

CROXTON KERRIAL & BRANSTON PARISH NEIGHBOURHOOD PLAN REGULATION 14 CONSULTATION



CROXTON KERRIAL



BRANSTON

Foreword

The Croxton Kerrial & Branston Draft Neighbourhood Plan covers the period from 2011 to 2036. The Localism Act (2011) and the related Neighbourhood Planning Regulations (2012) have allowed local communities to have more control over the development of their areas by undertaking Neighbourhood Planning. Following an application by Croxton Kerrial & Branston Parish Council, on 1st October 2015, Melton Borough Council designated the Civil Parish of Croxton Kerrial & Branston as a Neighbourhood Area. This empowered Croxton Kerrial & Branston Parish Council to produce the Neighbourhood Plan with the support of, and input from, the residents of the Parish.

Since then, to collect residents' views, the Parish Council has held two public consultation days and delivered a questionnaire to all households. The Parish Council has also consulted local clubs and societies, the Church of England Primary School Academy at Croxton Kerrial, the Belvoir Estate (the single landowner outside the villages), and has sent a questionnaire to local businesses. The results of all of these forms of interaction with local people helped shape the first Draft Neighbourhood Plan.

The subsequent advent of the various pre-submission Melton Local Plans resulted in more consultation with residents on the provisions of the various versions of the Local Plans and the impacts on the Neighbourhood Area. These consultations formed the basis of the representations that the Parish Council made in the various consultations on the Local Plan and have had equal weight in this document.

The Neighbourhood Plan will form part of the development plan for the separate villages (but differently classified in planning terms) of Croxton Kerrial and Branston which form the Parish, for the life of the Melton Local Plan up to until 2036. It will be reviewed at the same intervals as undertaken in the Melton Local Plan or when events require it. Its policies will determine the physical limit of development of both villages, what development may be permitted outside these limits, the standard, type and appearance of new homes.

The Plan's policies will also become the starting point for considering any other forms of development within the Parish, such as conversion or change of use of existing premises or land.

Vision Statement

The Parish Council has a single vision for the improvement of community spirit and self reliance together with services to all sections of the community. The conservation and development of the historic, highly valued built environment and countryside in both villages, and environs together with opportunities for tourism.

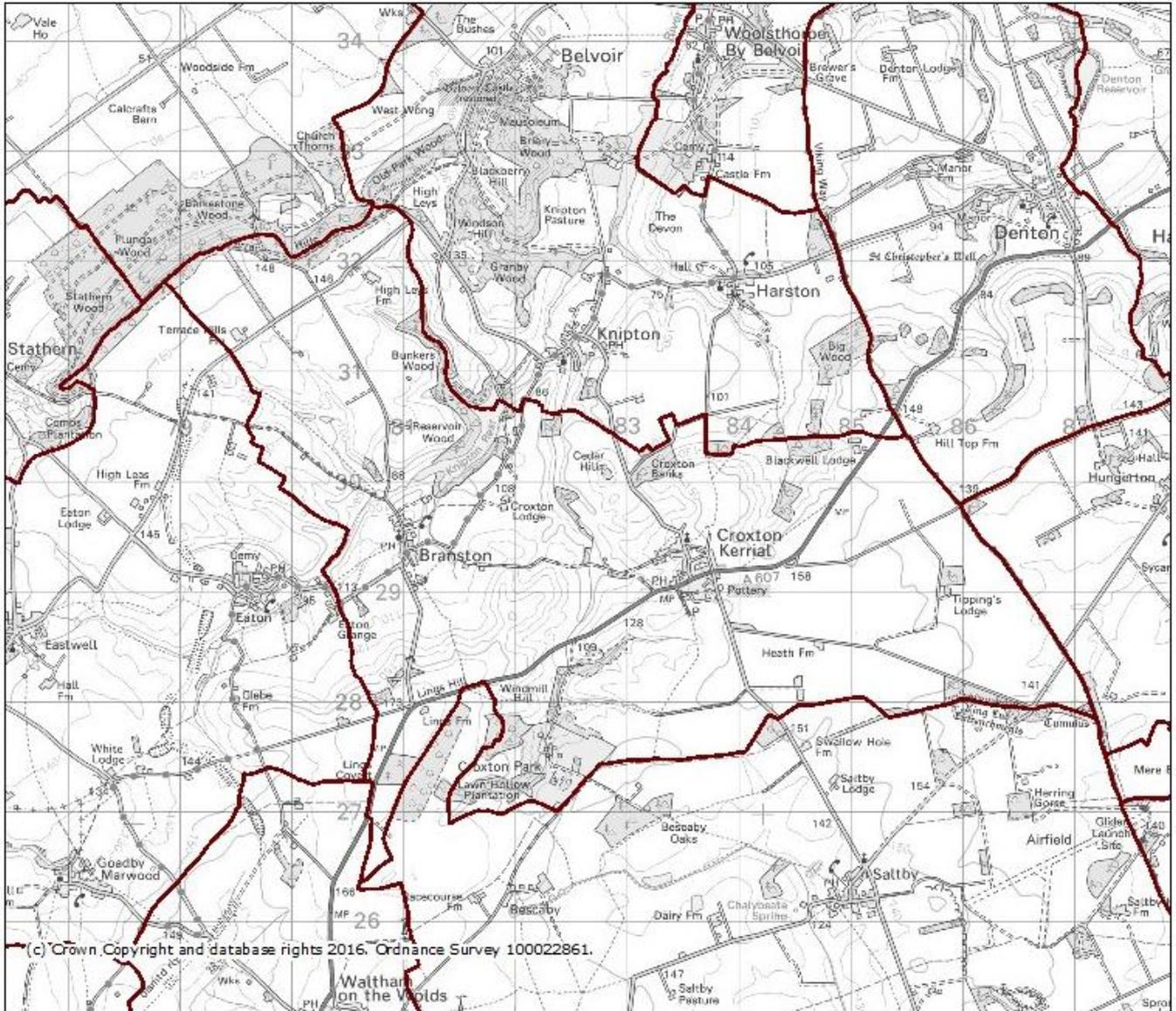
The Parish Council seeks to ensure that the two villages in the Parish of Croxton Kerrial and Branston prosper and continue to develop in a way that:

- conserves and enhances the inherent character and diversity of the landscape, preserving both the sense of tranquillity and open-space;
- supports development that is in keeping with the architecture and vernacular of the villages and which is proportionate to the demographics of each village and the capacity of its infrastructure to support;
- promotes community spirit and social cohesion that each village enjoys and the feeling that 'this is a wonderful place to live';
- protects the safety of pedestrians, cyclists and horse riders, as well as motorists while retaining and expanding sustainable transport links;
- enhances and supports the rural economy and local job provision

The development focus for Branston is for redundant 19th Century buildings and Brownfield sites to be repurposed to improve the environment and for Croxton Kerrial is to encourage well designed quality development proportionate to the needs of the local population that it be sited in areas of low sensitivity to the historic core.

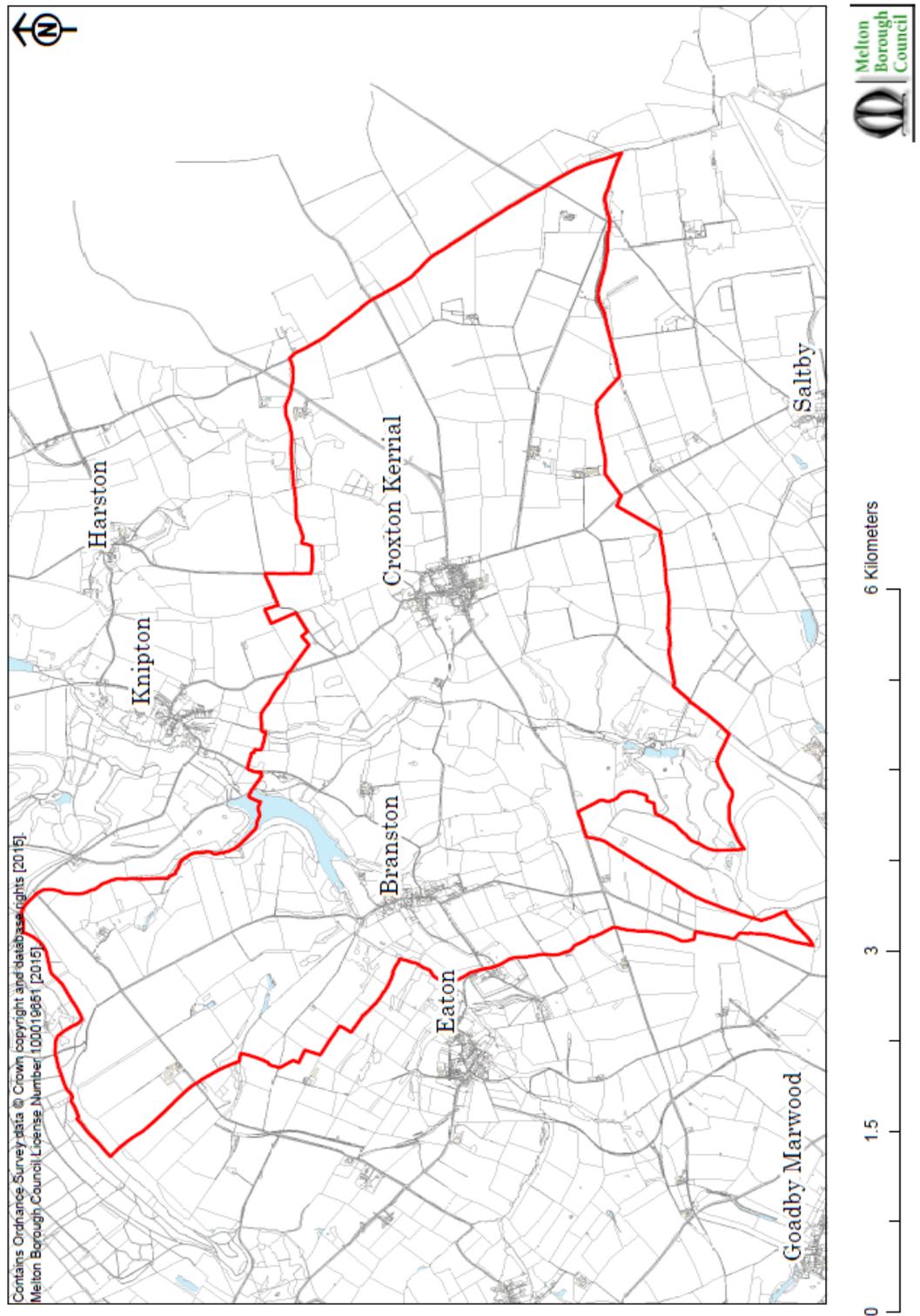
Map 1: Location of the Civil Parish of Croxton Kerrial and Branston

(source: DEFRA "Magic" Website, 2016).



Map 1A: Boundary Set by Local Authority

CROXTON KERRIAL & BRANSTON PARISH



How the Plan is Organised

The plan is divided into six sections plus appendices:

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Acknowledgements

Diagrams using map fragments are taken from the CK&B Heritage and Environmental Assessment (HEA) executed by Coles Baxter Associates LLP, 14 Roselea, Impington, Cambridge CB24 9LB.

Midlands Rural Housing of Whitwick Business Centre, Stenson Rd, Whitwick Business Park, Coalville LE67 4JP, carried out the Housing Needs Surveys on behalf of both MBC and CK&B Parish Council.

Section 1 Croxton Kerrial & Branston Past and Present

Introduction

The Civil Parish of Croxton Kerrial and Branston sits in the North East of Melton Borough, Leicestershire. It is a traditional rural parish with two distinct village communities, Croxton Kerrial and Branston. The two villages are approximately 2 miles apart and have quite different built form characteristics.

Branston is a low lying village approximately 1 mile downhill from the A607 with a main street running north-south and development on both sides of the street, interspersed with farmland giving views into the fields beyond.

Croxton Kerrial straddles the A607 which runs east-west, it sits on top of a limestone ridge perpendicular to the road and is set out in a grid pattern. The landscape is undulating with the historic core infilling the area between the listed church on the northern edge and windmill on the southern edge of the village.

Croxton Kerrial

The Conservation statement for Croxton Kerrial describes the village as being:

“high up in an ironstone area approaching on the A607 from Waltham on the Wolds, the village is seen in a panorama of colours and textures amongst tree cover towards the crest of a ridge in the landscape”. Croxton Kerrial is some nine miles north east of Melton Mowbray, close to the Lincolnshire border.

Adjacent is the grade II listed turnpike that marks the distance on the pavement along the Main Street

There is a water spout on the main A607, which is part of an historic water supply scheme, using spring water from a nearby hill”.

This is a recognised landmark used by several village entities including the Croxton Kerrial Primary CE School and the Geese and Fountain Public House.

There is also still a historic private water supply for Belvoir Castle that arises from the same area and flows down to Belvoir. This provides pressurisation at the castle from the higher altitude of Croxton Kerrial.



Branston

The Conservation statement for Branston describes the village as being:

“a pleasant linear ironstone village, some 10 miles north east of Melton Mowbray, lying close to Knipton Reservoir. The village remains an agricultural village and is interspersed with agricultural cottages and other dwellings with many open spaces”.

In all, the entire Parish is roughly 5 miles east to west and 4 miles north to south and covers an area of circa 10sqm miles.

It is one of the larger civil parishes by area within Melton Borough and straddles the top of the ridge and part of the steep scarp slope of the “Knipton Bowl” feature, but is sparsely populated. In the centre of the area the Croxton Brook commences in Croxton Park and flows northwards west of Croxton Kerrial before joining the River Devon at Knipton. This has several small tributary streams which drain the east side of the bowl. During the medieval period a radial road system centred on Belvoir Castle reinforced this separation.

These features have separated the two villages and, even now, they have only an unmade track connecting them. Today Branston’s children go to the primary school in Waltham on the Wolds and then secondary school in Melton whilst Croxton’s children start at Croxton Kerrial Primary C of E School followed by Belvoir High School in Bottesford.

Historical Background

Both villages are mentioned in the Domesday Book and sit in a landscape of known heritage potential – well illustrated by the ongoing archaeological excavations of the Medieval Manor House at Croxton Kerrial by a local community archaeology group.

In total the Historic Environment Record (HER) identifies 107 known sites in the Parish and from the field survey and geophysical survey undertaken as part of the studies commissioned by the Parish Council a further 20 previously unknown sites have been added. The record demonstrates evidence of human activity from the Late Upper Palaeolithic around 12,000 year ago to the present day. There are also four sites designated as Site of Special Scientific Interest (SSSI).

