

# CABINET

21 February 2017

## GREETHAM NEIGHBOURHOOD PLAN SUBMISSION DRAFT

Report of the Director for Places (Development and Economy)

Strategic Aim:	<i>Creating a sustained environment Building our Infrastructure</i>	
Key Decision: No	Forward Plan Reference: <i>FP/020916/03</i>	
If not on Forward Plan:	Chief Executive Approved Scrutiny Chair Approved	N/A N/A
Reason for Urgency:	N/A.	
Exempt Information	No	
Cabinet Member(s) Responsible:	Councillor Oliver Hemsley (Deputy Leader) Portfolio Holder for Growth, Trading Services and Resources (except Finance).	
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Ward Councillors	<i>Councillor Nick Begy</i>	

### DECISION RECOMMENDATIONS

That Cabinet:

- 1) authorises publication of the Submission Draft Greetham Neighbourhood Plan in Appendix A to this report, for consultation with the local community and key stakeholders;
- 2) authorises submission of the document and supporting information to an examiner appointed by the Council to carry out an independent examination of the plan;
- 3) authorises the Director for Places (Development and Economy) to:
  - i) undertake the statutory consultation required as part of the submission procedure and on completion of that consultation prepare a post-submission Statement of Consultation for consideration by the independent examiner; and
  - ii) prepare the necessary documentation to accompany the Submission Draft Document through the local referendum process, including consultation and

publicity material.

- iii) appoint an examiner to carry out an independent examination of the Greetham Neighbourhood Plan and, following receipt of the examiner's report, to organise a local referendum to consider the Neighbourhood Plan.
- 4) authorises the Director for Places (Development and Economy), in consultation with the Portfolio Holder for Places (Development and Economy) and Resources to:
- i) identify, in consultation with Greetham Parish Council, any such minor changes to the Submission Draft Greetham Neighbourhood Plan that may be required in response to representations received and submit them to the independent examiner;
  - ii) seek to determine, in consultation with Greetham Parish Council, any modifications identified in the independent examiner's report before it can proceed to the referendum; and
  - iii) agree any changes to the referendum area if recommended by the independent examiner.

## **1. PURPOSE OF THE REPORT**

- 1.1 To seek Cabinet's authorisation to carry out consultation on the Greetham Neighbourhood Plan followed by submission to an independent examiner and holding of a local referendum.

## **2. BACKGROUND AND MAIN CONSIDERATIONS**

- 2.1 Greetham Parish Council has submitted its Draft Neighbourhood Plan to the Council for independent examination.
- 2.2 This follows public consultation by the Parish Council on the Draft Plan between March and May 2016. The Draft Plan was considered and supported by the Places Scrutiny Panel in May 2016.
- 2.3 Rutland County Council is required to consider whether the plan complies with the relevant statutory requirements. Provided that it meets these requirements, the Council is required to publicise the Draft Plan, invite representations, notify consultation bodies and submit it for independent examination.
- 2.4 The Draft Neighbourhood Plan that has been submitted to the Council is attached as Appendix A, including RCC's Response to the Submission Draft Greetham Neighbourhood Plan. This is accompanied by a Basic Conditions Statement, Consultation Notes and a Sustainability and Habitats Regulations Assessment Screening Report. These are attached as Appendices B, C and D respectively.
- 2.5 The documents submitted by the Parish Council have been assessed in accordance with statutory requirements and it is considered that:
- a) the Parish Council is the authorised body to prepare the neighbourhood plan;
  - b) the necessary documents have been submitted, including a map of the area, the proposed neighbourhood plan, statements of the consultation undertaken and

how the plan meets the basic conditions, and a sustainability and habitats regulations screening report;

- c) the Parish Council has undertaken the correct procedures in relation to pre-submission consultation and publicity.

### **3. CONSULTATION**

- 3.1 If the neighbourhood plan meets the statutory requirements, the Council is required to publicise it, invite representations, notify consultation bodies and submit it for independent examination. It is intended that the publicity will take place over a 6-week period from 24 February to 07 April 2017.
- 3.2 Any responses from the consultation will be assessed. In consultation with Greetham Parish Council, consideration will be given to whether any changes should be suggested to the independent examiner alongside submission of the plan. Cabinet is requested to delegate authority for such changes, to assist the examination process.
- 3.3 The Council will be responsible for appointing an independent examiner to conduct the examination, which it is anticipated will take place in May or June 2017. The Council will be required to consider the examiner's report and to decide whether the neighbourhood plan should proceed to a local referendum.
- 3.4 In the event that the independent examiner recommends that modifications are required to the neighbourhood plan, it will be necessary for the Council to consult with the Parish Council to agree any modifications. Cabinet is requested to delegate authority for such changes to assist the examination process.
- 3.5 As soon as possible after modifying the plan the Council must publicise details of the modifications on its website. In the event that agreement cannot be reached it should be noted that Greetham Parish Council has the option of withdrawing the plan.
- 3.6 The Council would be required to organise a referendum on the neighbourhood plan which it is anticipated would take place in Autumn 2017.
- 3.7 Finally, if the Neighbourhood Plan secures community approval through the referendum process, the Council will be required to formally "make" the Plan as part of the statutory development plan. It is anticipated that this could take place by the end of 2017.

### **4. ALTERNATIVE OPTIONS**

- 4.1 The Council may refuse to take forward the neighbourhood plan for independent examination if it considers that it does not comply with any of the criteria for a neighbourhood plan set out in legislation and regulations. The Council would be required to notify the Parish Council and publicise its decision.

### **5. IMPLICATIONS**

#### **5.1 FINANCIAL IMPLICATIONS**

- 5.1.1 There will be costs to the Council arising from publicising the neighbourhood plan, appointing an independent examiner, holding a public hearing (if required) and organising a local referendum. These costs are likely to be around £14,000, but may vary dependant on the amount of work involved. The Council receives a neighbourhood planning grant from the Department for Communities and Local Government (DCLG) which will cover the costs involved in this process.

## **5.2 LEGAL AND GOVERNANCE CONSIDERATIONS**

- 5.2.1 The neighbourhood plan, when “made” by the Council, will become part of the statutory development plan. Applications for planning permission are required to comply with the development plan unless material considerations indicate otherwise.

## **5.3 EQUALITY IMPACT ASSESSMENT**

- 5.3.1 An Equality Impact Assessment (EqIA) has not been completed for the following reasons:
- a) DCLG guidance on the application of EqIA indicates that RCC is not required to undertake such an assessment of the neighbourhood plan;
  - b) an EqIA is not required to satisfy the ‘basic conditions’ that need to met in drawing up the submission draft plan.

## **5.4 COMMUNITY SAFETY IMPLICATIONS**

- 5.4.1 The neighbourhood plan includes proposals on traffic speed, junction improvements, car parking and walking and cycling routes that are intended to improve community safety.

## **5.5 HEALTH AND WELLBEING IMPLICATIONS**

- 5.5.1 The neighbourhood plan includes policies to protect the village’s character and heritage and proposals on a range of topics including environment and healthcare, sustainable development, transport, traffic management and road safety that could help to improve health and wellbeing.

## **5.6 ORGANISATIONAL IMPLICATIONS**

### **5.6.1 Environmental implications**

- 5.6.2 The neighbourhood plan includes policies on the environment including built form, green infrastructure, housing numbers, community infrastructure and locations to avoid for future development that will influence proposals for development.

### **5.6.3 Human Resource implications**

- 5.6.4 No human resources implications have been identified.

### **5.6.5 Procurement Implications**

- 5.6.6 The Council will be required to procure and appoint an examiner to carry out an independent examination of the neighbourhood plan. The examiner will be selected

through the RICS Neighbourhood Planning Independent Examiner Referral Service (NPIERS)

## **6. CONCLUSION AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS**

- 6.1 The Submission Draft Greetham Neighbourhood Plan is considered to comply with the statutory requirements for submission of a neighbourhood plan to a local authority. It is recommended that it be publicised and submitted for independent examination as required by the legislation and regulations.

