

2011-2036

# Burton and Dalby Neighbourhood Plan



Referendum Version

Burton and Dalby Parish Council  
September 2022



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## 1. Introduction

### Neighbourhood Plans

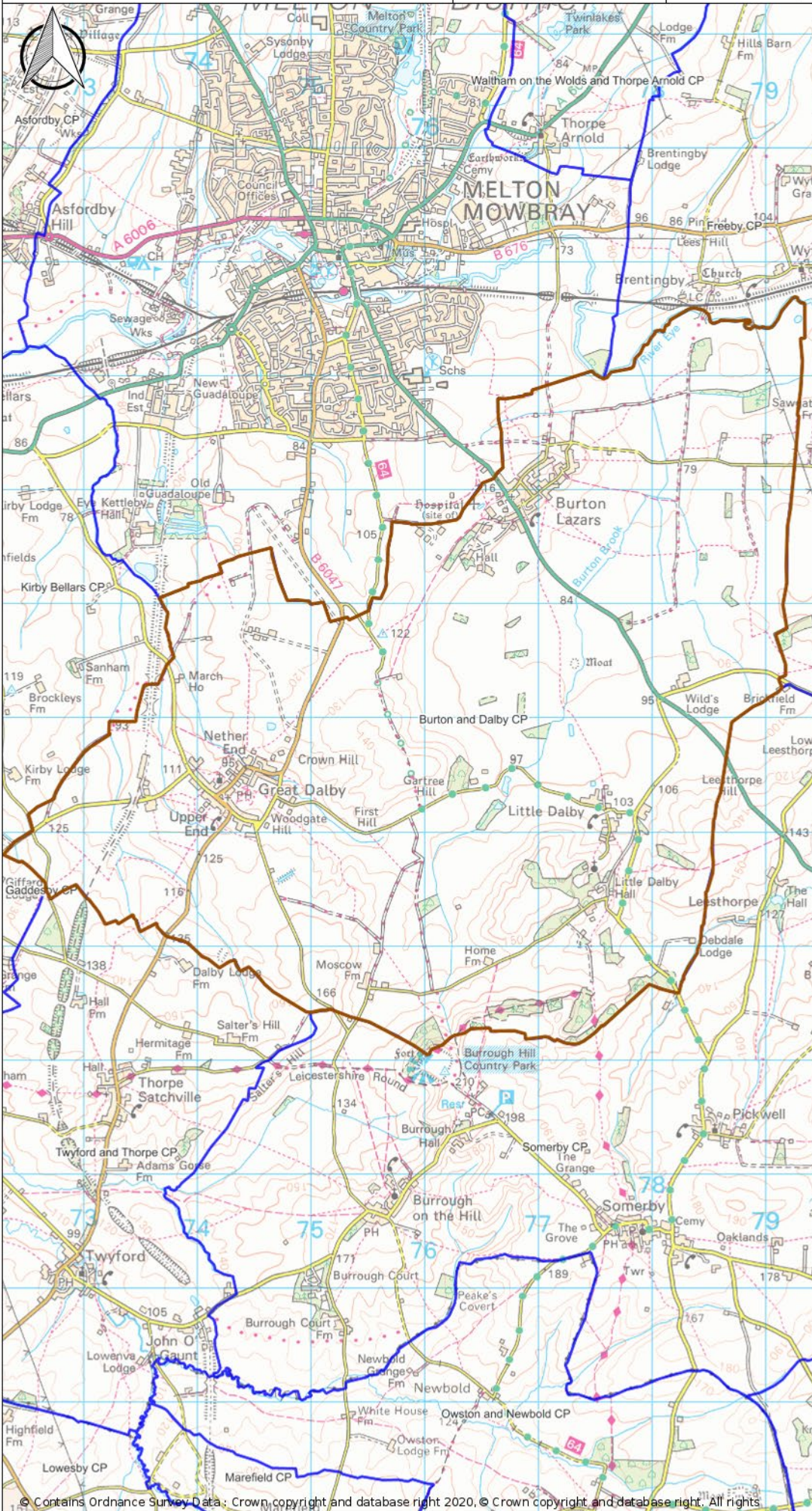
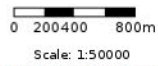
- 1.1. The 2011 Localism Act has given communities the right to draw up a Neighbourhood Plan. This right is aimed at giving local communities genuine opportunities to influence the future of the places where they live.
- 1.2. The preparation of the Burton and Dalby Neighbourhood Plan has allowed people who live, work and have a business in the area to have a say where they think new houses and businesses should be located and what they should look like. The Neighbourhood Plan also identifies and protects important Local Green Spaces, conserves local heritage and protects areas of nature conservation interest. The Burton and Dalby Neighbourhood Plan is a statutory plan which means that decisions on planning applications will be made using both the Local Plan and the Neighbourhood Plan, and any other material considerations.

### The Burton and Dalby Neighbourhood Area

- 1.3. Burton and Dalby parish lies to the south and east of Melton Mowbray in the Melton Borough of Leicestershire, England. Each of the three settlements within the parish is distinct. Burton Lazars is closest to Melton Mowbray and comprises a hilltop village on the A606. Great Dalby is located to the southwest, set within a minor valley and much of the village is a Conservation Area. Little Dalby is a small estate hamlet associated with the Ernest Cook Trust's estate and lies to the southeast.
- 1.4. The Neighbourhood Area (Map 1) includes the whole of Burton and Dalby parish. Burton and Dalby Parish Council applied for Neighbourhood Area designation on 19 January 2016. Following a statutory six-week consultation period which ran from 28 January to 11 March 2016, the Neighbourhood Area was designated on 15 March 2016. The Plan period is 2011 to 2036.
- 1.5. The Neighbourhood Area covers 2,624 hectares.

### Basic Conditions

- 1.6. The Neighbourhood Plan must meet basic conditions can be put to a referendum and be adopted. Its policies must have regard to national policy and advice, and be in general conformity with the strategic policies of the Development Plan for the area.



Neighbourhood Area



Parish



# Burton and Dalby Neighbourhood Plan Referendum Version



## National Planning Policy Framework

- 1.7. The [National Planning Policy Framework](#) was revised on 20 July 2021 and sets out the government's planning policies for England and how these are expected to be applied.
- 1.8. This revised Framework replaces the previous National Planning Policy Framework published in March 2012, revised in July 2018 and updated in February 2019.
- 1.9. The [planning practice guidance](#) to support the framework is published online.

## Melton Local Plan

- 1.10. The relevant Development Plan for the area is the Melton Local Plan which covers the period 2011-2036. The Melton Local Plan was adopted on 10 October 2018. The plan period for our Neighbourhood Plan is aligned to the Melton Local Plan.

## What has been done so far

- 1.11. The preparation of the Neighbourhood Plan benefitted from the input of two steering groups, in Burton Lazars and Great Dalby, supporting Burton and Dalby Parish Council which is the Qualifying Body.

## Initial Consultation

- 1.12. Initial consultation was held in each of the three settlements as follows:

- Great Dalby:  
Monday 12 June  
2017 at Great  
Dalby Village Hall
- Burton Lazars: 27  
October 2016 at  
Burton Lazars  
Village Hall
- Little Dalby:  
Monday 22 August  
2016 at The  
Hollies Education  
Centre



Figure 1: Initial Consultation at Great Dalby Village Hall

- 1.13. Each event was used to inform local people about the neighbourhood plan process and receive views and opinions on the key issues that the Neighbourhood Plan should address. During this period, local activity was focussed on the preparation of the Melton Local Plan which had significant implications for Great Dalby and the Neighbourhood Plan preparation programme.





### Local Plan Consultation

- 1.14. During early work on the Neighbourhood Plan, the Melton Local Plan was also being prepared. This had a significant impact upon both the Neighbourhood Plan timetable and its policies, particularly for Great Dalby. In August 2017, Burton and Dalby Parish Council sought the views of local people on the emerging Melton Local Plan. 105 respondents agreed that the Parish Council should resist Great Dalby's designation as a Rural Hub and the proposed Local Plan housing allocation. Only four respondents disagreed.

### Questionnaire Survey

- 1.15. The issues raised during the initial events helped in the preparation of the Burton and Dalby Household Survey. In January 2020, leaflets were delivered to around 430 local households inviting residents to complete an online questionnaire survey. Special arrangements were made for those that preferred to complete a hardcopy version of the questionnaire. The total number of completed household questionnaires was 90.

- 1.16. The results of the household questionnaire are available on the Parish Council website <sup>1</sup>, <https://www.burtonanddalbypc.org.uk/neighbourhood-plan1.html>

### Evidence

- 1.17. There is no 'tick box' list of evidence required for neighbourhood planning. Proportionate, robust evidence is required to support the choices made and the approach taken.
- 1.18. From our initial consultation it was clear that protecting the countryside and local heritage would be important concerns and so we commissioned a landscape appraisal, heritage appraisal, a local list of heritage assets and design guidance. These documents are also available on the Parish Council website, <https://www.burtonanddalbypc.org.uk/planning-apps.html> .
- 1.19. The feedback from consultation events, the questionnaire results and information about the area, helped us to prepare a (Pre-Submission) Draft version of the Burton and Dalby Neighbourhood Plan. Under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, a pre-submission consultation period of no less than six weeks on the proposed Neighbourhood Plan ran from Monday 11 October to Monday 22 November 2021.
- 1.20. A copy of the Pre-Submission Draft of the Plan was made available to download on the Parish Council website,

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<sup>1</sup> The results of the 2020 Burton and Dalby Household Survey have been used to inform policy decisions. Any results that are presented in this document refer to all responses to the relevant question unless otherwise stated.

## Burton and Dalby Neighbourhood Plan Referendum Version



<https://www.burtonanddalbypc.org.uk/planning-apps.html> . A summary of the Pre-Submission Draft of the Plan was delivered to all premises within the parish.

- 1.21. During the consultation period, ‘drop in’ sessions in Great Dalby and Burton Lazars provided an opportunity to examine the contents of the Plan and to discuss it in more detail with members of the Parish Council.
- 1.22. All representations and comments received were considered by Burton and Dalby Parish Council and used to amend the Pre-Submission Draft of the Plan. A Consultation Statement, including a summary of all comments received and how these were considered, was made available on the Parish Council website, <https://www.burtonanddalbypc.org.uk/planning-apps.html>
- 1.23. On 15 March 2022, the Plan was submitted to Melton Borough Council for publication and, under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012, a further six-week public consultation took place between 12 April 2022 and 24 May 2022 before it was sent to an Independent Examiner.
- 1.24. On 16 August 2022, the Examiner recommended that the Plan is modified to meet the ‘Basic Conditions’ and then submitted to a referendum. This version of the Neighbourhood Plan incorporates those modifications. If the Plan is approved by a simple majority of those voting in the referendum, the Borough Council will adopt it.
- 1.25. When the Plan is adopted, it will form part of the Statutory Development Plan for the area. Melton Borough Council will continue to be responsible for determining most planning applications, but in the Burton and Dalby Neighbourhood Area, the policies in the Neighbourhood Plan will form the basis of those decisions along with the adopted Melton Local Plan and other material considerations.

**Note, when considering a development proposal, ALL the relevant policies of the Neighbourhood Plan will be applied.**



## 2. Profile

### Parish

- 2.1. Burton and Dalby is a large rural parish to the south and east of Melton Mowbray. The parish is bisected by the A606 to the east and the B6047 to the west. The northern boundary extends to the River Eye to the east of Melton Mowbray and to the south it extends to Burrough Hill Country Park.
- 2.2. The landscape is comprised of broad, rolling ridges and secluded valleys with a quiet, remote and rural character with small settlements and scattered farms. The parish also includes part of the former Melton Mowbray Airfield.
- 2.3. There were 985 usual residents as at Census day 2011. Of these, 100% lived in households and 0% lived in communal establishments. The average (mean) age of residents was 44.1 years. There were 433 household spaces.
- 2.4. There are three settlements in the parish, each with its unique identity.

### Great Dalby

- 2.5. Great Dalby is a small rural village to the south of Melton Mowbray. Archaeological finds in the vicinity of the village indicate activity in the area since the Iron Age which is unsurprising considering the village lies approximately 2km from the Iron Age hillfort of Burrough Hill.
- 2.6. Great Dalby is the parish's principal settlement and contains around 180 dwellings. The village is bisected by the B6047 which links Melton Mowbray and Market Harborough. The village has a church, chapel, pub, primary school and village hall.
- 2.7. Despite its limited services and facilities, Great Dalby is identified as a 'Rural Hub' in the Melton Local Plan.

### Burton Lazars

- 2.8. Burton Lazars is an Anglo-Saxon village listed in Domesday as 'Burtone'. It is a 'ridge top' settlement, the oldest remaining part of the village being along New Road which comprised rural cottages and farms and later infill dwellings.
- 2.9. The name of the village changed when the order of St Lazarus opened a leper hospital in the 12th century, adjacent to the village on a prominent site at the head of a valley where there was a natural sulphurous spring.

## Burton and Dalby Neighbourhood Plan Referendum Version



- 2.10. Burton Lazars lies on the A606 between Melton Mowbray and Oakham. The village contains about 190 dwellings and has a church and a village hall. Burton Lazars is identified as a 'Rural Settlement' in the Melton Local Plan.

### Little Dalby

- 2.11. Little Dalby is a small estate village set in a secluded rural landscape. The village and surrounding woodland and farms form part of the Ernest Cook Trust estate in Leicestershire. Historically, the medieval village was located on high ground south of the present village, close to the church.
- 2.12. Little Dalby lies to the east of Great Dalby and south of Burton Lazars. There are just 24 dwellings and a church. Little Dalby is identified as a 'Rural Settlement' in the Melton Local Plan.



## 3. Sustainable Development, Priorities and Vision

### Sustainable Development

3.1. Our Neighbourhood Plan must contribute to the achievement of sustainable development. The planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an **economic** objective - to help build a robust, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of appropriate infrastructure;
- a **social** objective - to support strong, vibrant and healthy communities, by ensuring a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed built environment with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- an **environmental** objective - to contribute to protecting and enhancing the natural, built and historic environment, including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

3.2. Our Plan shows what sustainable development in Burton and Dalby parish means in practice.

### Priorities

3.3. Data collected from the 2020 questionnaire helped identify key issues the Neighbourhood Plan should address. They are ranked in order of importance with the percentage of respondents who identified each issue as a top priority in brackets.

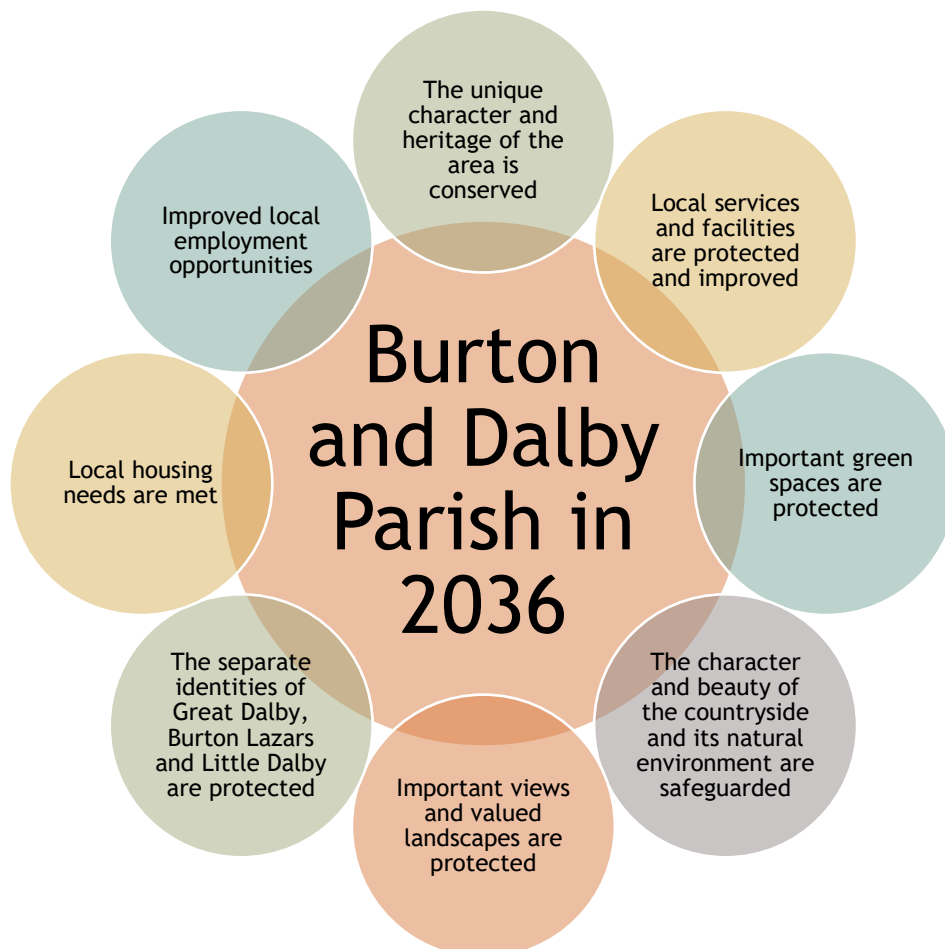
- The impact of traffic (61%)
- Maintaining an area of separation between Burton Lazars and Melton Mowbray (58%)
- Protecting green areas in the village (54%)
- Protecting the countryside (48%)
- Conserving local heritage (43%)



- Improving or retaining local services and facilities (29%)
- Protecting important views (28%)
- Protecting and improving nature conservation (23%)
- Meeting local housing needs (13%)
- Supporting an accessible countryside (12%)
- The design of new buildings (11%)
- Renewable Energy (10%)
- More employment opportunities for local people (8%)

## Vision

- 3.4. In setting out the aims for the Plan it is vital to consider how Burton and Dalby parish should be at the end of the plan period. The Plan needs to be aspirational, but realistic. The Plan also needs to respond to the priorities identified by local people. The vision statement set out below has helped guide the preparation of the Burton and Dalby Neighbourhood Plan and makes it clear what the Plan is aiming to achieve.





### 4. Countryside and Landscape

4.1. Burton and Dalby is a large, sparsely populated rural parish with a strong agricultural identity. Local people value the intrinsic character and beauty of the Parish's countryside, with 48% of respondents to our 2020 Questionnaire Survey identifying the protection of the countryside as one of their top four priorities for the Neighbourhood Plan.

#### Local Landscape Character

4.2. Natural England has identified and prepared profiles for England's 159 [National Character Areas](#) (NCAs). These are areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision-making framework for the natural environment. The Parish of Burton and Dalby lies within the [High Leicestershire National Character Area](#).

4.3. A landscape character assessment of Melton Borough was undertaken in 2006 and updated in 2011. Four main landscape character areas within Burton and Dalby Parish were identified and their key characteristics and sensitivities highlighted.

4.4. Burton and Dalby Parish Council has undertaken a landscape appraisal of the Parish to provide a robust understanding of the character and qualities of the Neighbourhood Area to help make sound judgements as to the sensitivity and capacity of land within the Neighbourhood Area. The [Burton and Dalby Neighbourhood Plan Landscape Appraisal 2018](#) has reviewed the existing character assessment and highlighted local variations in character which are not clearly reflected in previous studies. As a result, local landscape types have been defined to reflect these variations.

4.5. The landscape types are strongly influenced by topography and drainage and reflect changes in geology, soils and subsequent historical evolution and landscape patterns. The landscape types are illustrated on drawing 2.

4.6. 95% of respondents to our 2020 Questionnaire Survey agreed that new development should respect the distinctive qualities of the local landscape.

#### Plateau Farmland

4.7. This landscape type comprises open elevated farmland between tributary valleys and lower lying landscapes and forms the highest land in the Parish rising to 165m AOD. There are few watercourses and the landscape has an open simplicity with long-distance panoramic views to adjoining character areas and wider skylines and



ridges. There is little woodland cover and hedgerows are well trimmed defining large rectangular fields often reflecting relatively recent enclosure.

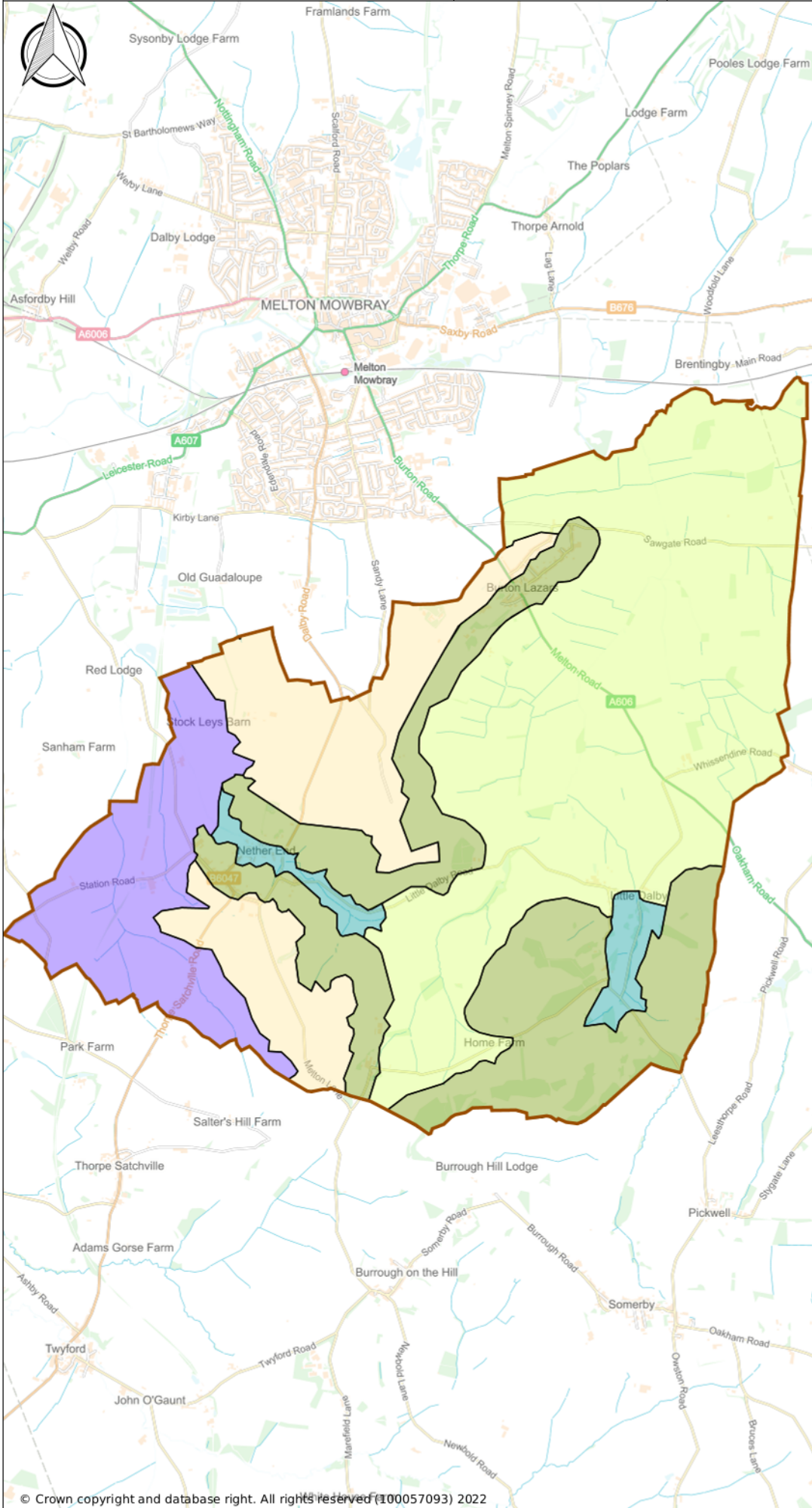
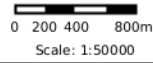
- 4.8. The elevation of this landscape type means it historically performed an important role in terms of defence including the site of Burrough Iron Age Hillfort (a Scheduled Monument just beyond the Parish boundary to the south) and former Melton Airfield which became a Thor missile site during the Cold War in the early 1960's. Remnant structures relating to the airfield are still evident in the landscape today and include sections of runway and launch pads, blast walls and various buildings associated with the missiles site. These structures are built of concrete and express their functionality both in form and layout. They are noted in the Leicestershire, Leicester and Rutland Historic Landscape Characterisation (2010) as being of medium/high archaeological interest and have a rarity value.



*Figure 2: Plateau Farmland*

- 4.9. Historically there has been an absence of settlement in this landscape except for the Burton Lazars Leper Hospital (a scheduled monument). More recent development has included the settlement expansion of Melton Mowbray, Burton Lazars and some employment use on the former airfield. Sandy Lane (an ancient trackway) passes through this landscape between Melton Mowbray and Burrough Hill. This landscape can feel open, exposed and isolated but along Sandy Lane and in the vicinity of Burton Lazars can express a greater historic time-depth. Several sites of historic sand and gravel extraction exist.
- 4.10. Overall, this landscape has a medium scenic quality and is sensitive to development which is visible over large distances or intrudes into adjoining more intimate landscape, where development may be seen on the skyline.





**Valley Floor**



**Rolling Disected Farmland**



**Plateau Farmland**



**Scarp Slopes**



**Lowland Arable Farmland**



**Neighbourhood Area**



Note: Boundaries between character types should not be regarded as abrupt. In reality landscape is a continuum and character changes gradually. The boundary lines on this map should therefore be considered indicative.



### Scarp Slopes

- 4.11. This landscape type comprises the steep slopes which define the lowland farmland in the north-east of the Parish and also the steeper slopes which define the tight stream valleys associated with Great and Little Dalby. The bedrock geology comprises harder bands of limestone which give rise to the ridges and steeper slopes. The enclosure pattern comprises thick hedgerows with hedgerow trees defining small-scale pasture fields. The lack of arable land use has preserved the former medieval landscape in the form of ridge and furrow earthworks. This is a settled landscape comprising small villages with churches located on higher land and housing occurring on the freely drained soils.



Figure 3: Scarp Slopes

- 4.12. Woodland cover is characteristic comprising small spinneys and blocks of deciduous woodland and conifer plantations e.g. Rise Hill Spinney and Landfield Spinney. Many of these woodlands are historic, reflecting estate management practices, and contain notable displays of spring flowers. This landscape also contains a dispersed pattern of farmsteads e.g. Moscow Farm, Gartree Hill Farm and Home Farm, connected by narrow winding rural lanes and tracks.
- 4.13. This is an intimate and enclosed landscape which has a strong time depth and is deeply rural. It has a high scenic quality derived from variations in topography, vegetation and land use patterns with nature conservation and heritage interest.