Up to the middle of the 19th Century the entire Parish and both villages (excluding Church Lands) were owned by the Belvoir Estate and the local population either worked the land or were employed for other duties by the Estate.

A decline in population in the 19th Century, from gradual mechanisation of farming, was averted by the advent of opencast ironstone quarry operations. (The workings have now been in filled, re-graded and restored to agricultural use.) The quarrying operations started during the 1880’s and continued over the next 90 years; finishing in the Branston area in approximately 1935 and Croxton Kerrial in the late 1970s.

20th Century Background

During the Second World War the pipeline carrying fuel from the west coast ports to the airfields in the east was constructed through the parish to the west of Croxton Kerrial Village on a meandering contour route. Since 2000 the pipeline section through the Parish has been repaired and re-activated to carry oil from the Long Clawson field to the East Coast Line.

Up to 1949 arable cultivation was largely confined to the limestone and marlstone plateaus. The Knipton Bowl was predominantly given over to grassland pasture. Today the picture is more mixed; many areas shown in 1949 as grassland are now under arable cultivation, although the proportion of woodland has not greatly changed. Cultivation of arable areas, mainly by contractors, has resulted in there being today minimal employment in agriculture in the two villages.

After the Second World War the Belvoir Estate sold off a considerable number of houses in both villages with the remainder being rented firstly to workers on the estate and now in the private rental market. They retained all the surrounding farmland, most of which is let on agricultural tenancies.

20th Century Development

This has been concentrated on Croxton, probably because quarrying still took place close to Croxton Kerrial after the Second World War it qualified for substantial Council Housing. Cottages were cleared and replaced on both Middle Street and Main Street and a new estate of 21 units built at what is now Highfield Crescent. Even after the “right to buy” there are still 17 social housing units within the village envelope administered by MBC on the basis of need across the entire Melton Borough.

With no substantial employment in the Parish after the cessation of quarrying and massive reduction in employment in agriculture and on the Belvoir Estate generally, there was a surplus of housing relative to economic activity and no development was undertaken for over 35 years. It was not until the 1980s, and the advent of commuting, not yet considered unsustainable, that further significant development occurred within the Croxton Kerrial Village Envelope on available Brownfield sites. A windfall development of four houses was undertaken on the ex Petrol Station/Cafe site. The first significant development was the Windmill Field development within the old quarry alongside Saltby Road with approximately 38 units.

This was followed in early 2000 with 15 units on the Stackyard Development, which also included a Doctor’s Surgery, and used the last remaining Brownfield land within the Croxton Kerrial Village Envelope. The MBC conservation statement said of all these developments:

There have been several modern developments within the Conservation Area which, together with cumulative change and modernisation, has not been of benefit to the historic character of the village.

During this period no substantial development was undertaken in Branston.

Both Villages still have a farm within the central historical core. Farms are diversifying and W Botterill and Sons’ free range Geese and Poultry are a local landmark and have had national exposure (and a role in the renaming of the Pub!). However, there is overall minimal work

in agriculture, and with the cessation of quarrying, working patterns have changed. Other than professionals, who are now able to make use the internet in their working methods, the vast majority of the working age population commute, mostly by car, to the employment centres of Melton, Nottingham, Leicester, Grantham, Peterborough and even London.

Croxtan Kerrial Households number in 2016 (Table 1)

Type	Detached	Semi Detached	Terraced	Total
Pre 1935	32	31	3	66
1950-80	4	38	0	42
1980-2000	18	17	7	42
2000+	10	4	3	17
Total	64	90	13	167

Census Information

The 2001 Census recorded that 1.1% of Croxtan Residents commuted to work by public transport. The 2013 Census for the Croxtan Kerrial Ward showed less than 1%.

The 2013 Census results, broken down by RCC, to the level of the Parish of Croxtan Kerrial and Branston identified that the number of residents, in both villages, outlying farms and other dwellings, was 530. Using the accepted figure of 2.5 per household this gives a population of 415 for Croxtan Kerrial with 115 in Branston and outlying farmsteads

- The age range in 2011 was: 85 (16.2%) people over the age of 65 years, 345 (65.3%) people of working age and 100 (18.5%) people of 15 years and under. These figures are typical for Leicestershire.
- The population was registered as forming 235 households and living in 121 detached houses 105 semidetached 19 terraced and 5 flats.
- Of these dwellings 120 (60.8%) were privately owned. Given that 59 new units have been built in Croxtan Kerrial since 1980, included in the total of 167 (see earlier), the privately owned proportion is far greater in Croxtan Kerrial than Branston.
- Socially rented from MBC was recorded at 17 (7.2%) and all in Croxtan Kerrial).
- Privately rented was recorded at 96 (41.9%), the vast majority from the Belvoir Estate who no longer have a large workforce. The majority of Estate houses have short term lets either by design or the fact there is no local work.
- There are no Housing Association properties in either village.

Support Networks

An official **Neighbourhood Watch group**, with a central Co-ordinator and Street coordinators operates in Croxtan Kerrial and the Parish Council is endeavouring to encourage the formation of a similar group in Branston.

Branston has one **bus service** a week. Croxtan Kerrial currently has an hourly bus service. This neither starts early enough, nor finishes late enough, for commuting to work and does not go to the main employment sites.

Branston Village Assets

The central feature of Branston is the grade II* listed Church of St. Guthlac,

The church appears in the Matriculus and a Saxon/Norman predecessor on the site is strongly suggested by a Norman Font (Pevsner).

The church was rebuilt in the 13th century and much of this fabric remains

The church is located in the middle of the village slightly set back from the west side of Main Road.



The village is structured around a single north-south road with lanes east to Knipton and west to Eaton forming 90 degree junctions (but not a cross roads). There is the probable site of a Medieval Manor house on the east side of Main Road opposite the Church (similar to that seen at Croxton). This grouping of Church and Manor house is common in this area.

There is no evidence of medieval re-organisation of the village.

This Victorian (1843) Tudor style listed building was originally a Church School before being leased to trustees by the Belvoir Estate for use as a Village Hall. It has a central raised elevation.



Despite local efforts there is not sufficient demand for the Hall to make it viable.

Its fate was one of the matters considered in the consultation.



The Wheel Inn is owned by the Belvoir Estate and leased to private Landlords.

It is currently a very successful establishment that is the social hub of the village providing a range of beers, and uses local food in a popular restaurant.

Beer festivals and other themed events are staged.

Croxton Kerrial Village Assets



Drawing from 1791 showing Belvoir castle in the background



View today with backdrop of mature yews and oak trees

The Grade II listed **Church of St. Botolph and St. John the Baptist**, with its two listed memorial slabs and three listed tombs, appears to be an anchor point for the development of Croxton Kerrial. It is mentioned in the Matriculus of 1220 – demonstrating that the village possessed a church in the late Saxon/early Norman period. It is likely that that current church, which sits in a commanding elevated position at the head of the village, stands on the site of the earlier structure. The church was remodelled in 1868 by George Gilbert Scott also adding the clock by A.C. Dent, the maker of the Houses of Parliament clock.

It is probable that settlement in the late Anglo-Saxon may have stretched along what is now Chapel Lane. This pattern would likely have persisted into the early Medieval period with the Church and the recently discovered manor house occupying the higher ground.

This is quite different from the grid like settlement pattern seen today. Such a grid layout is suggestive of the type of land division common to new towns established around 1200 to 1250. As Croxton was already in existence at that time it seems possible that at some time

around 1240 the village was re-organised. A new town grid was established between the Church and the former Roman road from Leicester to Tripontium (the Salt Way along the Ironstone escarpment linking Ermine Street and Fosse Way) to the south of the village, which was then still in use. The new layout was at 90 degrees to the previous axis centred on Chapel Lane.

The granting of a Market Charter in 1245, the inclusion of a market place in the new grid layout and the presence of a **Market Cross** (now incorporated into a house foundation) all support the notion that there was concerted attempt to reshape and grow the village in the mid to late 13th century.



The Stamford Mercury of Friday 13th September 1822 announced the application to Parliament for a Turnpike from Grantham to Melton. Regular meetings of the Turnpike Company were held in the Pub at Croxton from 1825.

Croxton Kerrial Village Hall is a late Victorian building extended to include toilets and is now owned by the Village through a separate Trust and is a registered charity. There is a separate management committee, which includes a Parish Council representative that is responsible for its operation and upkeep.

The Hall has been subject to a rolling programme of upgrades and now features a new kitchen and modern central heating.

Croxton Kerrial Primary School uses the Hall every day during school terms.

Zumba and Youth clubs, as well as Art and Sewing groups, are regular hirers of the Hall.

The hall is available for private hire and the Management Committee also stage regular village events.



After a four-year break the **village pub** reopened in 2015 as the **Geese and Fountain** specialising in local ales, lagers and ciders, and an extensive selection of bottled beers. CAMRA are featuring the pub in their 2017 and 2018 Good Pub Guide.

Where possible food is drawn from farms in Croxton Kerrial itself and the neighbouring villages.

There are regular live music events and a darts team.

The pub has seven en suite B&B rooms.



The **Croxton Kerrial Sports and Social Club** is north west of the Church on land leased to Trustees from the Belvoir Estate as a public open space and playing field and is now partway through the second 25 year lease. The club has a management committee that includes a representative from the Parish Council.

In addition to the social activities centred on the bar, the Club maintains the grounds as a public open space and rents pitches to local organisations for football and cricket.

November 5th celebrations are held at the club

The **children's playground** is accessed from Church Lane onto the southern corner of the playing field.

The playground equipment is owned, maintained and insured by the Parish Council.



The **Croxton Kerrial Shop** has re-opened as Morrell's Village Shop after having been closed for over four years. The shop is open 7 days a week.

They are hoping to develop a market for local produce as well as offering an internet shopping collection and return service.

The Parish Council is liaising with the Post Office to provide a mobile service in the village, as this service is no longer hosted in the shop.



As part of the last new estate (the Stackyard) a **Doctor's Surgery** with Car Park was constructed opposite the Pub. This is funded by Lincolnshire NHS for the western edge of South Kesteven and is now run by the Vale Medical Group, who also have surgeries in Woolsthorpe-by-Belvoir and Long Clawson. The Surgery includes treatment rooms and has a **Dispensary**.

A natural reluctance to change doctor has meant that a significant proportion of the village population still use GP services in Waltham and Woolsthorpe, rather than the new facility.

This may change over time, particularly as the same team of doctors from Vale Medical Group now cover both Woolsthorpe and Croxton Kerrial.

Furthermore Lincolnshire NHS is consulting on the future of both practices.



Primary School

The **Croxton Kerrial Church of England Primary School** has a long history being established in 1845 on land leased from the Belvoir Estate (for as long as the building constructed was used as a school) who also provided a house for the schoolmaster (since sold).

The original parcel of land included a small exterior space.

After the Second World War a second strip of land (opposite) was provided by the Belvoir Estate to the east of the school, which was previously two cottages and gardens, to increase the limited outside space.

Later the LEA purchased the land to the west of the school that was previously the former stack yard for Moors Farm in School Lane which provides a playing field seen overleaf.



Both of these land additions are classified as Green Space. Since 1990, when the last of the adjacent local village schools closed, substantial progressive modification and expansion of administrative and other facilities has taken place to enable the school to meet modern requirements.



The school is dependent on the continued availability of the Village Hall for assemblies, PE and provision of school dinners to meet the necessary space standard criteria.

On 1st November, 2013, **Croxton Kerrial Church of England Primary School** converted to Academy status within the Leicester Diocese Academies Trust.

The admissions authority has set a planned admissions number (PAN) which indicates the minimum number of places available within the year(s) of entry. The PAN for 2017/2018 is 12 pupils. The capacity of the Academy is 84 and this has been agreed and is written into the Funding Agreement with the EFA.

Some year groups are already oversubscribed and a number of recent applications for school places have had to go to appeal.

Expansion of the School is in the control of the Governors who will have to consider the ethos of the Academy and the following matter limiting factors.

- The current structure of a shared Head with Whissendine, viable only with the current maximum
- Structure of teaching 2 years together in classrooms that are at capacity that cannot be simply overcome with additional temporary classrooms
- The fixed size of the Village Hall, which has an essential roll
- A physical lack of space for expansion and the complexities of the pattern of land ownership
- The admissions policy, that is not based solely on catchment area

It should be noted that the village of Branston, the other part of the parish, is not within the official school catchment area and Branston's primary school children are bussed to Waltham-on-the Wolds.

Section 2 Producing the Croxton Kerrial & Branston Neighbourhood Plan



Melton Borough Council granted the necessary permission for Croxton Kerrial & Branston Parish Council to execute a Neighbourhood Plan for the area that encompassed the Parish boundary with powers to consider the following matters:

- residential and commercial development,
- protection of the environment and green spaces,
- adequacy and/or upgrading of existing utilities,
- protection of important assets,
- community buildings and amenities,
- enhanced opportunities for tourism.

As Croxton Kerrial & Branston is a small parish with a small council (6 councillors, two from Branston and four from Croxton), it was decided that the council would take all necessary decisions and actions in full council without the need for a separate steering committee.

Before consultation could take place there were two actions necessary, which were to establish the Parish's housing needs together with the constraints and opportunities involved in the historic conservation villages.

Housing Needs Survey

Croxton Kerrial and Branston Parish Council, in conjunction with MBC, commissioned a Housing Needs Survey carried out by Midlands Rural Housing for both villages to establish true local need in both villages. These surveys were discussed in the Public Consultations, are identified in the Appendices and discussed in Section 3. There was no current Melton Local Plan when these surveys were undertaken.

Historic Environmental Assessment

The second action was to commission a Heritage Environmental Assessment (HEA) to enable the powers taken to be properly used. It should be noted that all land around both villages is owned by the Belvoir Estate and a full assessment would remain relevant for many decades. The report explored the possible constraints on development which may arise from the presence of archaeological remains through a broad based analysis of the sensitivity of 332 land units across the parish as a whole and a more detailed analysis of 44 and 42 land units around Croxton Kerrial and Branston respectively. This demonstrated that the sensitivity of the land within both the Parish and the Village conservation areas is not uniform. Six clusters of high sensitivity sites were noted:

- The historic village core of Branston.
- The historic village core of Croxton Kerrial and possible adjacent shrunken village elements. The potential Neolithic - Bronze Age burial and ritual landscape between Three Queens and King Lud's Entrenchments.
- The remains of Medieval Croxton Abbey and its monastic and parkland landscape.
- The potential Late Upper Palaeolithic, Mesolithic and Roman sites on Lings Hill.
- The potential Iron Age and Roman sites west of Terrace Hills and north of High Leys Farm.