## **7. BACKGROUND PAPERS**

None.

## **8. APPENDICES**

Appendix A – Submission Version Greetham Neighbourhood Plan

Appendix B – Basic Conditions Statement

Appendix C – Consultation Statement

Appendix D – Sustainability and Habitats Regulations assessment screening report

**A Large Print or Braille Version of this Report is available upon request – Contact 01572 722577.**

**GREETHAM  
NEIGHBOURHOOD  
PLAN**



**2016-2036**

**Submission document**



Picture courtesy of Wild Child Photography

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# **1 What is a Neighbourhood Plan?**

The Localism Act 2011 gave local communities more influence over how their villages and towns should develop over the next 10-15 years.

Local communities may decide whether or not to produce a Neighbourhood Plan. The proposal to have a Neighbourhood Plan for Greetham was overwhelmingly supported by Greetham Parishioners at a village meeting in January 2014.

A Neighbourhood Plan can cover a wide range of social, economic and environmental issues (for example, housing, business, tourism and road safety) but it must reflect and represent the majority view of the local parishioners.

In the proposed Greetham Neighbourhood Plan, both policies and proposals have been identified.

The policies focus on housing, planning and land use. They support the Rutland County Council Core Strategy and Site Allocations and Policies Development Plan Documents, and will assist Rutland County Council in assessing future planning applications.

The proposals relate to other issues which will be called 'Community Aspirations'. These include road safety, leisure and well-being, environment and healthcare. These will be monitored by the Parish Council.

The final version of the proposed Plan will be reviewed by Rutland County Council and then examined by an independent external examiner before being put to a parish referendum for those eligible to vote. If the Neighbourhood Plan is supported by a majority of the parishioners who vote in the referendum, it will have a legal status as part of Rutland's statutory Development Plan.



## **2 The Greetham Neighbourhood Plan Vision**

### **2.1 The Greetham Neighbourhood Plan Vision**

To ensure that Greetham retains its character as an attractive rural village with a thriving community spirit and is a place which is highly valued by the residents.

### **2.2 Key Aim**

The key aim of the Neighbourhood Plan is to ensure that new development in Greetham will enhance the character of the village and provide a sustainable way of life for all members of the community.

### **2.3 Objectives**

- 1) To ensure new housing development meets the needs of the village and is designed to enhance the character of the village.
- 2) To ensure that new development does not impact adversely on the environment of Greetham village and its surroundings in the parish.
- 3) To improve the housing mix and tenures to enable people of all ages to remain in the village at all stages of their life.
- 4) To improve and strengthen our community by improving community and leisure facilities.
- 5) To improve pedestrian and cycle access around the village and parish.
- 6) To improve facilities particularly for children, young people and older residents.
- 7) To improve road and pedestrian safety and address the significant concerns that residents have regarding the impact of traffic on Main Street.
- 8) To enhance and protect the buildings and natural environment of the village and parish.
- 9) To encourage and support local businesses and people working from home, through the development of small business units and improvements to the telecommunications networks.

## **3 The Neighbourhood Plan Process**

### **3.1 Village Meeting**

120 people attended a village meeting in January 2014 and a motion was carried to proceed with the production of a Neighbourhood Plan.



### **3.2 Steering Group**

A Steering Group was set up under the guidance of the Greetham Parish Council. Most of the work to prepare this Neighbourhood Plan has been done by unpaid volunteers who live in and care for the village. The list of the Members of the Neighbourhood Plan Steering Group can be found on page 39.

### **3.3 Designated Area Consultation**

The Steering Group proposed that the Greetham Neighbourhood Plan should encompass the whole Greetham Parish boundary, not just the village itself. This proposal was put to Rutland County Council and was subject to a formal consultation open to all to comment, including adjoining Parish Councils. The statutory consultation period was between 14th March and 25<sup>th</sup> April 2014. See map page 40.

### **3.4 Grant**

The Steering Group applied for, and received, a government grant to cover the costs of preparing the Neighbourhood Plan.

### **3.5 Input from residents and businesses**

The views and ideas of residents and businesses were sought by several means. These included a workshop in the Community Centre, a workshop in the Church, a survey questionnaire and meetings targeted at specific groups. Opportunities to get involved were publicised through the Greetham Village Website and Facebook page, quarterly newsletters, notices in the Village Shop and village meetings.

## 4 Key Steps

ACTIVITY	DATE
First Village Meeting	January 2014
Steering Group formed	February 2014
Designated area consultation period	14 <sup>th</sup> March-25 <sup>th</sup> April 2014
Monthly Steering Group meetings	February 2014-October 2015
Village meetings	June 2014
Questionnaire distribution and completion	June 2014-August 2014
Questionnaire Analysis	August 2014
Identifying Main Issues for Focus Groups	December 2014
Focus Groups set up to review survey Data and identify key objectives	January 2015
Business Workshop and Business Questionnaire held at Greetham Golf Club	January 2015
Older Residents, Young People, and Parents of Children's workshop	April 2015
Preparation of First Consultation Document	October 2015 –January 2016
First Consultation Document completed	February 2016
Distribution Date for First Consultation Document	April 2016
Review of Villagers Comments	July 2016
Plan revised as appropriate	September 2016

## **5 The Consultation Process to Date**

- 5.1 The process started with workshops to which all villagers were invited. Their ideas and views were sought on what should be included in the Neighbourhood Plan.
- 5.2 In order to ensure that the Plan reflects the views of residents, a questionnaire was hand delivered to every household (and in most cases hand collected on completion). Of the 556 questionnaires delivered, 280 were returned giving a return of 50%, which was a good response, well above the national average. A children's questionnaire was also distributed.
- 5.3 After analysis of the questionnaire, additional focus workshops were held. In January 2015 an additional business survey was undertaken at a special workshop, to better understand what could be done to help sustain businesses within Greetham.
- 5.4 In April 2015 workshops were held for older residents and young people, and children and their parents. These meetings were held to better understand what might be currently lacking in the village for these groups and to invite ideas for improving village facilities.
- 5.5 All the information collected has been analysed and it is this analysis which forms the basis for the policies and proposals in a First Consultation Document. This was distributed to all residents and a number of statutory bodies as advised by Rutland County Council.
- 5.6 96% of the residents who responded said that they would support the Plan as presented in the First Consultation Document.
- 5.7 Where appropriate, the Plan has been revised to take account of the comments received. The Steering Group decided that as no fundamental changes were made to the document, a further consultation document was not required.
- 5.8 The revised Plan (this document) will be submitted to the Parish Council for their approval and submission to Rutland County Council for the next stage of the process. This involves approval of the Plan by Rutland County Council and then examination by an independent inspector to ensure legal compliance, before the Plan goes to a referendum vote.

## 6 Greetham – a Brief Overview/History



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People have lived in Greetham for over 2,000 years. Archaeological evidence confirms that the original Iron Age settlement of a number of thatched roundhouses was just outside the current village, to the east of the pedestrianised section of Great Lane. The Romans followed on and certainly had a presence around what would later become the site of the church. The Vikings may have been here too, but the village began to thrive in Saxon times when the church began to be constructed. It was completed in Norman times, some 700 years ago. There was certainly a degree of wealth and power in the village by the Norman era. The church is a particularly fine construction with one of the best broach spires in the country. The remains of the Mediaeval Manor House cannot now be seen but are, characteristically, close to the church.