### Lowland Arable Farmland

- 4.14. This landscape type comprises the lowland arable farmland associated with the tributaries of the River Eye to the north, including Burton Brook. The area is relatively flat, sloping in a northerly direction, and ranging between the 100m and 80m AOD. It is visually defined by the



steep scarp slopes landscape type, its regular enclosure pattern contrasting with the wooded scarp slopes which surround it.



*Figure 4: Lowland Arable Farmland*

- 4.15. There are several woodland blocks and copses which punctuate the landscape e.g. Great Close Plantation and Bunny's Spinney, however this landscape has a predominately open character, dominated by arable farming on fertile boulder clay soils over marlstone and limestone. Hedgerow enclosures are often accompanied by drainage ditches reflecting the lower lying character of the area. Settlement is limited to isolated farmsteads and there are few lanes/roads and public rights of way resulting in large parts of this landscape feeling relatively inaccessible.
- 4.16. Close to Burton Lazars this landscape accommodated the former Steeplechase racecourse while to the further south is a scheduled moated grange known to have existed in the 12<sup>th</sup> century. This landscape has a strong rural character which is tranquil and undisturbed, it is however intensively farmed and managed, watercourse corridors having been eroded through arable intensification. This landscape has a medium scenic quality.

### Rolling Dissected Farmland

- 4.17. This landscape type lies to the west of the Parish and extends over a much wider area beyond the Parish boundary and has a quintessentially English lowland character. It comprises open rolling



farmland which is heavily dissected by streams creating small valleys and variations in topography and enclosure. There are parts of this landscape where there are open views across valleys to undeveloped skylines, while elsewhere the landscape is smaller scale and intimate.



*Figure 5: Rolling Dissected Farmland*

- 4.18. Enclosure patterns are medium scale and defined by hedgerows and hedgerow trees enclosing mixed farming of arable and pasture. Settlement comprises dispersed farmsteads some of which are of considerable size. The former London and North Western Railway line passes through this landscape and although now disused its route is still apparent in the landscape as is the former station/station cottages to the southwest of Great Dalby and Victorian railway bridges. This landscape has a medium to high scenic quality.

### Valley Floor

- 4.19. This landscape type comprises the narrow valley floor of the tributary valleys which are enclosed by the scarp slopes. The valley floors comprise small-scale pastures defined by hedgerows and hedgerow trees, either side of the stream courses.
- 4.20. Stream side vegetation and Black Poplar near Little Dalby are of nature conservation value, as are former parkland and other veteran trees.
- 4.21. The historic sheep-wash lies within the valley to the east of Great Dalby and within the settlement itself the watercourse forms a relatively straight course along the main street of Nether End. It is flanked by steep grass banks and white railings with small bridge crossings enabling access to individual properties on the valley sides.



The valleys have an intimate and enclosed character. This landscape has a high scenic quality.



Figure 6: Valley Floor

### Policy B&D1: Landscape Character

Development should be located and designed in a way that is sensitive to its landscape setting, retaining and, where possible, enhancing the distinctive qualities of the Local Landscape Character Area (as described by the Burton and Dalby Neighbourhood Plan Landscape Appraisal 2018) which it would affect.

Development should:

- a. Conserve and, where possible, enhance the character and qualities of the local landscape through appropriate design and management;
- b. Make provision for the retention and, where possible, enhancement of features of landscape importance;
- c. Safeguard and, where possible, enhance important views and vistas including sky lines within the development layout; and
- d. Provide appropriate landscape mitigation and/or suitable off-site enhancements where necessary.

Important views  
and valued  
landscapes are  
protected

The character  
and beauty of  
the countryside  
and its natural  
environment are  
safeguarded



## Dark Skies

- 4.22. Environmental pollution caused by artificial light at night, commonly referred to as light pollution, is growing exponentially in terms of its geographic presence and reach. In summer 2016, CPRE, the countryside charity published 'Night Blight' maps of Britain's light pollution and dark skies, using data captured by a satellite at 1.30am throughout September 2015. It found that only 22% of England had pristine night skies, completely free of light pollution, compared with almost 57% of Wales and 77% of Scotland.
- 4.23. The creeping urbanisation of the countryside around Melton Mowbray is threatening the Parish's star-studded skies overhead which are as valuable as the beautiful rolling landscape. Neighbourhood Plan Policy B&D2 will help ensure that development does not harm the quality of dark night skies by ensuring that any proposed lighting is necessary, and by reducing light spill to minimise the overall impact of light.

### Policy B&D2: Dark Night Skies

Development proposals must demonstrate that all opportunities to reduce light pollution have been taken and must ensure that the measured and observed sky quality in the surrounding area is not unacceptably affected. If the installation of lighting is unavoidable, necessary and appropriate for new development, adverse impacts should be mitigated by control measures to reduce light pollution.

The character and beauty of the countryside and its natural environment are safeguarded

## Great Dalby Form and Character

- 4.24. The Burton and Dalby Neighbourhood Plan Landscape Appraisal 2018 has also helped identify the principle characteristics and distinctive qualities of the village of Great Dalby:
- Settlement nestled into valley landscape and not highly visible from surrounding areas
  - Linear pattern of development along lanes
  - High quality landscape setting
  - Discrete character areas reflecting the historic evolution of the village
  - Small-scale paddocks at rear of individual properties



- Varied local vernacular
  - Loose arrangement of dwellings with frequent views between buildings to immediate landscape beyond
  - Open valley slopes and swathes of land between areas of development containing significant ridge and furrow
  - Clear association with stream valley and little visibility of settlement from the wider landscape
  - Church tower is a local landmark
  - Varied arrangement of dwellings to road- front facing and gable end on
  - Right-angle bends in roads through village
  - Dwellings nestle into landscape and respond to local topography
  - Buildings are often set back from the road with front gardens frequently defined by hedgerows
- 4.25. 88% of respondents to our 2020 Questionnaire Survey agreed with this description of the local characteristics and distinctive qualities of Great Dalby.
- 4.26. Great Dalby is sensitive to new development as a result of its historic value and high-quality landscape setting and its distinctive urban form and character. Those areas with some limited capacity relate to the southern edges of the village where development could most effectively be integrated without being visually intrusive from the wider landscape or altering perceptions of village form. The open land on the valley slopes which help define the village and its setting within the Great Dalby brook valley should be retained. These latter areas of open land are valued by the local community and contain a high density of public rights of way. Development on the fringes of the settlement needs to give careful consideration to changes to the village gateway, visibility from wider landscape and should reflect the current character and style of development within the settlement.

### **Policy B&D3: Great Dalby Character**

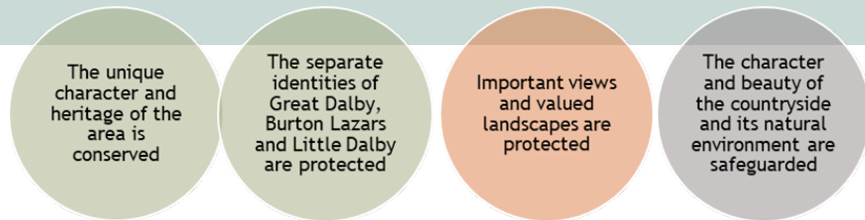
Development should be located and designed in a way that is sensitive to the form and character of Great Dalby as described in the Neighbourhood Plan Landscape Appraisal 2018.

The following forms of development should be avoided:

- a. Development which results in the loss of pasture fields which separate Nether End from Burrough End;



- b. Urban and engineered access routes to backland development which do not reflect the traditional farm tracks;
- c. Infill development along routes which severs views to the wider landscape;
- d. Cul-de-sac road layouts;
- e. High density and abrupt urban edges;
- f. Loss of key views to surrounding landmarks affecting visual and physical connectivity between the village and wider landscape;
- g. Loss of hedgerows and woodland.



### Burton Lazars Form and Character

4.27. The Burton and Dalby Neighbourhood Plan Landscape Appraisal 2018 has also identified the principle characteristics and distinctive qualities of Burton Lazars:

- Linear form of the village reflects the linear form of the ridge on which it sits
- Elevated key views from within the settlement across the surrounding lower lying landscapes
- Small scale pastures behind building plots giving rise to a loose and organic character to development
- Existing and former farm buildings reflect agricultural origins
- Strong parkland character associated with Burton Hall
- Remote elevated character to the northwest of village associated with St Mary and St Lazarus archaeological site
- Historic lanes connect village to the wider landscape
- Areas of distinct landscape include Burton Hall parkland, St Mary's and St Lazarus Hospital earthworks and back land pasture fields

4.28. 94% of respondents to our 2020 Questionnaire Survey agreed with this description of the local characteristics and distinctive qualities of Burton Lazars.

4.29. Burton Lazars is sensitive to new development as a result of its historic character and distinctive individual identity as separate from Melton Mowbray, despite its proximity.





## Policy B&D4: Burton Lazars Character

Development should be located and designed in a way that is sensitive to the form and character of Burton Lazars as described in the Neighbourhood Plan Landscape Appraisal 2018.

The following forms of development should be avoided:

- a. Development which extends the village beyond its hilltop location or appears to extend the village closer to Melton Mowbray;
- b. Loss of important areas of landscape which define the village including parkland, earthworks and back land pastures;
- c. Loss of existing and former farm buildings which reflect the village's agricultural origins;
- d. Development which is high density and does not reflect the current grain of the village;
- e. Loss of views from within the village to the wider landscape beyond;
- f. Development which is visually prominent from the surrounding landscape due to its position, form or materials.

The unique character and heritage of the area is conserved

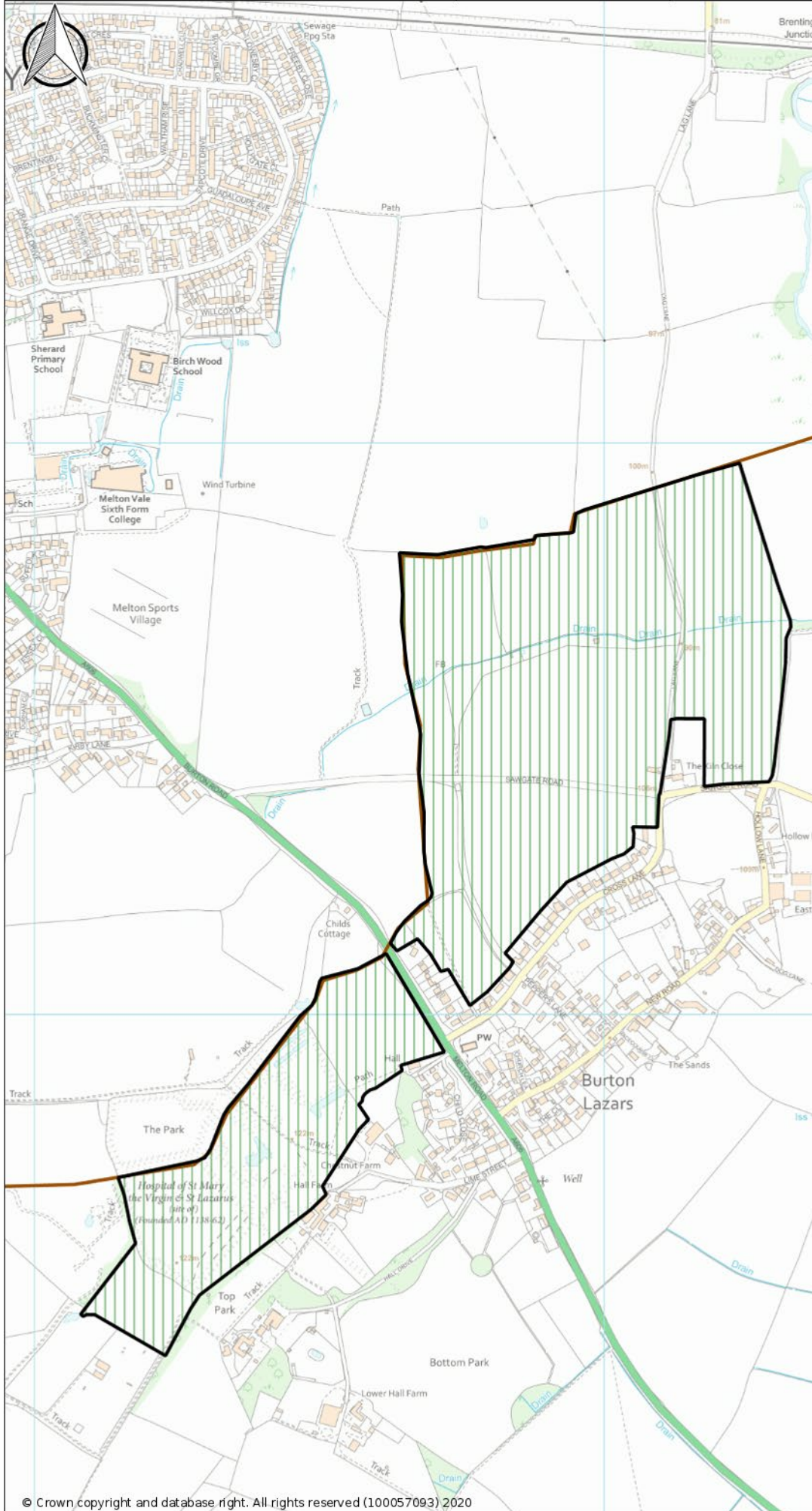
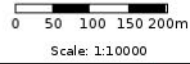
The separate identities of Great Dalby, Burton Lazars and Little Dalby are protected

Important views and valued landscapes are protected

The character and beauty of the countryside and its natural environment are safeguarded

## Area of Separation

- 4.30. To the north of Burton Lazars is the town of Melton Mowbray. The two settlements are separated by about 440m of largely open countryside either side of the A606. The area includes the nationally important scheduled historic site of St Mary and St Lazarus Hospital.
- 4.31. Melton Mowbray is the focus for growth in the Borough and there are plans for a distributor road, almost 7 kilometres in length, around the east of the town. Both the Melton Mowbray Distributor Road and substantial housing growth as a southern extension to Melton Mowbray will bring built development closer to Burton Lazars with the loss of countryside separating the two communities and eroding the separate identity of the village.
- 4.32. Local Plan Policy EN4 identifies the need for an Area of Separation between Burton Lazars and Melton Mowbray, but the area to be protected needs strengthening.



Area of Separation



Neighbourhood Area

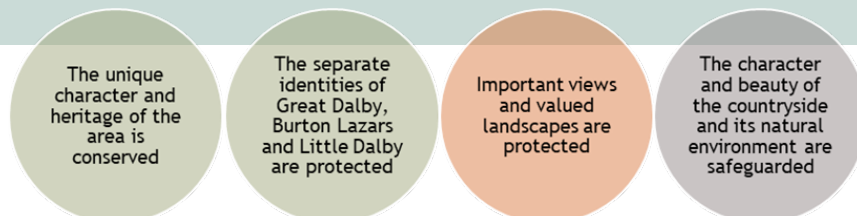




- 4.33. For Burton Lazars residents, maintaining an area of separation between Burton Lazars and Melton Mowbray is the most important issue for the Neighbourhood Plan to address. All the respondents to our 2020 Questionnaire Survey who lived in Burton Lazars wanted the Area of Separation to be clearly defined. 39% agreed with our proposed definition of the Area of Separation. Most of those who did not, wanted it to be extended to include the whole of the area between the village and the town. However, this would involve land beyond the Parish boundary and therefore outside the scope of this Neighbourhood Plan.
- 4.34. Nonetheless, Burton and Dalby Parish Council recognises the importance of the whole of the Area of Separation between Burton Lazars and Melton Mowbray to local people. It will therefore continue to press Melton Borough Council to protect this area from development, even beyond the Parish boundary. Any development beyond the important ridgeline to the south of Melton Mowbray will be resisted.

### Policy B&D5: Area of Separation

The open character of the Burton Lazars and Melton Mowbray Area of Separation, as defined on Map 3 and the Policies Maps, will be retained. The construction of new buildings or inappropriate uses of land which adversely affect this open character or the character and setting of Burton Lazars will not be supported.



### Little Dalby Form and Character

- 4.35. The Burton and Dalby Neighbourhood Plan Landscape Appraisal 2018 has also identified the principle characteristics and distinctive qualities of Little Dalby:
- Strong estate character and unity of building form, scale and detailing
  - High quality and intact landscape setting which is well managed
  - Loose organic arrangement to village form and where landscape remains dominant and flows between dwellings



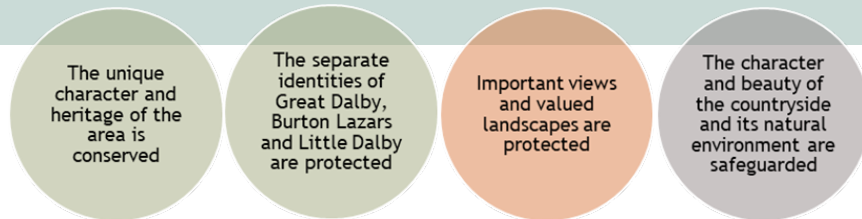
- The church is a local landmark set within and above woodland in an elevated position above surrounding dwellings
- 4.36. Little Dalby is sensitive to new development as a result of its historic character and high-quality landscape setting. Those areas with some limited capacity relate to the northern edges of the village where development could most effectively be integrated without being visually intrusive from the wider landscape or altering perceptions of village form.

### Policy B&D6: Little Dalby Character

Development should be located and designed in a way that is sensitive to the form and character of Little Dalby as described in the Neighbourhood Plan Landscape Appraisal 2018.

The following forms of development should be avoided:

- a. Development which extends onto upper slopes and is widely visible from the north;
- b. Urban and engineered access routes perpendicular to lanes;
- c. High density development.





## 5. Green Infrastructure

### Green Infrastructure Strategy

- 5.1. Green infrastructure embraces a range of spaces and assets that provide environmental and wider benefits. It can, for example, include parks, playing fields, other areas of open space, woodland, allotments, private gardens, sustainable drainage features, green roofs and walls, street trees and 'blue infrastructure' such as streams, ponds and other water bodies.
- 5.2. Melton Borough Council's 2011 [Green Infrastructure Strategy](#) looks at the network of green spaces, pathways, bridleways and wildlife corridors and shows how these connections can be improved for the benefit of wildlife and recreation. Several of the improvement areas are in Burton and Dalby Neighbourhood Area and are described below and shown on Map 4.

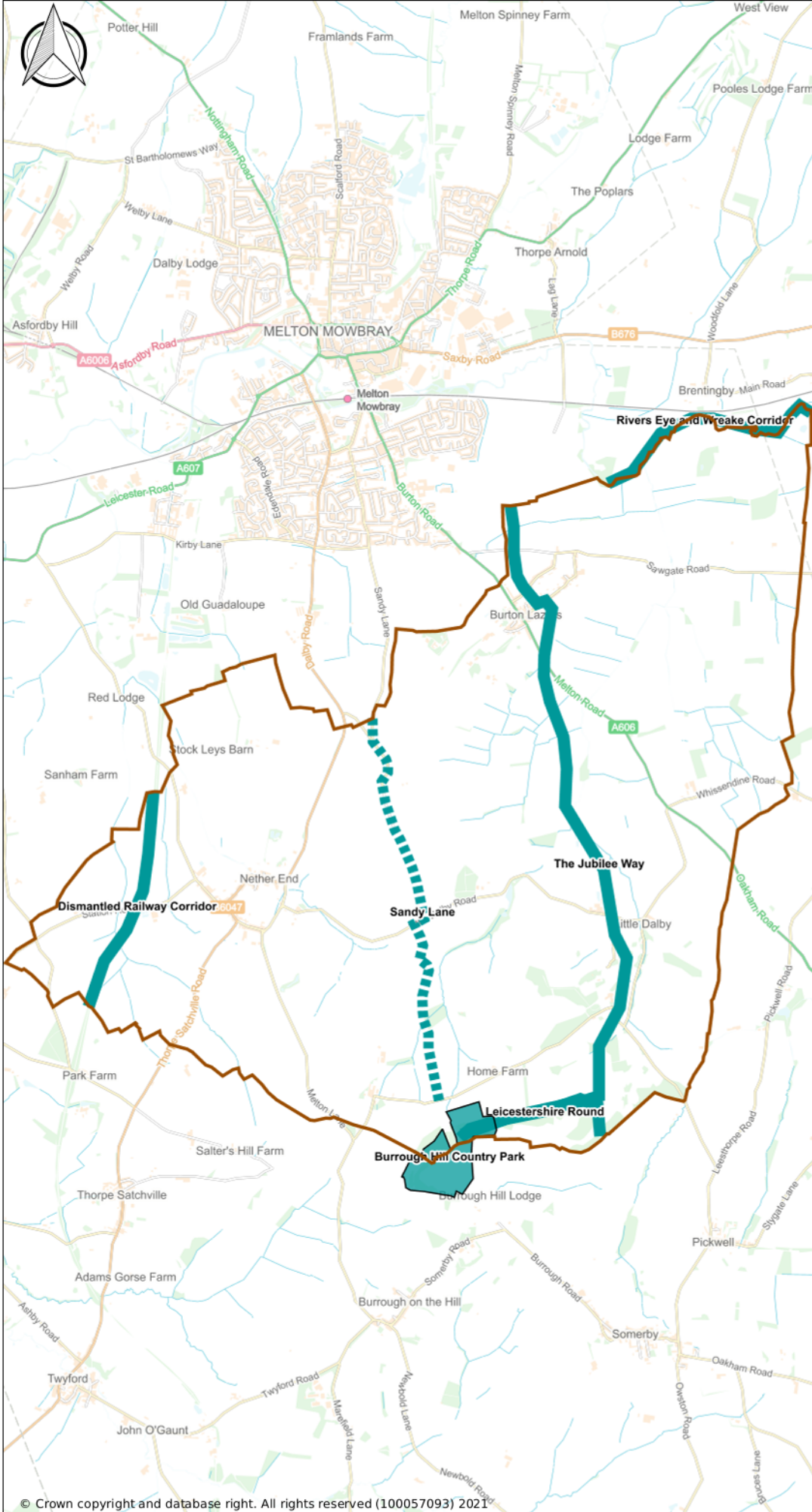
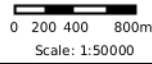
### Burrough Hill Country Park

- 5.3. Located between Burrough on the Hill and Little Dalby, south of Melton Mowbray, Burrough Hill Country Park is one of the most striking and historic features in the landscape of eastern Leicestershire. The well-preserved Iron Age hill fort dramatically crowns a steep-sided promontory of land reaching 210m (690 ft), with superb views. A prominent landmark and ready-made arena, the hill has long been a place for public recreation. As well as the grassy hilltop the country park offers diverse wildlife habitats and varied areas to visit.



Figure 7: Burrough Hill

- 5.4. The Iron Age fort lies outside the Neighbourhood Area but parts of the Country Park extend northwards into Burton and Dalby Parish. Since 1970 Leicestershire County Council has leased this 35 hectare site from the Ernest Cook Trust.



**Local Green Infrastructure (indicative)**



**Green Infrastructure Corridor (indicative)**



**Green Infrastructure**



**Neighbourhood Area**





- 5.5. The Melton Green Infrastructure Strategy identifies Burrough Hill Country Park as a Priority Green Infrastructure Enhancement Area. The site should be promoted as a destination. Circular access routes, improved signage and enhanced visitor infrastructure will make this a ‘full day’ visitor attraction.

### Rivers Eye and Wreake Corridor

- 5.6. The Rivers Eye and Wreake corridor contributes to the Borough’s and subregion’s biodiversity resource and has the potential to provide access to nature for the communities of the Borough. The lower section of the Eye, just before it enters Melton Mowbray is designated as a Site of Special Scientific Interest (SSSI). Here this forms the northern boundary of the Neighbourhood Area.
- 5.7. The Eye is subject to several different threats to its ecological value. Foremost among these is land use along the river. Diffuse pollution and sedimentation are the two main issues affecting the Eye.
- 5.8. The River Eye corridor is a Higher Level Stewardship Target Area, highlighting its importance as a biodiversity resource. Improving access, biodiversity value, understanding and appreciation of nature and the rural environment would be key outcomes of an integrated approach to managing the river corridor.
- 5.9. The streams and field drains, which include the Burton Brook, that feed into the Eye should also be protected and buffered from other land-uses.

### Newark-on-Trent to Market Harborough Dismantled Railway Corridor

- 5.10. The Newark and Market Harborough Railway was built as a Great Northern and London and North Western Railways Joint Line to link the Midlands ore fields and agricultural production with the North. The link between Market Harborough and Melton Mowbray passes to the west of Great Dalby. The station at Great Dalby closed to regular traffic in 1953.
- 5.11. This dismantled railway corridor is a good example of multifunctional green infrastructure, having along its length several sections providing access and recreation opportunities. However, none of the section through the Parish has public access. To maximise the potential of this corridor, habitat and access enhancement will be required along its length.

### The Jubilee Way

- 5.12. The Way, devised to mark the Queen's Silver Jubilee, connects the Leicestershire Round at Burrough Hill Country Park with the Viking Way at Woolsthorpe by Belvoir.



- 5.13. Improving the landscape-scale connections through habitat creation and enhancement along the Jubilee Way is a long-term goal of the Borough's GI Strategy. Planting close to or buffering woodlands will reinforce the landscape character of this part of the Borough and help our woodland wildlife adapt to and be less vulnerable to climate change.

### Leicestershire Round

- 5.14. The Leicestershire Round is a 100-mile circular walk around the county, which can be completed either as a continuous long-distance walk or as a series of day walks. The route passes through a wide variety of scenery from the rugged rocky area of Charnwood through the wide river valleys of the Wreake and the Soar up to the high and windy ridges of East Leicestershire and Rutland. The section between Somerby and Thorpe Satchville passes through the southern part of the Neighbourhood Area.

### Sandy Lane

- 5.15. To supplement the routes identified by the Melton Green Infrastructure Strategy, the Parish Council has identified a north-south route through the Parish which passes along Sandy Lane in the north and links to Burrough Hill Country Park in the south.

### Policy B&D7: Green Infrastructure

As appropriate to their scale, nature and location development proposals should maintain and where practicable enhance the special rural character of the neighbourhood area by:

Managing development to secure a net gain in green infrastructure through:

- a) establishing multi-functional greenspaces within the green infrastructure network; and
- b) providing, where opportunities exist, new wildlife habitats, facilities and routes to enhance green infrastructure and the linkages between them;

Safeguarding identified green Infrastructure by:

- a) promoting development which complements the integrity of the overall green infrastructure network; and
- b) incorporating developer contributions which would facilitate improvements to the quality and robustness of the green infrastructure network.