In addition it has undertaken an assessment of the opportunities presented by the heritage of the parish including the potential for heritage tourism, creative re-use or re-purposing of buildings and better interpretation and public understanding. It concluded there were options for:

- Adaptive Reuse of pre 1919 Farm Buildings
- History and Archaeology / Heritage Based Tourism
- Food and Farm Tourism
- Education Tourism

The study concludes by outlining recommendations for the appropriate archaeological response to proposed developments in areas of high, medium, medium-low, low and neutral archaeological sensitivity. It explored and restated the key historic environment characteristics of the Parish and the Villages to point to those elements of settlement form, construction materials and architectural styles which give the parish its character and "sense of place".

In parallel to public consultations the Parish Council sort views from

- Public Houses

- Churches
- Farms
- Other businesses
- Village halls
- Clubs
- Framland Archaeological Group
- Croxton Kerrial C of E Primary School
- The Belvoir Estate

Reports on the two separate public consultations, held in Branston and Croxton Kerrial at the same time as the consultation on the Emerging Local Plan in the first quarter of 2016, are included in Appendix B. These consultations led to the questionnaire enabling the expression of separate Branston and Croxton Kerrial opinions (again in Appendix B) distributed throughout both villages.

The results of the consultation have been collated in a spreadsheet that is contained in Appendix B and that forms the basis for the majority of Section 3 below.

Before submission of the Draft Neighbourhood Plan for examination, the Pre-Submission Draft Local Plan came out for consultation specifying the housing numbers for Croxton Kerrial. These numbers were out with the local need established by Midlands Rural Housing and the parishioner's views expressed in the consultations

To enable the Parish Council to make representations on the revised Draft Melton Local Plan on behalf of the Community, a consultation was advertised for 13th December 2016 on the Parish Council Website and by a leaflet drop to all houses in Croxton Kerrial.

The "Drop In" session had questionnaires for all attendees. The results of this consultation have also been collated in a spreadsheet that is contained in Appendix B and also forms the basis of Section 3 below.

The individual responses to both consultations are confidential, but will be made available to the Inspector if he deems this necessary.

Progress on the Neighbourhood Plan ceased from December 2016, because the desires of the community were not reflected in the Local Plan, with which it must align, and the preferred site was not made available by Belvoir Estate, meaning that it could not be deemed deliverable. The Local Plan has not yet passed through the examination process.

However the Parish Council will revisit housing numbers etc when MBC, or any successor authority, have to use the new standardised method in the required 5 year reviews thereafter, as it still believes it is unsustainable to build dormitories far from the centres of employment in the west of the County and to the west of Melton.

The Melton Local Plan is now at an advanced stage and the numbers of houses for development have been confirmed. Belvoir Estate have gained outline planning permission, subject to conditions that have not yet been agreed, for their preferred CROX 1 site. These are now things the community cannot change and therefore we must look to the future and progress the Neighbourhood Plan. This approach will bring the community the majority of the benefits of having a Neighbourhood Plan.

Section 3 What the Community Wants and the Consequent Policies

Branston and Croxton Kerrial villages are entirely separate and different communities with no direct link by road and therefore they are reported separately in most instances. Branston had been classified by MBC as a 'rural settlement' where development is permitted in specific circumstances under Local Plan Policy SS3.

It was emphasised to the community in both cases **that all the land around both villages was owned by the Belvoir Estate**. The Neighbourhood Plan, when established, would stand until 2036, covered far more than housing sites and would need to be relevant for the entire period for whatever might be brought forward. Consequently the focus of the consultations in the first quarter of 2016 was on the optimum manner in which the Villages could be developed. The consultation did not consider, or dwell on the merits of individual proposals but on the entire environment around both villages.

Attendees at the 13th December 2016 consultation on the Pre-Submission Draft Local Plan were also given the opportunity to comment on the development sites proposed in this document. It is a matter of record that these did not find favour but the Neighbourhood Plan does not now include any reference to the location of new development or the quantity.

3.1 Environment

3.1.1 What the Community wants for the Environment

Allotments

There was not sufficient demand for allotments from the current population to trigger the lower boundary for statutory provision by the Parish Council in either Branston or Croxton Kerrial for volunteers for a management committee or uptake of allotments. In both villages people came forward with the offer of land in private arrangements which have been passed on to those who expressed an interest. Any large extension of Croxton Kerrial will result in the Parish Council revisiting this matter for this village.

Environmental Action

Amongst those who responded to the consultation, there was support for the establishment of an Environment Action Group in Branston (40%) and Croxton Kerrial (54%) and the Parish Council will review seed funding with relevant bodies to constitute separate autonomous organisations.

Open Spaces and the Setting of the Villages

Branston

Attendees praised the Pub, they were not interested in any further facilities and outlined they had chosen to live in Branston because it was peaceful. They also liked the village being a Hamlet, the scale of properties, traditional style, historic church and the fact that, in the main, the village had not changed in 100 years and was largely unspoilt.

The green spaces within the village envelope shown on the Melton Borough Council Conservation Plan were all deemed to be important and should be retained.

The MBC Conservation Statement has

“The village benefits from many open spaces, of which several afford good views from within the settlement. The Conservation Area encompasses huge areas of open agricultural land to the east of the village envelope. Adjacent to the village hall is a magnificent Wellingtonia (sequoia) tree that is worthy of its preserved status.

There are wonderful open views from several aspects within the village, most notably to the rear of Hall Farm, 1 Waltham Road and south of The Rock.”

Croxton Kerrial

Chief among the positive comments on the village before the consultation exercise began were “Open feel and Green space” and “Beautiful area/Vale of Belvoir /views”.

Four groups were established and were asked to rank the importance of various open areas, without reference to the Conservation Area Statement. The actual area is described as being:-

The Conservation Area Boundary

The conservation area boundary encompasses almost the entire built environment of the village with the exception of Highfield Crescent, three houses on Saltby Road and several dwellings at the eastern end of Main Street. It also includes a large area of open land along the western edge of the village, as well as fields and paddocks interspersed amongst the buildings.

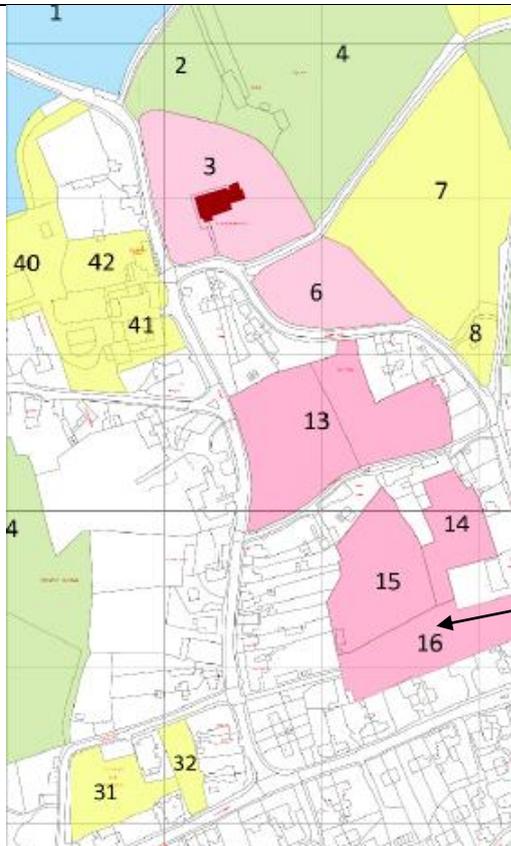
It should be noted that MBC did not consider that category of “Local Green Space” (LGS) was applicable to all areas previously identified as ‘protected open space’, due to the differences in the qualifying criteria. In particular this included the entire central spine of fields created in the medieval layout that is key to the character and sense of place for Croxton Kerrial. They are however subject to Policy EN6 ‘Settlement Character’ which recognises the importance of such spaces despite them not qualifying as LGS.

The tables below show the field references and whether the areas are included in the Melton Borough Council conservation statement as protected open space or features later as an area to be included on the Asset Register, where they are not farmland.

Green Spaces: There was 100% community agreement that these spaces should be protected (Working from North to South).

Table 2

Location	Field location number	Field Identified on MBC Conservation statement as green open space GS or covered by EN6	Asset Register
Playing Field	4	No	Yes
Field South of Church and North of Church Lane	6	EN6	No
Field bounded by Church Lane, Middle Street and Thorpe's Lane	13	EN6	No
Field bounded by Middle Street, Thorpe's Lane, Top Road and Main Street	14, 15 & 16	EN6	No
School Playing Field	31	GS	Yes
Play area to West of School adjacent to School Lane	32	GS	Yes



The community supports the entire central spine of open spaces running through the village as of importance in the character and feel of the village.

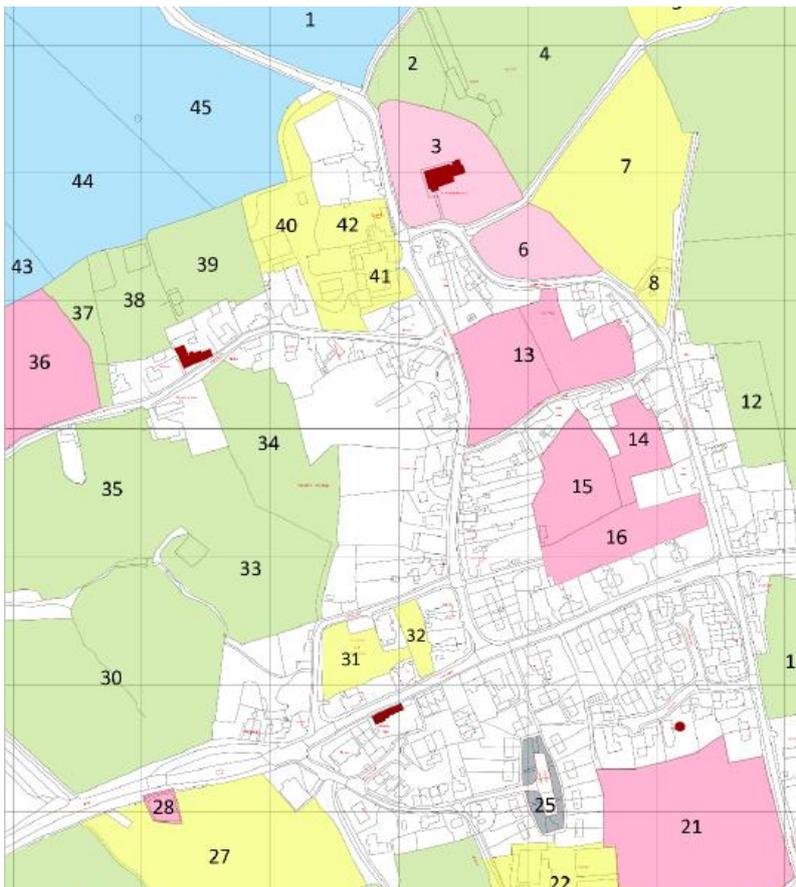
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Green Spaces: There was 75% community agreement that these spaces should be protected (Working from North to South).

Table 3

Location	Field location number	Field Identified on MBC Conservation statement as green open space	Asset Register
Field South of Playing Field and the Footpath to Harston	7	No	No
Fields behind existing development on Chapel Lane, Middle Street and School Lane	30, 33, 34 & 35	In Conservation Area Description of views and most in Area itself	No
Field south of A 607 and West of Highfield Road	27	In Conservation Area Description of views, Western Approach	No
Field to south of Windmill Field Development	21	Southern Approach	No



The first two items above are integral to the character of the village the importance of which is highlighted in the Conservation Statement which has this analysis:

The built environment of Croxton Kerrial is supplemented by many large, open spaces which contribute greatly to the character of the Conservation Area. There is a significant hedge along Middle Lane but only one lime tree has a preservation order on it and this is in the garden of 2 Church Lane. There are magnificent views from most areas of the village, most notable of which are those north to Belvoir Castle and those in a westerly direction from School Lane.

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The last location in the table above relates to the Southern Approach to the Village. The community wanted the Southern approach to be protected to preserve the setting of the Grade II listed early to mid nineteenth Century “smock-mill”. This is built in yellow brick in English Bond and is the dominant feature of the Village on the approach from Saltby. The development which has outline approval in field 21 requires the Windmill to remain visible.

The community also wanted the northern approach to be protected to preserve the setting of the Grade II* listed Church of St Botolph and John the Baptist. These requirements both align with the Melton Local Plan Policy EN6, which is included below.

Northern Approach



Southern Approach



3.1.2 Development of the Policies for the Environment

Regarding protection of the environment and development, the HEA identified at 4.3 five key policies within **Melton Borough Local Plan Historic Environment Policies**

The following policies are relevant to the consideration of the historic environment in Croxton Kerrial & Branston and drive the policies in the Neighbourhood Plan in both this 3.1.2 and 3.2.2 below.

- Policy EN1 - Landscape
- Policy EN2 – Biodiversity and Geodiversity
- Policy EN3 – Melton Green Infrastructure Network
- Policy EN4 – Areas of Separation
- Policy EN5 – Local Green Space
- Policy EN6 – Settlement Character
- Policy EN13 – Heritage Assets

Other policies such as those for energy generation from sustainable sources (EN10) may have direct impacts on buried assets and also upon factors such as the view of, and view from, heritage assets. Similarly the policies for Transport (IN1), Climate Change (EN8) and Flooding (EN11) can have impacts on the use and fabric of historic buildings and structures.

The key policy, however, is that which relates to heritage assets, in full this states:

Policy EN13 – Heritage Assets

The NPPF provides national policy for considering proposals which affect a heritage asset. This includes the need to assess the effect of a proposal on the significance of an asset and the need for a balanced judgment about the scale of any harm or loss and the significance of the heritage asset.

Melton Borough has a number of important historic assets. These include Listed Buildings, Conservation Areas, Scheduled Monuments (SMs) and non-designated heritage assets (ranging from nationally to locally important heritage features).

The Borough of Melton contains heritage assets that are at risk through neglect, decay or other threats. These will be conserved, protected and where possible enhanced.

The Council will take a positive approach to the conservation of heritage assets and the wider historic environment through:

- A) seeking to ensure the protection and enhancement of Heritage Assets including non-designated heritage assets when considering proposals for development affecting their significance and setting. Proposed development should avoid harm to the significance of historic sites, buildings or areas, including their setting.
- B) seeking new developments to make a positive contribution to the character and distinctiveness of the local area.
- C) ensuring that new developments in conservation areas are consistent with the

- identified special character of those areas, and seeking to identify new conservation areas, where appropriate;
- D) seeking to secure the viable and sustainable future of heritage assets through uses that are consistent with the heritage asset and its conservation;
- E) allowing sustainable tourism opportunities in Heritage Assets in the Borough where the uses are appropriate and would not undermine the integrity or significance of the heritage asset: and
- F) the use of Article 4 directions where appropriate.
- G) taking account of any local heritage assets listed in Neighbourhood Plans.