The pattern of building in the village is typical of the northern part of Rutland. Greetham is a linear village, running roughly east / west along the course of the North Brook stream, with a series of lanes running mainly northwards from Main Street. The older houses are mainly built from local limestone and have either Collyweston slate or thatched roofs. Later, as with all villages in Rutland, orange and red pantiles, blue Welsh slate, and various shades of brickwork started to be used. Greetham has a number of interesting buildings of varied types and ages which are listed for their architectural and

historic importance including, among others, the church, the Manor House on Little Lane, the old stonemason's shop on Great Lane, and Jacobs (sic) Well on Church Lane.

Greetham has its own unique character and, physically, it has not changed significantly over the centuries.

Where development has taken place, it has been either:-

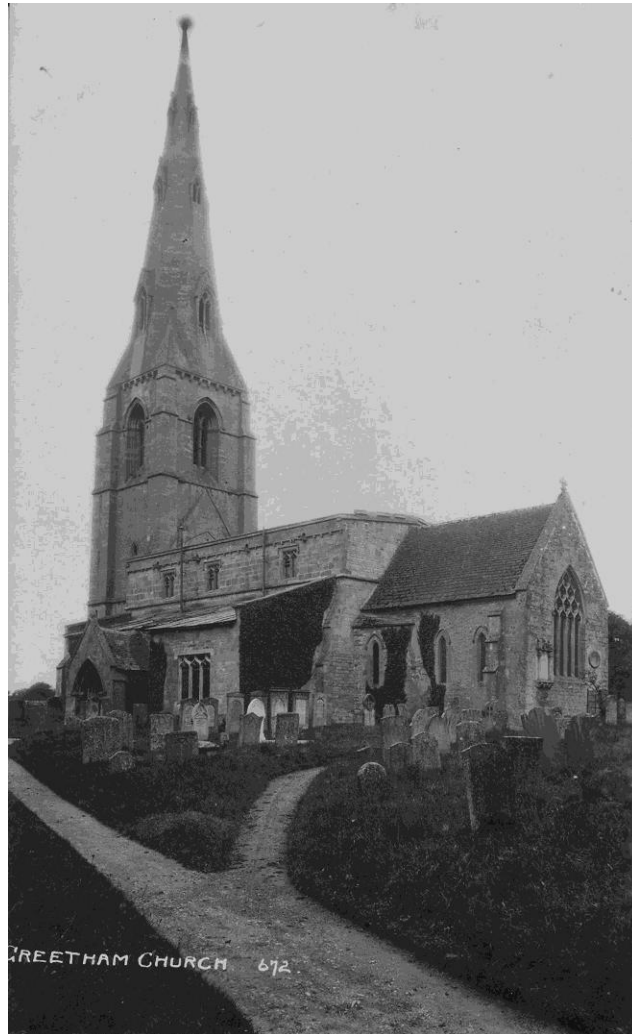
- a) within the village in old farms or on fields and paddocks
- or b) on fields on the edges of the village.

New development has largely taken place since the 1920s, starting with the construction of the Rutland County Council council houses on Stretton Road and Tithe Barn Row in the mid 1920s. These were new high quality homes, fit for heroes and their families, who had endured the First World War. More council houses were built at Locks Close in the 1950s, and then more social properties at North Brook Close in the 1990s. The private housing estates at Church Lane, Kirks Close and Bullfield Close were built in the 1970s, 1980s and 1990s. More new development is already planned based on the same pattern, either on the edges of the village or, on a smaller scale, within it, as sites become available.

A century ago the village had a church, a Methodist Chapel, a Wesleyan Chapel, a primary school, and a number of shops, bakeries, butchers, blacksmiths, farms (where most villagers toiled), many small businesses, one inn and five public houses. Today the village has the church, a shop, two public houses, two campsites, the community centre, a working population that has a diverse range of skills, trades and professions and quite a few small home based businesses. It is significantly wealthier than it was. It has about 200 more people than it did in 1911 and many of them live in buildings that were here then although they have been adapted and modernised to current living standards.

The essence of village life in Greetham remains. It is a socially minded place that has a range of activities for all ages. There are some work opportunities in the village and a degree of 'working from home.' However, most people who work do so outside the village, often commuting long distances. This is a change from even a century ago, when virtually every villager lived and worked in the village but the world has changed significantly since then and will continue to do so. What is important is that people still want to call Greetham their 'home'. They want to come back to it to enjoy the character of the place, its facilities, and its sense of community. Others also enjoy visiting Greetham and they help to keep the village facilities viable by staying at the campsites and using the public houses and the shop.

Greetham will continue to change and adapt. The Neighbourhood Plan has an important role in maintaining the character and qualities of the village that people enjoy and in ensuring that Greetham remains a place that its residents are proud to call 'home'.



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## **7 Protection of the Village's Character and Heritage**

### **7.1 Introduction**

The residents of Greetham highly value the character of the village, which stems from its historic origins. It is very important therefore that any new development does not adversely impact on the environment of the village and its surrounding parish. This section sets out how the character and heritage should be protected.

### **7.2 Policy Intention**

The intention is to preserve the character and heritage of the village and ensure that any new development complements this rather than distracts from it.

### **7.3 Protection of the Village's Character and Heritage Policies**

In order to meet the Vision and Objectives of this Plan, the essential elements of any future development should be to:-

- a) Preserve the character of the historic core. All new houses within the historic core to be of a design matching the older houses in the village.
- b) Ensure that any new development visible on the entry to the village reflects the character of the historic core and in no way detracts from the charm of the village. For example a building out of character with the historic core would be unacceptable in this location.
- c) Elsewhere, development should be compatible with its immediate surroundings.





### **Policy CH1 – Built Form**

All future development within the Parish should be of a density and scale which reflects the built form of surrounding buildings, streets and spaces in each character area. New development and boundary treatments should also enhance the street scene, and conserve and enhance the character and appearance of the Conservation Area and its setting.

### **Policy CH2 – Green Infrastructure**

To promote biodiversity, future development should include plans for the planting of indigenous trees and shrubs in and around the development site to reduce the impact of the built form and ensure that development is in keeping with the existing rural character of the village. Development should also not have an adverse impact on Important Open Spaces as highlighted in the map on page 40. It should also have regard to the key defining characteristics and natural features of the village's green infrastructure and provide links to the existing green infrastructure network.

### **Supporting Statement**

- 7.4 The existing character of the village is recorded in the document “Greetham Character Assessment” (see Appendix 1), which was prepared by the Neighbourhood Plan Steering Group. This identifies four broad character areas and their key defining characteristics and features.
- 7.5 The Character Assessment demonstrates the transitional open character of the settlement and how green infrastructure such as paddocks and pastures penetrate into parts of the village. The natural ‘ribbon’ feature of North Brook and key gateways and approaches into the village descending into the valley area are also identified.
- 7.6 The historic core of the village is a Conservation Area, which is defined as an ‘area of special architectural or historic interest, the character and appearance of which it is desirable to preserve and maintain’.
- 7.7 The Neighbourhood Plan Consultation Process identified that maintaining the character of the village was very important to residents and they liked the existing character of the village<sup>1</sup>.

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<sup>1</sup>See Sources of Reference, Neighbourhood Plan Data Analysis, Question 3

7.8 A significant part of the local economy is dependent on tourism, further underlining the need to maintain the attractiveness of the area.

**7.9 *Conformity with Rutland County Council Policies***

7.10 The requirement for future development to enhance the character of Rutland's towns, villages and Countryside is central to Rutland's Core Strategy Development and Planning Document (adopted 2011) and is reflected in:

- The Vision statement 1.53 (a) and (h).
- Strategic Objectives 12 (Built environment and local townscape) & 13 (High quality design and local distinctiveness).
- Policies CS1 (Sustainable development principles) & 22 (The historical and cultural environment).

## 8 Housing Development

### 8.1 Introduction

Residents of Greetham want to keep the village small as its current size has led to a very vibrant village community. They would like to see some development which improves the housing mix and enables people of all ages to remain in the village at all stages of their life, as laid out in the Plan vision.

There is a lack of affordable housing for young adults and a lack of properties into which older people can downsize.