The unique character and heritage of the area is conserved

The character and beauty of the countryside and its natural environment are safeguarded





## Biodiversity

- 5.16. Our Neighbourhood Plan should identify, map and safeguard local wildlife-rich habitats and wider ecological networks. Policy B&D8 not only secures their protection from harm or loss but also helps to enhance them and their connection to wider ecological networks.
- 5.17. The [Leicester, Leicestershire and Rutland Biodiversity Action Plan 2016-2026 'Space for Wildlife'](#) aims to focus resources to conserve and enhance biodiversity by means of local partnerships, taking account of national and local priorities. It has three main components:
- To promote the restoration, management and creation of BAP priority habitats;
  - To promote the creation of new wildlife habitat in the wider countryside; and
  - To survey, monitor and promote favourable management of existing good sites through the Local Wildlife Sites system.



Figure 8: River Eye

## River Eye Site of Special Scientific Interest

- 5.18. The River Eye along the Parish's northern boundary is designated as a [Site of Special Scientific Interest](#) (SSSI) because it is an exceptional example of a semi-natural lowland river. The range of physical



features such as riffle and pool systems and meanders support a wide diversity of plant and animal communities, the former including several pondweed species. The River Eye also supports notable invertebrates including native white-clawed crayfish, the water bug *Corixa panzeri* and the white-legged damselfly.

### Local Wildlife Sites

- 5.19. The current system of identifying non-statutory wildlife sites in Leicester, Leicestershire and Rutland is the Local Wildlife Sites system. These are designated locally by the Leicester, Leicestershire and Rutland Local Wildlife Site Panel of local nature conservation experts. There are 11 notified Local Wildlife Sites within the Parish. They include trees, ponds, woodland, hedgerows and meadows.
- 5.20. There are also bat roosts, badger setts and Great Crested Newt breeding ponds. These sites are offered a level of protection already by national planning policy and the Melton Local Plan.

### Wildlife Corridors

- 5.21. Wildlife Corridors allow species to travel between rural and urban areas. Narrow strips of habitat may be vulnerable to edge effects and consequently the wider a corridor can be, the better for many species. Retention and enhancement of an integrated complex of wildlife corridors at the local and landscape scale is essential to allow species dispersal, particularly as climate change is already affecting the population and range of many UK species.
- 5.22. Consequently, one of the main purposes of the [Melton Biodiversity and Geodiversity Study](#) was to identify habitat features that may function as wildlife corridors through the survey areas and connecting them with other features of biodiversity value.

### Priority River Habitat

- 5.23. [Priority river habitats](#) have been mapped by Natural England, focusing on naturalness as the principal criterion in recognition of the vital importance of natural processes in delivering sustainable riverine habitats and supporting characteristic biodiversity. The Burton brook between the A607 and River Eye is identified as priority river habitat.

### Species

- 5.24. Notable species <sup>2</sup> that have been recorded in the Parish include Bats, Eurasian Badger, European Otter, Barn Owl, Brambling, Bullfinch, Corn Bunting, Cuckoo, Curlew, Dunnock, Fieldfare, Green Sandpiper, Grey Partridge, Herring Gull, Hobby, House Sparrow, Kingfisher, Lapwing, Linnet, Marsh Harrier, Marsh Tit, Merlin, Montagu's Harrier,

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<sup>2</sup> Leicester, Leicestershire and Rutland Biodiversity Action Plan 2016-2026 'Space for Wildlife' priority species.



Peregrine, Quail, Red Kite, Redstart, Red-throated Diver, Redwing, Reed Bunting, Ring Ouzel, Sand Martin, Skylark, Song Thrush, Starling, Tree Sparrow, Yellowhammer, Common Frog, Common Toad, Grass Snake, Great Crested Newt, Smooth Newt, Black Poplar, Bluebell, Cornflower

### Biodiversity Net Gain

- 5.25. Biodiversity net gain is an approach which aims to leave the natural environment in a measurably better state than beforehand. The National Planning Policy Framework encourages net gains for biodiversity to be sought through planning policies and decisions. Biodiversity net gain delivers measurable improvements for biodiversity by creating or enhancing habitats in association with development.
- 5.26. Our 2020 Questionnaire Survey asked local people to identify their priorities for biodiversity improvement. 73% of respondents identified trees and woodland as one of their three most important priorities for habitat improvement. Other priorities were hedgerows, meadows and grassland.

### Policy B&D8: Ecology and Biodiversity

Development proposals should safeguard the network of local ecological features and habitats which include (as shown on Map 5 and the Policies Maps):

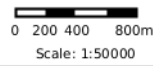
- a) River Eye Site of Special Scientific Interest
- b) Local Wildlife Sites
- c) Wildlife Corridors
- d) Priority River Habitat

Development proposals should maintain and where practicable enhance these and other ecological corridors and landscape features (such as watercourses, hedgerows and treelines). The priorities for biodiversity enhancement are (in order of priority):

- 1 Tree and woodland planting
- 2 Meadows and grassland
- 3 Hedgerows
- 4 River Eye SSSI
- 5 Ponds and watercourses
- 6 Bird roosting and nesting places

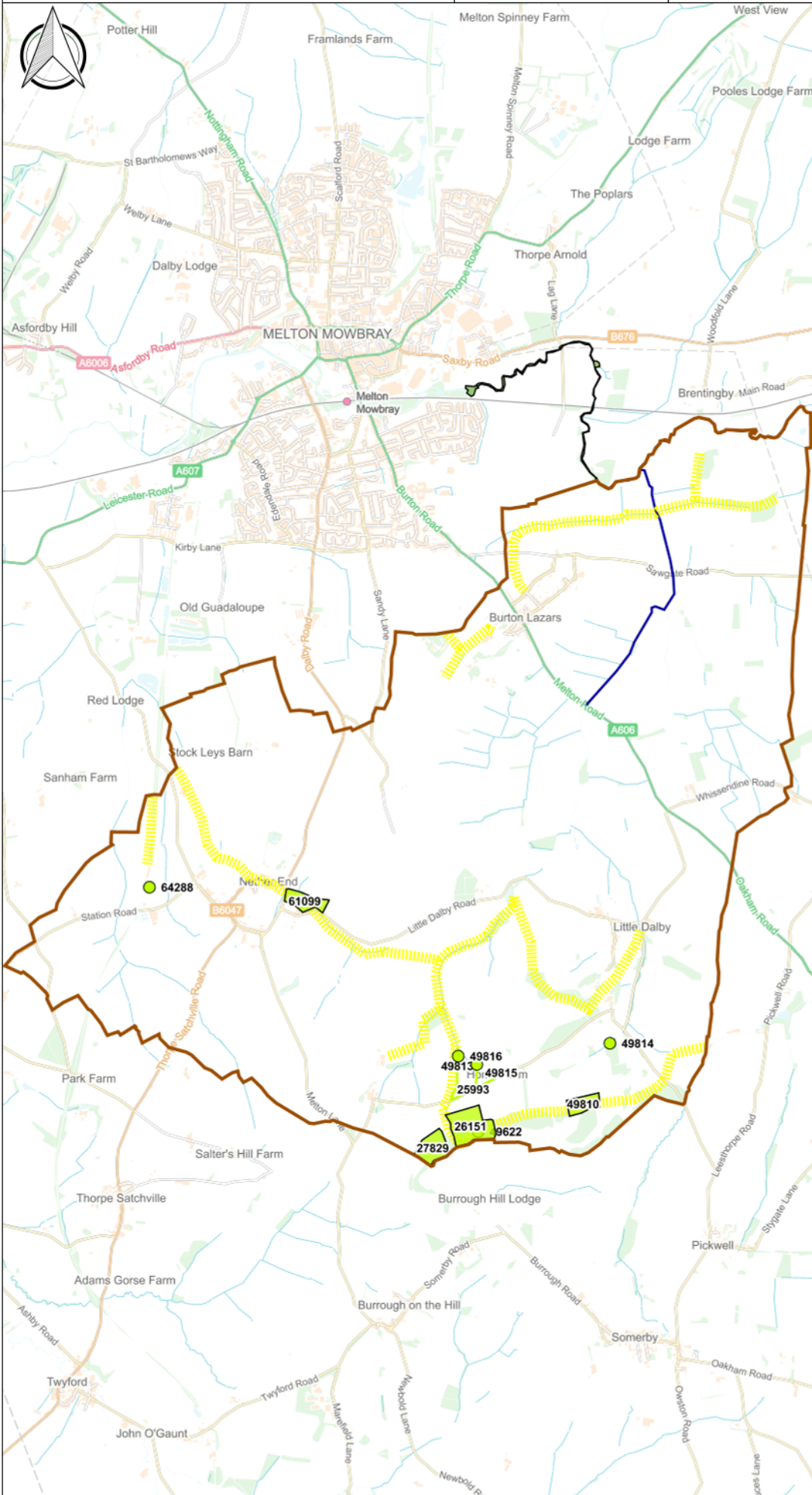
All new houses should integrate features such as bat boxes, bird boxes and hedgehog highways to support biodiversity.

The character  
and beauty of  
the countryside  
and its natural  
environment are  
safeguarded



Author:

Date: 02/12/2021



Sites of Special Scientific Interest (SSSI)



Priority River Habitat



Wildlife Corridor (indicative)



Local Wildlife Site (line)



Local Wildlife Site (point)

Local Wildlife Site



Neighbourhood Area





## Local Green Space

- 5.27. National policy makes provision for local communities to identify green areas of importance to those communities, where development will not be permitted except in very special circumstances. The Melton Local Plan already identifies and protects a Local Green Space at St James' churchyard, but we can identify additional Local Green Spaces in our Neighbourhood Plan where justified.
- 5.28. In our 2020 Questionnaire Survey we identified potential Local Green Spaces in Great Dalby and Burton Lazars. Where more than 50% of respondents thought an area should be identified as Local Green Space, we have checked to make sure the criteria for designation have been met. Other suggestions have also been considered. Our assessment is summarised at Appendix 1 and where the criteria are met these spaces are protected by Policy B&D9. Policy B&D9 follows the matter-of-fact approach in the NPPF. In the event that development proposals come forward on the local green spaces within the Plan period, they can be assessed on a case-by-case basis by Melton Borough Council. In particular, it will be able to make an informed judgement on the extent to which the proposal concerned demonstrates the 'very special circumstances' required by the policy.

### Policy B&D9: Local Green Spaces

The Plan designates the following parcels of land as local green spaces:

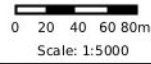
- 1 The Green, Great Dalby
- 2 Nether End verges, Great Dalby
- 3 The Halford (part), Great Dalby
- 4 Great Dalby Primary School playing field
- 5 Brook side bridleway, Great Dalby
- 6 St James' churchyard, extension and paddock, Burton Lazars
- 7 Woodland west of the Childs Close, Burton Lazars
- 8 Private gardens between Cross Lane and New Road, Burton Lazars
- 9 Paddocks between Cross Lane and New Road, Burton Lazars
- 10 Land at end of Barnard Close, Burton Lazars
- 11 Field between Cross Lane and Hollow Lane, Burton Lazars

Development proposals within the designated local green spaces will only be supported in very special circumstances.

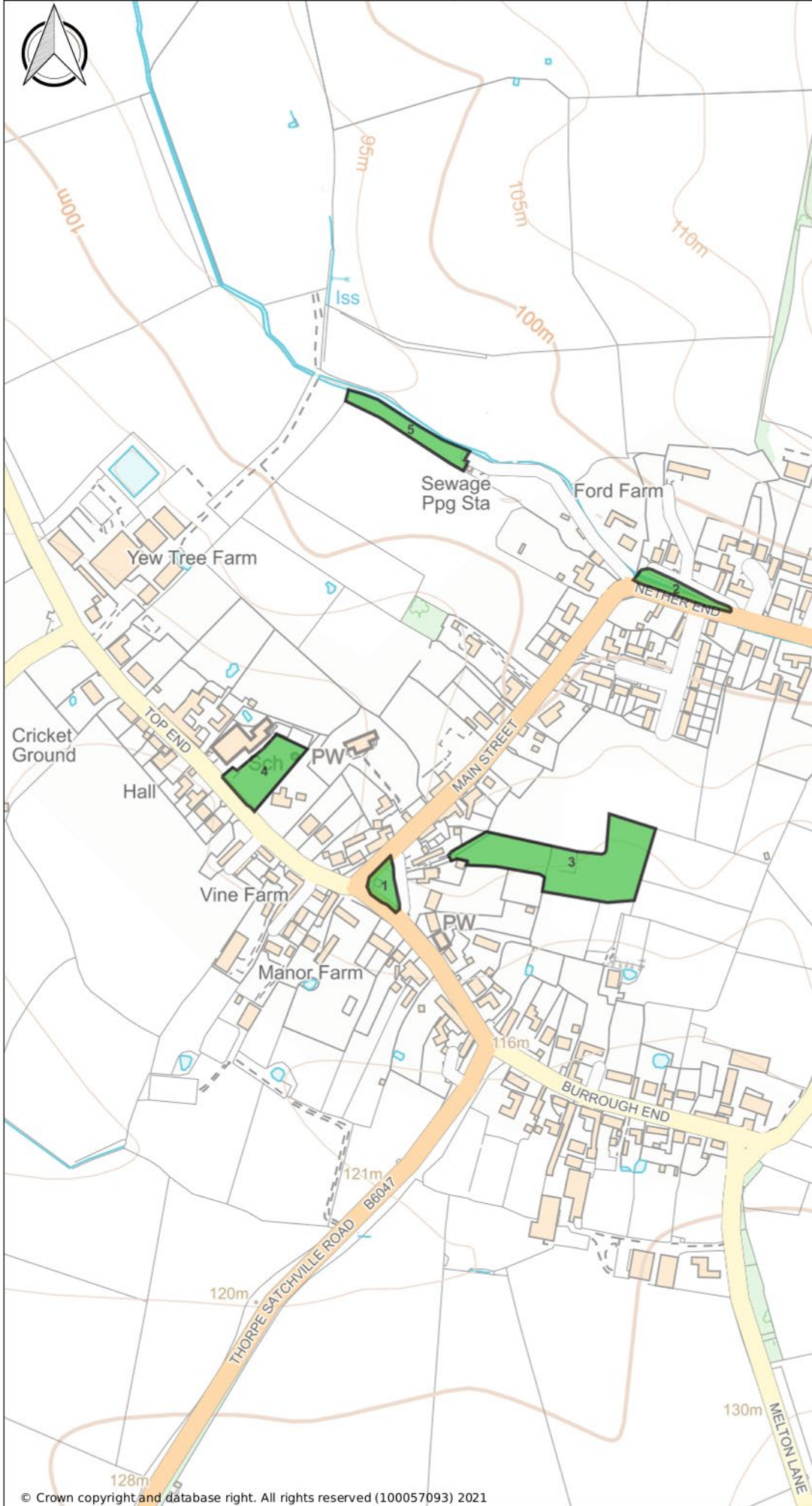
Important green spaces are protected

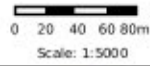
The unique character and heritage of the area is conserved

The character and beauty of the countryside and its natural environment are safeguarded



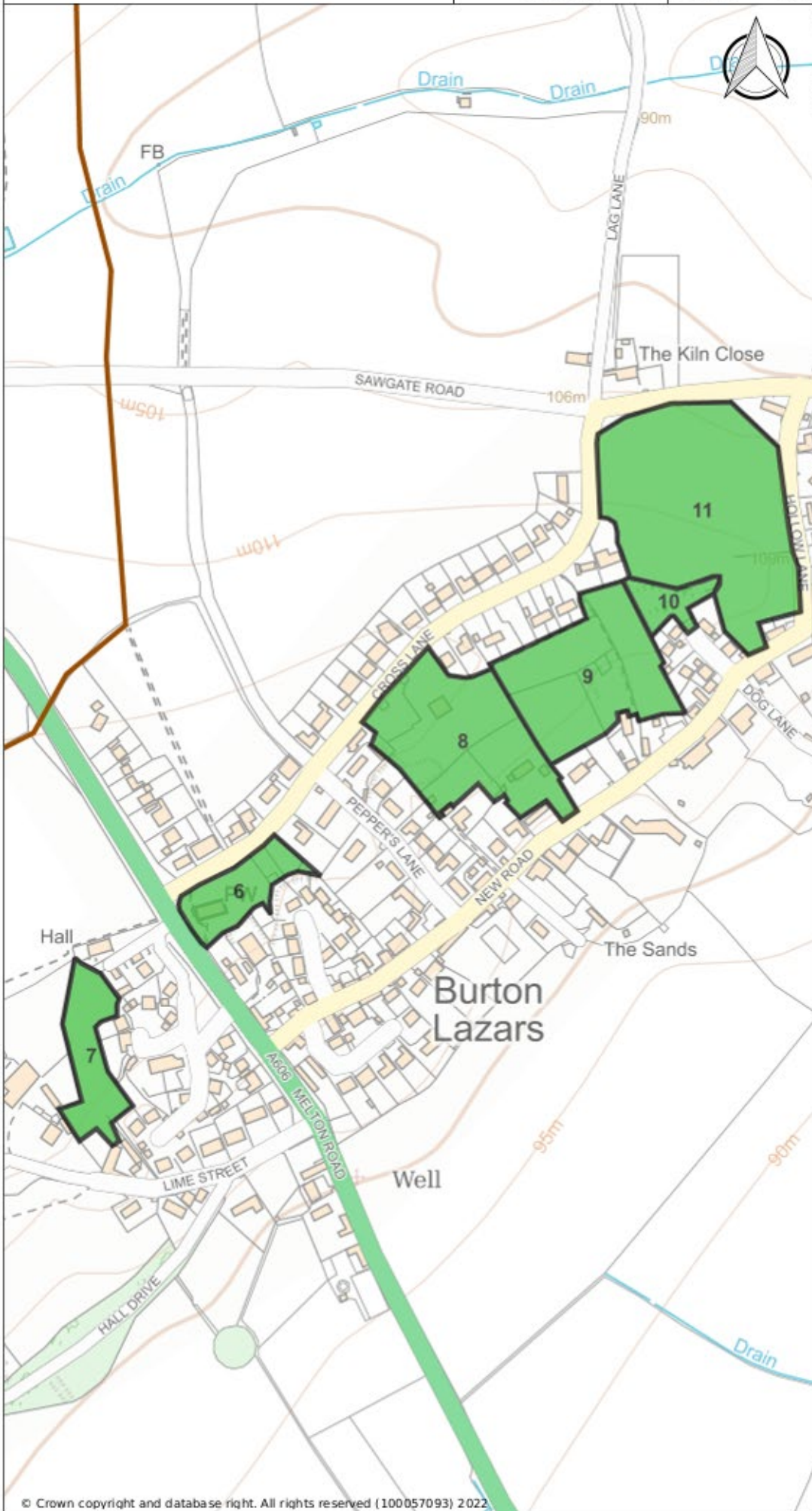
Local Green Space





Author:

Date: 27/08/2022



Neighbourhood Area



Local Green Space





## 6. Heritage and Design

### Historic Development <sup>3</sup>

#### Great Dalby

- 6.1. A settlement existed at Great Dalby before the 11th century and was recorded in the Domesday Book as Dalbi Magna, derived from the Old Scandinavian words, 'dael' which meant valley land and 'by', a farmyard settlement. An underground water supply was available which served the pump on the village green, public wells on Nether End and Pebble Yard, a public drinking trough (Cradle Well) and wells at several older properties throughout the village.
- 6.2. According to documentary evidence from the local historian, John Nichols, a hall or manor house existed during the 12th century, near to the Church of St Swithun. The present church dates from the early 13th century and is likely to be on the site of the earlier church, although the manor house has since gone. The area around the church on the upper slopes of a small valley, including the site of the manor house and the present village green is likely to have formed the mediaeval core of the original village of Great Dalby.



Figure 9: Great Dalby

- 6.3. Development also took place in the lower part of the valley along Great Dalby brook, which led to the settlement being referred to as a 'double village'. By the 19th century, Great Dalby had expanded considerably around Upper End, but it remained separate from the cluster of cottages and farmsteads that grew up in Nether End. A school was built in 1844, a Methodist Chapel in 1846 and later the village was served by a post office, Sunday School and three public houses. Although in recent years, the two main parts of the village have tended to coalesce due to infill development along Main Street, this relationship remains evident today with areas of open landscape between the dwellings on the upper slopes and those within Nether End.

<sup>3</sup> Parish of Burton & Dalby Neighbourhood Plan : Heritage Appraisal 2019





- 6.4. The established form of the village has changed little over time and although there is a variety of building styles and ages, the linear pattern of development is a particularly strong and distinctive characteristic. Properties generally remain one plot deep with small paddocks and enclosures to the rear; peripheral farmsteads reinforce the rural context and agricultural focus of the village. Older traditional properties had thatched roofs, and some had mud walls. Brick and slate houses dating from the late 18th century and the 19th century indicate a good period for farming which probably coincided with the coming of the railway in 1879 (until 1963). This allowed local produce to be distributed more widely with many farms making their own Stilton cheese. The railway also meant that non-local building materials such as brick and Welsh slate could be easily transported to the village, although it is believed that some bricks were manufactured locally in the Washdyke field on Woodgate Hill.



*Figure 10: The Washdyke, Woodgate Hill*

- 6.5. Most of the development which has taken place during the 20th century has been on infill sites including paddocks and field frontages. In addition, there have been some courtyard developments on former farmsteads, conversions of existing buildings and some small-scale housing development, particularly that at Burdett's Close. Nevertheless, in principle, the settlement still retains its traditional form and character and to a certain extent recent development has given increased emphasis to and reinforced the existing historic linear pattern.



### Burton Lazars

- 6.6. Burton Lazars is of Anglo-Saxon origin, with the earliest written reference being in the Domesday Book, when it was called 'Burtone'. The addition of 'Lazars' is derived from the leper hospital founded in the 12th century by Lord Robert de Mowbray. This became the administrative centre of the Order of St Lazarus, located alongside the village at the head of the valley, where there was an adequate water supply from natural springs. The settlement then became known as 'Burton Sancti Lazari'.
- 6.7. The oldest part of the current village is along New Road which developed with several farmsteads and traditional rural cottages with later infill dwellings and small-scale pastures to the rear of the dwellings. The Church of St James originates from the 11th century and is located on the higher land. The Leper Hospital was disbanded under the dissolution in the mid-16th century when the land passed to the Crown. During the 17th century this land became the site of a mansion house associated with the Hartopp family, although it was in a poor state of repair by the mid-17th century and collapsed in the early part of the 18th century.
- 6.8. Burton Hall, formerly known as Burton Lazars Hall, lies to the west of the village in a parkland setting, which was once an early deer park. There are several elaborate outbuildings including The Lodge on Lime Street which was occupied by the head gardener. Built in 1881 for Captain Sam Tudor Ashton, the Hall has now been converted to flats.



Figure 11: Burton Hall

## Burton and Dalby Neighbourhood Plan Referendum Version



- 6.9. Burton Lazars had a racecourse which was developed in the late 19th century to the south of the village. There are several historic lanes running southwards from New Road which connected with the racecourse. The racecourse no longer exists and the land which it occupied is now arable fields.
- 6.10. During the 20th century considerable residential development has taken place which has infilled the gaps between the older buildings on New Road and development extended along Cross Lane on the northern slopes of the ridge. The small-scale pastures extending from the dwellings along New Road still remain in place and can be glimpsed between the buildings.

### Little Dalby

- 6.11. Little Dalby is a small estate village in the ownership of the Ernest Cook Trust. Extending to 5,600 acres, it is the Trust's largest estate, with the northern half purchased from the Burns Hartopp family in 1938 and the southern half from Brasenose College in 1940.



*Figure 12: Home Farm, Burrough Road*

- 6.12. The estate includes the Church of St James of 11th century origin but extensively remodelled in the mid-19th century. The principal house, Little Dalby Hall, lies to the south of the church and was originally built in c.1580 by the Hartopps. To the south-west of the hall is Hall Farm and a former walled garden, Manor Farm lies to the north, with Wheathill Farm to the north-east.
- 6.13. The location of the original village associated with the hall and the church was to the north east of the church as evidenced from



archaeological earthworks. As the settlement evolved in post mediaeval times, development took place further down the slopes along Church Walk and Church Lane, with more recent dwellings located higher up the slope. Buildings range in age and include farmhouses and associated outbuildings along with several cottages which are mostly semi-detached.

- 6.14. The grain and pattern of development within the village has changed little since post mediaeval times and new buildings have generally been built in the same plots as earlier buildings. There is an informal layout and visual relationship between buildings and the surrounding landscape, which is the dominant element, giving a distinctly rural character to the village. Estate cottages are generally clustered in the north along Little Dalby Road and Church Walk and there are around 37 let houses and cottages on the estate.

### Designated Heritage Assets

- 6.15. In Burton and Dalby Parish, Scheduled Monuments, Listed Buildings and a Conservation Area have already been designated under relevant legislation (Maps 8-12).



Figure 13: Grade I Listed Church of St James, Burton Lazars

- 6.16. The National Planning Policy Framework requires that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.
- 6.17. Substantial harm to or loss of a Grade II listed building should be exceptional. Substantial harm to or loss of designated heritage assets



of the highest significance, notably scheduled monuments, Grade I and II\* listed buildings should be wholly exceptional.