In the context of Croxton Kerrial and Branston Parish there are three other policies which are of particular significance in determining environmental protection and housing:

Policy EN1 – Landscape

The character of Melton Borough’s landscape and countryside will be conserved and, where possible, enhanced by:

- I. Ensuring new development is sensitive to its landscape setting and it seeks, where possible, to enhance the distinctive qualities of the landscape character areas (as defined in the Landscape Character Assessment); and
- II. Requiring new developments to respect existing landscape character and features. Proposals will be supported where they do not have an unacceptable adverse effect upon important landscape features including:
 - 1. Distinctive topography;
 - 2. Important trees, hedges and other vegetation features;
 - 3. Important ponds, watercourses & other water areas;
 - 4. Important views, approaches and settings.

In addition, new developments will be supported where they:

- 5. Do not have an unacceptable adverse effect upon an area’s sense of place and local distinctiveness; and
- 6. Do not have an unacceptable adverse effect upon areas of tranquility, including those benefiting from dark skies, unless proposals can demonstrate how it is intended to contribute towards minimizing light pollution.

In order to mitigate potential harm to the built form at the settlement fringe and its relationship to the landscape, proposals should have due regard to design guidance in the individual assessments of settlement fringe sensitivity in the ‘Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study’ or any subsequent evidence document.

Neighbourhood Plans will be encouraged to use evidence provided in the ‘Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study’ to inform site allocations and design guidance, to ensure that the Borough’s landscape will be *conserved and where possible, enhanced*.

Policy EN5 – Local Green Space

Development proposals will be required to protect designated Local Green Spaces in the Borough.

Proposals should not harm the key features, value and functionality of a Local Green Space such that its character is protected.

Neighbourhood Plans are encouraged to designate additional Local Green Space as evidenced by the Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study or other up to date evidence document.

Policy EN6 – Settlement Character

Development proposals will be supported where they do not harm open areas which:

1. contribute positively to the individual character of a settlement;
2. contribute to the setting of historic built form and features;
3. contribute to the key characteristics and features of conservation areas; and
4. form a key entrance and/or gateway to a settlement.

Development proposals will also be supported where they do not harm individual features of a settlement which contribute towards settlement character as identified in a Neighbourhood Plan, including non-designated heritage assets.

Policy CK&B EN1 NATURAL LANDSCAPE

The character and nature of the natural landscape is to be protected. Ensuring that development is sensitive to the setting and enhances the distinctive qualities of the local landscape. Particular reference is to be made to the Heritage and Environment Assessment.

Support for the formation of Environment Groups in Croxton Kerrial and Branston.

It is established national and local planning policy that development proposals which would result in the loss of open space should only be allowed in very special circumstances, a policy stance this Plan strongly supports. Policy EN2 (Biodiversity and Geodiversity) protects important open spaces from inappropriate development outside the defined Limits of Development.

Policy CK&B EN2 OPEN SPACE

There will be a strong presumption against development proposals that would result in the loss of, or have an adverse effect on, an open space which is important for its recreation, amenity or biodiversity value and depicted in the HEA and amplified in section 3.1.1 above. Such proposals will also be considered in accordance with other policies in this Plan, relevant National and District planning policies and the Heritage and Environment Assessment.

The NPPF (National Planning Policy Framework) enables a Local Plan or Neighbourhood Plan to provide special protection against development for green areas of special importance to local communities through their designation as local green space. This designation should only be used where they meet specified criteria such as where the green space is in reasonably close proximity to the community it serves, and is not an extensive tract of land.

Based on the criteria set out in the NPPF and following consultation with the local community, a number of important Local Green Spaces have been identified as being particularly special to the local community and requiring special protection from development.

Policy CK&B EN3 OPEN SPACE-RECREATION

All the Green Space shown on the MBC Conservation Plan and map is considered unsuitable for development.

This includes:

Fields 31 and 32, which are part of the school complex. The sports field and play area, field 4 to the north west of the church.

Policy CK&B EN4 OPEN SPACE-CHARACTER

Important Landscape characteristics

The central spine of fields formed as part of the medieval layout is considered unsuitable for development as it is essential to Croxton Kerrial's sense of place and character identified in the Heritage and Environment Assessment. This applies to fields 6, 13, 14, 15 & 16.

Important views and setting are to be protected by the individual protection of fields 7, 30, 33, 34 and 35.

Croxton Kerrial and Branston villages have a rich and diverse historic and architectural quality. This is highly valued by residents and visitors and makes a major contribution to the

Neighbourhood Plan area's unique and special character. It plays a significant role in defining each with a sense of place and setting the villages apart.

Policy CK&B EN5 HERITAGE ASSETS & LISTED BUILDINGS

- *Development proposals that affect a Listed Building or its setting will be required to conserve and enhance the character, integrity and setting of that building or structure in accordance with District and national planning policy*
- *Developments close to listed buildings should be accompanied by a statement of significance showing full understanding of the asset and its historical significance locally and nationally*
- *Development in the Conservation Area should conserve and enhance the character, integrity and quality of the Conservation Area*
- *Particular reference should also be made to the Heritage and Environment Assessment*

The Plan area's richness in heritage assets also encompasses archaeological remains. Important remains within the Parish are likely to range in date from the Bronze and Iron ages through Roman and Medieval periods to the Industrial period.

Policy CK&B EN6 ARCHAEOLOGY

- *Development proposals are required to consider their impact upon archaeology. Where a development proposal may adversely affect a recorded archaeological site, developers or their agents should seek guidance at the pre-application stage and where necessary to engage in discussions about what material should be submitted with a planning application in any 'Heritage Statement'. Particular reference should also be made to the Heritage and Environment Assessment.*

3.2 Housing

3.2.1 What the Community wants for Future Housing

Branston

Housing Need

Midlands Rural Housing (MRH) in the Housing Needs Survey, jointly commissioned with Melton Borough Council (MBC), established the local need in February 2016-2021 to be 2 No 2 bed bungalows for households living within or with a connection to Branston.

Due to Branston being considered suitable for only limited future development within the Local Plan the survey included a question regarding possibility of moving to another village; both families confirmed that they would move to Croxton Kerrial, if suitable homes were available.

Possible Future Development

At the consultation the residents outlined that they liked the rural nature of the village, were not concerned about the lack of facilities and did not want this character to change. They were not against further housing development if it focussed on improving the areas within the village that are in disrepair.

Residents wanted to see the following sites developed and thought that housing was an acceptable way of funding the improvements:

- Ex garage brown field site on Main Street
- Dilapidated redundant barns/buildings
- The listed grade II Village Hall (originally a church school)

The Land owners have brought Planning Applications forward in the first two areas and with village support have been approved to create 3 housing units, not currently implemented.

The Village Hall is owned by Belvoir Estate and leased to the residents of the village. The condition of the hall has deteriorated over the last 15 years and the residents feel they are too small a community to fund the running costs and keep on top of repairs. There was 100% support for this to be converted into another use if an arrangement could be made for a village meeting room in a barn attached to the Wheel Inn. The Village Hall Trustees have offered to surrender the lease to the Belvoir Estate but no decisions have yet been made.

The detailed analysis of 42 land plots/fields in the units around Branston in the HEA is a valuable reference for the future 5 yearly reviews and determining the acceptability of windfall proposals. It will still be relevant in 2036 when the next Local Plan will be made.

Croxton Kerrial

Local Housing Need

Midlands Rural Housing (MRH) in the Housing Needs Survey, jointly commissioned with MBC, established the following local need for households living within or with a connection to Croxton Kerrial in February 2016-2021 to be:

Open Market

*2No. 4 Bed house
1No. 3 Bed bungalow
1No. 2 Bed bungalow*

Shared ownership

2No. 2 Bed house

Affordable Rented

*4 No 1 bed, type not specified
1 No 1 bed bungalow
1 No 2 bed bungalow
2 No 2 bed house
2 No 3 bed house*

The total Affordable Housing Need for the Parish was therefore assessed as 12 units for Croxton Kerrial & 2 units for Branston, 14.

MRH promoted, and the residents at the consultation supported, the affordable element to be funded through permitting development on a “rural exception” site.

MBC have subsequently confirmed that Rural Exception Sites in the post “envelope” future will only be needed if housing need is not met by the allocated sites or any unallocated sites which may come forward during the term of the Local Plan.

The MBC current percentage of affordable housing required for on housing sites brought forward to planning application is 40% and it is therefore believed that the proposed CROX 1 development will provide for this need without the further allocation of exception sites. Consequently the Parish Council has not pursued this option.

Extensive formal consultations, required by the Neighbourhood Plan legislation, were held together with village consultations on the earlier versions of the Local Plan. The results of these consultations also form part of the evidence on which the Plan is based (in Appendix B).

Possible Future Development

The Results of Local Consultation for the Neighbourhood Plan

The consultations took place in two phases. The first was specifically on the Neighbourhood Plan and was before the Draft Melton Local Plan was issued. The second was based on the Draft, or Emerging, Local Plan, which showed numbers and locations for development in Croxton Kerrial.

At the first consultation the majority of residents were happy with the principal of further small development taking place in Croxton and recognised that a living vibrant community is dependent on future development. The residents outlined that they liked the rural nature of the village, including the historical legacy, landscape and that there are still working farms within the village centre. They did not want this natural character to change. They felt it was important that new development integrated well into the existing fabric/landscape and enhanced the quality of the village.

The consultation considered the number of units taking into account MRH's analysis and the questionnaire delivered to all residents giving residents various options. Results showed 52.8% support for 10 to 20 units, which is between 6 and 12% increase in housing numbers. At the time there were 2 sites / 3 housing units in the village with permission but not implemented. Taking all these together the residents numbers are in line with growth of the village since 1935.

The residents indicated their preferred locations for development in the knowledge that all land surrounding Croxton Kerrial was owned by the Belvoir Estate.

The Results of Consultation on the Provisions of the Draft Local Plan for Croxton Kerrial.

The residents did not agree with the proposed sites, nor did they agree to the proposed numbers, which were far in excess of the local need established in MRH's survey. Progress on the Neighbourhood Plan stalled because there was no community support to adopt the level of housing and locations proposed by MBC, with which any plan would have to align with.

At the consultations residents outlined that they would like the PC to continue to challenge the overall quantity of housing needed for Melton Borough as set out in the Melton Local Plan and how the numbers have been distributed across the borough.

Consequently the PC continued to challenge the number of houses proposed, as requested by the residents above. In December 2017 MBC proposed 6125 new homes for Melton Borough, an increase above HEDNA of 30% based upon hoped for above trend growth in employment and accepting long distance commuting for unmet need from elsewhere.

Consequences of Adoption of Melton Local Plan

The Melton Local Plan was adopted in October 2018, following Examination and subject to a series of Main Modifications.

The Melton Local Plan allocates an additional 59 houses in the village of Croxton Kerrial, which is an increase of 35% of the housing stock in the next 18 years for Croxton Kerrial. In total this is 76 houses in the 25 year life of the Local Plan. The total is also 51% more housing than the village had at the start of the 21st century. This is a very high proportion of people and change to attempt to integrate into an existing rural community where there is extremely limited local employment.

The PC accepts that it is obliged by law to conform to the strategic policies of the Local Plan, one of which is the housing allocation to villages. The PC considers that it is important to try to integrate the new development by enhancing the character and fabric of the village and without damaging/overloading the existing infrastructure.

The detailed analysis of 45 land plots/fields in the units around Croxton Kerrial in the HEA is a valuable reference for the future 5 yearly reviews and will still be relevant in 2036, when the next review of the Local Plan will be carried out.

Infrastructure that could Restrict Development

Education

Capacity of Services

The primary School currently has capacity for 8 students; however up to 2020 this reduces to 4. This means S106 agreements will need to be in place to deliver the required quantum of housing, to provide an additional 9 places. Without expansion of the school, there is only capacity for 17 dwellings.

Recent consultation with the school and reference to their admission policy has confirmed that the increases in pupil numbers above the current 79 that can be accommodated is 5 bringing total role to 84. It is recognised that the school size will probably permit a limit of 17 new dwellings. If the eventual total allocation of houses above the current stock is greater than this, section 106 agreements may be required to increase the capacity, if indeed the Academy Primary School can feasibly be expanded and the Governors agree.

Belvoir Estate

The Belvoir Estate is the major land owner in the area. In 2008 and in subsequent years the estate submitted several fields into the SHLAA (Strategic Land Availability Assessment) for consideration by Melton Borough Council. Three of these have made their way into the adopted Melton Local Plan. It is not known whether there are any developers committed to any of these sites.

Outline planning permission has been granted for CROX 1 for a maximum of 39 houses providing that views of the Windmill from the southern approach to the village are maintained and the landowner accepts and agrees various section 106 requirements.

Conversion of Built Assets

The questionnaire results also showed there was **75% support** for the conversion of 19th Century Barns at eastern half of plot 41 when they become redundant, if not used for commercial development (as outlined in 3.3). This could produce up to 8 small housing units.

Quality of Development

Residents expressed dissatisfaction with the quality of the design of the new estates on the last blocks of land released by Belvoir Estate and wanted better in the future. Concerns were twofold:

1. Inadequate design space standards – small floor areas inside the properties have resulted in a churn in residents, with residents generally staying one/two years. This is similar to the turnover in 49 Belvoir Estate's privately rented properties across Croxton.

2. Poor standards of finish to the outside and amenity/access spaces of the properties. This dissatisfaction was mirrored in the following quotations from the MBC Conservation Statement

Hillside Farm is a particularly imposing building which is now unfortunately surrounded by the modern "Stackyard" development and new doctor's surgery

And finally a summary

There have been several modern developments within the Conservation Area which, together with cumulative change and modernisation, has not been of benefit to the historic character of the village.

Styling cues are available in MBC's Conservation Statement for Croxton Kerrial which identified the main walling material as ironstone. Roofing materials are identified as red/black pantiles or slate.

Developments should include timber painted windows with the appropriate detailing above and cills below

At the end of the consultation and questionnaires it was established that Residents wanted

- Viability of development and necessary archaeological surveys and procedures to be established through the HEA
- Medium density development and adequate car parking because of the need for most working age residents to commute
- Stone to match existing properties
- Styling cues to be taken from the existing buildings
- The average number of new houses contemplated was 20 or under
- Conversion of 19th Century Barns at eastern half of plot 41 for housing if not used for commercial development as outlined in 3.3.

Minimum Design Standards

During the later consultation on the Pre-submission Melton Local Plan residents were questioned on whether they supported **insistence, rather than encouragement** on **Technical Housing Standards - National Described Space Standard**.