### 8.2 Policy Intention

The policy intention is to guide the development of a limited amount of new housing in the Plan period which does not exacerbate the parking pressures and supports the development of a balanced, sustainable and inclusive village community.

### Housing Development Policies

#### Policy HD1 – Housing Numbers

One or two additional houses per year will be permitted which should be located within the existing planned limits of development on either windfall sites, small scale allocated sites, affordable housing sites, infill developments, or the conversion or reuse of suitable redundant rural buildings.

#### Policy HD2 – Housing Mix

Further development should predominantly be a mix of 1, 2 and 3 bedroom properties.

Because of the ageing population and the desire of many residents to remain in the village, the Plan supports the building of bungalows and properties suitable for downsizing. The Plan also does not support the construction of new larger 4 or 5 bedroom properties as the evidence base indicates there is a sufficient stock of large executive style housing currently in the village. The Parish Council will liaise with RCC and developers in order to ensure that new developments have an appropriate housing mix that meets the requirements of the Greetham community up to 2036.

#### Policy HD3 – Car Parking

Each dwelling should have off road parking space for 2 cars, in order to not exacerbate existing parking pressures within the village.

#### **Policy HD4 – Community Infrastructure Levy**

The Plan supports the active pursuance of grant monies (either CIL or S106) in order to be able to make improvements to the village for the benefit of the growing number of village residents. The Plan supports the following areas of Community Infrastructure Levy (CIL) expenditure:-

- Improvements to road and pedestrian safety
- Playground improvements
- Improvements to cycle paths and footpaths
- Public and historic information signage
- Parking improvements
- Planting of indigenous trees, shrubs and hedges
- Purchase of land for allotments

#### **Policy HD5 – Locations to avoid for future development**

No development should exacerbate the risk of flooding or supercharged drains which already exists in the village.

#### **Policy HD6 – Monitoring and Review**

The Plan will be an agenda item at each AGM and will be monitored and reviewed every 3-5 years to ensure that it continues to meet the changing needs of the village and continues to reflect Rutland County Council's Local Plan Reviews for the period up to 2036.

#### **Supporting Statement**

8.3 Greetham is one of the seven largest villages in the county, which have been identified as “Local Service Centres” by Rutland County Council, reflecting their status in the settlement hierarchy, with a range of facilities and access to transport. Their policy document on housing allocation defines the number of houses and where they should be built in Local Service Centres in the period 2006 to 2026. Planning approval has already been granted for the houses Greetham is required to take. In addition, planning approval has been approved for another 35 houses on the old garden centre site so that in the immediate future some 54 house will be built in Greetham. This represents a 25% increase in the number of houses in the village.

8.4 In terms of **Housing Numbers**, the Neighbourhood Plan questionnaire identified that most people supported limited expansion of between 50-60 additional new houses to be built on small sites scattered throughout the village for the period up to 2036. However since the questionnaire process was completed, planning applications have been approved for this number of houses, as explained in the following paragraph.

- 8.5 According to the Site Allocations and Policies Development Plan Document, the following site is allocated for residential development over the Plan period (2016-2026): H4 - Rear of North Brook Close, Oakham Road (0.62ha providing 19 dwellings, see map page 41). Recent planning appeal decisions have allowed two housing proposals that Rutland County Council had previously refused (with the support of Greetham Parish Council). These are the Greetham Garden Centre for 35 new houses and North Brook Close for 19 new houses.

#### ***North Brook Close Development***

- 8.6 On appeal, full planning permission has been granted for the development of 19 houses, consisting of five 2 bedroom properties, twelve 3 bedroom properties and two 4 bedroom properties. Of these, three of the 2 bedroom properties are proposed as affordable rented, and one of the 3 bedroom houses would be shared ownership. The majority of the housing mix meets the Neighbourhood Plan criteria. Details of the planning permission can be found on the Rutland County Council website Application number 2013/1042/FUL.

#### ***Greetham Garden Centre Development***

- 8.7 On appeal, outline planning permission has been granted for the development of 35 houses. Our priority is to ensure that the housing stock built on this land meets the village's requirements. Details of the planning permission can be found on the Rutland County Council website Application number 2016/0930/RES.

#### ***Greetham Quarry***

- 8.8 Rutland County Council has confirmed that the Greetham Quarry is currently a working quarry and mineral rights land is outside the scope of the Neighbourhood Plan.
- 8.9 The current quarry owner has made the village and parish council aware, via a village presentation, of the possibility of an application for change of use of part of the quarry in order to facilitate future development. Development plans are unclear at this moment but could include housing, business premises or re-cycling facilities. The analysis of the Neighbourhood Plan Questionnaire showed there is currently no appetite for a large scale development on this site and this not supported by this Neighbourhood Plan.

## ***Affordable housing***

8.10 Rutland County Council Core Strategy Policy CS11 states that a minimum target of 35% affordable housing provision will apply to all new housing developments and according to the Planning Obligations Supplementary Planning Document (January 2016), for new permissions following adoption of the Community Infrastructure Levy, the minimum affordable housing requirement of Policy CS11 should be normally interpreted as 30%, subject to viability.

## ***Housing mix***

8.11 In terms of Housing Mix, Greetham residents have expressed a wish to remain in the village, but the current mix of housing does not fully meet the needs of villagers who would like a better choice of larger or smaller houses. From an analysis of the Neighbourhood Plan Questionnaire the most frequent comments related to the need for more affordable homes, starter homes for young people and smaller homes, including single occupancy homes, for downsizing of older residents. A small number of people want larger homes, but it follows that if suitable homes could be built for existing residents who would like to downsize, then larger homes would come onto the market so there should be no need to increase the large 4/5 bedroom housing stock. There was also some interest in self-build properties.

8.12 The population for the Parish of Greetham, according to the National Census 2011, was 638 and the age profile of parishioners was as follows:

Age Group	Number	%age
Age 1-19	130	20%
Age 20-29	60	10%
Age 30-39	56	10%
Age 40-49	79	12%
Age 50-59	110	17%
Age 60-69	105	16%
Age 70-100	98	15%
<b>Total</b>	<b>638</b>	<b>100%</b>

8.13 According to the 2011 National Census, the number of households and the housing mix in Greetham was as follows:

Type of Dwelling	Number	Greetham %age	East Midlands %age
1 bed houses	12	5%	9%
2 bed houses	55	22%	26.5%
3 bed houses	92	36.5%	45%
4 bed houses	59	23.5%	15%
5 bed houses	34	13.5%	4.5%
	<b>252</b>		