- 6.18. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

### Scheduled Monuments

- 6.19. Scheduling is shorthand for the process through which nationally important sites and monuments are given legal protection. There are three Scheduled Monuments in Burton and Dalby Parish:

St Mary and St Lazarus Hospital, moated site and two fishponds, Burton Lazars

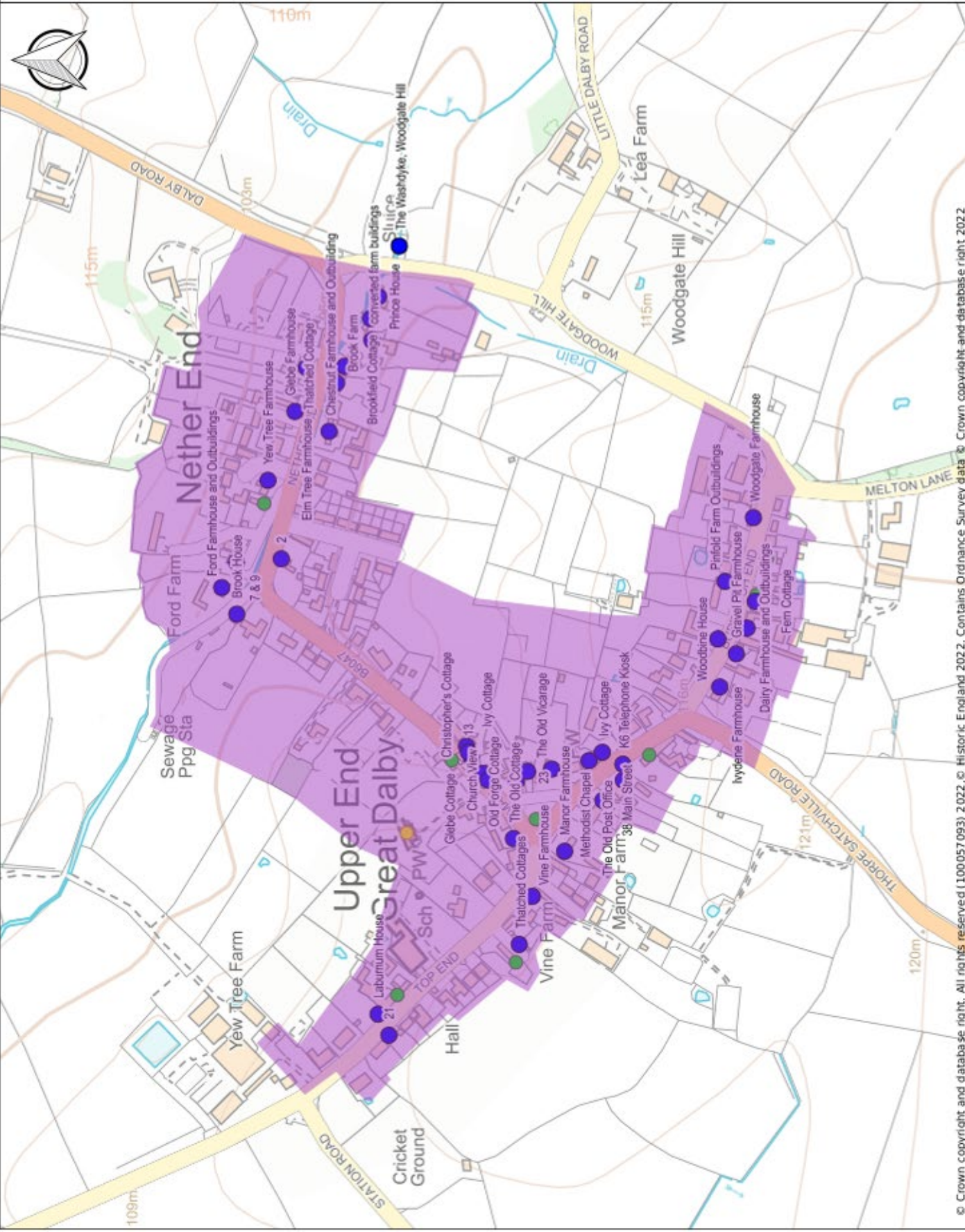
- 6.20. The [monument](#) at Burton Lazars consists of a medieval hospital complex which includes a moated site and two fishponds. The hospital complex is defined by a series of earthworks enclosed within a bank and ditch boundary which survives on all but the eastern side. The earthworks represent the foundations of buildings including the infirmary, chapel and domestic ranges.
- 6.21. Burton Lazars was the principal English hospital of the monastic order of St Lazarus of Jerusalem, a military order especially devoted to the foundation and protection of Christian leper hospitals. It was founded by Robert de Mowbray between 1138-62 but was burned down in the 14th century and dissolved in 1546.

### Moated Grange

- 6.22. The [Grange](#) is a moated site occupying an isolated location midway between the villages of Burton Lazars and Little Dalby. It comprises a rectangular moat with a further ditch projecting from the north-east corner. Historical sources also refer to a stone tower situated within this grange.

### Burrough Iron Age Hill Fort

- 6.23. The [monument](#) at Burrough lies to the south of the Parish and includes a large Prehistoric hillfort situated on a prominent limestone hill. The land falls away on every side except the east, producing an easily defended hillfort location. The hill is topped by an almost continuous rampart built of stone and covered in turf. The site lies largely outside the Neighbourhood Area.



Listed Buildings

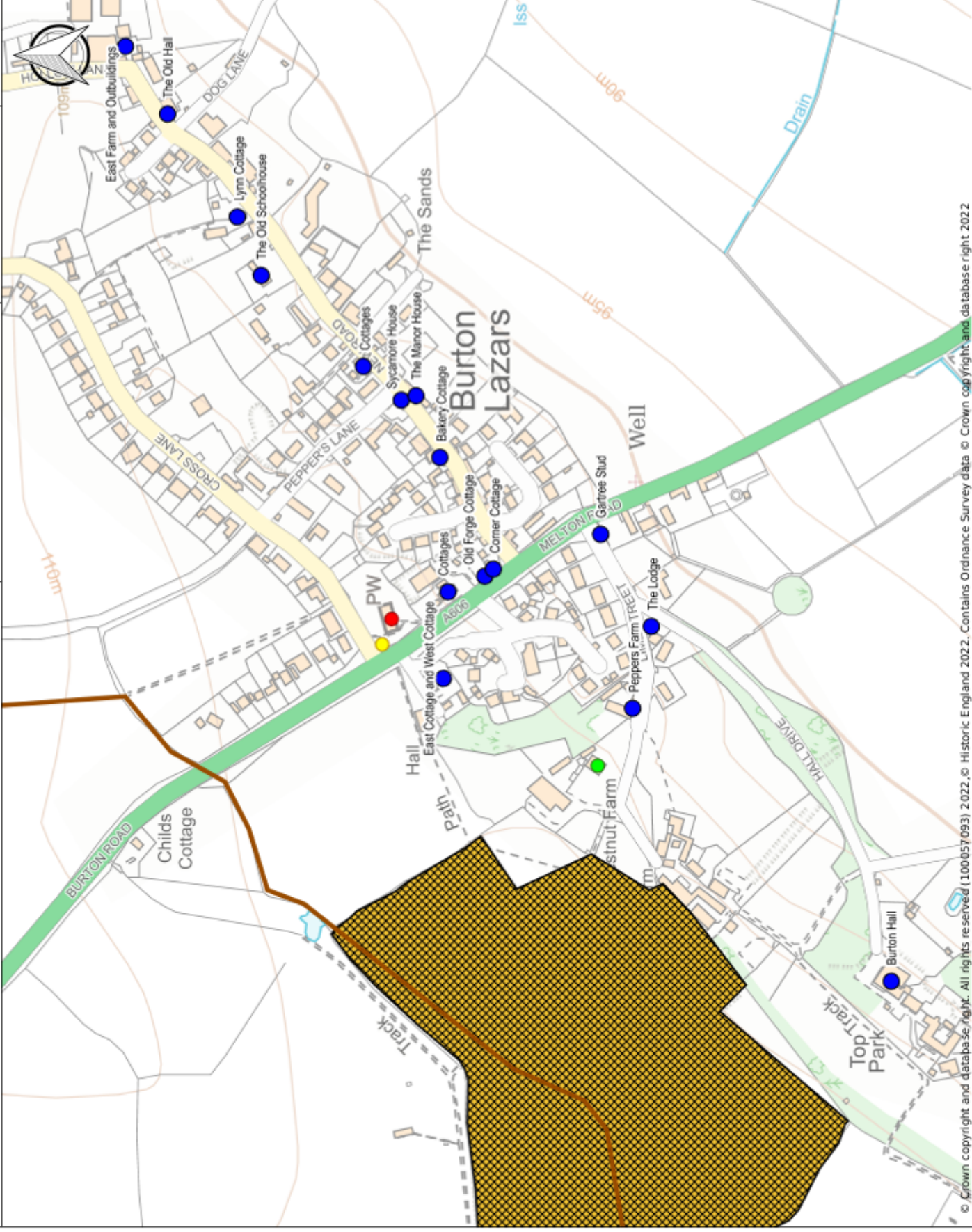
- II
- II\*

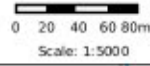
Non-designated Heritage Assets

- 

Conservation Area

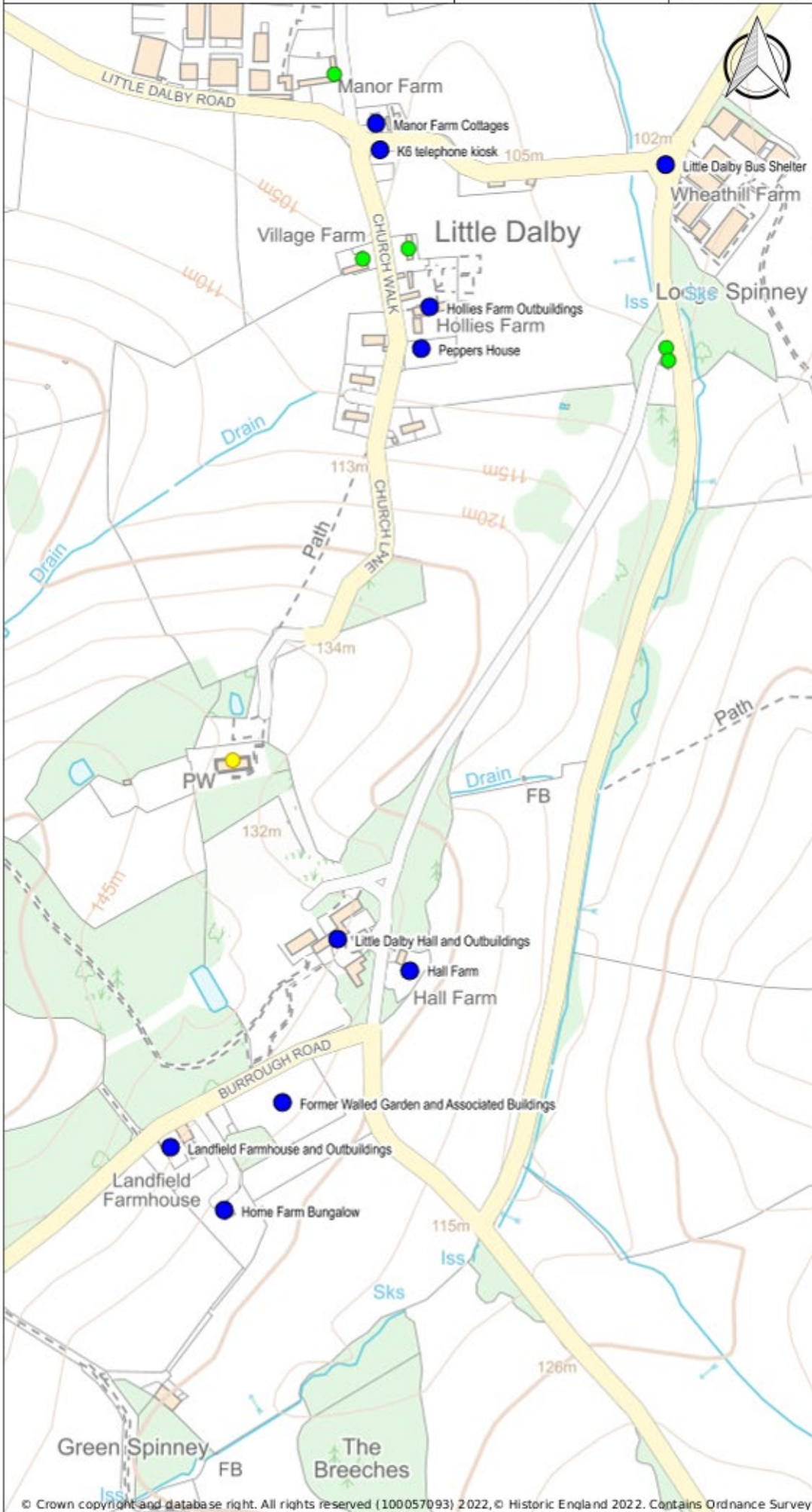
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Date: 27/08/2022



**Listed Buildings**

- II
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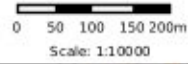
**Neighbourhood Area**



**Non-designated Heritage Assets**

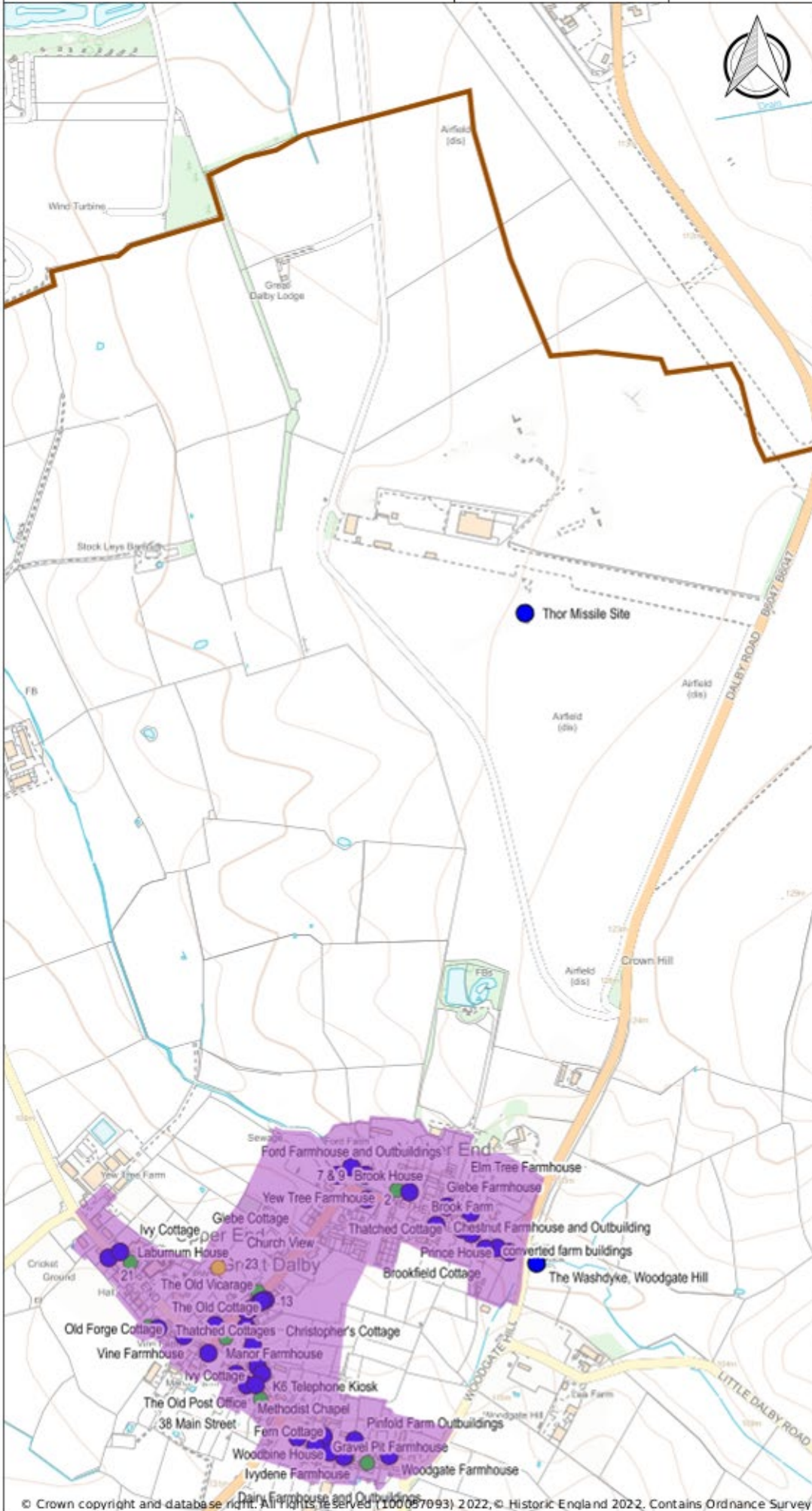






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Date: 27/08/2022



Listed Buildings

● II

● II\*

Neighbourhood Area

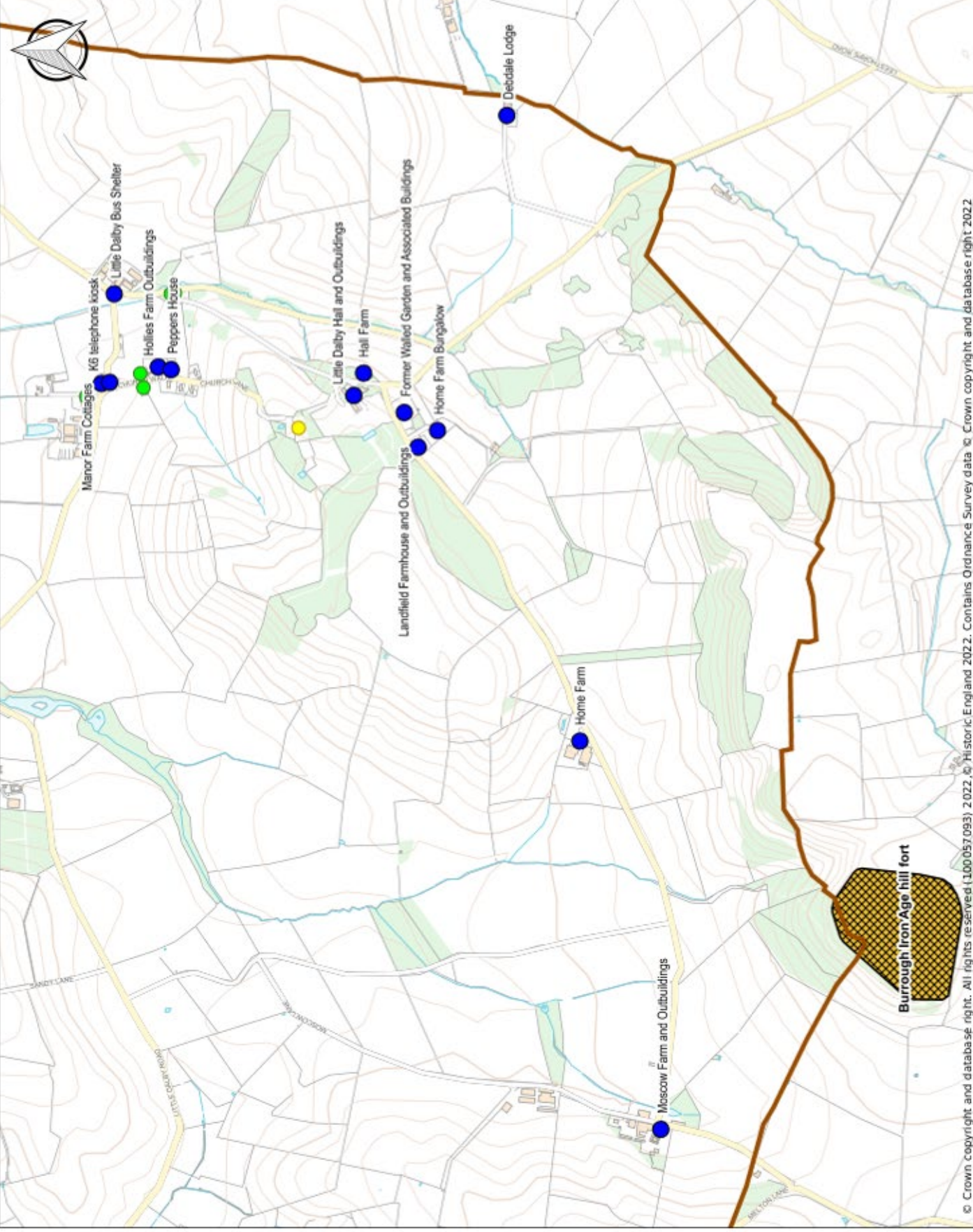


Non-designated Heritage Assets



Conservation Area





Scheduled Monuments



Listed Buildings



Neighbourhood Area



Non-designated Heritage Assets





## Listed Buildings

- 6.24. Listing a building marks its special architectural and historic interest and brings it under the consideration of the planning system, so that it can be protected for future generations.
- 6.25. The older a building is, the more likely it is to be listed. Most buildings built before 1700 which survive in anything like their original condition are listed, as are most of those built between 1700 and 1840.
- Grade I buildings are of exceptional interest, nationally only 2.5% of Listed buildings are Grade I
  - Grade II\* buildings are particularly important buildings of more than special interest; 5.5% of Listed buildings are Grade II\*
  - Grade II buildings are of special interest; 92% of all Listed buildings are in this class and it is the most likely grade of listing for a homeowner.
- 6.26. When making a decision on all listed building consent applications or any decision on a planning application for development that affects a listed building or its setting, a local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. This obligation, found in sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, applies to all decisions concerning listed buildings.



Figure 14: Squires Monument, Burton Lazars

- 6.27. There are 18 Listed buildings in the Neighbourhood Area:



### Great Dalby

- [The Checkered Cottage, Burrough End \(Grade II\)](#)
- [Old Manor Cottage, Main Street \(Grade II\)](#)
- [The Royal Oak, Main Street \(Grade II\)](#)
- [Poachers Cottage, 15 Nether End \(Grade II\)](#)
- [Linby House Farmhouse and Adjoining Stables, Main Street \(Grade II\)](#)
- [Dale Farmhouse and Adjoining Stables, Main Street \(Grade II\)](#)
- [White Cottage, Burrough End \(Grade II\)](#)
- [Church of St Swithun, Main Street \(Grade II\\*\)](#)
- [Great Dalby War Memorial, Village Green, Main Street \(Grade II\)](#)

### Burton Lazars

- [Chestnut Farmhouse, Lime Street \(Grade II\)](#)
- [Squires Monument, 5 metres north-west of Church of St James, Melton Road \(Grade II\\*\)](#)
- [Church of St James, Melton Road \(Grade I\)](#)

### Little Dalby

- [Gatepiers and Walls at East Lodge at Little Dalby Hall, Pickwell Road \(Grade II\)](#)
- [Hollies Farmhouse and Adjoining Service Wing and Water Pump, Church Lane \(Grade II\)](#)
- [Location: Manor Farmhouse and Adjoining Outbuildings, Manor Lane \(Grade II\)](#)
- [East Lodge to Little Dalby Hall, Pickwell Road \(Grade II\)](#)
- [Village Farmhouse, Church Lane \(Grade II\)](#)

### Great Dalby Conservation Area

- 6.28. Conservation Areas are ‘areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance’. Local planning authorities have a general duty to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas, consequently there are more stringent planning controls and obligations in respect of new development, demolitions, alterations, highway works and advertisements.
- 6.29. Great Dalby Conservation Area was designated in 1981 and the boundary includes most of the built-up area of the village but is



widely drawn to include open land north of Burrough End and east of Main Street. An [appraisal](#) of the Conservation Area has been published by Melton Borough Council.

6.30. The Parish Council has commissioned a re-appraisal of the Conservation Area, as part of a wider [Heritage Appraisal](#), to take account of recent Historic England advice 'Conservation Area Appraisal, Designation and Management'. The character appraisal includes a townscape and spatial analysis of the area and considers the form and architectural character of buildings; the use of traditional materials; the contribution of open spaces and trees; important views and vistas; landmark features and its setting.

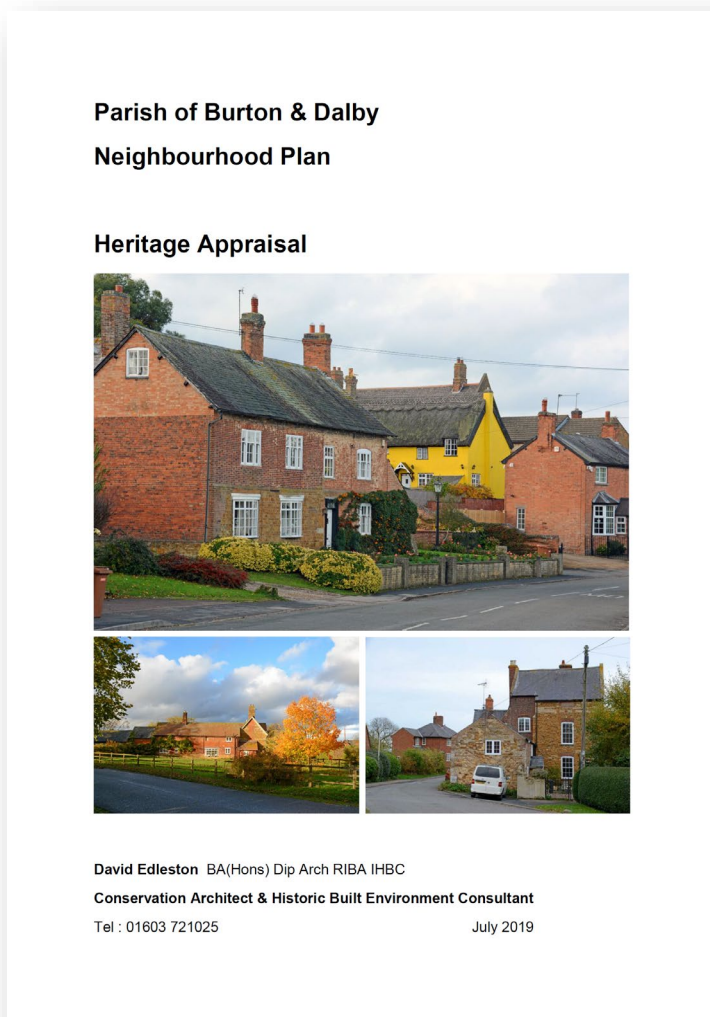


Figure 15: Heritage Appraisal

6.31. This following summarises what is significant about Great Dalby Conservation Area in terms of its architectural and historic interest and its setting:

- Great Dalby was formed around a number of farmsteads. Traditional pastoral farming of sheep, beef and dairy influenced the vernacular style and continue to be important to the area.
- The settlement had expanded considerably around Upper End by the end of the 19th century, remaining separate from the cluster of farmsteads and cottages on Nether End in the lower part of the valley along the village brook.



- There is a strong and distinctive grain and pattern of linear development and the settlement has largely retained its traditional form and character with the majority of recent development reinforcing the historic pattern.
- Areas of open, undeveloped land comprising orchard land, paddocks and open grazing to the west of Main Street and to the east between Nether End and Burrough End establish the historical link between the built form of the village and the surrounding farmland. Historically, the land separating Nether End from Burrough End has remained an open landscape and contains a high density of public rights of way indicating its importance in providing open space and access to the countryside.
- The historic townscape is mainly traditional vernacular with a mixture of architectural styles and periods and variations in height from one to three storeys.
- Buildings are generally simple in form with a rectangular plan, gables and pitched roofs with chimneys and either have their main facade addressing the street or at right angles with gable ends onto the street. This arrangement and grouping of buildings along with variations in the height of eaves and ridges, creates interesting roofscapes, accentuated by variations in topography.

- Locally distinctive, traditional materials include red brick, limestone and ironstone, some timber framing and mud wall construction, long straw thatch, Swithland slate and unglazed red clay pantiles.



*Figure 16: Traditional building materials found within Great Dalby Conservation Area*

Other non-local building materials include brick and Welsh slate, which could be easily transported to the village, following the arrival of the railway in 1879.