The consultation and analysis are contained in Appendix B. The results were **100% in favour of requiring all new housing to meet the Technical Housing Standards - National Described Space Standard** for all housing.

Similarly for affordable housing the higher "Housing Quality Indicators" standards will also be required. The additional policies reinforce this local desire.

3.2.2 Housing Overview

Current Housing Provision

At 2011 census the data shows that there were 530 residents across the two villages, 348 living in or around Croxton Kerrial and approximately 85 residents in Branston with the remainder in rural farms. The 348 Croxton residents were living in 146 households with an average size of 2.4. There were no residents in communal living accommodation.

Age Profile

Around 59% of residents are aged between 16 and 64, which is 10% lower than the district (64%), regional and national (65%) rates. Older people (aged 65+) represent 22.1% of total residents, higher than the district rate and the regional (17%) and national (16%) rates.

These characteristics of a high proportion of older people and privately rented accommodation are also evidenced in Branston with the same transient population problems as Croxton.

Between 2000 and 2016 the number of homes in Croxton Kerrial grew by 17. In this period growth has not been delivered through planned allocations, the majority having taken place in a large extension to the village on Belvoir Estate land and a small number of windfall sites within the village envelope.

Home Ownership

As previously identified in Table 1 the make-up of the housing stock in Croxton Kerrial is:

Type	Detached	Semi Detached	Terraced	Total
Pre 1935	32	31	3	66
1950-80	4	38	0	42
1980-2000	18	17	7	42
2000+	10	4	3	17
Total	64	90	13	167

At the 2011 census home ownership was low in comparison to the average for the borough; there was a reasonable provision of affordable housing above the average for the borough and a high proportion of private rented accommodation.

Housing Ownership *Table 4*

	Owned	Social Rented	Private Rented
Croxton Kerrial	59%	14%	27%
Melton Borough	72%,	11.2%	14.2%

The PC have carried out a survey which shows that the current property and age within the village of Croxton Kerrial. The discrepancy between these figures and the census information is believed to be due to the number of houses attached to farms within the village, which would appear as businesses as they are all part of agricultural tied tenancies. This would increase the proportion of privately rented accommodation.

The high proportion of privately rented accommodation brings with it the problem of continuing tenancy change. A large proportion of the houses are rented for 1-2 years by people in changed circumstances or new to the area, before going on and buying or renting longer term property elsewhere within the borough with better links to services and employment.

This results in a large section of the community being transient, inevitably not interested in the community, nor wanting to make connections and be involved.

This plan seeks to address this social problem by improving

- the quality of new housing
- the ability of residents to work from home
- the ability to commute sustainably as there is no local employment.

3.2.3 Housing Design

For ease of use of this document, each issue commences with a statement of the general principles and requirements that apply to all development in the borough set out in the adopted Melton Local Plan. This is then followed by further general requirements to apply to development in Croxton Kerrial and Branston and the associated reasons.

Specific requirements for the three sites identified in the Melton Local Plan based on the principles in this section are taken at 3.2.4

Policy C2 – Housing Mix

We will seek to manage the delivery of a mix of house types, tenures and sizes to balance the current housing offer, having regard to market conditions, housing needs and economic viability, taking account of the site specific circumstances and the housing mix information set out in Table 8 or in any future update of the housing mix evidence.

Residential proposals for developments for 10 or more dwellings should seek to provide an appropriate mix and size of dwellings to meet the needs of current and future households in the Borough including extra care and accessible housing, having regard to the latest evidence of housing need. Residential developments which include bungalows will be particularly supported.

Proposals for retirement homes, sheltered homes and care homes will be supported and encouraged to meet the technical standard for access of Building Regulations 2015 Part M4(2) or any subsequent revisions.

Proposals for wheelchair accessible dwellings, where the Council is responsible for allocating or nominating residents, will be encouraged to meet the technical standard for access of Building Regulations 2015 Part M4(3), or any subsequent revisions.

The local need for housing has been established earlier at 3.2.1 at less than 20 units, with 14 of these as affordable or shared ownership units. The total requirement of 59 is therefore a regional requirement that the Parish Council has no direct knowledge of.

Affordable housing is described in the NPPF as comprising ‘Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market’.

The needs survey undertaken by Midlands Rural Housing indicates a potential need of 12 properties although this hasn’t been analysed in depth recognises the difficulties young and older residents have in establishing a home in the area. There are 4 small bungalows in Croxton Kerrial providing accommodation for older people from both villages. There is no single bedroom accommodation suitable for young people and residents would welcome and support developments that addressed these gaps.

The Parish Council seeks the number and breakdown of both market and affordable homes identified in the MRH survey for Croxton Kerrial to be provided in advance of any general allocation of housing in the Local Plan.

CK Policy H1 Croxton Kerrial Housing Mix

The local Open Market and Affordable housing need for Croxton Kerrial established in the MRH survey is to be achieved in advance of regional borough requirements.

CK&B Policy H2 Affordable Housing

Where possible, affordable housing within the Plan area shall be allocated to eligible households with a village connection defined as follows:

- a) Was born in Croxton Kerrial or Branston*
- b) Presently reside in the plan area and has, immediately prior to occupation, been a resident within the plan area for a continuous period of not less than twelve months*
- c) Was ordinarily resident within the villages for a continuous period of not less than three years but has been forced to move away because of the lack of affordable housing*
- d) Has a need to move to the villages to be close to a relative or other person in order to provide or receive significant amounts of care and support.*
- e) Has a close family member who is a resident within the villages and who is resident within the Plan area and for the purposes of this clause a “close family member” shall mean a mother, father, brother or sister.*

Policy C3 – Nationally Described Space Standard and Smaller Dwellings

Residential developments for open market housing will be particularly supported where the national described space standard is applied to dwellings with up to and including 3 bedrooms.

For affordable housing, schemes using the Housing Quality Indicators standards will be supported

For the reasons set out in 3.2.1

CK&B Policy H3 Minimum Space Standards

The provisions in Policy C3 are to be mandatory for all developments to improve the housing stock and social cohesion

Policy C9 – Healthy Communities

All development proposals should make a positive contribution to the following promoters of health and well-being:

- a. Good quality, accessible green spaces, public realm, sports and recreational facilities close to where people live and work, to encourage greater participation in play, sport, walking and cycling and to maximise opportunities for social interaction;
- b. Safe, convenient and attractive network of streets, paths and cycleways integrated with public transport which connect homes, workplaces, shops, schools, healthcare, leisure and other services and facilities to encourage active travel and prevents social isolation;
- c. High quality local food growing spaces, including green roofs, edible landscaping, garden plots, community gardens, allotments and local markets, in order to provide access to fresh, healthy and affordable food;
- d. 'Healthy Homes' that are affordable, easy to warm, have good natural light, decent space (internal and external), exploit views, safe from flooding and overheating, and are adaptable to people's changing circumstances that can occur over a lifetime;
- e. High quality residential amenity;
- f. A range of employment opportunities in accessible locations;
- g. The avoidance of over concentration or clustering of any use type that could detract from people's ability to adopt healthy lifestyles (including hot food takeaways, payday lenders and betting shops);
- h. Good local air quality, with new development in an air quality management area to be consistent with the aims and objectives of the Air Quality Action Plan, providing an air quality assessment where appropriate.

Contributions will be sought from developers towards the provision of health facilities where their development would impact on the capacity of existing healthcare provision.

Proposals for new health care facilities should relate well to public transport services, walking and cycling routes and be accessible to all sectors of the community. Opportunities for the multi-use and co-location of health facilities with other services and facilities should be considered to provide co-ordinated care and a community focus.

Health impacts of major development proposals should be considered early in the planning process through the submission of a Health Impact Assessment (HIA) with a planning application, where the Local Planning Authority requests it.

CK&B Policy H4 Healthy Communities

The provisions in Policy C9 (d) for decent space (internal and external) are to be mandatory for all developments to improve the housing stock and social cohesion.

Policy EN9 – Ensuring Energy Efficient and Low Carbon Development

Major development proposals will be required to demonstrate how the need to reduce carbon emissions has influenced the design, layout and energy source used, subject to viability. A design and access statement will need to consider the following:

Development proposals, including refurbishment, will be supported where they demonstrate the following, subject to viability:

1. How effective use has been made of materials that have been reused, recycled, are renewable, locally sourced, have been transported in the most sustainable manner, and have low embodied energy;
2. How the design optimises natural sunlight and solar gain, and prevents overheating including providing non-mechanical means of ventilation and opportunities for cooling from tree planting and landscaping.
3. How heat loss from all elements of the building envelope will be prevented;
4. Water efficient measures to reduce demand on water resources, including through the use of efficient appliances, rainwater recycling, water butts and underground storage tanks, where technically feasible;
5. How developments (dwellings and non-dwellings) have considered on-site renewable, low carbon or de-centralised energy provision, including connection to existing networks, where feasible, in accordance with Policy EN10.
6. Space for a home office in new homes;
7. Space for cycle storage in new homes and employment sites and, where appropriate showers and changing facilities.
8. Charging points for electric cars.

A site waste management plan which emphasizes waste minimization, re-use and recycling during demolition and construction will be required for major development proposals.

Development should be phased to ensure sufficient waste water treatment capacity is available before development is complete;

The retrofitting of existing buildings so as to maximise opportunities to prevent heat loss from all elements of the building envelope will be supported where it:

- does not harm heritage assets or their significance; and
- protects the character of conservation areas.

For the reasons set out in 3.2.1

CK Policy H5 Ensuring Energy Efficient Development

The wording “major developments” in the first paragraph of Policy EN9 is defined as developments of 10 units or more, to improve the housing stock and social cohesion.

The provisions in Policy EN9 items 6, 7 & 8, for home office space, cycle storage and charging points for electric cars are mandatory to make home working and commuting more sustainable as well as to promote social cohesion.

All developments of 10 or more houses to have access to full fibre broadband to make working from home more viable.

Policy D1 – Raising the Standard of Design

All new developments should be of high quality design. All development proposals will be assessed against all the following criteria:

- a) Siting and layout must be sympathetic to the character of the area;
- b) New development should meet basic urban design principles outlined in this plan;
- c) Buildings and development should be designed to reflect the wider context of the local area and respect the local vernacular without stifling innovative design;
- d) Amenity of neighbours and neighbouring properties should not be compromised;
- e) Appropriate provision should be made for the sustainable management of waste, including collection and storage facilities for recyclable and other waste;
- f) Sustainable means of communication and transportation should be used where appropriate;
- g) Development should be designed to reduce crime and the perception of crime
- h) Existing trees and hedges should be utilised, together with new landscaping, to negate the effects of development;
- i) Proposals include appropriate, safe connection to the existing highway network;
- j) Performs well against Building for Life 12 or any subsequent guidance and seeks to develop the principles of 'Active Design' for housing developments;
- k) Makes adequate provision for car parking; and
- l) Development should be managed so as to control disruption caused by construction for reasons of safeguarding and improving health well-being for all.

National Policy (NPPF) indicates that parking standards are influenced by the accessibility of the development, the availability of public transport, the size and type of property and local

levels of car ownership. The higher levels of car ownership currently in all income levels in the villages and the poor public transport links, already highlighted, need to be taken into account in all development proposals. Therefore a balance is needed to provide the appropriate type and amount of car parking and the requirements indicated later at Policy CK&B TC(B)7 PARKING FOR CROXTON are deemed to be the requirement for item K above,

For the reasons set out above and at 3.2.1

CK&B Policy H6 Raising the Standard of Design

All development proposals must achieve a high degree of conformity with all the aims in Policy D1.

Adequate parking required by Policy D1(k) is defined in Policy CK&B TC(B)7 PARKING FOR CROXTON

Policy EN13 – Heritage Assets

The NPPF provides national policy for considering proposals which affect a heritage asset. This includes the need to assess the effect of a proposal on the significance of an asset and the need for a balanced judgment about the scale of any harm or loss and the significance of the heritage asset.

Melton Borough has a number of important historic assets. These include Listed Buildings, Conservation Areas, Scheduled Monuments (SMs) and non-designated heritage assets (ranging from nationally to locally important heritage features).

The Borough of Melton contains heritage assets that are at risk through neglect, decay or other threats. These will be conserved, protected and where possible enhanced.

The Council will take a positive approach to the conservation of heritage assets and the wider historic environment through:

- A) seeking to ensure the protection and enhancement of Heritage Assets including non-designated heritage assets when considering proposals for development affecting their significance and setting. Proposed development should avoid harm to the significance of historic sites, buildings or areas, including their setting.
- B) seeking new developments to make a positive contribution to the character and distinctiveness of the local area.
- C) ensuring that new developments in conservation areas are consistent with the identified special character of those areas, and seeking to identify new conservation areas, where appropriate;
- D) seeking to secure the viable and sustainable future of heritage assets through uses that are consistent with the heritage asset and its conservation;
- E) allowing sustainable tourism opportunities in Heritage Assets in the Borough where the uses are appropriate and would not undermine the integrity or significance of the heritage asset: and
- F) the use of Article 4 directions where appropriate.
- G) taking account of any local heritage assets listed in Neighbourhood Plans.

CK&B Policy H7 Heritage Assets

For the purposes of Policy EN13 – Heritage Assets item G,) the relevant Heritage assets are those identified and listed in the Heritage and Environmental Assessment and in the Melton Borough Council's Conservation Area Appraisals for both Croxton Kerrial and Branston

Policy CK&B H8 Redundant Heritage assets

The appropriate conversion of Branston Village Hall to residential housing to preserve the structure and facades as well as preventing further dereliction will be supported.

3.2.4 Housing Development Sites

CROX 1

Belvoir Estate has submitted an application for outline planning permission for up to 39 houses. The Planning Committee have agreed to permit the development subject to:

- (a) The completion of a s106 securing the obligations as set out in the report;
- (b) The conditions as set out in the report
- (c) The following additional condition:

The reserved matters as required by condition 2 of the proposed planning permission shall provide for a layout, which respects the setting of the adjacent listed building (windmill) by:

- i. Providing an undeveloped area in the north of the application site and
- ii. Ensuring unimpeded public views of the windmill from both the public right of way and Saltby Road.

This site is very sensitive and the development of the design for the detailed application will need to take into consideration the setting of the Grade II listed Smock Mill and the necessity for it to be viewed with a field/open space in front of it.

The windmill dominates the entrance to the village with a backdrop of lower scale housing. It is open to the prevailing winds and marks the southern edge of the village in the same way that the church dominates the northern edge of the village.

When in use it would have had grain stores and ancillary buildings adjacent having a similar scale to the houses. Therefore, the houses existing do not detract from windmill's setting on the approach to the village. This rural view combined with the barns and animals of the farm forms the rural character of the village on this approach. This links the village with its past.



