage and construction techniques and practices will be viewed positively.

POLICY ENV 10: AREAS OF SEPARATION - To retain the physical and visual separation between the Villages, the following area of open land between the built-up areas between Asfordby and Frisby on the Wreake will be designated as Area of Separation (figure 33). Development proposals in the identified gaps between villages should be located and designed to maintain, and wherever possible, enhance the separation of the villages

SUMMARY OF COMMUNITY ACTIONS

POLICY CATR1 –Walking Bus

The Parish Council will approach school governors to initiate discussions regarding a walking bus initiative.

COMMUNITY ACTION CAENV 1: OTHER IMPORTANT OPEN SPACE

The Parish Council will actively work with Melton Borough Council and other partners to secure the protection of the locations and features of the following sites (listed below and mapped in figure 22) and detailed in Appendix C) through confirmation as existing, or designation as new, OSSR sites.

- Roadside verges and greens throughout Frisby on the Wreake, notably including:
- Green at Mill Lane/ Main Street corner (059), green at Carrfields/Mill Lane corner (061); Mill Lane itself (062); green on Wellfield Lane (060), green on corner of Rotherby Lane on entry to village (065)
- Verges on Water Lane, Gaddesby Lane, Mill Lane, Carrfields, Great Lane, Rotherby Lane and all approaches to the village (063).
- Zion House orchard (066) and Hall Orchard green (064)
- Village allotments alongside rail way (023) and Village allotments behind The Bell (057)
- Frisby and Hoby Cricket Ground (044)
- Parish Burial Ground (052)
- Grounds of Frisby on the Wreake Primary school (058)
- All areas of the flood plain as shown on the Environment Agency map in Figure 34.

COMMUNITY ACTION CAENV 2: NATURAL HABITATS

The Parish Council will seek to work with landowners, community groups and appropriate charities and other organisations to identify suitable sites for planting and subsequent management as community woodlands, and natural floodplain/river corridor habitats.

COMMUNITY ACTION CAENV 3: BIODIVERSITY

a) The Parish Council in conjunction with other bodies will prepare and keep updated an environmental inventory list of known sites of biodiversity interest;

b) The Parish Council will actively seek to work with community groups other bodies to enhance the biodiversity of the designated wildlife corridor.

COMMUNITY ACTION CAENV 4: FOOTPATHS AND BRIDLEWAYS

The Parish Council will monitor the condition of the existing network of footpaths and bridleways, and work with the responsible Local Authority departments and with the community and landowners to

ensure that the network is maintained in a safe, useable condition.

The Parish Council will actively seek to work with landowners, Leicestershire County Council and other bodies to create and maintain enhancements to the present network of walking routes in the parish.

Identification of stiles that are impenetrable for walkers and dog owners to pass through to be discussed with LCC.

The PC will adopt the intent contained within The Ramblers' Association policy.

COMMUNITY ACTION CAENV 5 DOG HYGIENE

To provide bins and signage in consultation with Frisby Parish Council.

COMMUNITY ACTION CAENV 6: FLOOD MITIGATION

Parish Council will support proposals by landowners, appropriate agencies and organisations to improve the current infrastructural measures in the Parish for managing and mitigating water course, run-off and surface water flooding.

Figure 39 A view of the village from the south

DOCUMENT ENDS