- Typical traditional architectural details include some patterned Flemish bond brickwork, decorative brickwork details such as string courses, dentilled eaves and chimneys, simple brick arches to openings, dormers to thatched roofs, simple verge details to gables, some with parapets and copings, timber casements and sliding sash windows.
- There are nine listed buildings within the Conservation Area, the most important of which is the Grade II\* listed Church of St Swithun originating from the 13th century which is a landmark building within the village.
- Several other former farmhouses, cottages and buildings such as the Methodist Chapel are of townscape interest and make a positive contribution to the street scene and the character and appearance of the Conservation Area.
- The B6047 Main Street twists and winds its way through the village from Upper End down to Nether End in the north. A series of tracks and lanes run at right angles to the road leading to yards, farms, outbuildings and paddocks and are distinctive feature of the area.
- The pattern of development and visual relationship between groups of buildings creates varying degrees of enclosure along the streets. Main Street opens up to the large triangular village green as a key open space and focal point of the village. A further distinctive open space is the area around Great Dalby Brook in Nether End.
- Trees and other vegetation make an important contribution to the character of the area with buildings predominantly set back from the road with front gardens often defined by hedgerows.
- There are important vistas to the west along Main Street from the junction with Burrough End towards the village green and along Nether End to the open green space around Great Dalby Brook.
- The church tower, although not forming the focal point of the village, frequently appears in several views and glimpses between buildings especially from the village green and from Top End creating a strong sense of place.
- There are several points along the roads where there are visual connections to the wider landscape through gaps between the linear built development. These views to open pastures serve as a reminder of the proximity of the countryside which surrounds the village.



- Changes in land levels between Upper End and Nether End create several distinctive views of varied roof lines, with buildings often seen against a backdrop of trees and variations in topography of the surrounding countryside.
- Nestling within a small valley, the village is largely concealed from view and built development is not readily visible in the landscape although there are views from the south west where the roofscape of buildings at Top End and the church tower can be seen against a backdrop of rising land to the north and from Crown Hill towards the south where buildings on the upper slopes of Main Street can be seen.
- Where the village is visible, the surrounding landscape is of high quality and the combination of the varied topography and groups of locally distinctive vernacular buildings create a variety of views and vistas with an attractive pastoral valley setting to the settlement.

### **Policy B&D10: Great Dalby Conservation Area**

In determining planning applications within and affecting the setting of Great Dalby Conservation Area, special attention shall be given to the desirability of preserving or enhancing the character and appearance of the Area having regard to the Conservation Area Appraisal set out in the Burton and Dalby Heritage Appraisal.

The unique character and heritage of the area is conserved

### **Non-Designated Heritage Assets**

- 6.32. The above places (Scheduled Monuments, Listed Buildings and Conservation Area) have already been designated and offered protection through national and local planning policies, however there are other buildings and sites in the Parish that make a positive contribution providing local character because of their heritage value. Although such heritage assets may not be nationally designated, they may be offered a level of protection through our Neighbourhood Plan.





## Features of Local Heritage Interest

6.33. A list of [Features of Local Heritage Interest](#) (Maps 8-12) has been compiled for the Parish Council to identify those heritage assets which are of local architectural or historic value.



Figure 17: Peppers House, Little Dalby

This list has been prepared in accordance with current best practice and includes details of each asset's importance.

## Non-Designated Heritage Assets of Archaeological Interest

6.34. The National Planning Policy Framework identifies two categories of non-designated heritage assets of archaeological interest:

- Those that are demonstrably of equivalent significance to scheduled monuments and are therefore considered subject to the same policies as those for designated heritage assets;
- Other non-designated heritage assets of archaeological interest. By comparison this is a much larger category of lesser heritage significance, although still subject to the conservation objective. On occasion the understanding of a site may change following assessment and evaluation prior to a planning decision and move it from this category to the first.

6.35. Throughout the Parish there are prehistoric, Roman, post-medieval and modern non-designated archaeological sites (Appendix 2).

## Ridge and Furrow

6.36. Ridge and furrow is an archaeological pattern of ridges and troughs created by a system of ploughing used in Europe during the Middle Ages, typical of the open field system. During the 1990s the Monuments Protection Programme investigated survival and loss of medieval and post-medieval agricultural earthworks in the English Midlands. The region was identified as preserving the best surviving examples in Europe. The work was published as 'Turning the Plough' (Hall 2001), and identified 40 parishes where the most significant earthworks were located. In 2011 it was decided to update records of what survives in the 40 parishes. English Heritage took new oblique



photographs, allowing the condition of ridge and furrow to be mapped and recorded in detail.

- 6.37. Large areas of ridge and furrow remain in and around the Parish's three settlements (Appendix 3). Ridge and furrow sites are non-designated heritage sites of archaeological interest.



Figure 18: Ridge and Furrow

## Policy B&D11: Non-Designated Heritage Assets

The determination of planning applications which would affect the following non-designated heritage assets will balance the need for the proposed development against the significance of the asset and the extent to which it will be harmed:

- a) Features of Local Heritage Interest (included in the Burton and Dalby Local List and as shown on Maps 8 to 12 and the Policies Maps); and
- b) Non-designated archaeological sites (Appendices 2 and 3)

The unique character and heritage of the area is conserved

## Design

- 6.38. All development should contribute positively to the creation of well-designed buildings and spaces. Through good design the character of our area should be maintained and enhanced with places that work well for both occupants and users and that are built to last.
- 6.39. Melton Local Plan Policy D1 helps to address the design objectives set out in the National Planning Policy Framework, but since then the Government has published the National Design Guide.



## National Design Guide

- 6.40. The [National Design Guide](#) sets out the characteristics of well-designed places and demonstrates what good design means in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.
- 6.41. The National Design Guide identifies ten characteristics of well-designed places that together help create its physical character, sense of community and address issues affecting climate.
- 6.42. An understanding of the context, history and the cultural characteristics of a site and its neighbourhood influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable. Development that has a character that suits its context and history makes places that are locally distinctive.

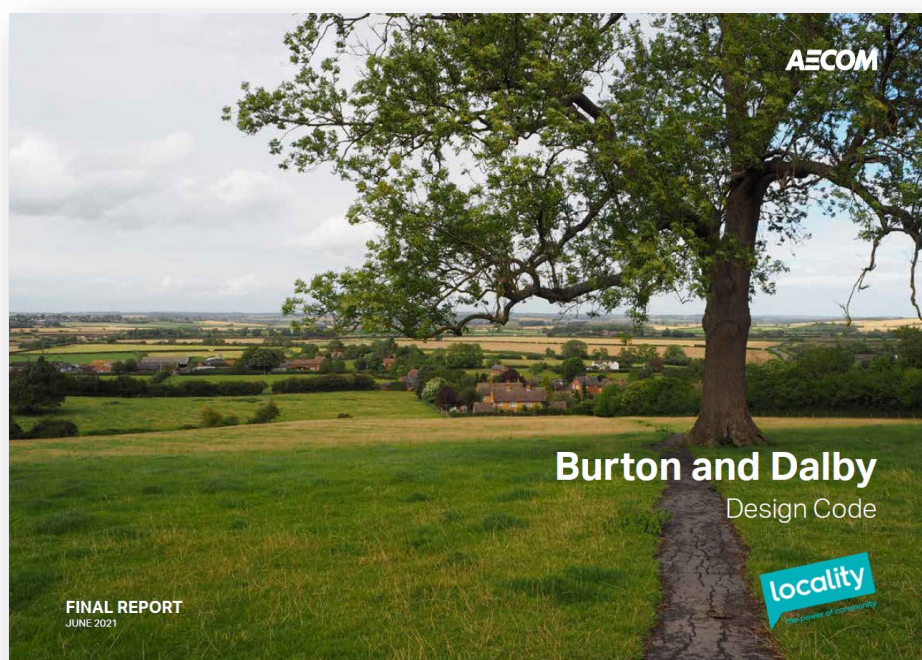


Figure 19: Burton and Dalby Design Code

- 6.43. From our 2020 Questionnaire Survey, we know that 84% of respondents from Great Dalby and 85% from Burton Lazars thought that our Neighbourhood Plan should include guidance on the design of new buildings. The Burton and Dalby Parish Design Code encourages and promotes high quality, sustainable design, including, where appropriate, innovative and contemporary approaches to new development, which positively respond to local character and context. The Code accompanies this document and can also be used to ensure that new development satisfies the requirements set out



within the National Planning Policy Framework, National Design Guide and the Melton Local Plan. Policy B&D 12 sets out the Plan's approach to design. The Design Code ([provide electronic underlined link](#)) will provide very specific advice to developers in preparing planning applications.

### **Policy B&D12: Design**

Proposals for new development should reflect the local characteristics and circumstances in the neighbourhood area and create and contribute to a high quality, safe and sustainable environment.

As appropriate to their scale, nature and location development proposals should demonstrate how they satisfy the requirements of the design codes in Section 3 of the Burton and Dalby Design Code.

In addition, development proposals should have appropriate regard for the amenities of neighbouring properties including daylight/sunlight, privacy, air quality, noise and light pollution and provide a safe and suitable access with appropriate on-site parking provision.

The unique  
character and  
heritage of the  
area is  
conserved



### 7. Services and Facilities

#### Key Services and Facilities

- 7.1. The Parish has a very limited range of services and facilities. Great Dalby has a Primary School, pub, cricket ground, church and village hall. Burton Lazars has a village hall and a church. Little Dalby has only a church.

#### Great Dalby Primary School

- 7.2. [Great Dalby Primary School](#) at Top End converted to become an academy on 1 March 2013. The school is much smaller than the average-sized primary school with a capacity of 140 pupils and 146 already on the school roll.

#### The Royal Oak

- 7.3. The [Royal Oak](#) is a Grade II Listed pub located on Main Street, Great Dalby. It was extensively refurbished and re-launched in Autumn 2018.

#### Great Dalby Cricket Club

- 7.4. [Great Dalby Cricket Club](#) is a village team who play at the Cricket Ground on Station Road, Great Dalby.

#### Village Halls

- 7.5. Great Dalby Village Hall is located at Top End. It is used during the day in term-time by the Pre-School. It hosts quiz nights, whist drives, bird auctions and parties and is used by the table tennis club, dancing club, garden group and country paths group.
- 7.6. [Burton Lazars Village Hall](#) on Melton Road has recently been modernised. It is very well used with regular users including keep fit, dancing, flower club, patchwork club, puppy training, arts and crafts club, yoga, WI, coffee morning and link meetings. The Village Hall Committee host socials, quiz nights, and race nights throughout the year.

#### Places of Worship

- 7.7. [St Swithun's Church, Great Dalby](#) is part of the Burrough Hill Group of Parishes and is within the Framland Deanery. St. Swithun's Church stands on high ground behind The Royal Oak. There has been a building on the site since at least 1232 but many changes have been made in its 900 year history.
- 7.8. [St. James Church](#) has served the village of Burton Lazars since the eleventh century. It is part of the Melton Mowbray Team Parish.
- 7.9. [St James Church](#), Little Dalby lies at the top of the hill above the hamlet, involving a considerable uphill walk. The church is almost surrounded by farmland.



### Retention of Services and Facilities

- 7.10. The loss of any of the limited services and facilities that residents currently enjoy can have a significant impact on people's quality of life and the overall viability of each of our three communities. With an increasing proportion of older people in the population, especially those who have been resident in the Parish for many years, access to locally based services will become increasingly important due to lower mobility levels.
- 7.11. From our 2020 Questionnaire Survey we know that 94% of respondents from Great Dalby and 98% from Burton Lazars want our Neighbourhood Plan to protect these key services and facilities.
- 7.12. Policy C7 of the Melton Local Plan aims to protect against the loss of rural services but does not identify the community facilities to be retained.

#### **Policy B&D13: Retention of Services and Facilities**

The following services and facilities are to be protected in accordance with Melton Local Plan Policy C7:

- a) Great Dalby Primary School
- b) The Royal Oak PH, Great Dalby
- c) Great Dalby Cricket Ground
- d) Great Dalby Village Hall
- e) Burton Lazars Village Hall
- f) St Swithun's Church, Great Dalby
- g) St James, Burton Lazars
- h) St James, Little Dalby

Local services  
and facilities  
are protected  
and improved

### Improving Services and Facilities

- 7.13. Our 2020 Questionnaire Survey invited residents to identify the additional services and facilities they would like to see. Respondents from Great Dalby prioritised superfast broadband (73%) a children's play area (60%), better bus services (53%) and a general store (53%). The priorities for Burton Lazars were a better bus service (55%) and a pub (55%). Bus services are addressed by paragraphs 10.16 and 10.17.

#### **Superfast Broadband**

- 7.14. Internet connectivity, be it for personal and home use or to support businesses, is an essential requirement today and its use will only



grow in the future. With the modern commercial use of the internet for business trading, supplier and customer management, internet trading, the growth of wireless devices, smartphones, tablets etc, the growth of social media, online gaming and on-demand television, high-speed internet connections have become essential to modern life and without which rural businesses and communities cannot prosper.

- 7.15. Traditional connections cannot handle the data volumes and speeds required to make realistic use of the technology. This can only be delivered by making fibre-optic based internet connections accessible.
- 7.16. [Ofcom's broadband checker](#) shows that Superfast broadband is available throughout most of Great Dalby and Burton Lazars. Superfast broadband is not available in Little Dalby or in more isolated locations.
- 7.17. The superfast broadband network in Great Dalby and Burton Lazars is Fibre to the Cabinet (FTTC) which is a connectivity technology that is based on a combination of fibre optic cable and copper cable. The further a property is from the local street cabinet, the slower the connection is likely to be. New developments should have access to ultrafast broadband (of at least 100Mbps) and allow for Fibre to the Premise (FTTP) access for each property. Policy B&D 14 sets out the Plan's approach to this matter. Exceptions to the approach will only be considered where it can be demonstrated that making such broadband provision would render the wider development unviable.

### **Policy B&D14: Superfast Broadband**

New residential or employment development should incorporate open access ducting to industry standards, to enable all premises and homes to be directly served by fibre optic broadband technology (Fibre to the Premise).

Local services  
and facilities  
are protected  
and improved

### **Children's Play Areas**

- 7.18. There are no children's play areas in the Parish. The need to provide facilities for the Parish's children and young people is recognised by Melton Local Plan Policy EN7.
- 7.19. A site for a play area on the edge of Great Dalby has been secured and planning permission granted. The outline planning application for



development off Burdetts Close (Ref: 18/00721/OUT) is required to make provision for a children's play area.

- 7.20. Parents and others are encouraged to form a community group to make provision for new outdoor play facilities in Burton Lazars.

### General Store

- 7.21. Although a general store was a priority for Great Dalby residents the village is reasonably well catered for. [Vine Farm Dairy](#) produces free range milk and sells pasteurised, whole milk and local produce from a specialist vending machine in 'The Milk Shed' at the corner of Station Road and Top End. [March House Farm](#), about 1km north of Great Dalby, has a farm shop, deli, cafe, and butchery.

### Pub

- 7.22. Although there is a pub in Great Dalby, the nearest pub to Burton Lazars is over 2.5km (1.5 miles) away as there are no pubs on the south-east side of Melton Mowbray.
- 7.23. In Melton Borough there are around 9.8 pubs per 10,000 people. This is higher than the UK average of 5.8 pubs. In 2019 there were around 25 fewer pubs in the Borough than in 2001.
- 7.24. Although Burton Lazars Village Hall hosts well attended Pub Nights, in view of the above, the provision of a village pub is not thought to be realistic. As part of the proposed development of the Melton South Urban Extension, the Parish Council will seek to the secure provision of a pub to be located as close to the A606 as possible.

### Infrastructure

- 7.25. New development will have some impact on the existing, and the need for new, infrastructure, services and amenities. Sometimes these impacts can be detrimental and so developers must expect to contribute towards the cost of providing additional infrastructure. A Developer Contributions Supplementary Planning Document (SPD) was adopted by the Borough Council in September 2021. The SPD sits alongside the Melton Local Plan 2011-2036. The purpose of the SPD is to set out the Borough Council's approach to seeking Section 106 planning obligations in the absence of a Community Infrastructure Levy Charging Schedule within the Borough. The SPD identifies three infrastructure priorities in the parish. The first is public transport provision - in the form of an efficient bus services that meets the needs of the local community. The second is the Improvement of Great Dalby Village Hall- improve local recreation and leisure facilities encouraging healthy lifestyles and a more inclusive community. The third is bus shelters - make sustainable travel a more attractive option for new residents. Where appropriate, development proposals should follow this approach.





- 7.26. To enable new housing development to take place, there will need to be improvements to village services and facilities. For example, the proposed development off Burdetts Close (Policy G&D14) will be required to make contributions to primary education, healthcare, civic amenities, sustainable transport and a local children's play area. However, the Neighbourhood Plan must be deliverable. Therefore, the developments identified in the Plan should not be subject to such a scale of obligations and burdens that their viable implementation is threatened. Contributions are governed by the provisions of the Community Infrastructure Regulations 2010. To ensure the viability of housing development, the costs of the Plan's requirements may be applied flexibly where it is demonstrated that they are likely to make the development undeliverable.
- 7.27. There are also circumstances where contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small-scale and self-build development.

### **Policy B&D15: Infrastructure**

As appropriate to their scale, nature and location development proposals should make provision for new or improved infrastructure, together with financial contributions for the following off-site infrastructure requirements:

- a. The improvement, remodelling or enhancement of:
  - i. Great Dalby Primary School
  - ii. Great Dalby or Burton Lazars Village Halls
- b. Green Infrastructure improvements in accordance with Policy B&D7;
- c. Traffic and parking management measures;
- d. Community infrastructure improvements including the provision of parish notice boards, seats, children's play area equipment, bus shelters, litter bins.

Local services  
and facilities  
are protected  
and improved



## 8. Housing

### Melton Local Plan

- 8.1. The Burton and Dalby Neighbourhood Plan must be in general conformity with the strategic policies of the Melton Local Plan and it should not promote less development than set out in the Local Plan or undermine its strategic policies.
- 8.2. The Melton Local Plan identifies Great Dalby as a 'Rural Hub'. Burton Lazars and Little Dalby are 'Rural Settlements'. The approach to housing development in each settlement is different.

### Housing Mix

- 8.3. In planning for new homes, there should be a mix of housing to meet the needs of people living locally. Melton has a very distinctive mix of housing, with few smaller 'entry level' properties such as terraced houses and a large proportion of larger, detached houses.
- 8.4. Furthermore, Melton has an ageing population. Over the 2011-2036 period, the number of people aged 65 and over is projected to increase by 92% with a higher (192%) increase in the number of people aged 85 and over. Many older households are residing in large and potentially unsuitable properties, increasing the need to provide smaller homes suitable for downsizing. This would also release existing family housing back into the market.
- 8.5. The [Melton Housing Needs Study](#) examines the housing needs of the Borough at a detailed ward level. The greatest need is for two- and three-bedroom houses and bungalows. The low proportion of smaller homes currently available in the Borough makes it difficult for older people who want to downsize, those on low incomes and benefits, and younger people who want to find their first home. The optimum mix requirement for market housing across the Borough is: 5% one-bed, 30% two-bed, 45-50% three-bed and 15-20% four or more bed housing.
- 8.6. Within this context, new housing also needs to reflect local characteristics.

Taking into consideration the local demographic and housing profile and the views of local people, new housing development needs to take account of:

- The Ward has an older population  
25.6% of the population in Gaddesby Ward <sup>4</sup> is aged 65 or over compared to 10.5% in Melton Borough and 16.9% in Leicestershire (ONS mid-year population estimates 2014)

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<sup>4</sup> Burton and Dalby Parish lies in Gaddesby Ward



- The Parish has a high proportion of older families  
14.6% of households comprise families where all are aged 65 and over compared with 10.2% in Melton Borough and 8.3% in Leicestershire (2011 Census)
  - Household tenure is dominated by owner-occupation  
74.5% of households in Burton and Dalby Parish are owned (outright or with a mortgage/loan) compared with 73.1% in Melton Borough and 68.2% in Leicestershire (2011 Census)
  - The Parish has a high proportion of larger homes  
46.3% of dwellings in Burton and Dalby Parish have four or more bedrooms compared with 26% in Melton Borough and 21.1% in Leicestershire (2011 Census)
  - The Parish has a high proportion of detached dwellings  
63.7% of dwellings in Burton and Dalby Parish are detached compared with 40.9% in Melton Borough and 28.7% in Leicestershire (2011 Census)
  - If there is to be more housing, local people want to see smaller homes  
Our 2020 Questionnaire Survey asked residents to identify their top three priorities for housing in the Parish. 66% of respondents from Great Dalby identified two-bedroom houses, 55% wanted two or three bedroom bungalows for downsizing older people and 52% three-bedroom houses. 70% of respondents from Burton Lazars identified two or three bedroom bungalows as a top three priority, 59% wanted two-bedroom houses and 57% three-bedroom houses.
  - Local housing is expensive  
The average price for property in Great Dalby stood at £456,036 in April 2020. In Burton Lazars it was £411,651. The average price for property in Melton Mowbray was £274,544 in April 2020. <sup>5</sup>
- 8.7. Melton Local Plan Policy C2 seeks to provide a better mix of housing to meet the future housing needs. In Burton and Dalby Parish, there is a particular need for two and three-bedroomed houses and bungalows rather than four, five or more bedroomed housing.
- ### Affordable Housing
- 8.8. Affordable housing is defined in the National Planning Policy Framework. Affordable housing is housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers). Affordable housing can include affordable housing for rent, Starter Homes, Discounted Market Sales housing, and other affordable routes to home ownership.
- 8.9. On large private-sector developments, Melton Local Plan Policy C4 requires 40% of dwellings should be affordable.

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<sup>5</sup> This is according to Zoopla estimates

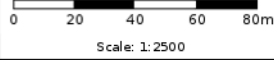


### First Homes

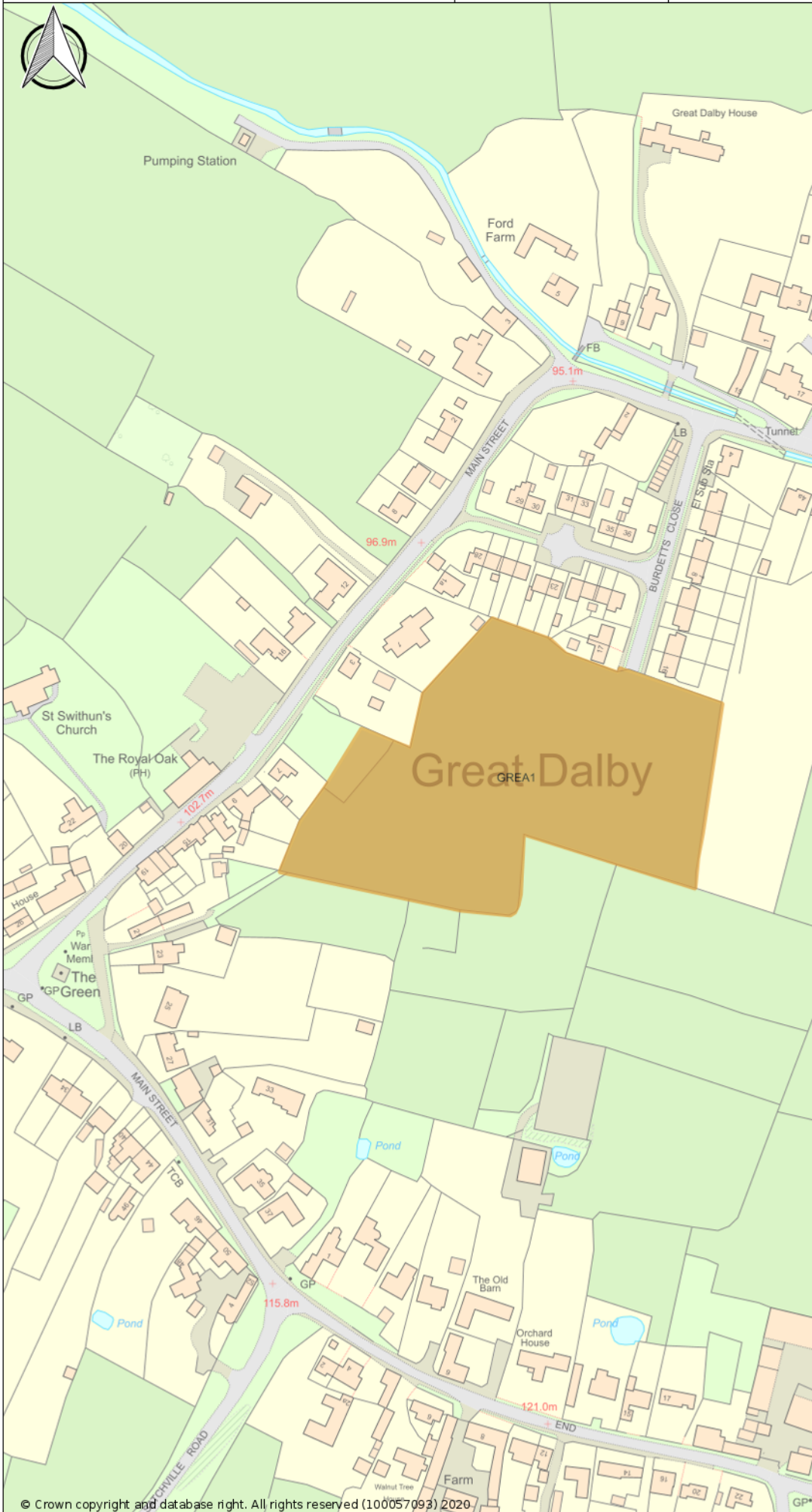
- 8.10. **First Homes** are a specific kind of discounted market sale housing and should be considered to meet the definition of ‘affordable housing’ for planning purposes. Specifically, First Homes are discounted market sale units which:
- must be discounted by a minimum of 30% against the market value;
  - are sold to a person or persons meeting eligibility criteria;
  - on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount and certain other restrictions are passed on at each subsequent title transfer; and,
  - after the discount has been applied, the first sale must be at a price no higher than £250,000.
- 8.11. First Homes are the Government’s preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations.
- 8.12. From our 2020 Questionnaire Survey we know that there is little demand from local people for affordable housing for rent and the preference is for affordable routes to home ownership, like First Homes.
- 8.13. Our Neighbourhood Plan is expected to take account of the new First Homes requirements. It can also develop policies that make use of the flexibilities afforded to them under First Homes policy.
- 8.14. In July 2019, the Borough Council published a Housing Mix and Affordable Housing Supplementary Planning Document (SPD) which, having regard to local house prices and incomes, the SPD requires market sales housing needs in Burton and Dalby Parish to be discounted by at least 50% for it to be affordable.
- 8.15. We are keen for all new affordable housing to be allocated initially to people with a local connection, including those living, working or with close family ties in Burton and Dalby Parish.