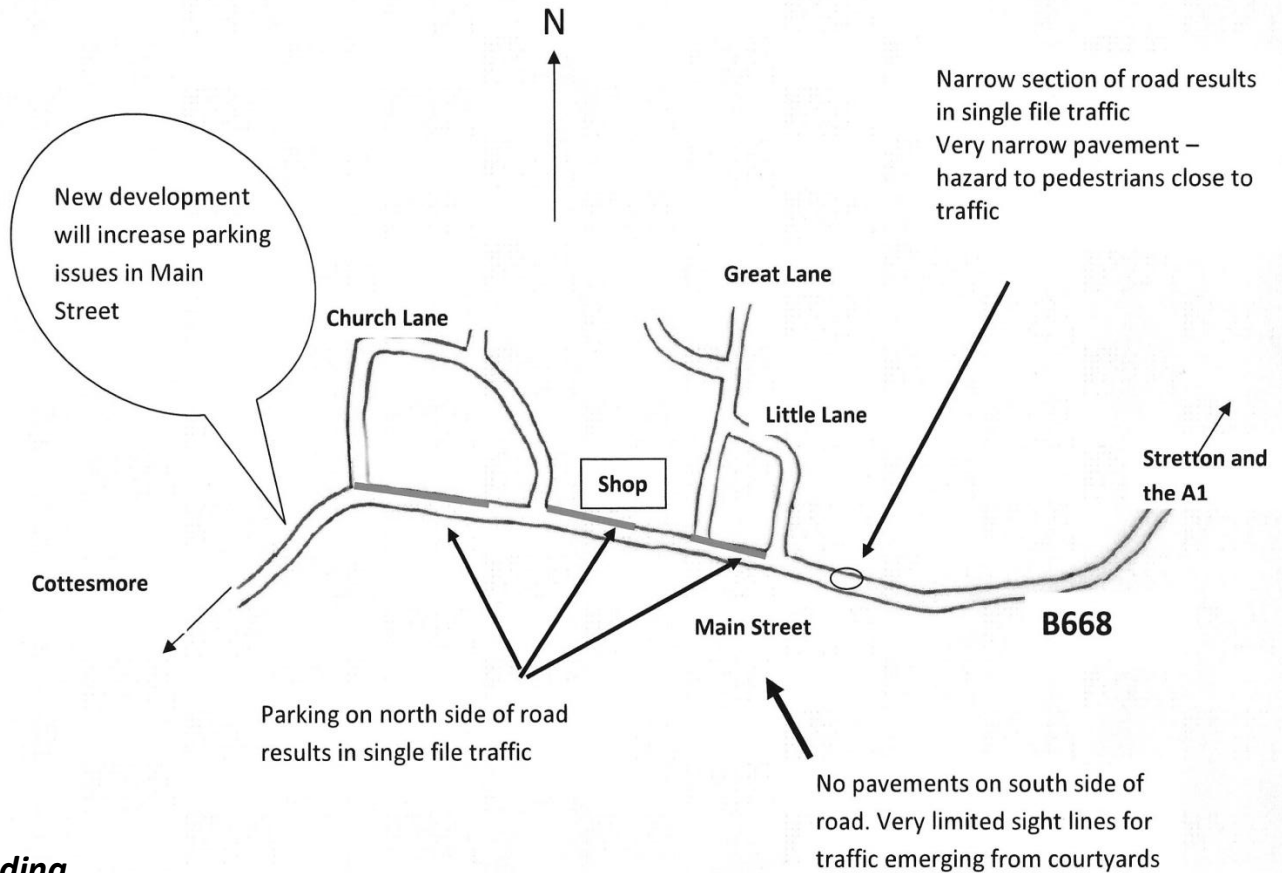
8.14 Comparing the demographics of the village against the East Midlands averages, Greetham is a village with more people over the age of 55 (56% compared to the average 45%) and a higher proportion of large houses (37% 4 and 5 bedroom houses compared to only 19% in the East Midlands as a whole).

### ***Car Parking***

8.15 In terms of car parking, a number of residents have highlighted car parking pressures in the village due to the constrained nature of local roads and lack of off-street parking (see Figure 1). Residents have also expressed concern about new housing potentially exacerbating localised parking pressures and developments should therefore only be permitted where they provide off-street parking as part of the curtilage of the development.



**Figure 1 Parking & other road safety issues**



### ***Flooding***

8.16 In the last few years there have been occasions when the stream running through the village has flooded. There has also been an occasion when heavy rain has overloaded the drain which runs to the south of Main Street at the west end. Particular care should be taken to ensure that no future development exacerbates this situation.



## ***Use of grant monies***

8.17 The list of areas of Community Infrastructure Levy (CIL) expenditure as detailed in Proposal HD4 is based on information provided by the questionnaire.

The following is a list of areas prioritised for expenditure and the evidence base.

CIL EXPENDITURE	EVIDENCE DATA
1. Improvements to road and pedestrian safety	Out of 280 returned questionnaires (50% response rate) 337 comments related to the road safety improvements questions, 200 expressed views on parking within the village, and 204 comments were received regarding the question of issues they felt required addressing in respect of roads and lanes in the Parish.
2. Playground Improvements	With the building of the proposed 54 additional houses, it is anticipated that the population of young children will increase dramatically. Neither development makes provision for a playground. The children's questionnaire response overwhelmingly endorsed the updating of the playground at the Community Centre, which was installed over 30 years ago. 62 out of 132 comments received in respect of the question "what facilities would you like developed for young families?" requested improvements to the existing playground.
3. Improvements to Cycle Paths and footpaths	Villagers responded to the village questionnaire with concerns regarding the safe movement around the village especially in respect of 2 pavement pinch points on Main Street which leave both pedestrians and cyclists vulnerable to being injured by HGVs passing through the village.
4. Public and Historic information signage	The residents of Greetham highly value the character of the village, which stems from its historic origins. Proposal B4 supports the formation of an Historic Sites Focus Group to review the cost of implementing signage at a selection of Greetham's historic sites of interest
5. Parking Improvements	See 1 and 3 above
6. Planting of indigenous trees, shrubs and hedges	70% responded "Yes" to the question "would you like to see more trees planted in the village".
7. Purchase of land for allotments	52 people expressed interest in leasing an allotment. It was also felt that any new development was unlikely to provide sufficient space for an allotment.

### ***Conformity with Rutland County Council Policies***

8.18 The Housing Development Policies also conform with the following Rutland County Council Policies:

- Core Strategy Strategic Policy 4 – Housing for everyone’s needs
- Core Strategy Policy CS4 – The location of development
- Core Strategy Policy CS9 – Provision and distribution of new housing
- Core Strategy Policy CS10 – Housing density and mix
- Site Allocations and Policies DPD Policy SP2 – Sites for residential development
- Site Allocations and Policies DPD Policy SP6 – Housing in the countryside
- Site Allocations and Policies DPD: Appendix 2 – Parking Standards

### **Monitoring and Review**

8.19 The Rutland County Council Local Plan Review may identify further changes required for the Neighbourhood Plan so it continues to be in general conformity with their policies. Reviews will be dependent on a range of issues including changes in national policy and new information (e.g. census).

## 9 Community Aspirations

A number of issues in this Neighbourhood Plan are not related to land use or planning, but are of equal importance to the parishioners of Greetham. These include proposals for transport, traffic management, road safety, leisure, well-being, business and tourism. Some of these proposals may support decision making in respect of planning applications but others can be passed on to the Parish Council for further review and investigation. The Parish Council has prepared a Parish Plan for 2016 and onwards. Proposals in the following section may form part of the Parish Plan.

### 9.1 Transport, Traffic Management and Road Safety

- 9.1.1 The main road through Greetham Village is the B668. Cottesmore, the next village along to Greetham in a westerly direction, is the signed route from Oakham and Uppingham to the A1 Northwards. As a result, Greetham experiences considerable traffic flows.
- 9.1.2 The B668 is a two-way single carriageway road. The speed limit leading up to the village is 60 mph. The speed limit changes to 30 mph upon entering Greetham and to 20 mph within the village. Greetham is a linear village with one road running north east to south west. Part of the road through the village has limited width - 4.8 metres at 50 Main Street and 5.65 metres at 28 Main Street (Oak House). Residents have expressed concern through the questionnaire at the speed and volume of the traffic through the village, especially HGVs and particularly where the road width is restricted.
- 9.1.3 At two points along Main Street, the pavements are very narrow. At one point the pavement width is 0.74m and at the other 0.85m. Consequently pedestrians are vulnerable to injury due to the close proximity to traffic and there is not enough width for a double pushchair to pass by at the narrower point. There are no pavements on the South side of the road and no verges. With the opening and expansion of the caravan and camping site, there has been an increase in pedestrians using the footpaths.