The details that should be adopted by the developer to maintain the current agricultural character are low scale stone cottages with pantile roofs set on the western side of the field overlooking agricultural land with the boundaries formed from post and rail fences and hedges.

CK Policy H9 for CROX 1

The following specific Design requirements are in addition to the other policies in the Local Plan set out at 3.2.3 and this Neighbourhood Plan for each Development Site:

Design requirements for CROX 1 (without detailed Planning Permission) – Development of the site will be supported provided:

- It is up to 39 dwellings, limited to two storeys high.
- Land at the northern end, adjoining the existing Grade II listed windmill is kept open and provides clear views from the Saltby Road across open land to protect its setting and complement and enhance the rural setting to southern approach to the village.
- The footpath is completed for the full length of the site along Saltby Road and across the front of the land-owners properties up to Mill Lane.
- The Public right of way across the site is maintained and enhanced for its length including the sections through to Mill Lane and the centre of the Village.
- A Transport Assessment is provided with the application, with Particular reference to assessing the junction between Saltby Road and the A607 (Main Street) and its capacity to absorb additional daily Vehicle movements, and any junction improvements arising.
- Extra landscaping is provided to soften the southern boundary of the site onto the open countryside.

CROX 2

The original SHLAA submission from Belvoir Estate requested 16 units on a site that could only be accessed from the A607. MBC's initial comments were

“This is a relatively small site and is a logical location for expansion of the village subject to addressing Highways Authority concerns regarding safe access on to the A607”.

This site was also considered logical position for extending the village in the community consultation. The site has since been reassessed by MBC in the Local Plan and a reduced number of up to 10 units have been set. Both versions will accommodate the 10 units currently allocated in the SHLAA.

The resident's preference for access to the site is from the Main Street (A607) going south into CROX 2, rather than a new road from the Saltby Road. They had 2 reasons:

- On the current approach from Grantham (east) the village is not very visible as it is over the crest of a hill and on a bend and further development on the south side of Main Street will improve the visibility. There is only new housing visible on this approach so it will not change the nature/ character of this area of the village.

- A new access from the Saltby Road will put further pressure on an area of congestion. Both the extension to the chicken farm and the home for looked after children have brought large vehicles and extra car journeys respectively onto a road that is not wide enough for two vehicles to pass. CROX 1 will, add to this congestion.

It is recognised that it may still be a benefit for the site to have a pedestrian exit to Saltby Road

CK Policy H10 for CROX 2

The following specific Design requirements are in addition to the other policies in the Local Plan set out at 3.2.3. The further Design Requirements for CROX 2 for the site to be supported are:

- **It is up to 10 dwellings, limited to two storeys high.**
- **Vehicle access is provided from both Main Street and Saltby Road.**
- **Off Street parking (3 staff car parking spaces) are provided on this site for the house on the corner of Saltby Road and Main Street (The Forge) whilst used as a home for looked after children.**
- **The footpath is completed for the full length of the site along Main Street across the front of the Forge (in the same ownership) up to Saltby Road.**
- **Existing hedges and trees are retained so far as it is practicable on the boundary to the A607.**
- **Extra landscaping is provided to soften the eastern boundary of the site onto the open countryside.**

CROX 3

MBC review initial comments were

“Access should be achieved from the Nook and not the A607. Site is less well located than the other two recommended allocations but is a reasonable location for development in the village, provided due regard is paid to the nearby SSSI and oil pipeline buffer”.

CK Policy H11 for CROX 3

The following specific Design requirements are in addition to the other policies in the Local Plan set out at 3.2.3. The further Design Requirements for CROX 3, for the site to be supported, are:

- **It is up to 10 dwellings, limited to two storeys high.**
- **Land at the western end, adjoining the waterspout field is kept open and provides clear views from the Saltby Road across open land to complement and enhance the rural setting to southern approach to the village.**
- **Particular care to be taken in both design and construction to ensure that springs and run off leading to the dammed pond that feeds the waterspout are not contaminated.**
- **The Stackyard Surgery car park is maintained, or replaced, close to the surgery with a level footpath to the surgery to recognise the use by elderly and infirm.**
- **The vehicle access to CROX 3 is to be provided from The Nook and be separate to the doctor’s surgery car park in order to maintain a safe route for use by elderly and infirm.**
- **The footpath connection to the village centre is enhanced along the full length of the Nook.**
- **Extra landscaping is provided to soften the western boundary of the site onto the waterspout field. Proposals Incorporate measures to ensure no harm/damage will be caused to the nearby SSSI**

3.2.5 Windfall Development

The Local Plan has the following provisions

Policy SS2 - Sustainable Communities (extract).

Alongside Service Centers and Rural Hubs, Rural Settlements will accommodate a proportion of the Borough's housing need, to support their role in the Borough through planning positively for new homes as 'windfall' sites within and adjoining settlements by 2036. This development will be delivered through small unallocated sites which meet the needs and enhance the sustainability of the settlement in accordance with Policy SS3.

Open Countryside: Outside the settlements identified as Service Centers, and those villages identified Rural Hubs and Rural Settlements, new development will be restricted to that which is necessary and appropriate in the open countryside.

The Local Plan also contains the following guidance for application of this policy:

- 4.2.17 Where no sites are allocated for new housing, schemes may be permitted where they represent sustainable development or demonstrably meet identified needs and/or help to sustain local services or facilities. Schemes of up to about 10 dwellings may be appropriate within or on the edge of Service Centres, schemes of up to about 5 dwellings for Rural Hubs, and schemes of up to about 3 dwellings for Rural Settlements.

CK Policy H12 Croxton Kerrial Windfall Sites

As Croxton Kerrial has allocated sites in the Local Plan above and beyond local need, only windfalls of up to or about 3 will be permitted

CK Policy H13 Branston Windfall Sites

As Branston is a rural settlement windfalls of up to 3 or dwellings are to supported provided all other criteria of Local Plan Policy SS3 are met.

3.3 Local Economy

3.3.1 What the Community wants

The local economy consists of the pubs, farming and some other small businesses. Of those businesses that had a visible presence and replied to the consultation, none considered that they had any priorities or requirements that could, or should, be addressed in the Neighbourhood Plan, other than communications that are addressed in 3.4 below.

In both Villages there were a considerable number of residents who were known to be self employed and worked either in whole or in part from home, usually dependent on the internet. No data, other than dissatisfaction with broadband speeds, was gathered from these businesses. This has been resolved as described below.

Branston

The Parish did not have land or opportunity for business units and residents did not think these necessary. Residents reported that the high proportion of Belvoir rented properties meant there was a highly transient section of the population who only stay a year or so and therefore do not join in. They were unlikely to start businesses that needed premises.

Croxton Kerrial

Consultation attendees were open to the possibility of a commercial development and, in the questionnaire results, there was **75% support** for the repurposing of 19th Century Barns at eastern half of plot 41 for commercial use, when they become redundant in the near future. The responses to the questionnaire did not demonstrate adequate take up within the village alone for, selling through a farm shop, use of a business hub, renting of workshops, craft or office units for the Parish Council to consider sponsoring such a development.



The concept of a mixed use rural commercial centre has proved viable elsewhere. The Parish Council would encourage a specialist provider in this field to appeal to a wider area. It is noted that a farm shop could develop synergies with the large cold storage facilities immediately adjacent at W Botterill and Sons which are seen in the background.

3.3.2 Development of Policies for the Local Economy

The Local Plan has the following

Policy EC2 – Employment Growth in the Rural Area (Outside Melton Mowbray)

In order to support the rural economy, the Council will allow for:

- A) new employment land to be provided in rural settlements; and/or;
- B) rural employment proposals which create or safeguard jobs.

The following types of rural employment development are acceptable:

1. The re-use of existing farm buildings and well-designed new buildings for employment;
2. Schemes for farm diversification involving small-scale business and commercial development that helps to support the viability and retention of the farm holding;
3. Small-scale tourism proposals, including visitor accommodation, such as glamping, camping and bed & breakfast;
4. The expansion of existing rural businesses, dependent upon the nature of the activities involved, the character of the site and its accessibility;
5. Small scale employment development to meet local needs; and
6. The use of land for agriculture, forestry and equestrian activity, and subject to the proposal:
 7. Being of an appropriate scale for its location;
 8. having sufficient accessible off road car parking provided on site or in the nearby vicinity to cater for the use proposed.

Policy CK&B LE1 Redevelopment of 19th Century Barns within the villages

To support repurposing of 19th Century Barns within the villages in order to prevent these becoming derelict. These should firstly be considered for commercial use, in particular the grouping in the eastern half of plot 41 in Croxton Kerrial when these become redundant in the near future.

If commercial use is proved not to be viable, conversion of small barns within both villages to residential would be supported.

3.4 Transport and Communications

3.4.1 Background

Walking and cycling to work outside of the villages is not a viable alternative to a car. Travelling outside of the Vale to Melton, Grantham and Leicester is principally via the A607, which, outside villages on the route, is unlit and has no kerbs or pavements. This road is dangerous to walk on or cycle, especially in the winter during commuter times.

Schools

Branston children of primary school age are bussed to Waltham on the Wolds and subsequently to Melton for secondary school. Croxton children of primary school age attend the Croxton Kerrial C of E Primary School and are then bussed to Belvoir High in Bottesford for secondary school and subsequently to Melton for college.

Children of primary school age in the official catchment area of the villages of Knipton, Harston, Saltby and Sproxtton also come to Croxton Primary school, together with children from a far wider region who meet the Academy's admissions policy. There is a "safe walking route to school" scheme within Croxton Kerrial Village.

There are a significant number of pupils who now go to Grantham Grammar Schools, which are actually closer than the Melton and Bottesford alternatives.

Buses

Branston residents said that the minimum acceptable change would be to rework the current 1 bus a week to go earlier so they can spend more time in Melton. Going anywhere else they expect to use taxis or share lifts and do not expect this situation to change.

At Croxton Kerrial public consultation complaints were made about the time at which buses started running, which did not allow residents to seek full time work in either Grantham or Melton. Buses run Monday to Saturday. The first bus to Melton is currently is 8.31am and the last bus back is 5.10pm. Buses to Grantham start slightly earlier. The reverse being true of the last buses back, which were said to be too early. There are no evening services. In the 2001 Census only 1.1% of residents commuted to work by Public Transport and this dropped below 1% for Croxton Ward in 2013 census.

The bus stations in both towns are a good 10 minute walk from the railway station and the times of the services are not aligned with rail arrival and departure times from the stations of Grantham and Melton Mowbray for onward commuting.

The bus does however provide an essential service to the elderly and students in the community. This limited bus service is not an attractive or feasible alternative to a car. Car ownership in the village and the Vale as a whole is high.

Car Transport

By far the greater majority of working age population in both villages travelled to work by car. Often a minimum of two cars per household were necessary because of different

destinations and work patterns. All increased numbers of dwellings will lead to directly proportional increase in car travel, probably to the centres of employment identified to the west of the County and also to the west of Melton Mowbray in the Borough.

Communications

Croxton Kerrial was upgraded to receive BT infinity broadband with additional subscriber cost. Although 80Mbps is available in Croxton Kerrial from several providers, most of the properties are receiving much less. Average upload and download speeds are in the region of 36Mbps & 12Mbps respectively. The Parish Council believes this is due to the connections from the BT distribution boxes to the houses being old, above ground copper wires.

Roads in the Parish

The amount of traffic through the Croxton Kerrial on the A607 and the excessive speed was reported as a concern. These concerns have been raised with the Highways department and LCC. The Parish Council has applied for "Community Speed Watch" status and the first session was held in October 2018.

Leicestershire County Council has commenced consultation on lowering the speed limit to 50 mph on Saltby Road leading to Saltby and Sproxton due to higher than average accident levels.

The 7.5t weight limits in both Croxton Kerrial and Branston, shown on the map at the front of the Plan, are not adhered to.

Congestion and Parking

Both village centres experience congestion, access and environmental problems due to insufficient parking provision, exacerbated by the inadequate width of the roads in close proximity to amenities. Because the village centres were built before cars, such areas and surrounding older dwellings provide little or no private parking. Consequently, vehicles are forced to park on the road decreasing visibility along narrow stretches of highway.

Croxton Kerrial School is in the centre of the village and has only 4 parking spaces for staff and approximately 14 staff members on role. There is no designated parking for the school bus or parents picking up and dropping off children, which creates additional congestion on all the roads on the north side of the village during school term time.

Another cause of congestion has been the failure to take into account the increasing levels of car ownership. The development along Saltby Road in Croxton Kerrial has been built with inadequate parking spaces for residents, their children and visitors behind the houses. This has resulted in increased on-street parking along Saltby Road.

Middle Street and Saltby Road in Croxton Kerrial and Branston Road in Branston have become dominated by parked cars, restricting traffic movement and creating hazardous conditions for drivers, cyclists and pedestrians.

In Croxton Kerrial this is particularly problematic on Middle Street which is effectively reduced between Main Street and Thorpes Lane to a single width that delivery lorries find difficult to navigate.

Given the number of vehicles parked on the road at school times, it is clear a significant number of parents from outside the village drive their children to school.

Parking, particularly at these times, extends right out to the A607 where this becomes dangerous preventing vehicles cannot turn in.

A similar situation exists on Saltby Road where the shift workers at the home for looked after children (The Forge) and the residents of the new terraced houses park up to the junction reducing the carriageway to a single way. This restricts turning of commercial vehicles enroute to the chicken farm and using the regional unrestricted route (see earlier map).

In Branston the parking challenge is primarily driven by residents choosing not to use available off street parking and Wheel Inn customers not using the pub car park.

National Policy (NPPF) indicates that parking standards are influenced by the accessibility of the development, the availability of public transport, the size and type of property and local levels of car ownership. The higher levels of car ownership currently in all income levels in the villages and the poor public transport links, already highlighted, need to be taken into account in all development proposals. Therefore a balance is needed to provide the appropriate type and amount of car parking.

3.4.2 Development of Transport and Communication Policies

Croxton Kerrial is located on an existing bus route. The last recorded figure for commuting to work by bus was below 1%. There is a reasonable network of footpaths around the village (while being mindful of the poor width and accessibility along the sides of the A607 itself). There are no cycle ways in the plan area.

Good quality, accessible and sustainable transport is key to supporting the vitality and viability of a community, and of achieving a good quality of life for the elderly and students in the community. It is an objective of the Neighbourhood Plan that the existing service is safeguarded and improved wherever possible so that new developments have access to the public transport network.

On this basis the Parish Council would expect that, where appropriate, developer contributions through S106 or CIL payments will be sought to safeguard and to seek improvements to the existing bus service and bus shelters, and to extend evening and weekend coverage.