### Great Dalby

- 8.16. Great Dalby has been identified as a ‘Rural Hub’ in the Local Plan. Rural Hubs share a range of essential and important local services which serve the basic needs of people living within them and in nearby settlements, which can be accessed by cycling and walking. Great Dalby has been identified as a ‘Rural Hub’ as it has a primary school, fast broadband and a community building.



Local Plan Housing Allocation





### The Halford

- 8.17. The Local Plan allocates a housing site off Burdetts Close for around 37 dwellings (Site Reference GREA1). Most of the allocated site lies within Great Dalby Conservation Area on a field called 'The Halford'.
- 8.18. Burton and Dalby Parish Council, supported by local people, believes that Great Dalby is not a sustainable location for significant housing growth, and it does not support Great Dalby's identification as a 'Rural Hub'. Nor did it support the housing allocation off Burdetts Close. However, if the development is to be imposed on the village, the Parish Council wants to achieve the best form of development on the site, so that it takes account the character of the village and the needs of local people.
- 8.19. On 12 July 2019 outline planning permission was granted by Melton Borough Council for the development of 35 dwellings at the GREA1 site (Ref: 18/00721/OUT). The Parish Council's legal challenge to the decision failed.
- 8.20. Achieving a suitable housing mix on this site is important as it will provide most of the new homes planned for the village through to 2036. It is important that the development addresses shortfalls in house types locally and the need for housing suitable for our aging population. The provision of larger houses should be at the lower end of the range identified by the Melton Local Plan.
- 8.21. The proposed development is also expected to provide for 14 affordable homes. This provision will make a significant contribution to meeting the need for local affordable housing well into the future.

### Windfall Housing

- 8.22. Most of the housing development that will take place in Great Dalby will be through the site allocated off Burdett's Close. However, the Melton Local Plan (Policy SS3) also allows planning permission to be granted for new residential development within or on the edge of Great Dalby subject to certain criteria. Sites not specifically identified in the Local Plan are called 'windfall sites'.
- 8.23. Importantly, the Local Plan requires windfall housing development to meet a proven local need as identified by substantive evidence. So, in our 2020 Questionnaire Survey we asked residents about their housing needs and aspirations.
- 8.24. Our Survey showed that there were five households (or someone currently living in that household) from Great Dalby that expected the need to move within the Parish within the next ten years. Three were from people who wanted to live independently.



- 8.25. All this housing need came from people who wanted to buy on the open market or wanted affordable routes to home ownership, such as First Homes. In terms of size, all five households (or emerging households) wanted two or three-bedroom homes. These needs will be met by the development of the site off Burdett's Close, given the planned mix of house types, sizes and tenures.

### **Policy B&D16: Housing in Great Dalby**

The housing needs of Great Dalby will be met by existing committed development and windfall development within or on the edge of Great Dalby village.

The following windfall housing development will be supported:

- a) The subdivision of an existing residential dwelling;
- b) The re-use and/or adaptation of rural buildings in accordance with Policy B&D19;
- c) Rural worker accommodation in accordance with Policy B&D20; and
- d) Replacement dwellings in accordance with Policy B&D21.

Local housing  
needs are met

### **Burton Lazars**

- 8.26. Burton Lazars has been identified as a 'Rural Settlement' in the Local Plan. Rural Settlements are small villages or hamlets that have little or no local services, where residents are entirely dependent upon travelling to a nearby settlement or town or city for work, recreation, and service provision.
- 8.27. There have been several planning appeal decisions that have confirmed that Burton Lazars is not a suitable location for housing regarding the accessibility of services and facilities. There are better located new housing developments being planned nearby on the edge of Melton Mowbray which will have good access to existing and new schools, shops, sport and recreation facilities etc.
- 8.28. Nonetheless, some limited housing development may be supported in accordance with Local Plan Policy SS3 where it meets a proven local need as identified by substantive evidence. So, in our 2020 Questionnaire Survey we asked residents about their housing needs and aspirations.



- 8.29. In response to our survey, nine households (or someone currently living in that household) from Burton Lazars expected the need to move within the Parish within the next ten years. Six of those were from people who wanted to live independently- young people living with their parents.
- 8.30. All this housing need came from people who wanted to buy on the open market or wanted affordable routes to home ownership, such as First Homes. There was no desire for affordable housing to rent. In terms of size, almost all these households (or emerging households) wanted two-bedroom homes.
- 8.31. While 56% of respondents to our 2020 Questionnaire Survey wanted to see no new homes built in Burton Lazars, the remainder wanted to see some housing development with the overall average being five new homes. Policy B&D17 sets out the Plan's approach to this matter. It provides flexibility for housing to come forward which would meet the needs of local residents as informed by the 2020 Household questionnaire. The policy is worded in a sufficiently flexible way to allow development to come forward both to meet the local housing need identified in 2020 and any additional needs which may arise in the Plan period.
- 8.32. Outline planning permission was granted for 30 dwellings in 2017 at Sandy Lane Poultry Farm (15/00537/OUT) with local support. An application for the remaining details of the application was submitted in April 2020 (20/00438/REM). All the proposed dwellings are large, detached properties to be sold at full market price. None are two-bedroom properties suitable for first-time buyers. The affordable housing requirement will be met elsewhere. There will be no direct links between the development and the village. Therefore, although these homes will contribute to the broader housing supply in the area, they will not meet the housing needs of people from Burton Lazars as demonstrated by our 2020 Questionnaire Survey.

### **Policy B&D17: Windfall Housing in Burton Lazars**

Proposals to meet the local housing needs of Burton Lazars will be supported subject to the following criteria:

- a) The need will be met by vacant or under-used sites within the built-up area of the village of Burton Lazars;
- b) Sites should be bounded by existing built curtilages on at least two sides, such as the filling of a small gap in an otherwise substantially built-up frontage;
- c) Sites on the edge of the built-up area of the existing village of Burton Lazars will only be supported where the need cannot be met from within the built-up area;





- d) Sites should not be located within a Local Green Space or the Area of Separation;
- e) All dwellings shall have two bedrooms and be of a design and size suited to meeting the identified local housing need;
- f) All dwellings shall be First Homes (to be sold at a minimum discount of 50%). A planning obligation will be sought, to ensure that when First Homes are sold, priority is given to people with a local connection to Burton and Dalby Parish (i.e. including living, working or with close family ties in the Parish); and
- g) The other policies of the Neighbourhood Plan and Local Plan are met.

In addition, within or on the edge of Burton Lazars village, the following housing development will be supported:

- a) The subdivision of an existing residential dwelling;
- b) The re-use and/or adaptation of rural buildings in accordance with Policy B&D19;
- c) Rural worker accommodation in accordance with Policy B&D20; and
- d) Replacement dwellings in accordance with Policy B&D21.

Local housing  
needs are met

### Little Dalby

- 8.33. Although Little Dalby is also identified as a 'Rural Settlement' in the Melton Local Plan, the hamlet has no local services and only a limited bus service. Residents are largely dependent upon car travel for work, education, recreation, shopping, and other services. There is no evidence of local housing need arising in Little Dalby. Housing development in Little Dalby may be supported in accordance with Policy B&D18.

### Rural Housing

- 8.34. The Melton Local Plan makes no provision for housing in the countryside but as a rural parish, we feel that in special circumstances homes in the countryside can be acceptable in accordance with national policies.



### Policy B&D18: Rural Housing

Other than housing provided by Policies B&D16 and B&D17, support for housing development in the countryside will be limited to:

- a) The subdivision of an existing residential dwelling;
- b) The re-use and/or adaptation of rural buildings in accordance with Policy B&D19;
- c) Rural worker accommodation in accordance with Policy B&D20; and
- d) Replacement dwellings in accordance with Policy B&D21.

The character and beauty of the countryside and its natural environment are safeguarded

### Residential Conversion of Rural Buildings

- 8.35. On 6 April 2014, new permitted development rights (Class Q) were introduced which allow for the conversion of agricultural buildings to dwellings without the need for planning permission. However, various conditions and restrictions apply and before starting development, there is a requirement to apply to the local planning authority for prior approval. The rules mean that not all rural buildings benefit from these permitted development rights so, with local support, our Plan provides further flexibility for the conversion of rural buildings to residential use.
- 8.36. Many rural buildings are attractive, frequently constructed from local materials and often reflect the local vernacular, which in turn contribute significantly towards the character and diversity of the Parish. The conversion of these rural buildings to provide new homes can make the best possible use of existing buildings and reduce the demand for new buildings in the countryside.
- 8.37. Not all buildings are suitable for conversion or adaptation to housing as they may be of modern materials, poorly designed or constructed. Redundant buildings proposed for re-use should be structurally sound to ensure they are able and appropriate for conversion. This should be demonstrated through an up-to-date structural survey submitted with any planning application. Extensive works should not be required to make the building habitable. Demolition should be avoided to retain the character of traditional buildings.
- 8.38. Any extensions or alterations should respect the form and character of the existing building and not extend beyond the existing curtilage.



Modern additions which detract from the scale and form of the existing building will be resisted.

### **Policy B&D19: Residential Conversion of Rural Buildings**

The re-use and adaptation of redundant or disused rural buildings for residential use will be supported where:

- a) The building is of architectural and historical interest;
- b) The building is structurally sound and capable of conversion without significant rebuild or alteration;
- c) The development will maintain the character of the building, including the retention of important features;
- d) The use of the building by protected species is surveyed and mitigation measures are approved where necessary; and
- e) Any proposed extension(s) or alterations are proportionate to the size, scale, mass and footprint of the original building and situated within the original curtilage.

The character and beauty of the countryside and its natural environment are safeguarded

The unique character and heritage of the area is conserved

### **Rural Worker Accommodation**

- 8.39. Burton and Dalby is a rural parish with agriculture accounting for most of its land area and 6.7% of residents' employment (2011 Census). We want to support rural enterprises to develop and maintain successful businesses whilst protecting and enhancing the intrinsic value, beauty and open character of the countryside for the enjoyment of all.
- 8.40. Policy B&D20 sets out the requirements to be met for new rural worker accommodation. This policy relates to workers of existing rural enterprise and not just land-based agricultural businesses, so it can also apply to forestry and rural education.
- 8.41. Any application will need to be examined to determine if the requirement for a new dwelling is essential for the proper functioning of the business. Such a requirement can arise if workers are needed to be on hand day and night, for example for animal welfare reasons.
- 8.42. To minimise isolated homes in the countryside and ensure the most sustainable use of resources, applicants must also demonstrate that there are no suitable alternatives. For example, an existing dwelling, alternative sites within Great Dalby, Burton Lazars or Little Dalby, or buildings suitable for conversion could fulfil the functional need.



- 8.43. All applications for the provision of new rural worker accommodation will be required to be supported by a rural enterprise appraisal prepared by a suitably qualified professional. This should demonstrate the special circumstances which justify the proposal in terms of the essential need for it, and the economic sustainability of the associated enterprise.
- 8.44. Applications for dwellings which are unusually large in relation to the needs of the agricultural unit will not be supported and dwellings of more than three bedrooms will require special justification. Occupancy conditions will be used to ensure the use of the dwelling remains related to the rural enterprise and kept available for the proper functioning of the enterprise.

### Policy B&D20: Rural Worker Accommodation

The provision of rural worker accommodation will be supported subject to the following criteria:

- a) It is essential for one or more workers to be readily available at most times for the proper functioning of an existing rural enterprise and the worker(s) are in full-time, permanent employment which directly relates to the rural enterprise;
- b) The rural enterprise has been economically sustainable for a period of at least three years and has a clear prospect of remaining so;
- c) In the case of sites in isolated locations, the siting of the dwelling should closely relate to existing buildings on the enterprise and it must be demonstrated that there are no suitable alternatives such as:
  - i. an existing, nearby dwelling;
  - ii. buildings suitable for conversion to residential use; or
  - iii. sites within or adjoining the settlements of Great Dalby, Burton Lazars or Little Dalby;
- d) The proposed dwelling is of a size and scale no greater than is necessary to support the proper functioning and needs of the rural enterprise.

Dwellings permitted under this policy will be subject to an occupancy condition restricting its occupation to a person who is directly employed by the rural enterprise on a permanent full-time basis.

Improved local  
employment  
opportunities

Local housing  
needs are met

The character  
and beauty of  
the countryside  
and its natural  
environment are  
safeguarded



### Replacement Dwellings

- 8.45. The replacement of a rural dwelling can often result in significant benefits to the local area. It can lead to improved design, energy efficiency and accommodation better suited for modern life.
- 8.46. Where dwellings are replaced, the new dwelling should be sympathetic to the size and appearance of the original. Modest increases in size from the original dwelling will normally be acceptable but it should not lead to a reduction in the stock of small two and three-bedroom housing. It is also important that the replacement dwelling is compatible with its surroundings in terms of size, scale, mass and footprint and sited within the pre-existing residential curtilage. In order to manage the future impact on the landscape and rural character of the area, it may be necessary to impose a condition to the planning permission to remove permitted development rights to prevent replacement dwellings from being extended disproportionately in the future.
- 8.47. Any proposals to replace a dwelling should not lead to an increase in the number of residential units on the site. Conditions may be attached to any planning permission for replacement dwellings to ensure that demolition of the existing dwelling is carried out.

### Policy B&D21: Replacement Dwellings

A proposal for the demolition and rebuild of an existing dwelling will be supported where:

- a) It leads to an enhancement of the immediate setting and general character of the area;
- b) The design of the development conserves and enhances existing heritage assets where they exist;
- c) The new dwelling is proportionate to the size, scale, mass and footprint of the original dwelling and situated within the original curtilage; and
- d) It will not result in the loss of two or three-bedroomed accommodation.

The character and beauty of the countryside and its natural environment are safeguarded



### 9. Employment and Business

#### Economic Activity

- 9.1. The 2011 Census shows that of the 748 parish residents aged 16 to 74, 72% were economically active. Of those economically active, 49% were in full-time employment, 18% were in part-time jobs and 26% were self-employed.
- 9.2. Historically, agriculture provided the bulk of local employment and it remains part of village life and the local economy. However, by 2011 (Census) only 6.7% of the parish's workers were employed in agriculture, forestry or fishing.
- 9.3. In February 2020, there were just ten people claiming out-of-work benefits in Gaddesby Ward- a rate of 0.9%.

#### Business

- 9.4. Burton and Dalby Parish is home to a small number of business properties including:
  - Around ten farm-based businesses;
  - Small-business units at Lower Hall Farm, Burton Lazars
  - Units at the former Melton Airfield;
  - Various premises in Great Dalby and Burton Lazars
- 9.5. There is also a range of small businesses operating from people's homes.
- 9.6. Our 2020 Questionnaire Survey shows that respondents support a range of business developments including farm diversification, the re-use of rural buildings and home working. Our Neighbourhood Plan supports economic growth in Burton and Dalby Parish to create jobs and prosperity, reduce the need for people to travel to work, and provide opportunities for the expansion and growth of local enterprise.

#### Business Conversion of Rural Buildings

- 9.7. 73% of respondents to our 2020 Questionnaire Survey supported farm diversification and 76% supported the re-use of rural buildings for business use. Accordingly, the diversification of the rural economy is to be encouraged while preserving and enhancing the environment of the countryside.
- 9.8. A significant number of businesses are already located on the area's farms, including holiday accommodation, The Hollies Education Centre and March House Farm shop and cafe.



- 9.9. The General Permitted Development (England) Order 2015 already allows for change of use from an agricultural building (and land within its curtilage) to 'flexible commercial use' under certain circumstances. The rules mean that not all rural buildings benefit from these permitted development rights so Policy B&D22 allows further change through the conversion of existing rural buildings. However, the proposed uses must be appropriate in scale, form, impact, character and siting to their location in the countryside.

### **Policy B&D22: Business Conversion of Rural Buildings**

The re-use, adaptation or extension of rural buildings for business use will be supported where:

- a) Any enlargement is proportionate to the size, scale, mass and footprint of the original building;
- b) The development would not have a detrimental effect on the fabric, character and setting of historic buildings;
- c) The development respects local building styles and materials;
- d) The building is surveyed for protected species and mitigation measures are approved where necessary;
- e) The proposed development would not generate traffic of a type or amount harmful to local rural roads, or require improvements which would detrimentally affect the character of such roads or the area generally; and
- f) The proposed development would not materially harm the character of the surrounding rural area.

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opportunities

### **Home Working**

- 9.10. Many of the Parish's businesses are home-based and the 2020 Questionnaire Survey shows that 90% of respondents support home working. The survey was undertaken just before the coronavirus (COVID-19) pandemic and nationally, of those who did some work from home, 86% did so because of the pandemic. The crisis is likely to cause a permanent shift to homeworking.
- 9.11. Planning permission is not normally required to home work or to run a business from home, if a house remains a private residence first and business second. With a growing proportion of residents working from home, our Plan responds positively to enable homeworking to grow.



## Policy B&D23: Working from Home

Development that enables home working will be supported if the development:

- a) Is in keeping with the scale, form and character of its surroundings;
- b) Does not unacceptably affect the amenities of residents in the area; and
- c) Has safe and suitable access to the site for all people.

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opportunities

## Former Melton Airfield

### Background

- 9.12. Sited between the southern outskirts of Melton Mowbray and Great Dalby, work started on constructing an airfield in mid-1942. The airfield was originally intended for aircraft maintenance but was taken over by RAF Transport Command. Between 1946 and 1958 the site was used as a Polish Resettlement Corps camp housing Polish Air Force personnel and their relations. The airfield served as a Thor intermediate range ballistic missile (IRBM) base from 1958 through to August 1963. It was vacated by the RAF in 1964.



Figure 20: Thor Missile site, Former Melton Airfield

- 9.13. The site is generally flat and lies on exposed, higher ground between Melton Mowbray and Great Dalby. The Plateau Farmland landscape has an open simplicity with little woodland cover, wide skylines and long-distance panoramic views to adjoining character areas and distant ridges. The paved, concrete runway is still there along with further concrete hard standings and roadways. Between these are open fields that have been used for a mix of grazing land and arable crops.
- 9.14. Not all the former airfield lies in Burton and Dalby Parish, but the part that does includes a small industrial estate. The site is also used by Melton & District Model Club for flying model aircraft.





### Industrial Estate

- 9.15. The small industrial estate has three main occupiers: Ritchie Transport, Anglo Adhesives and Terminal 1 Skatepark. Our 2020 Questionnaire Survey showed that 71% of respondents supported the development of further business use there.

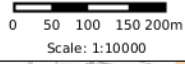
### Policy B&D24: Former Melton Airfield

The small Industrial Estate at the former Melton Airfield, as defined on Map 14 and the Policies Maps will be retained for B2 and B8 employment uses. Non-B class uses development will only be supported if it:

- a) Is for small-scale uses providing services to support the business on the Industrial Estate or non-B class economic development use;
- b) Would not result in any significant loss in employment;
- c) Would, where possible, enhance the quality and attractiveness of the Industrial Estate; and
- d) Would not, alone or cumulatively, result in the Industrial Estate ceasing to be predominantly in B class use.

The expansion of existing businesses, together with new employment development within the site will be supported provided the heritage value of the former Thor missile base and its remaining structures within the curtilage of the former airfield is conserved in a manner appropriate to its significance, including the impact on views important to its setting.

Improved local  
employment  
opportunities



Author:

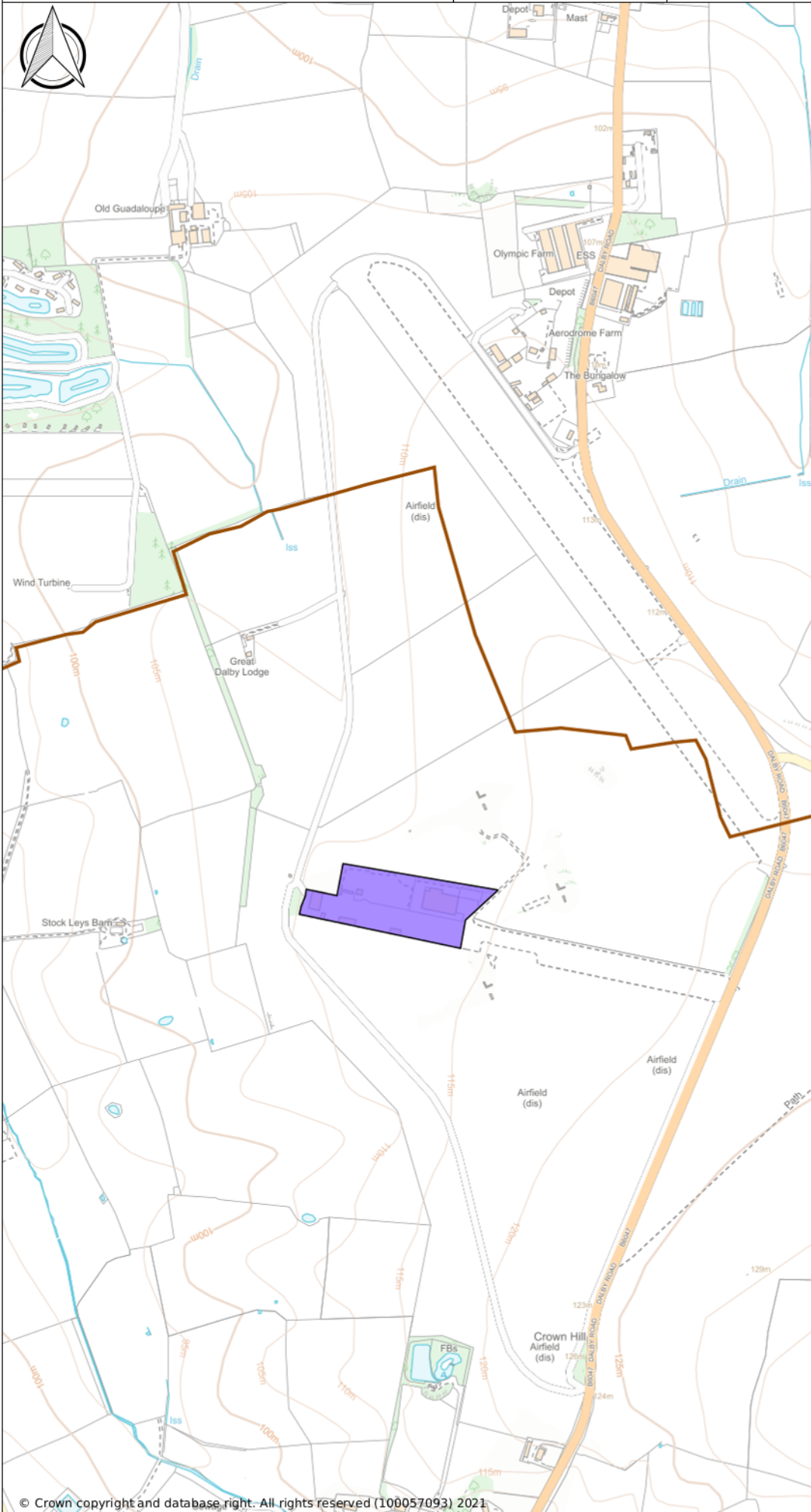
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Neighbourhood Area



Melton Airfield Industrial Estate





### 10. Traffic and Transport

- 10.1. One of the key issues for the Parish is transport, but there is sometimes confusion over what kinds of transport issues a neighbourhood plan can address. Many traffic matters fall outside the scope of planning. For example, changes to traffic management on existing transport networks are usually a matter for the highway authority to deal with. So, changes to parking restrictions, speed limits, signage, weight restrictions and traffic circulation fall outside the scope of a neighbourhood plan.
- 10.2. However, our Neighbourhood Plan does highlight localised traffic and parking issues that need to be addressed when considering development proposals.

#### Road Network

##### Great Dalby

- 10.3. The B6047 links the primary destinations of Market Harborough and Melton Mowbray and passes through the centre of Great Dalby by way of a series of 90-degree bends. Through the village the B6047 is residential in character and subject to a 30mph speed limit. At its morning peak hour, around 235 vehicles flow along the B6047 at Nether End including eight HGVs (traffic count 17 April 2018). Data from 2016 and 2017 suggests Average Daily Traffic (ADT) figures of around 2750 and 2100 flows respectively.
- 10.4. The [Crashmap](#) website contains information about reported crashes from 1999 onwards. Within the last five years (2016 to 2020) there have been no vehicle related accidents reported in the village. A review of Leicestershire County Council's mapping shows that no Personal Injury Collisions (PICs) have taken place within the most recent five-year period. However, there have been numerous accidents recorded through the village over previous years.
- 10.5. Our 2020 Questionnaire Survey asked residents to say, on a scale of 0 to 10 (where 0 is not a problem), how concerned they were with speeding traffic through the village. The average score was six.
- 10.6. 87% of respondents thought that inconsiderate parking was a problem in Great Dalby. The principal problem areas relate to the school. Like many schools, problems caused by inconsiderate parking near Great Dalby Primary School during morning drop-off and afternoon pick-up are a cause of complaints. Parking illegally or inconsiderately not only causes inconvenience to residents and undermines the school's efforts to be a good neighbour, but creates traffic congestion and road safety issues, including danger to pedestrians crossing roads.



### Burton Lazars

- 10.7. The settlement of Burton Lazars is divided by the A606 which is a cross-country road between Stamford and West Bridgeford. Through the village it is subject to a 40mph speed limit. Most village properties are located along Cross Lane and New Road to the east of the A606 which have a 30mph speed limit.
- 10.8. The [Crashmap](#) website indicates that in the last five years (2016 to 2020) there has been one vehicle related accident reported in the village. There were no accidents within the village but between Burton Lazars and Langham there have been many accidents including two that were fatal. A review of Leicestershire County Council's mapping shows that 18 Personal Injury Collisions (PICs) have taken place within the most recent five-year period along the A606 between Burton Lazars and Langham, including two fatal collisions. The collision took place across around 9km of highway. No PICs were recorded within Burton Lazars.
- 10.9. Our 2020 Questionnaire Survey asked residents to say, on a scale of 0 to 10 (where 0 is not a problem), how concerned they were with speeding traffic on the A606 through the village. The average score was seven. A half of all respondents thought there was a problem with speeding traffic elsewhere within Burton Lazars. The main problems were along Cross Lane and Sawgate Lane.
- 10.10. 64% of respondents thought that inconsiderate parking was a problem in Burton Lazars, but there were no problem areas in common.