- 9.1.4 There have been incidents of pedestrians being hit by vehicle wing mirrors encroaching onto the pavement space. There is a large volume of HGVs on the B668. The reduced width of some pavements combined with the narrowness of the road in some places together with the speed and size of HGVs, has raised concerns, over many years, regarding the safety of pedestrians and other road traffic users.
- 9.1.5 A high number of responses to the questionnaire expressed concerns over road safety. Although the possibility of a bypass within the time frame of the Plan seems remote, redirection of HGVs to use alternative, more appropriate routes would be another solution to improve road safety.
- 9.1.6 It should be noted that the B668 is used by several quarry operators and that there is a steady volume of HGV traffic throughout the day until the end of rush hour.

### **Parking**

- 9.1.7 One of the biggest issues identified from the questionnaire was the issue of parking on Main Street, in particular parking close to the principal pinch points at 50 Main

Street, outside the shop and close to junctions at both Church Lane and Great Lane. Although the majority responding to the survey was in favour of parking restrictions, there was a significant minority who considered that this parking helped slow traffic down, especially where it is close to the restricted pavement area.



## **Traffic Speeds**

- 9.1.8 Between the A1 and the entrance to the village the current speed limit is 60 mph throughout its length and some drivers enter the village at high speed, exceeding village speed restrictions. We have been informed by the Army that there will be an increase in traffic turning right into Thistleton Lane from the B668 westbound, as the Army Depot “Crash Gate” will be opened as an entrance to Kendrew Barracks. The Plan therefore supports creating a mini roundabout on the junction of Thistleton Lane and the B668 in order to improve road safety and speed awareness.
- 9.1.9 A 20 mph speed restriction has been approved by the Parish Council and has since been implemented.



9.1.10 A significant number of village residents would like a bypass. However, the possibility of a bypass within the time frame of the Plan is remote because of funding limitations.

### **Street Lighting**

9.1.11 There are a number of locations where street lighting is poor and this contributes to pedestrian safety issues.

### **Public Transport**

9.1.12 The Rutland Flyer1 (RF1) runs between Greetham and Melton Mowbray via Oakham and various villages in-between. Generally there is a two hourly service into Oakham, with an hourly service towards the end of the afternoon. However, there is currently no bus service to Oakham providing a 9.00 a.m. arrival time, to meet working start-time requirements. The 29 service goes to Melton Mowbray once a day, but only in term time. There are no buses to Stamford apart from a pre-booked service to Stamford called "Call Connect". The questionnaire identified that there is a need for an hourly service continually throughout the day and that the service should start earlier and finish later, in order to provide transport during rush hour. There is also a need for a full service from Greetham to Stamford (without the need to travel into Oakham and change on to another bus).

*N.B. Bus information is correct at time of going to print*

## **Transport, Traffic Management and Road Safety Proposals**

### **Proposal T1 –Improving road and pedestrian safety**

The Plan supports the pursuance of measures to limit traffic flow through the village and improve pedestrian safety.

This includes:

- The formation of a Traffic Focus Group to research how to reduce HGV traffic on the B668 through Greetham. This will support Cottesmore who have the same objective in their Neighbourhood Plan.
- Using developer contributions to improve pedestrian safety.

### **Proposal T2 - Car Parking**

The Plan proposes that the Leicestershire and Rutland Police be lobbied to apply greater enforcement of the Highway Code parking restrictions (not within 10 metres (32 feet) of a junction).

## **Transport, Traffic Management and Road Safety Proposals cont'd**

### **Proposal T3- Thistleton Road Roundabout**

As part of a planning application, the Plan supports the creation of a mini-roundabout at the crossroads to the east of the village, at the junction of the B668 and Thistleton Lane.

### **Proposal T4 - Safer Walking and Cycling Routes**

The Plan supports the Traffic Focus Group which will review the current footpath infrastructure to identify whether it is possible to provide a safer pedestrian, wheelchair and scooter access throughout the village.

### **Proposal T5- Improved bus services and timetable**

The Plan recognises that Greetham is a “Local Service Centre” (as defined by Rutland County Council), but it believes it requires improved access to public transport in order to meet the needs of its expanding and changing population.

The Plan supports approaching both the Rutland County Council Transport department and the bus companies to pursue the possibility of providing additional services to Stamford, more frequent services to the larger towns and to providing an improved commuter timetable.

This would be in line with Rutland County Council Core Strategy CS18 which promotes “improving bus routes, services and passenger facilities around the key transport hubs of Oakham and Uppingham and linkages to the larger service villages and nearby cities and towns such as Leicester, Peterborough, Corby and Stamford.”

## **9.2 Business and Tourism**

### **Businesses in Greetham**

- 9.2.1 In 2004 Greetham was the winner of the Business in the Community Award in the prestigious Calor Village of the Year Competition. This award was in recognition of the fact that business in Greetham had been effectively integrated into all aspects of the village, and a large proportion of the village population was employed locally.
- 9.2.2 A range of employers continue to operate within the Parish boundaries such as:-
- |                              |                                    |
|------------------------------|------------------------------------|
| arable and chicken farms     | a quarry                           |
| caravan parks                | a recycling depot                  |
| a crate construction company | a residential home for the elderly |
| a garage                     | a road haulage company             |
| a golf club and hotel        | a village shop                     |
| public houses                |                                    |
- 9.2.3 However, more residents are now self employed and working from home.
- 9.2.4 At a business workshop held in January 2015, a business questionnaire was distributed and analysed. This questionnaire identified a desire to see the formation of a networking focus group to foster trade and promote advertising, communications and training.

### **Business Premises**

- 9.2.5 The village is currently lacking in small business premises. Those requiring small office space have to travel outside the village to the larger towns. The Rutland County Council Core Strategy – CS16 supports small scale developments for employment purposes in the “Local Service Centres”. The conversion and re-use of appropriately located and suitably constructed rural buildings is also supported in this policy.

### **Communications Technology**

- 9.2.6 When the current phase of the Digital Rutland Project is complete, only 5 of 62 postcodes in the parish are not served, leaving approximately 25 rural premises without superfast broadband.
- 9.2.7 Greetham Valley Hotel & Golf Club is currently not connected but is due to be enabled by December 2016 as part of the current deployment.
- 9.2.8 However, some areas of the village still experience poor and patchy mobile signal strength and slow Broadband speed.



## **Tourism**

9.2.9 Greetham currently benefits from tourism as a direct result of having the Rutland Caravan and Camping Park in the village and Greetham Valley Hotel Golf and Conference Centre at Wood Lane. There appears, however, to be no desire by villagers to see anything other than a modest increase in tourism, even though there is an acceptance that tourists are helping to keep the village vibrant and that they help support the pubs and the village shop.

## **Signage**

9.2.10 It is believed that at present tourists cannot easily appreciate Greetham's historic provenance and Site of Special Scientific Interest as there are no information boards or signage. There are several sites of historic interest within the village: Jacobs Well, Site of Greetham Manor House, Tithe Barn Row and Merry's Meadows to name a few. To avoid these going unnoticed by both villagers and tourists alike, interpretation signage should be installed at these sites.

## **Business and Tourism Proposals**

### **Proposal B1 - Business Premises**

The need has been identified for office accommodation for people primarily working from home, but who have the need for small office accommodation nearby. The plan supports the development of shared office accommodation for up to 10 persons with shared kitchen and printing facilities. Rutland County Council Core Strategy CS18 promotes minimising the distance people need to travel to shops, services and employment opportunities and CS16 supports small scale developments for employment purposes.

### **Proposal B2 - Business Focus Group**

The plan supports the instigation of an independent Business Focus Group as a result of a Business Workshop request. The Business Focus Group will facilitate the meeting and networking of local Greetham Businesses.

### **Proposal B3 - Communications Infrastructure**

Improved mobile and broadband signal strength would significantly improve internet access to some homes and businesses in the area. The Plan supports approaching mobile phone operators or Ofcom to discuss the poor mobile and inconsistent broadband signal strength, and to identify best options for improvement.

### **Proposal B4 - Sites of Historic Interest**

The Plan supports the formation of an Historic Sites Focus Group to review the cost of implementing signage at a selection of Greetham's historic sites of interest.