In accordance with National Policy (NPPF) the higher levels of car ownership currently in all social areas of the villages and the poor public transport links, already highlighted, need to be taken into account in all development proposals. The relevant Local Plan policies are:

Policy IN2: Transport, Accessibility and Parking

The Council and its delivery partners will support and promote an efficient and safe transport network which offers a range of transport choices for the movement of people and goods, reduces the need to travel by car and encourages use of alternatives, such as walking, cycling, and public transport.

All new developments should, where possible, have regard to all the following:

1. be located where travel can be minimised and the use of sustainable transport modes maximised;
2. Minimise additional travel demand through the use of measures such as travel planning, safe and convenient public transport, dedicated walking and cycling links and cycle storage/parking links and integration with existing infrastructure;
3. Seek to generate or support the level of demand required to improve, introduce or maintain public transport services, such as rail and bus services;
4. Do not unacceptably impact on the safety and movement of traffic on the highway network or that any such impacts can be mitigated through appropriate improvements;
5. Support the enhancement of existing or proposed transport interchanges such as the railway stations at Melton Mowbray and Bottesford;
6. Provide appropriate and effective parking provision and servicing arrangements.

And from

Policy EN9 – Ensuring Energy Efficient and Low Carbon Development

Item 8 Charging points for electric cars.

Policy CK&B TC(B)1 TRANSPORT FOR BRANSTON

To encourage providers to improve the current 1 bus a week service by adjusting the departure and return times to enable longer time to be spent in Melton Mowbray

Policy CK&B TC(B)2 PARKING FOR BRANSTON

To encourage residents who have off street parking to use it and for customers of the Wheel Inn to use the extensive Car Park

Policy CK&B TC(C)3 TRANSPORT FOR CROXTON

To encourage providers to extend the bus timetable to start earlier and to finish later to enable residents to commute to work in the centre of Grantham and Melton Mowbray by public transport

Policy CKBTC(C)4 INTEGRATION

To encourage bus services to be integrated with rail arrival and departure times from the stations of Grantham and Melton Mowbray for onward commuting.

Policy CK&B TC(B)5 PARKING FOR CROXTON

To encourage the Belvoir Estate to provide on-site Car Parking for staff and visitors at The Forge on the corner of Saltby Road and Main Street.

Policy CK&B TC(B)6 PARKING FOR CROXTON

To consult with Highways on the possibility of double yellow lines immediately before the both the Middle Street and Saltby Road Junctions with Main Street to improve safety.

Policy CK&B TC(B)7 PARKING FOR CROXTON

For residential developments, adequate off-road parking should be provided as a minimum of two car parking spaces for dwellings of two bedrooms or less, three spaces for dwellings of three bedrooms or more. All car parking spaces to have access to electric charging points.

3.5 Community Facilities

3.5.1 What the Community wants

Community Self Help

Parish Council will review seed funding in conjunction with RCC (Rural Community Council) to constitute separate autonomous organisations for a “Good Neighbour Scheme” and “Environment Action Group” in both Branston and Croxton Kerrial.

Emergency Centre

Croxton Kerrial Village Hall is registered with the Emergency Response authorities as an emergency centre and is opened by volunteers when extreme conditions close the A607 at Denton Hill and Lings Hill trapping motorists and truckers in the stretch of the A607 which passes through the Village.

The Parish Council will co-operate with National Resilience Plans, when government officials explain and introduce them.

Branston Community Facilities,

Setting the Church outside this review, the single community facility is the Wheel Inn Public House which is successful as well as being the centre of village life.

Accepting that a Village Hall is not viable, creation of a shared facility in a barn adjacent to the Wheel Inn Pub for events was supported.

Residents did not think they needed other facilities. A shop would not be sustainable in the size of the village. Residents used the shops and facilities in the local villages. They do their main shop in Melton or Grantham and a very few use Internet delivery service. They get milk bread and papers delivered to the houses. Residents stated they chose to live in or relocate to Branston knowing the facilities available.

Croxton Kerrial Community Facilities,

Setting the Church outside this review, the community facilities are grouped in two locations.

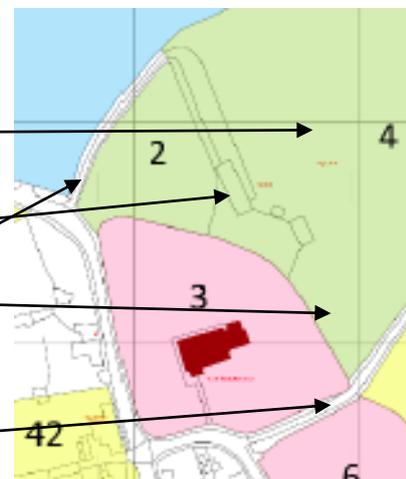
The first grouping behind the church consists of

- The Playing field itself leased from the Belvoir Estate and administered as a Public Open Space by
- The Sports and Social Club which is housed in a 40 year old timber building and
- The Children’s playground on the field with equipment owned by the Parish Council

Vehicular Access is from Middle Street

Pedestrian Access is available via the track to Harston
Directly to the play equipment

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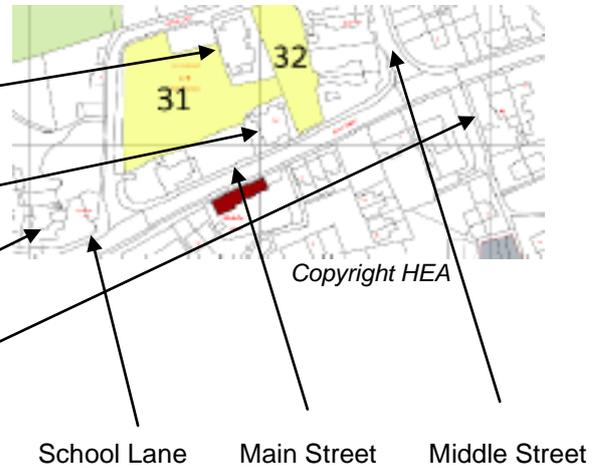


The Sports and Social Club Building, with associated changing rooms, as described earlier under “Croxtton Assets” is already way beyond its design life and a new facility is urgently needed.

The second grouping of facilities is around the Southern end of Main Street.

It includes:

- Croxtton Kerrial C of E Primary School with the two associated open spaces either side plots 31 & 32
- Croxtton Kerrial Village Hall, which can be accessed on foot from School Lane through the School and up steps from Main Street
- The Geese and Fountain Public House Car park and grounds
- The Croxtton Kerrial Stores, which have re-opened in January 2017 after having been closed for 4 years, are on the south side of Main Street at the back of a semi-detached cottage



3.5.2 Development of Policies for Community Facilities

Policy CK&B CF1 PUBLIC AMENITY

Any application for development of any of the facilities listed below, or change of use of any of their premises or grounds, will not be supported unless it will improve the facility or provide an equivalent local facility or it is demonstrated that the community no longer requires the facility:

Branston

The Wheel Inn public house

Croxton Kerrial

The Geese and Fountain public house

Croxton Kerrial Playing field

Children's Play area & equipment

Social Club building

Doctor's Surgery

Village Hall

Shop site

Croxton Kerrial C of E Primary School

Policy CK&B CF2 Good Neighbour Groups

Support for the formation of Good Neighbour Groups in Croxton Kerrial and Branston under the guidance of the RCC, or establishment of Community Response Plans covering the same issues under the Leicestershire initiative.

Section 4 Enhanced Tourism Opportunities

4.1 The Opportunities

As has been described in detail, the Parish's assets are its beautiful countryside and historic setting. The HEA (Appendix B) specifically covered this and identified three types that could be developed the following avenues.

History and Archaeology / Heritage Based Tourism

As the Parish lies within the 40 minute drive-distance of both Leicester and Nottingham, it is within the twenty minute drive-distance of Melton Mowbray and Grantham. Given the proximity to urban areas and ease of access there are opportunities for the development of "door-step" tourism based on day-visits.

The area around the Parish has a number of established visitor destinations. The initial objective would be to capitalise on this existing pool of visitors through the development of what would be additional stopping points. The goal is to lengthen the dwell time in the district and thus increase visitor spend in local shops, restaurants, cafés and public houses.

There are already established local destinations include Belvoir Castle whose gardens and grounds are an established summer attraction and the Grantham Canal whose towpath is a popular all year round walking and cycling route. Slightly further afield are the National Trust properties at Belton House, Grantham House and Sir Isaac Newton's childhood and family home at Woolsthorpe Manor.

Two particular avenues that have found success in other locations are apparent from the HER:

- **A Matter of Life and Death: Explorations and Interpretations of the exceptional concentration of Prehistoric burial and ritual activity around King Lud's Entrenchment and Three Queens in the south east of the parish.** Potential for arts based interpretation to bring the prehistory to life.
- **Abbey, Church and Village: History tourism linking the Abbey and the Churches of Branston and Croxton and through which the story of the origin and travails of the villages in the Medieval Period could be told in an interesting and engaging fashion.** Central to this concept would be the permanent public display of the medieval manor house at Croxton Kerrial.

To the latter item can be added excavation and permanent public display of other known sites.

Subject to finance being available and permissions from the Belvoir Estate the Framland Local Archaeology Group (FLAG) report they would be keen to take the lead on further exploration of the following archaeological sites in the village already identified by geophysics (note field numbers are added to FLAG's report below and all items are shown as high importance sites on figure 12 in the HEA):

1. Mill field, to the south of the Old Windmill (field 21)

As a result of a planning application for houses mainly on field 21 a pre-planning Archaeological survey was executed on a 5% basis as designated by the County Officer. It concluded that the main remains were at the northern end.

FLAG also executed a survey of particular features at the northern end of the field in four trenches and concluded

The multitude of medieval pottery finds in trench A and the limited medieval sherds associated with banks B and D indicate that these are most likely to be of medieval origin. In particular it should be noted that in trench A, medieval pottery was found both on top of and adjacent to the masonry wall contained within the bank, in both contexts 1 and 2, a clear indication that the wall is clearly of medieval origin or earlier. Medieval pottery was also found associated with the walls in trench D.

In addition the more substantial masonry wall between banks A and B, again also with associated medieval pottery, is medieval in appearance.

This evidence makes a post medieval or natural origin for any of the walls most unlikely, (it should be noted that almost no post medieval pottery was found within the excavations). It seems most likely that the enclosures are medieval in origin possibly being crofts or animal enclosures associated with buildings at the north end of the site, of which the wall between A and B is a remnant.

2. Goose field in the centre of the village (field 13)

Geophysics has identified the remains of what are believed to be medieval dwellings, possibly abandoned after the Black Death in the 14th century.

3. Chapel Lane field (field 36)

As in 2 above, geophysics indicates the presence of medieval house platforms.

4. Centre field, between Top Rd and Middle St (fields 14, 15 and 16)

Geophysical investigations indicate the presence of prehistoric banks and ditches, probably field enclosures.

5. Site of the medieval water mill on the River Devon on north side of the lane from Croxton to Branston (area shown as high Importance on figure 11 in HEA).

A desk study and site survey indicate that there are the remains of both the water mill belonging to Croxton Abbey and that of the Lord of the Manor of Croxton on this site

6. Pinfold field (field 6)

Completion of excavation of the medieval manor complex of the de Kerrial family at Pinfold field, adjacent to the church, have been undertaken by FLAG over the past four years.

The remains uncovered so far include the Great Hall, kitchen, well, tithe barn, cattle barn, the blacksmiths shop and other service buildings, dating from the 12th to 16th centuries.

In addition, recent excavations have uncovered Anglo Saxon artefacts indicating the presence of an Anglo Saxon hall and a quarry, possibly used to quarry stone for the earliest church in Croxton.

A separate charity "The Croxton Kerrial Heritage Trust" has been formed and a lottery grant has been sought to preserve and present the Medieval Manor House remains.

A local regional cooperation is also possible linking to sites in adjacent Parishes. Such links would enable a fuller story of this area to be presented. Development would be relatively low key and might include, for example, the provision of information signage and the way-marking of local doorstep walks linked to minor improvements in the footpath and cycleway network.

The Parish Council website (or a site co-ordinated by several parishes working in concert) could provide simple walking instructions (easy print one side A4) with relevant information on both the heritage and local places to eat and drink. For some reason pub to pub walks are always popular.

Development of this type of local walking routes and doorstep tourism would be better undertaken by a small group of parishes working in concert as this would provide a greater critical mass of destinations.

Food and Farm Tourism

There is potential for co-ordinated development of food and drink based tourism in the area building on the excellent reputation of the existing establishments both in the Parish and in the immediate surrounding area. There is a potential for farm shops based on the national reputation of local producers in Cheese, Poultry and Game.

Education Tourism

The historic environment record for the Parish suggests that there is potential for significant discoveries to be made in both Prehistoric and Medieval archaeology. There are opportunities to explore this potential through education based programmes of excavation run in conjunction with Harlaxton College (part of the University of Evansville) and other

Higher Education Institutions in the region. This could include both full semester courses and much shorter summer schools.

The Parish Council acknowledges that there could be certain benefits to the village, especially local businesses, if additional tourists were attracted to the area. However, the environmental impacts of anything other than a small-scale leisure or tourist development could have a significant adverse affect on the area.

Therefore, any application for such a development must adequately address all of the potential impacts. Villagers' concerns particularly about the negative effects of a potential increase in traffic through the village would need to be taken into careful consideration.

4.2 Development of Policies

The Local Plan provides

Policy EC8 – Sustainable Tourism

Sustainable tourism, visitor and cultural development proposals will be supported where they improve the facilities for visitors, including attractions and accommodation subject to the proposal:

1. being of an appropriate scale in the context of the host settlement; and
2. having benefits to local businesses in creating the potential to generate revenues.

Attractions and facilities of a significant scale should be located firstly within the town centre, then on the edge of the town centre, and then at other accessible locations.

Melton Borough Council will support, where appropriate, the restoration of the Grantham Canal. Moreover the Borough Council will resist planning applications which will have an adverse impact on tourism across the Borough, but with particular protection applied to valued attractions such as the Vale of Belvoir, Belvoir Castle and Burrough on the Hill Iron Age Fort, two of the most valued tourist attractions in the Borough.

Larger proposals for tourist attractions/accommodation outside of Melton Mowbray, Service Centres and Rural Hubs may be supported, provided it can be proven to add significantly and demonstrably to the Borough's economic or tourist offer and can be demonstrated that a suitable more sustainable location is not available or practicable.