### Melton Mowbray Distributor Road Scheme

- 10.11. The proposed [Melton Mowbray Distributor Road](#) will run to the east and north of Melton Mowbray, beginning on the A606 Nottingham Road to the north before re-joining the A606 Burton Road to the south of the town.
- 10.12. The scheme aims to:
- Improve access to potential housing and employment;
  - Reduce congestion within Melton Mowbray;
  - Improve access to Melton town centre;
  - Reduce the number of HGVs travelling through Melton town centre.
- 10.13. Planning permission for the Distributor Road was granted in May 2019 and a simulated [3D flyover video](#) of the proposal has been produced. The Compulsory Purchase Order (CPO) and Side Roads Order (SRO) notices were submitted to the Secretary of State for confirmation on 21 October 2020. Several objections to the CPO and SRO were received and the



Secretary of State gave notice on 15 January 2021 of the intention to call a Public Inquiry to consider the objections. Subject to the outcome of the Inquiry, it is expected that the construction of the new road will begin in 2022. Whilst early work on site will begin in the Spring of 2022 including the demolition of Sysonby Farm and various ecological and archaeological works through the year, the main construction of the scheme will be from early 2023 to mid-2025. A short section of the route will pass through the Neighbourhood Area to the north of Burton Lazars.

- 10.14. [Traffic modelling](#) undertaken before the approval of the route indicates that there will be greater levels of traffic on the A606 through Burton Lazars as a result of the Distributor Road. The modelling is currently being refreshed as part of the development of the Full Business Case due for submission to the Department for Transport in 2022.
- 10.15. The pavements into Burton Lazars are narrow and need widening, and pedestrian crossings in the village would also need some thought as the crossing points are visually poor. There are currently no plans to provide a footway/cycleway between Burton Lazars and the Distributor Road, nor to widen any footways as part of the scheme. However, the Highway Authority will be conducting a refresh of the Melton Mowbray Local Cycling and Walking Infrastructure plan in the coming years and it may be possible to include this stretch in the scope for review, or for such measures to form part of the Melton Mowbray Transport Strategy.
- 10.16. Historic England maintain concerns regarding the new roundabout and its harm to the significance of the Burton Lazars' Scheduled Monument.
- 10.17. A southern section of the Distributor Road between the A606 and A607 is dependent upon developer contributions from houses built to the south of Melton Mowbray- described as the Melton South Sustainable Neighbourhood. There are local concerns that without this route, the Melton Mowbray Distributor Road Scheme will create rat running through Great Dalby and Little Dalby as drivers seek out alternative routes to and from Leicester.

### Public Transport

- 10.18. Great Dalby, is served by the [Centrebus 100](#) that operates between Melton Mowbray, South Croxton and Syston. It stops 4/5 times a day, Monday to Saturday. The bus also stops at Little Dalby. There is no Sunday service.
- 10.19. The [Centrebus Rutland Flyer 1](#) (RF1 (R1A)) service operates between Melton Mowbray and Oakham (and through to Corby) via Langham and

## Burton and Dalby Neighbourhood Plan Referendum Version



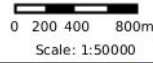
Ashwell. It operates on an hourly basis, Monday to Friday and two-hourly on a Saturday<sup>6</sup>. There is no Sunday service.

### Cycling

- 10.20. Cycling around Burton and Dalby Parish is one of the most enjoyable ways to explore the local countryside. Cycling is also a great way to keep fit and healthy. It is low cost and environmentally friendly.
- 10.21. National Cycle Network route 64 used to run between Market Harborough and Lincoln via Melton Mowbray and Newark. The route passed north-south through the Parish. From Melton Mowbray it followed Sandy Lane southwards to Little Dalby Road and then to Little Dalby. From Little Dalby it followed minor roads to Pickwell. Although these sections of route 64 have now been removed, they can still be used.
- 10.22. Little Dalby is on the National Byway, a 3,200 mile sign-posted leisure cycling route round England and part of Scotland and Wales. Several minor roads across the Parish are identified as recommended on-road cycle routes.

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<sup>6</sup> At the time of writing, the first scheduled weekday bus towards Oakham is at around 07:20 and then hourly from 09:30 through to around 17:45. In the Melton Mowbray direction, the service runs hourly from around 09:10 to 15:10 and then at around 16:30 and 17:20.



Author:

Date: 17/05/2021



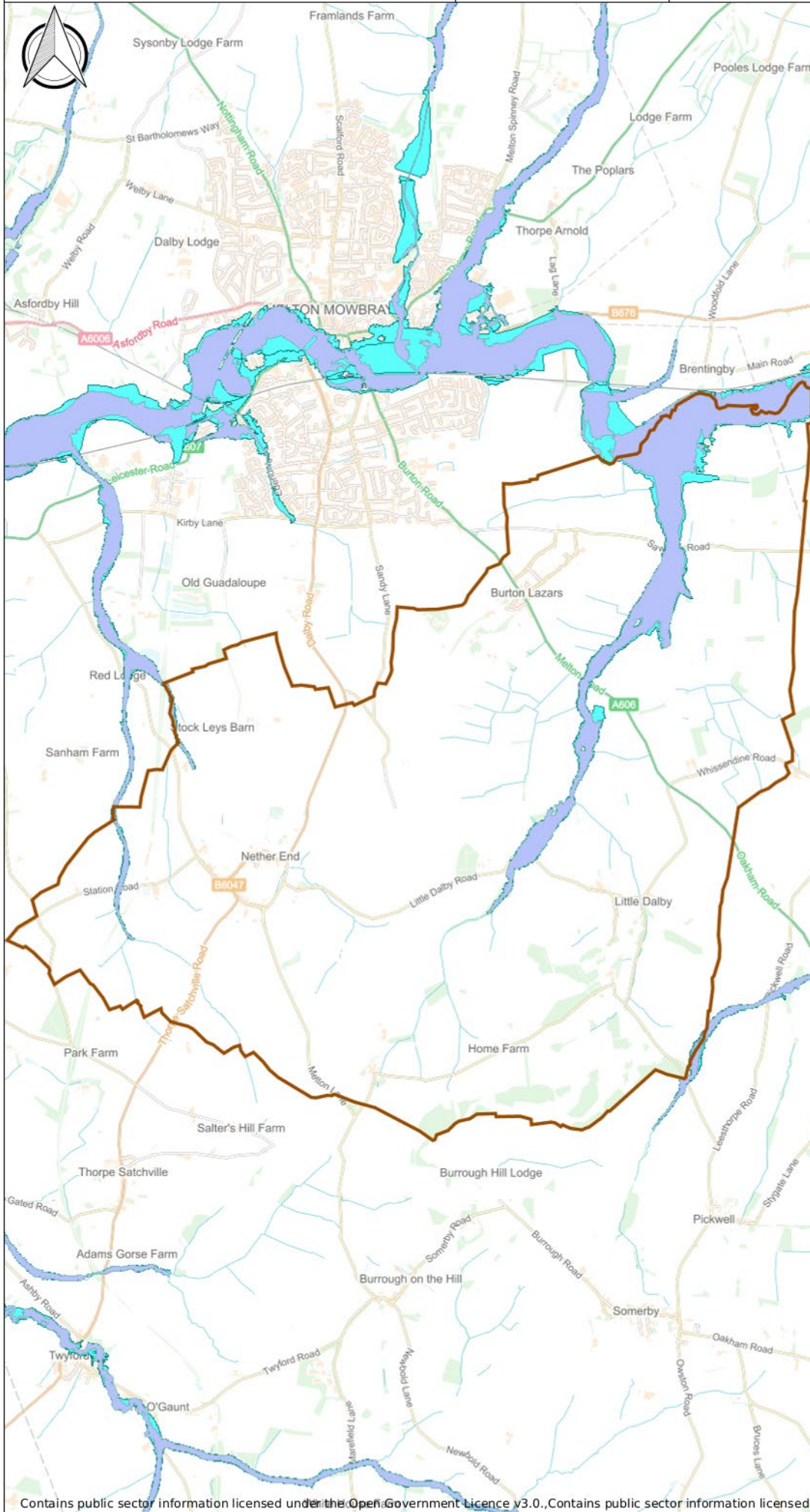
Neighbourhood Area



Flood Map - Rivers and Sea - Zone 2



Flood Map - Rivers and Sea - Zone 3





## 11. Flooding

### Flooding from Rivers

- 11.1. Flood risk is an important consideration in guiding the location of new development in the Parish. There are watercourses in the Parish that pose a potential risk to development, the extensive flood plain of the River Eye and Burton Brook, and Great Dalby Brook that flows to the River Wreake. However, flooding from these rivers is not a major issue for the Parish's three settlements.
- 11.2. The Melton Mowbray flood alleviation system at Brentingby on the River Eye has been in place since June 2003 and has a standard of protection for a flood with 1 in 100 chance of being experienced in each and every year. It provides alleviation from flooding for over 650 residential and commercial properties in the town. The structure was built following flooding of 164 properties in Easter 1998 at a cost of £6.7 million. The structure allows for the storage of approximately 3.7 million cubic metres of water across an area of 240 hectares. Much of the storage area lies within the Parish. The storage area is used to restrict the amount of water flow through Melton Mowbray to a level that can be retained within the channel without flooding property.
- 11.3. In accordance with the National Planning Policy Framework, development should be directed away from areas at risk of flooding and ensure that flood risk is not increased elsewhere.

### Surface Water Flooding

- 11.4. Flooding from surface water runoff is usually caused by intense rainfall that may only last a few hours and usually occurs in lower lying areas, often where the drainage system is unable to cope with the volume of water. Surface water flooding problems are inextricably linked to issues of poor drainage, drain blockage and sewer flooding.

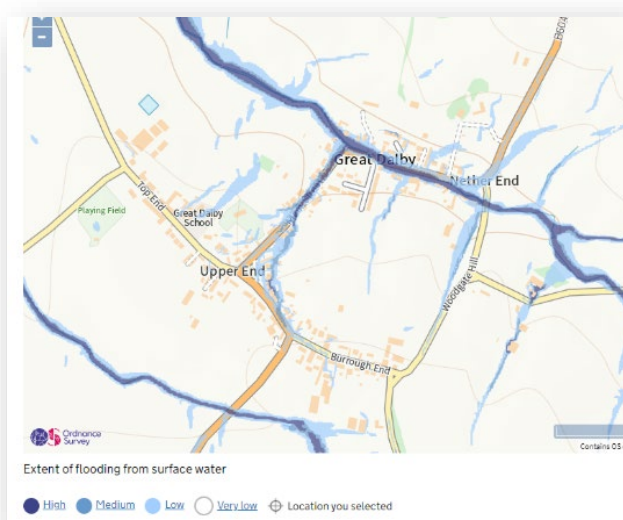


Figure 21: Extent of Surface Water Flooding in Great Dalby





11.5. In Great Dalby, the Great Dalby Brook along Nether End is susceptible to surface water flooding largely due to water flowing from the surrounding higher ground. On the southern side of Nether End, properties are set back and are accessed via a series of small bridges over the Brook.



Figure 22: Great Dalby Brook

The Brook then flows under the road to the north side of Nether End where an extensive grass verge forms its banks.

11.6. Large parts of Little Dalby are subject to surface water flooding as a result of overland flows from the surrounding hills.

## Sustainable Drainage Systems (SuDS)

11.7. SuDS are drainage solutions that provide an alternative to the direct channelling of surface water through networks of pipes and sewers to nearby watercourses. By mimicking natural drainage regimes, SuDS aim to reduce surface water flooding, improve water quality and enhance the amenity and biodiversity value of the environment. SuDS achieve this by increasing infiltration to the ground, lowering flow rates, increasing water storage capacity and reducing the transport of pollution to the water environment.

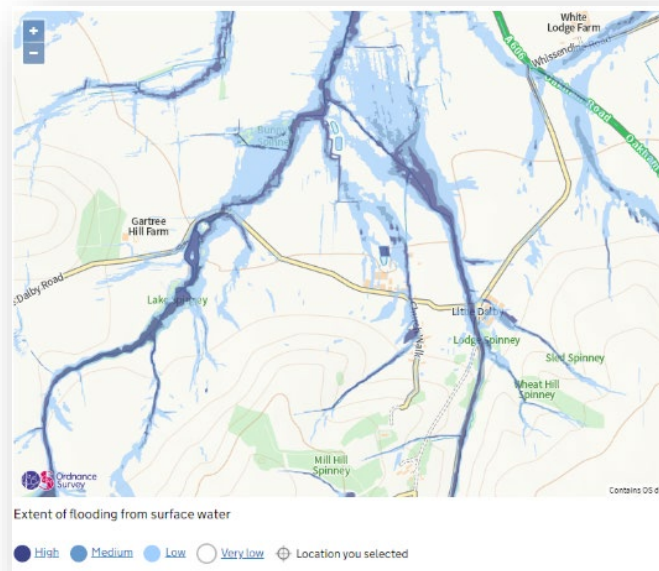


Figure 23: Extent of Surface Water Flooding in Little Dalby



Underlying soils in the Parish are predominantly clays, indicating that ground infiltration is unlikely to be viable.

- 11.8. The need for alternative drainage such as SuDS is likely to increase to meet environmental challenges such as climate change and population growth. Provision for SuDS and the national standards required for their design, construction, maintenance and operation is included in the Flood and Water Management Act 2010.
- 11.9. New development should take full account of flood risk in accordance with national and local planning policies.

### **Policy B&D25: Water Management**

Development sites should be built to manage surface water sustainably and utilise resources sustainably during use. Where appropriate development should incorporate:

- a) Sustainable Drainage systems (SuDS) unless demonstrated to be inappropriate. All schemes for the inclusions of SuDS should demonstrate they have considered all four aspects of good SuDS design, Quantity, Quality, Amenity and Biodiversity, and the SuDS and development will fit into the existing landscape. The completed SuDS schemes should be accompanied by a maintenance schedule detailing maintenance boundaries, responsible parties and arrangements to ensure that the SuDS are maintained in perpetuity;
- b) Surface water discharges that have been carried out in accordance with the drainage hierarchy, such that discharge to the public sewerage systems is avoided, where possible;
- c) Incorporate water efficient design and technology; and
- d) Protection of existing drainage systems. Development proposals should not prevent the continuation of existing natural or manmade drainage features. Any watercourses or dry ditches within a development site should be retained and incorporated into the wider proposal with any practicable enhancements to their integrity, character and appearance.

Local services  
and facilities  
are protected  
and improved



## 12. Monitoring and Review

### Decision making

- 12.1. Planning applications are decided in accordance with the development plan, unless material considerations indicate otherwise. It is for the decision maker in each case to determine what is a material consideration and what weight to give to it.
- 12.2. The Burton and Dalby Neighbourhood Plan comes into force as part of the statutory development plan once it has been approved at referendum.

### Monitoring

- 12.3. Monitoring the effectiveness of the Burton and Dalby Neighbourhood Plan will be based on the vision statement set out on page 9. Once the Neighbourhood Plan has been ‘made’, the Parish Council will periodically assess:
  - How well policies have been applied by decision makers;
  - How well policies are contributing to achieving the Plan’s Vision;
  - Whether the Plan has given rise to any unintended outcomes; and
  - Whether changes in the social, economic and environmental context of the Parish suggest that the Plan’s Vision is no longer appropriate.

### Review

- 12.4. There is no requirement to review or update the Burton and Dalby Neighbourhood Plan. However, policies in the Neighbourhood Plan may become out of date, for example if they conflict with policies in a new Melton Local Plan that is adopted after the making of the Neighbourhood Plan. In such cases, the more recent plan policy takes precedence. In addition, where a policy has been in force for a period, other material considerations may be given greater weight in planning decisions as the evidence base for the Neighbourhood Plan policy becomes less robust.
- 12.5. To reduce the likelihood of the Burton and Dalby Neighbourhood Plan becoming out of date, especially once a new Local Plan is adopted, the Parish Council may decide to update the Neighbourhood Plan, or part of it.



## Appendix 1: Local Green Space: Summary of Reasons for Designation

Local Green Space		Holds a particular local significance, for example because of its beauty	Holds a particular local significance for example because of its historic significance	Holds a particular local significance, for example because of its recreational value	Holds a particular local significance, for example because of its tranquility	Holds a particular local significance, for example because of the richness of its wildlife	Holds a particular local significance, for any other reason
1	The Green, Great Dalby		✓				
2	Nether End verges, Great Dalby	✓	✓			✓	
3	The Halford (part), Great Dalby	✓	✓		✓	✓	
4	Great Dalby Primary School playing field			✓			
5	Brook side bridleway, Great Dalby	✓		✓	✓	✓	
6	St James' churchyard, extension and paddock, Burton Lazars	✓	✓			✓	
7	Woodland west of the Childs Close, Burton Lazars					✓	
8	Private gardens between Cross Lane and New Road, Burton Lazars	✓					
9	Paddocks between Cross Lane and New Road, Burton Lazars	✓	✓	✓	✓	✓	
10	Land at end of Barnard Close, Burton Lazars	✓					
11	Field between Cross Lane and Hollow Lane, Burton Lazars	✓					



## Appendix 2: Known non-designated archaeological sites

Leicestershire & Rutland Historic Environment Record for Burton and Dalby Parish.

### Prehistoric, Roman and ‘unknown date’ archaeological sites

ID	Name
MLE3471	Cropmark south-west of Wilds Lodge
MLE3472	Trackway south of Brentingby
MLE3473	Cropmarks south of Long Spinney
MLE3474	Cropmarks north of Gravel Hole Spinney
MLE3483	Cropmarks south of Gravel Hole Spinney
MLE3486	Roman site south of the sewage works
MLE3487	Roman site south-east of Stock Leys Barn
MLE3488	Flint scatter west of Burdetts Cover
MLE3500	Iron Age and Roman finds from south-west of Moscow Farm
MLE3505	Roman finds from north of Salters Hill Farm
MLE5508	Roman road, Kirby Lane and Sawgate Road
MLE5928	Roman site north of Thorpe Satchville
MLE5954	Roman site north of Moscow Farm
MLE5955	Mound, Hollow Lane and New Road, Burton Lazars
MLE7964	Roman pottery from Dog Lane Field
MLE8649	Iron Age/Roman finds from north-west of Dalby Lodge Farm
MLE8780	Roman finds south-west of Great Dalby Lodge
MLE8781	Roman finds from west of Little Dalby
MLE8786	Roman pottery from the Village Green, Great Dalby
MLE8791	Roman pottery from Ivydene Barn, Burrough End
MLE9075	Cobbled surface at 44 Main Street, Great Dalby
MLE10625	Cobble scatter at Hartopp Court
MLE16183	Mesolithic/Neolithic flint from First Hill
MLE18374	Roman site, west of Moscow Farm
MLE20549	Possible Roman river crossing, Burton Brook
MLE21229	Possible Roman enclosure, south-west of Moscow Farm
MLE8649	Iron Age/Roman finds from north-west of Dalby Lodge Farm

# Burton and Dalby parish

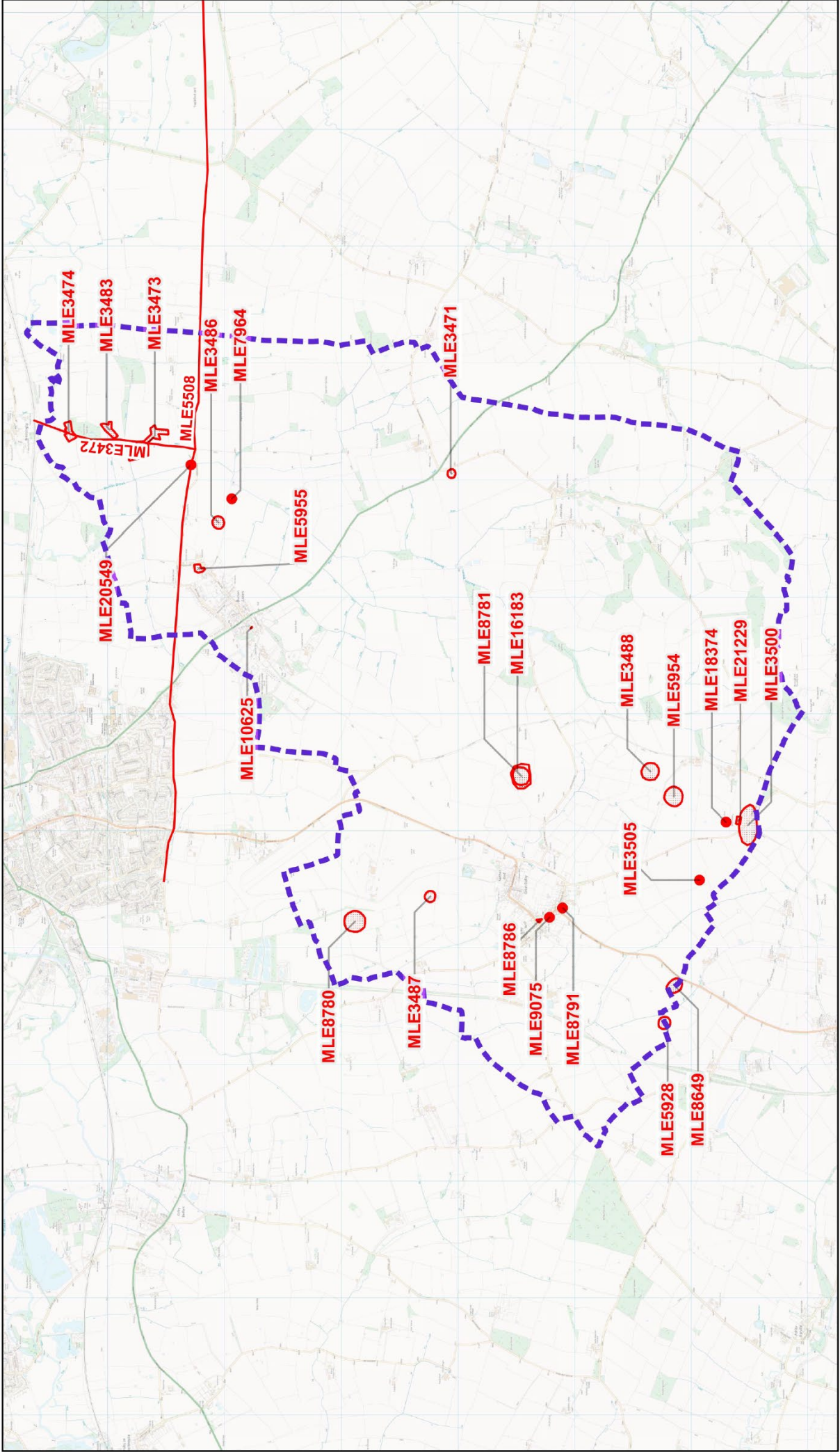
Prehistoric, Roman and "unknown date" archaeological sites

Compiled by Helen Wells on 10/07/2019

Historic & Natural Environment Team  
Leicestershire County Council  
Room 200, County Hall  
Glenfield  
Leicester LE3 8RA



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## Post-medieval archaeological sites

ID	Name
MLE3475	Chief Preceptory of the Order of St Lazarus
MLE3480	Earthworks including buildings at St. Mary & St. Lazarus's Hospital
MLE3484	Spa opposite Lime Street, Burton Lazars
MLE3489	Little Dalby Hall
MLE3494	Fishpond near Little Dalby Hall
MLE3495	Garden at Little Dalby Hall
MLE3497	Windmill at Mill Hill, Little Dalby
MLE3501	Windmill south of Great Dalby
MLE5943	Great Dalby historic settlement core
MLE8789	Medieval and post-medieval remains, Ivydene Barn, Burrough End
MLE8800	Little Dalby post-medieval settlement core
MLE10489	Medieval/post-medieval pottery from 19, Nether End, Great Dalby
MLE10624	Post-medieval quarrying at Hartopp Court
MLE11694	Cottage at Pinfold Farm, Burrough End, Great Dalby
MLE16075	Great Northern & London & North Western Joint Railway
MLE20538	Mansion House, St. Mary and St. Lazarus's Hospital
MLE20550	Medieval river crossing, Burton Brook
MLE20656	Turnpike Road, Nottingham to Kettering
MLE20860	Historic routeway, Hose to Burrough Hill
MLE21198	Medieval/post-medieval pottery from Cow Pasture
MLE21200	Medieval and post-medieval pottery from near Moscow Farm
MLE21202	Post-medieval finds from north-west of Burrough Hill
MLE22525	Site of Pear Tree Farm, 1-5, Top End, Great Dalby
MLE23494	Site of post-medieval house, 35, Main Street, Great Dalby

# Burton and Dalby parish

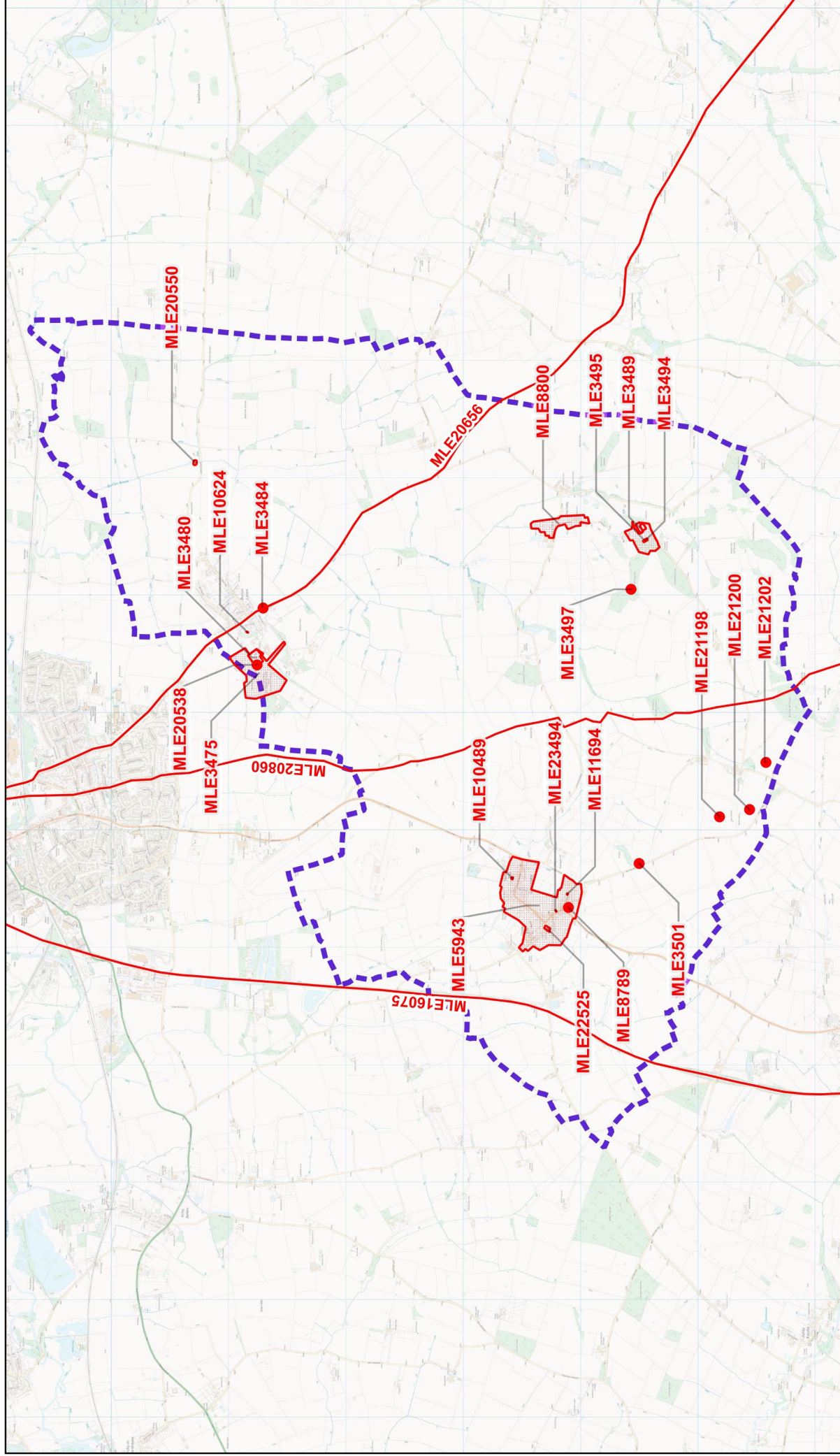
## Post-medieval archaeological sites

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Leicestershire County Council  
Room 200, County Hall  
Glenfield  
Leicester LE3 8RA