## **9.3 Leisure and Well-being**

9.3.1 Greetham is specifically known for its excellent community spirit and this view is recognised and endorsed by local Estate Agents who acknowledge that this is a popular village. Community activities are centred around the public houses, the Parish Church and the Community Centre.

### **Greetham's Assets**

9.3.2 Greetham has public houses, a large community centre with playing fields, a bowls club, a children's playground, skate park, football, cricket pitch, petanque pitches and tennis courts. There is a mediaeval church. Greetham also has a number of commercial assets contributing to leisure and well-being e.g. a glamping site, hotel and golf course, campsites and a shop. The community already offers the Greetham Good Neighbour Scheme, where volunteers from the village provide neighbourly help for anyone in the Parish who needs assistance. It tries to fill in support where other public services do not offer cover.

### **Greetham Community Centre**

9.3.3 The Community Centre hosts groups, clubs and activities, such as Badminton, Women's Institute, Slimming Club, Line Dancing and Pilates. There are new groups joining all the time. In 2015 the Community Centre took 311 paid bookings.

### **Greetham Community Clubs, Societies and Schemes**

9.3.4 There are the following clubs and organisations in Greetham:-

Greetham Engineering Society	Friends of Greetham Church
Book Club	The Classic Car Gathering
Womens Institute	Pub Quiz
Play Area Action Group	Good Neighbour Scheme
Bowls Club	
Petanque Clubs	

### **Consultation**

9.3.5 Workshops were held for young people, parents of young children and older residents, to better understand comments from the questionnaire and identify the important issues and requirements.

## **Older Residents**

9.3.6 The older residents, who take advantage of the parish footpath network, would like to have benches placed around the village, especially close to footpaths. These could be provided by a “Benches in Memoriam” scheme.

## **Younger Residents**

9.3.7 The current younger residents would like to see improved playground and skate park facilities. It is envisaged that with the anticipated 25% increase in housing stock in Greetham in the next few years the current playground facilities will not meet the needs of the growing population. To this end a Play Area Action Group has been initiated to review the current equipment and to identify the future equipment requirements.

## **Allotments**

9.3.8 A large number of people expressed an interest in renting allotments, although currently there are no allotments in public ownership.

### **Leisure and Well-being Proposals**

#### **Proposal LW1 – Benches in Memoriam**

The Plan supports the formation of a “Benches in Memoriam” Focus Group to review the cost of implementing such a scheme and identifying suitable sites around the village close to the footpath network.

#### **Proposal LW2 – Playground Refurbishment**

The Plan supports the formation of a Play Area Action Group who will identify playground improvements, raise funds, and apply for grants. This initiative will be supported by both the Parish Council and Community Centre Committee.

#### **Proposal LW3 - Allotments**

The Plan recognises the desire by a large number of villagers to have access to allotments and would encourage farmers and developers to donate land to be used for allotments. The Plan supports any allotment association or garden club should they wish to develop allotments within the village.

## 9.4 Village Amenities

### Village Shop

Greetham residents value their village shop highly. It is noted that the Rutland County Council Core Strategy - CS7 refers to the need to support socially inclusive communities. A village shop is part of such a community.

It is hoped that the village shop will continue in its existing form.

However, in the event that it does not continue as a business, this Plan supports the need to explore other alternatives such as a community shop. To this end, a change of use of the existing premises would not be supported.

### Village Amenities Proposal

#### **Proposal VA1 – Village Shop**

The plan supports the continuation of the village shop, either in its present form or, should the need arise, in an alternative form such as a community shop. It opposes a change of use of the current shop premises.

The Plan supports the formation of a Village Shop Focus Group to investigate and understand what would be involved in running a community shop. This would include liaising with other villages, such as Market Overton and Barrowden, who have successfully undertaken such a project.



## 9.5 Sustainable Development

### Energy

- 9.5.1 The definition of sustainable development is “Meets the needs of the present while considering the future generation”. The cost of energy used in our homes is an increasingly important issue; we surveyed the village for their views on an energy policy.
- 9.5.2 The survey was conducted along the requirements of the Rutland County Council’s Core Strategy CS20 and undertaken from; 1) data extrapolated from government and Energy Saving Trust Energy Performance Certificates (EPC) and 2) based on information provided by villagers in the Neighbourhood Plan Questionnaire.
- 9.5.3 EPC data indicates that Greetham residents can achieve much in improving their homes. This could include better insulation, controls for heating, adoption of energy efficient appliances and lighting, together with investing in alternative forms of energy supply. The full report data is available on the village website.

### Greetham village annual energy consumption.

- 9.5.4 The figures<sup>2</sup> for the total household consumption of energy for the village are:-
- Energy attributed to space heating: 5,635 MWhr/year
  - Energy attributed to water heating: 655.5 MWhr/year
  - Total energy attributed to space & water heating: 6.3 GWhr/year
- 9.5.5 There is insufficient data in the EPCs to give figures for energy consumed in cooking, lighting, washing machines, refrigerators and other electrical appliances. On the Energy Performance Certificate it states that the figures show how much a household spends on heating, lighting and hot water and excludes energy used for TVs, washing machines, computers, cookers etc.

### The Survey

- 9.5.6 Of the 92 properties surveyed (representing in excess of 30% of village) 38 are detached houses, 28 are semi-detached houses, 19 are terraced houses, 4 are detached bungalows, 2 are semi-detached bungalows and 1 is a terraced bungalow.

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<sup>2</sup>These figures are based on the average household consumption taken from the EPC data multiplied by the number of households in the village.

9.5.7 The capital costs of the recommended measures to improve energy efficiency are taken from the theoretical averages of the estimated costs of installations given by the surveyors. Estimates given for individual properties are shown with maximum and minimum values; extrapolated data is based on averages between these values.

### Neighbourhood Plan Questionnaire

9.5.8 The figures and details following are taken from Section 4 of the Greetham Neighbourhood Plan questionnaire, "Sustainable Development".

Question	Yes	No	No response
"Have you insulated your home?"	230	31	19
"Would you be interested in advice on insulating your house to lower your energy bills?"	40	194	46
"Thinking about the rising cost of energy, would you consider joining a community scheme buying energy in bulk to reduce costs?"	161	78	41
"If so, what fuels do you use?"	Gas 133	Elec 166	Oil 49 (22 Other)
Would you consider supporting a wind farm in the parish?	91	164	25
"Would you consider joining a community scheme to purchase solar panels in bulk?"	83	165	32
"Would you support a community project to build a bio-gas digester to convert sewage into gas for use in the village?"	149	86	45
"On a scale of 1 - 5 how important is sustainable development for you? 1 = Low, 5 = High"	3.88 Average	N/A	N/A

9.5.9 Our proposal suggests the need to encourage the residents of Greetham to be "energy aware", so that by reducing energy consumption in their homes they will be saving money as well as helping the environment. The subject will feature in the Parish Plan with a focus group being established to research how the Parish Council can potentially assist village residents to this end.

9.5.10 For the full energy report please refer to the Sources of Reference, page 42

### **Sustainable Development Proposal**

**Rutland County Council Core Strategy Policy CS20 – Energy Efficiency and low carbon energy generation**

#### **Proposal SD1**

The Plan supports the formation of an Energy Focus Group as an energy advisory group within the village.



## **9.6 Environment and Healthcare**

9.6.1 Greetham is surrounded by countryside and footpaths and is steeped in history, with Sites of Special Scientific and Historic Interest :- Jacob's Well, Manor Site, Medieval Church, Merry's Meadows, and 23 listed buildings.

### **Footpaths and Bridleways**

9.6.2 The most famous footpath is The Viking Way which is a long distance walk from North Lincolnshire to Rutland, passing through Greetham. This particular footpath is popular with tourists.

9.6.3 There was some concern voiced over the quality and maintenance of other footpaths which surround the village and which allow passage around the village away from heavy traffic.