Policy CK&B ET1 ASSET DISPLAY

The excavation and permanent public display of the known assets as follows will be supported:

- *Medieval Manor House Croxton Kerrial (field 6) [now progressing]*
- *Medieval structures from the 13th century reorganisation at the north end of (field 21).*
- *Remains of Medieval Dwellings in two locations (field 13 and the group of fields 13, 14 and 15)*
- *Medieval House Platforms predating reorganisation of village (field 36)*
- *Medieval Water mill on the Croxton Brook (leading to River Devon) on north side of the lane from Croxton to Branston (area shown as high Importance on figure 11 in HEA).*

Policy CK&B ET2 WAY-MARKING

The provision of information signage and the way-marking of local doorstep walks linked to minor improvements in the footpath and cycleway network will be supported

Section 5 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) 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 Borough. 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.

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 for (either in whole or in part) through the use of planning obligations.

The PC intends that a small number of priority projects identified in the Policies be supported

POLICY DC1: DEVELOPER CONTRIBUTIONS - The projects in the following policies are identified as priorities for investment in local community infrastructure. In the event that Melton Borough Council introduces a Community Infrastructure Levy in the Plan period, monies from the local element of that levy will be initially applied to these priority projects.

Policy CK&B EN1 NATURAL LANDSCAPE

Policy CK&B ET1 ASSET DISPLAY

Policy CK&B ET2 WAY-MARKING

Policy CK&B CF1 PUBLIC AMENITY

Section 6 Plan, Delivery & Implementation

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.

The Neighbourhood Plan will be regularly monitored. This will be led by Croxton Kerrial and Branston Parish Council, in conjunction with Melton Borough Council as the local planning authority, on at least an annual basis. The policies and measures contained in the Neighbourhood Plan will form the core of the monitoring activity, but other data collected and reported at the Parish level relevant to the delivery of the Neighbourhood Plan will also be included.

The Parish Council proposes to formally review the Neighbourhood Plan on a five year cycle commencing in 2023 or to coincide with the review of the Melton Local Plan if this cycle is different.

Appendix A

Summary of Neighbourhood Plan Policies

Policy CK&B EN1 NATURAL LANDSCAPE

The character and nature of the natural landscape is to be protected. Ensuring that development is sensitive to the setting and enhances the distinctive qualities of the local landscape. Particular reference is to be made to the Heritage and Environment Assessment.

Support for the formation of Environment Groups in Croxton Kerrial and Branston.

Policy CK&B EN2 OPEN SPACE

There will be a strong presumption against development proposals that would result in the loss of, or have an adverse effect on, an open space which is important for its recreation, amenity or biodiversity value and depicted in the HEA and amplified in section 3.1.1 above. Such proposals will also be considered in accordance with other policies in this Plan, relevant National and District planning policies and the Heritage and Environment Assessment.

Policy CK&B EN3 OPEN SPACE-RECREATION

All the Green Space shown on the MBC Conservation Plan and map is considered unsuitable for development.

This includes:

Fields 31 and 32, which are part of the school complex. The sports field and play area, field 4 to the north west of the church.

Policy CK&B EN4 OPEN SPACE-CHARACTER

Important Landscape characteristics

The central spine of fields formed as part of the medieval layout is considered unsuitable for development as it is essential to Croxton Kerrial's sense of place and character identified in the Heritage and Environment Assessment. This applies to fields 6, 13, 14, 15 & 16.

Important views and setting are to be protected by the individual protection of fields 7, 30, 33, 34 and 35.

Policy CK&B EN5 HERITAGE ASSETS & LISTED BUILDINGS

- *Development proposals that affect a Listed Building or its setting will be required to conserve and enhance the character, integrity and setting of that building or structure in accordance with District and national planning policy*
- *Developments close to listed buildings should be accompanied by a statement of significance showing full understanding of the asset and its historical significance locally and nationally*
- *Development in the Conservation Area should conserve and enhance the character, integrity and quality of the Conservation Area*
- *Particular reference should also be made to the Heritage and Environment Assessment*

Policy CK&B EN6 ARCHAEOLOGY

Development proposals are required to consider their impact upon archaeology. Where a development proposal may adversely affect a recorded archaeological site, developers or their agents should seek guidance at the pre-application stage and where necessary to engage in discussions about what material should be submitted with a planning application in any 'Heritage Statement'. Particular reference should also be made to the Heritage and Environment Assessment.

CK Policy H1 Croxton Kerrial Housing Mix

The local Open Market and Affordable housing need for Croxton Kerrial established in the MRH survey is to be achieved in advance of regional borough requirements.

CK&B Policy H2 Affordable Housing

Where possible, affordable housing within the Plan area shall be allocated to eligible households with a village connection defined as follows:

- a) Was born in Croxton Kerrial or Branston*
- b) Presently reside in the plan area and has, immediately prior to occupation, been a resident within the plan area for a continuous period of not less than twelve months*
- c) Was ordinarily resident within the villages for a continuous period of not less than three years but has been forced to move away because of the lack of affordable housing*
- d) Has a need to move to the villages to be close to a relative or other person in order to provide or receive significant amounts of care and support.*
- e) Has a close family member who is a resident within the villages and who is resident within the Plan area and for the purposes of this clause a “close family member” shall mean a mother, father, brother or sister.*

CK&B Policy H3 Minimum Space Standards

The provisions in Policy C3 are to be mandatory for all developments to improve the housing stock and social cohesion

CK&B Policy H4 Healthy Communities

The provisions in Policy C9 (d) for decent space (internal and external) are to be mandatory for all developments to improve the housing stock and social cohesion.

CK Policy H5 Ensuring Energy Efficient Development

The wording “major developments” in the first paragraph of Policy EN9 is defined as developments of 10 units or more, to improve the housing stock and social cohesion.

The provisions in Policy EN9 items 6, 7 & 8, for home office space, cycle storage and charging points for electric cars are mandatory to make home working and commuting more sustainable as well as to promote social cohesion.

All developments of 10 or more houses to have access to full fibre broadband to make working from home more viable.

CK&B Policy H6 Raising the Standard of Design

All development proposals must achieve a high degree of conformity with all the aims in Policy D1.

Adequate parking required by Policy D1(k) is defined in Policy CK&B TC(B)7 PARKING FOR CROXTON

CK&B Policy H7 Heritage Assets

For the purposes of Policy EN13 – Heritage Assets item G,) the relevant Heritage assets are those identified and listed in the Heritage and Environmental Assessment and in the Melton Borough Council’s Conservation Area Appraisals for both Croxton Kerrial and Branston

Policy CK&B H8 Redundant Heritage assets

The appropriate conversion of Branston Village Hall to residential housing to preserve the structure and facades as well as preventing further dereliction will be supported.

Specific Policies for Housing Development Sites identified in the Local Plan

CK Policy H9 for CROX 1

The following specific Design requirements are in addition to the other policies in the Local Plan set out at 3.2.3 and this Neighbourhood Plan for each Development Site:

Design requirements for CROX 1 (without detailed Planning Permission) – Development of the site will be supported provided:

- It is up to 39 dwellings, limited to two storeys high.*
- Land at the northern end, adjoining the existing Grade II listed windmill is kept open and provides clear views from the Saltby Road across open land to protect its setting and complement and enhance the rural setting to southern approach to the village.*
- The footpath is completed for the full length of the site along Saltby Road and across the front of the land-owners properties up to Mill Lane.*
- The Public right of way across the site is maintained and enhanced for its length including the sections through to Mill Lane and the centre of the Village.*
- A Transport Assessment is provided with the application, with Particular reference to assessing the junction between Saltby Road and the A607 (Main Street) and its capacity to absorb additional daily Vehicle movements, and any junction improvements arising.*
- Extra landscaping is provided to soften the southern boundary of the site onto the open countryside.*

CK Policy H10 for CROX 2

The following specific Design requirements are in addition to the other policies in the Local Plan set out at 3.2.3. The further Design Requirements for CROX 2 for the site to be supported are:

- It is up to 10 dwellings, limited to two storeys high.*
- Vehicle access is provided from both Main Street and Saltby Road.*
- Off Street parking (3 staff car parking spaces) are provided on this site for the house on the corner of Saltby Road and Main Street (The Forge) whilst used as a home for looked after children.*
- The footpath is completed for the full length of the site along Main Street across the front of the Forge (in the same ownership) up to Saltby Road.*
- Existing hedges and trees are retained so far as it is practicable on the boundary to the A607.*
- Extra landscaping is provided to soften the eastern boundary of the site onto the open countryside.*

CK Policy H11 for CROX 3

The following specific Design requirements are in addition to the other policies in the Local Plan set out at 3.2.3. The further Design Requirements for CROX 3, for the site to be supported, are:

- It is up to 10 dwellings, limited to two storeys high.*
- Land at the western end, adjoining the waterspout field is kept open and provides clear views from the Saltby Road across open land to complement and enhance the rural setting to southern approach to the village.*
- Particular care to be taken in both design and construction to ensure that springs and run off leading to the dammed pond that feeds the waterspout are not contaminated.*
- The Stackyard Surgery car park is maintained, or replaced, close to the surgery with a level footpath to the surgery to recognise the use by elderly and infirm.*
- The vehicle access to CROX 3 is to be provided from The Nook and be separate to the doctor's surgery car park in order to maintain a safe route for use by elderly and infirm.*
- The footpath connection to the village centre is enhanced along the full length of the Nook.*
- Extra landscaping is provided to soften the western boundary of the site onto the waterspout field. Proposals Incorporate measures to ensure no harm/damage will be caused to the nearby SSSI*

CK Policy H12 Croxton Kerrial Windfall Sites

As Croxton Kerrial has allocated sites in the Local Plan above and beyond local need, only windfalls of up to or about 3 will be permitted

CK Policy H13 Branston Windfall Sites

As Branston is a rural settlement windfalls of up to 3 or dwellings are to supported provided all other criteria of Local Plan Policy SS3 are met.

Policy CK&B LE1 Redevelopment of 19th Century Barns within the villages

To support repurposing of 19th Century Barns within the villages in order to prevent these becoming derelict. These should firstly be considered for commercial use, in particular the grouping in the eastern half of plot 41 in Croxton Kerrial when these become redundant in the near future.

If commercial use is proved not to be viable, conversion of small barns within both villages to residential would be supported.

Policy CK&B TC(B)1 TRANSPORT FOR BRANSTON

To encourage providers to improve the current 1 bus a week service by adjusting the departure and return times to enable longer time to be spent in Melton Mowbray

Policy CK&B TC(B)2 PARKING FOR BRANSTON

To encourage residents who have off street parking to use it and for customers of the Wheel Inn to use the extensive Car Park

Policy CK&B TC(C)3 TRANSPORT FOR CROXTON

To encourage providers to extend the bus timetable to start earlier and to finish later to enable residents to commute to work in the centre of Grantham and Melton Mowbray by public transport

Policy CKBTC(C)4 INTEGRATION

To encourage bus services to be integrated with rail arrival and departure times from the stations of Grantham and Melton Mowbray for onward commuting.

Policy CK&B TC(B)5 PARKING FOR CROXTON

To encourage the Belvoir Estate to provide on-site Car Parking for staff and visitors at The Forge on the corner of Saltby Road and Main Street.

Policy CK&B TC(B)6 PARKING FOR CROXTON

To consult with Highways on the possibility of double yellow lines immediately before the both the Middle Street and Saltby Road Junctions with Main Street to improve safety.

Policy CK&B TC(B)7 PARKING FOR CROXTON

For residential developments, adequate off-road parking should be provided as a minimum of two car parking spaces for dwellings of two bedrooms or less, three spaces for dwellings of three bedrooms or more. All car parking spaces to have access to electric charging points.

Policy CK&B CF1 PUBLIC AMENITY

Any application for development of any of the facilities listed below, or change of use of any of their premises or grounds, will not be supported unless it will improve the facility or provide an equivalent local facility or it is demonstrated that the community no longer requires the facility:

Branston

The Wheel Inn public house

Croxton Kerrial

The Geese and Fountain public house

Croxton Kerrial Playing field

Children's Play area & equipment

Social Club building

Doctor's Surgery

Village Hall

Shop site

Croxton Kerrial C of E Primary School

Policy CK&B CF2 Good Neighbour Groups

Support for the formation of Good Neighbour Groups in Croxton Kerrial and Branston under the guidance of the Rural Community Council (RCC), or establishment of Community Response Plans covering the same issues under the Leicestershire initiative.

Policy CK&B ET1 ASSET DISPLAY

The excavation and permanent public display of the known assets as follows will be supported:

- *Medieval Manor House Croxton Kerrial (field 6) [now progressing]*
- *Medieval structures from the 13th century reorganisation at the north end of (field 21).*
- *Remains of Medieval Dwellings in two locations (field 13 and the group of fields 13, 14 and 15)*
- *Medieval House Platforms predating reorganisation of village (field 36)*
- *Medieval Water mill on the Croxton Brook (leading to River Devon) on north side of the lane from Croxton to Branston (area shown as high Importance on figure 11 in HEA).*

Policy CK&B ET2 WAY-MARKING

The provision of information signage and the way-marking of local doorstep walks linked to minor improvements in the footpath and cycleway network will be supported

POLICY DC1: DEVELOPER CONTRIBUTIONS –

The projects in the following policies are identified as priorities for investment in local community infrastructure. In the event that Melton Borough Council introduces a Community Infrastructure Levy in the Plan period, monies from the local element of that levy will be initially applied to these priority projects.

Policy CK&B EN1 NATURAL LANDSCAPE

Policy CK&B ET1 ASSET DISPLAY

Policy CK&B ET2 WAY-MARKING

Policy CK&B CF1 PUBLIC AMENITY

Appendix B List of Supporting Documents Produced

Housing Needs Survey Branston

Branston Housing Needs Survey Analysis Report Feb 2016.pdf

Housing Needs Survey Croxton Kerrial

Croxton Kerrial Housing Needs Survey Analysis Report Feb 2016.pdf

Heritage Environmental Assessment

Croxton Kerrial (1) HEA final 2-0.pdf

Croxton Kerrial (2) Annex to Report.pdf

Croxton Kerrial (3) Appendices to Report Final.pdf

Branston Public Consultation

Report on Planning for Real Meeting Branston 27 Feb 2016 final.pdf

Croxton Kerrial Public Consultation

Report on Planning for Real Meeting Croxton Kerrial 5 March 2016 final.pdf

Questionnaire

CK&B Parish Questionnaire as a result of Planning for Real.pdf

Analysis of Questionnaire Responses

Summary of Responses to Final Questionnaire 10 May 2016.pdf

Consultation on MBC Pre Submission Local Plan

Consultation on MBC Pre Submission Local Plan.pdf

Analysis of Consultation on MBC Pre Submission Local Plan

Analysis of 13 Dec 2016 Local Plan Consultation at CK village hall.pdf