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## Burton and Dalby Neighbourhood Plan Referendum Version



### Modern archaeological sites

ID	Name
MLE15970	Melton Mowbray Airfield
MLE15971	Thor missile site at Melton Mowbray Airfield
MLE16178	Bretingby Airfield
MLE20531	Mess Site No. 2, Accommodation Sites 3 and 4, Melton Mowbray Airfield, and Polish Dependants Hostel, Sandy Lane

# Burton and Dalby parish

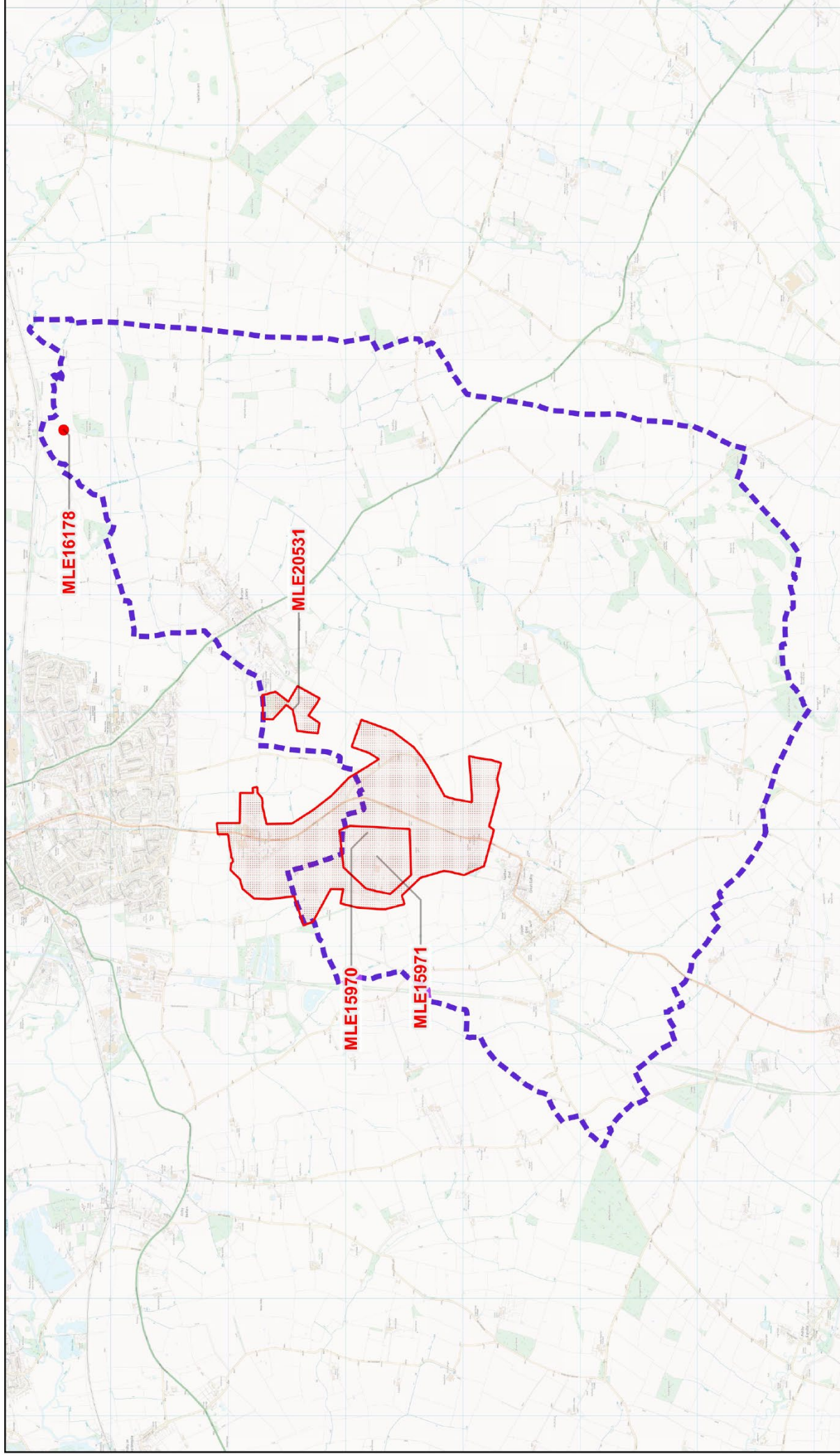
Modern archaeological sites

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Glenfield  
Leicester LE3 8RA



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### Appendix 3: Medieval Ridge and Furrow Earthworks

Ridge and furrow earthworks, the corrugated fields produced by medieval cultivation that were once a familiar sight across many parts of England, are now a rare archaeological resource and becoming more so as each year passes. The vestiges of ridge and furrow we see today are the shadows of the past - the scant remains of extensive and contiguous systems of cultivation that once covered most of the Eastern Midlands and existed in a less developed form across many other parts of the country.

During the 1990s the Monuments Protection Programme investigated survival and loss of medieval and post-medieval agricultural earthworks in the English Midlands. The region was identified as preserving the best surviving examples in Europe. The work was published as 'Turning the Plough' (Hall 2001), and identified 40 parishes where the most significant earthworks were located. In 2011 it was decided to update records of what survives in the 40 parishes. English Heritage took new oblique photographs, allowing the condition of ridge and furrow to be mapped and recorded in detail. A perhaps smaller than expected amount (12%) of the ridge and furrow that survived in 1999 had been lost or badly damaged by early 2012, but proposed reforms to the Common Agricultural Policy, amongst other issues, has resulted in a period of renewed pressure on long term pasture. The following map is an extract of the Turning the Plough Survey for Burton and Dalby Parish.

# Burton and Dalby parish

Turning the Plough survey - medieval ridge and furrow earthworks

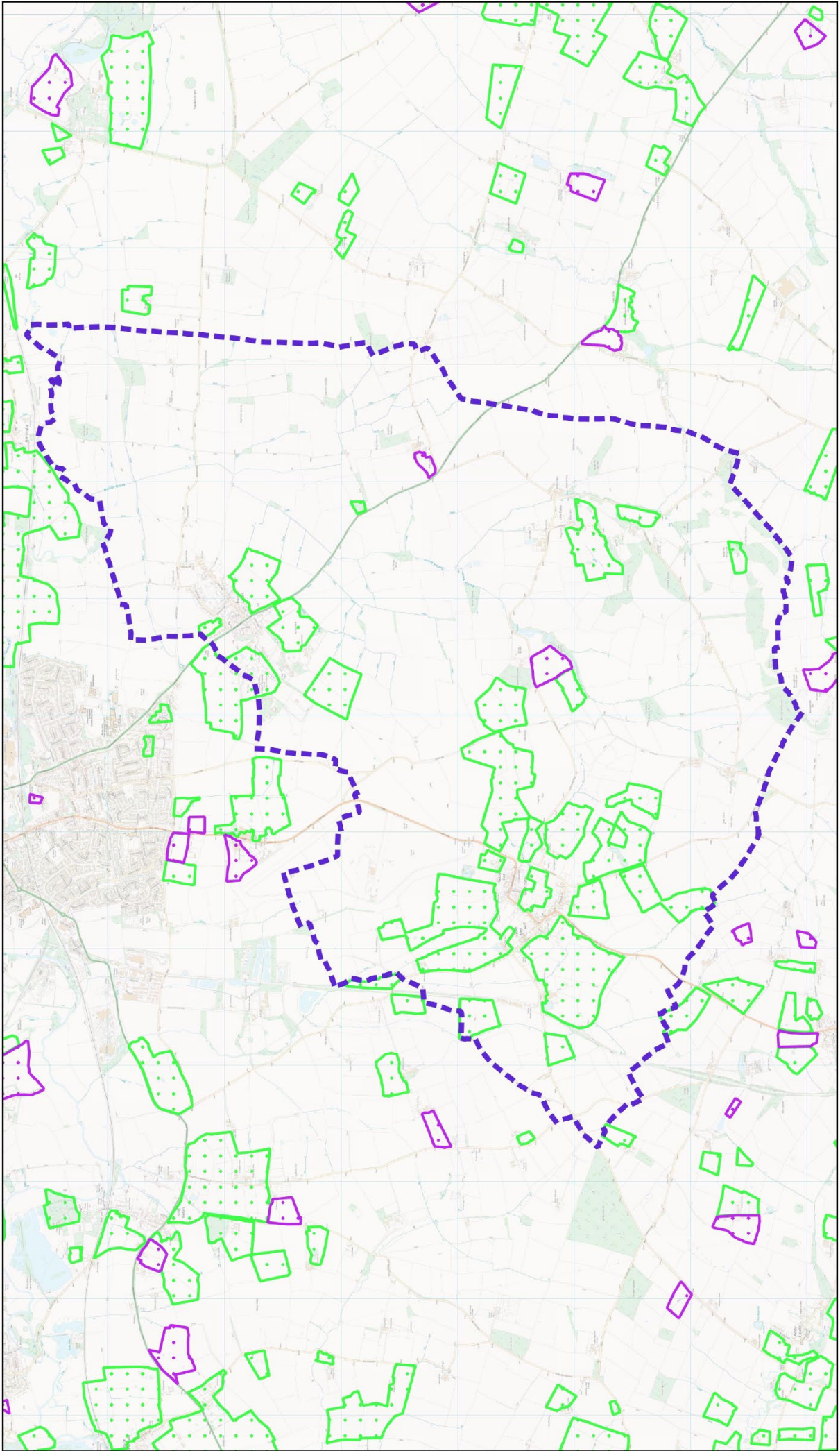
Green = certain, Purple = probable

Compiled by Helen Wells on 10/07/2019

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Glenfield  
Leicester LE3 8RA



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Priority River Habitat



Local Green Infrastructure (indicative)



Melton Airfield Industrial Estate



Wildlife Corridor (indicative)



Local Wildlife Site (line)



Local Wildlife Site (point)



Local Wildlife Site



Green Infrastructure Corridor (indicative)



Green Infrastructure



Neighbourhood Area



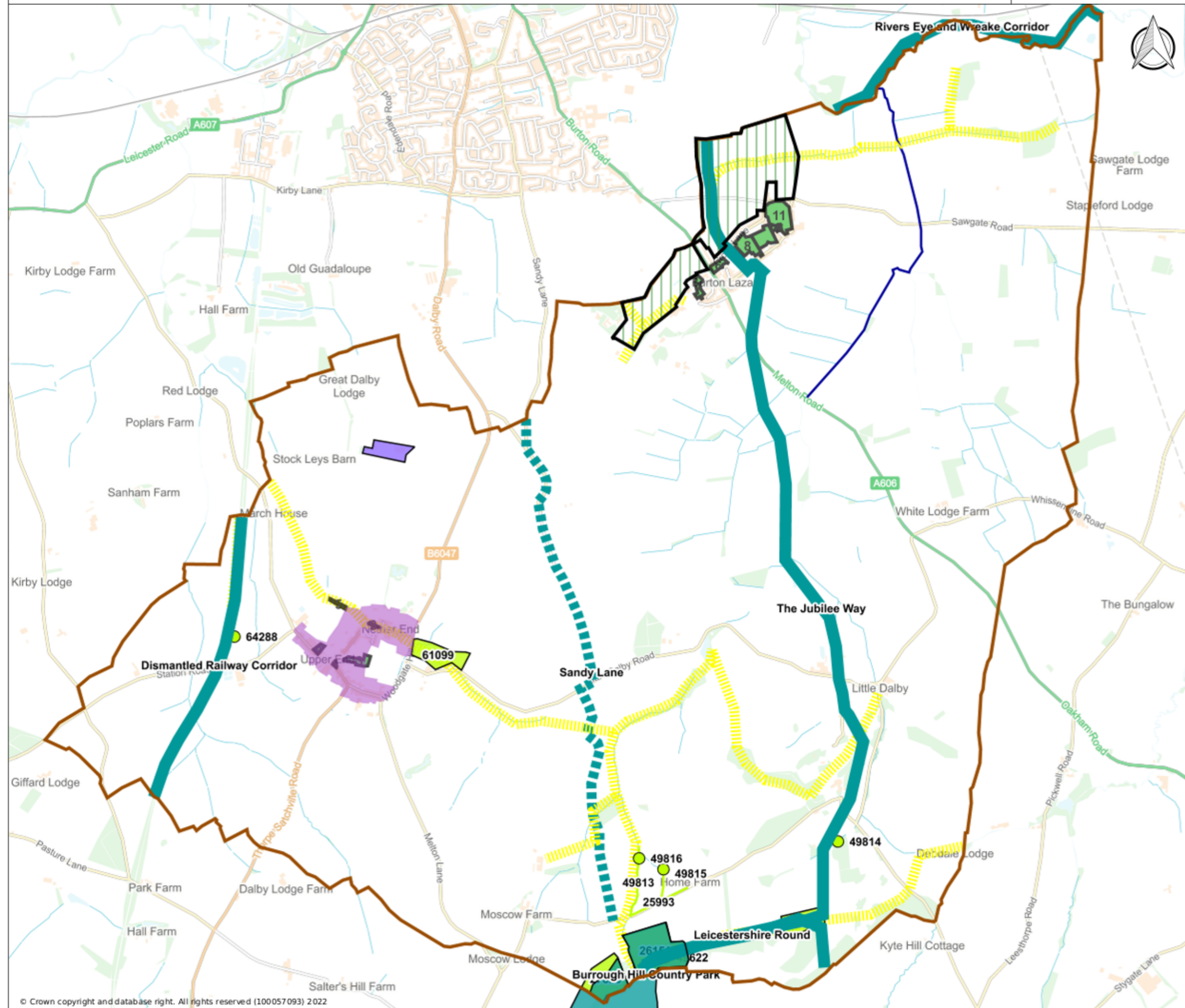
Local Green Space



Conservation Area



Area of Separation



Local Wildlife Site



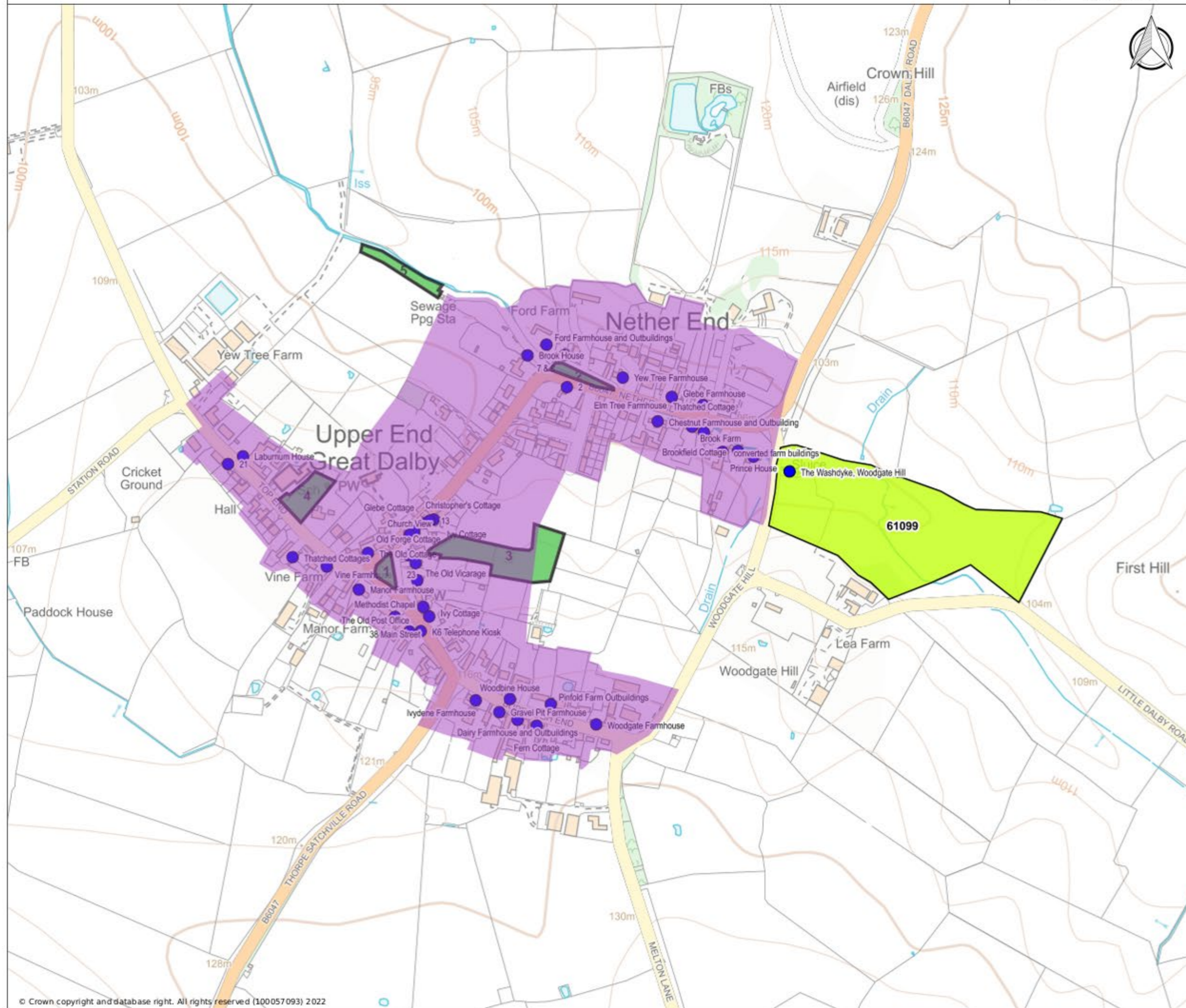
Non-designated Heritage Assets

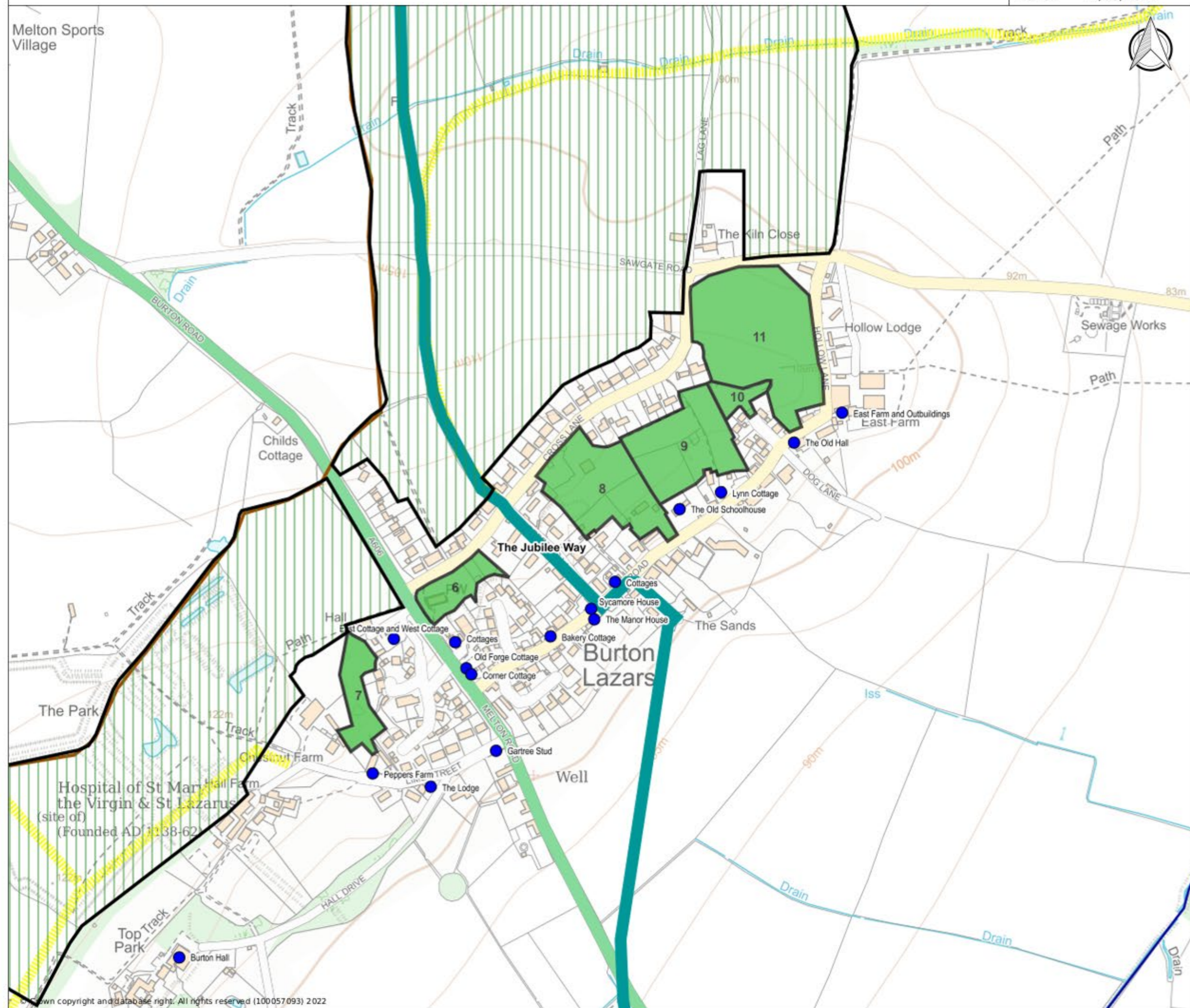


Local Green Space

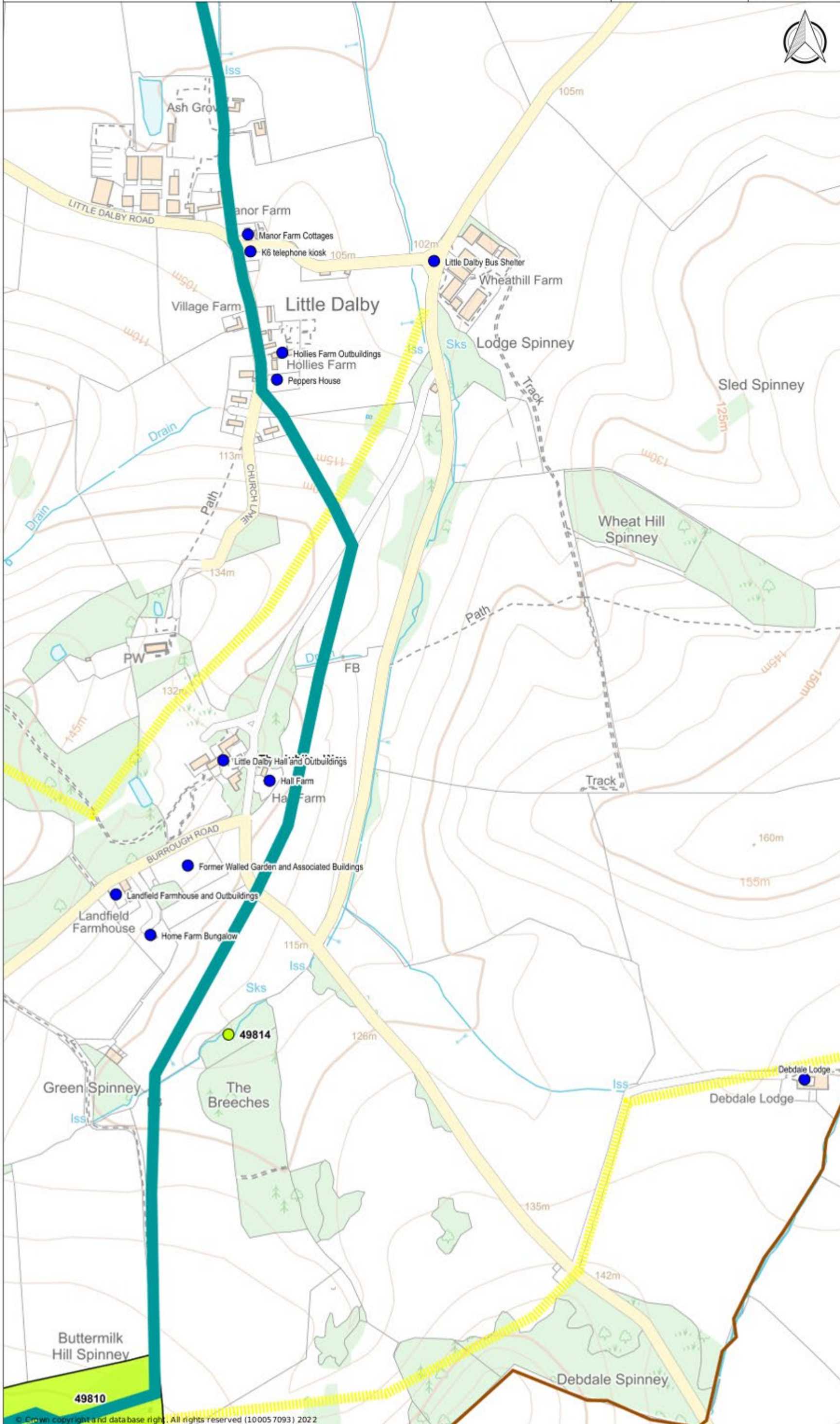


Conservation Area





- Priority River Habitat**
- Wildlife Corridor (indicative)**
- Green Infrastructure Corridor (indicative)**
- Neighbourhood Area**
- Non-designated Heritage Assets**
- Local Green Space**
- Area of Separation**



- Wildlife Corridor (indicative)**
- Local Wildlife Site (point)**
- Local Wildlife Site**
- Green Infrastructure Corridor (indicative)**
- Neighbourhood Area**
- Non-designated Heritage Assets**





**PLAN-IT X**  
TOWN AND COUNTRY PLANNING SERVICES