9.6.4 Greetham is connected to Cottesmore by a shared footpath / cycle path which runs along the B668 in a westerly direction, but currently there is no such footpath / cycle path to the east running towards Stretton. The Showmans' Site and Greetham Garage are to the east of Greetham on the busy B668 and people currently have to walk along the road.

### **Trees**

9.6.5 The Plan is committed to preserving the village's environment and the planting of trees has commenced, preserving and enhancing the village environment and will be extended where and when appropriate.

### **Wildlife**

9.6.6 The Neighbourhood Plan Steering Group contacted Natural England and Rutland and Leicestershire WildlifeTrust who suggested that the local community could actively encourage and attract wildlife by the planting of native species of trees , fruit trees and shrubs and wild flowers and installing bat roosts, bird boxes and insect banks.

## Healthcare

- 9.6.7 The majority of residents had no current healthcare issues. However, some villagers would like to see an outreach doctors surgery available on a part-time basis.

### **Environment and Healthcare Proposals**

#### **Proposal EH1 - Footpath Maintenance**

The Plan proposes that a periodic footpath review be undertaken in order to monitor the maintenance and upkeep of the Parish's footpaths.

#### **Proposal EH2 - Trees**

The Plan supports the planting of native species of trees in Greetham and proposes a programme to ensure Great Lane is maintained as a natural habitat to encourage and attract wildlife. The Plan supports the formation of a Tree Planting Focus Group to liaise with RCC and tree suppliers to determine suitable trees for planting. The Focus Group will establish costings and apply for grants. The group will also liaise with parishioners regarding preferred sites for planting.

#### **Proposal EH3 - Healthcare**

The Plan supports approaching local surgeries to ascertain the feasibility of an outreach surgery facility.

#### **Proposal EH4 - Pedestrian Pavements**

The Plan supports approaching RCC Highways Department for the future development of a joint pedestrian cycle way linking Greetham to Stretton, The Ram Jam Inn, Greetham Garage and Showmans' Site.

## 10 Monitoring and Review

Should the Plan be approved through a referendum of residents, it is expected that its implementation will be monitored by the Parish Council.

Rutland County Council is preparing a County wide Local Plan for the period 2015 to 2036 and the Neighbourhood Plan should be reviewed periodically to ensure it is reflective of emerging developments in planning policy, national policy and new information.

The Neighbourhood Plan will be considered at each Parish Council AGM and reviewed at least once during the life of each Parish Council.

### **NEIGHBOURHOOD PLAN MONITORING AND REVIEW**

#### **Policy MR1 – Monitoring and Review**

The Plan will be an agenda item at each AGM and will be monitored and reviewed every 3-5 years to ensure that it continues to meet the changing needs of the village and continues to reflect Rutland County Council's Local Plan Reviews for the period up to 2036.

## **11 Members of the Neighbourhood Plan Steering Group**

Merv Bamber	Brian Kenworthy
Paul Bland	Helen McGarrigle (HD)
Jane Denyer (LW, BT, HD)	Karen Mellor (HD)
Stef Douglas	Roger Oakes (TRS)
Ken Edward	Marshall Rose
Christian Gossel (ESD, EH)	Jenny Smith (TRS)
Colin Hackett (LW, BT, HD)	Paul Talbot-Jenkins (ESD, EH)
Frank Hinch (LW, BT)	Robin Tidd (LW, BT)
Dave Hodson (ESD, EH)	Roy Wicks (LW, BT)
Ann Jenkins (EH, ESD)	

Valuable guidance and support has been given at all stages of the process by the late Roger Begy (Parish Councillor, Ward Member, Rutland County Council Leader)

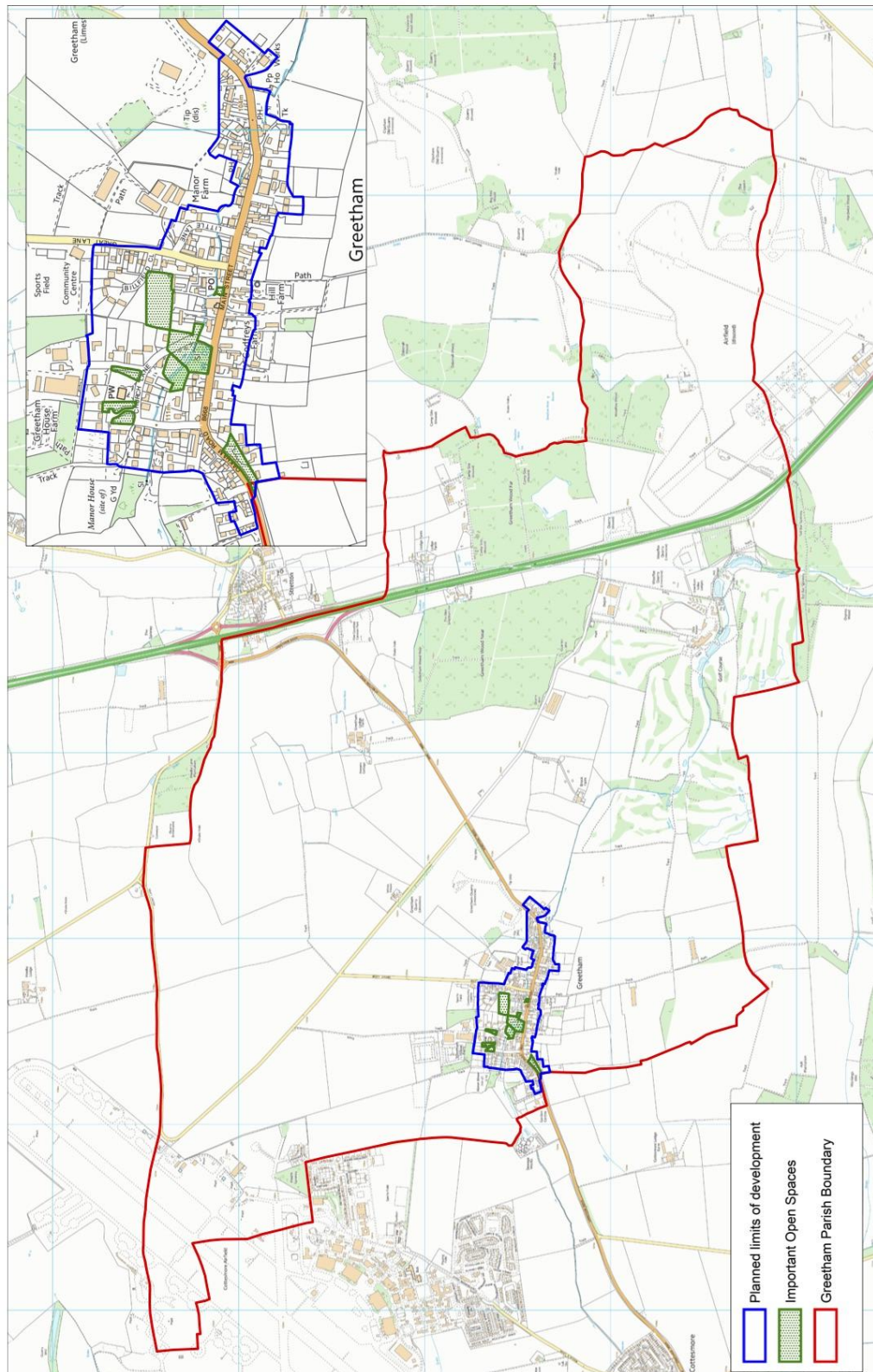
## **12 Glossary of Focus Groups**

TRS	Traffic and Road Safety
HD	Housing and Development
LW	Leisure and Wellbeing
EH	Environment and Health
BT	Business and Tourism
ESD	Energy and Sustainable Development

## 13 Greetham Boundary Map

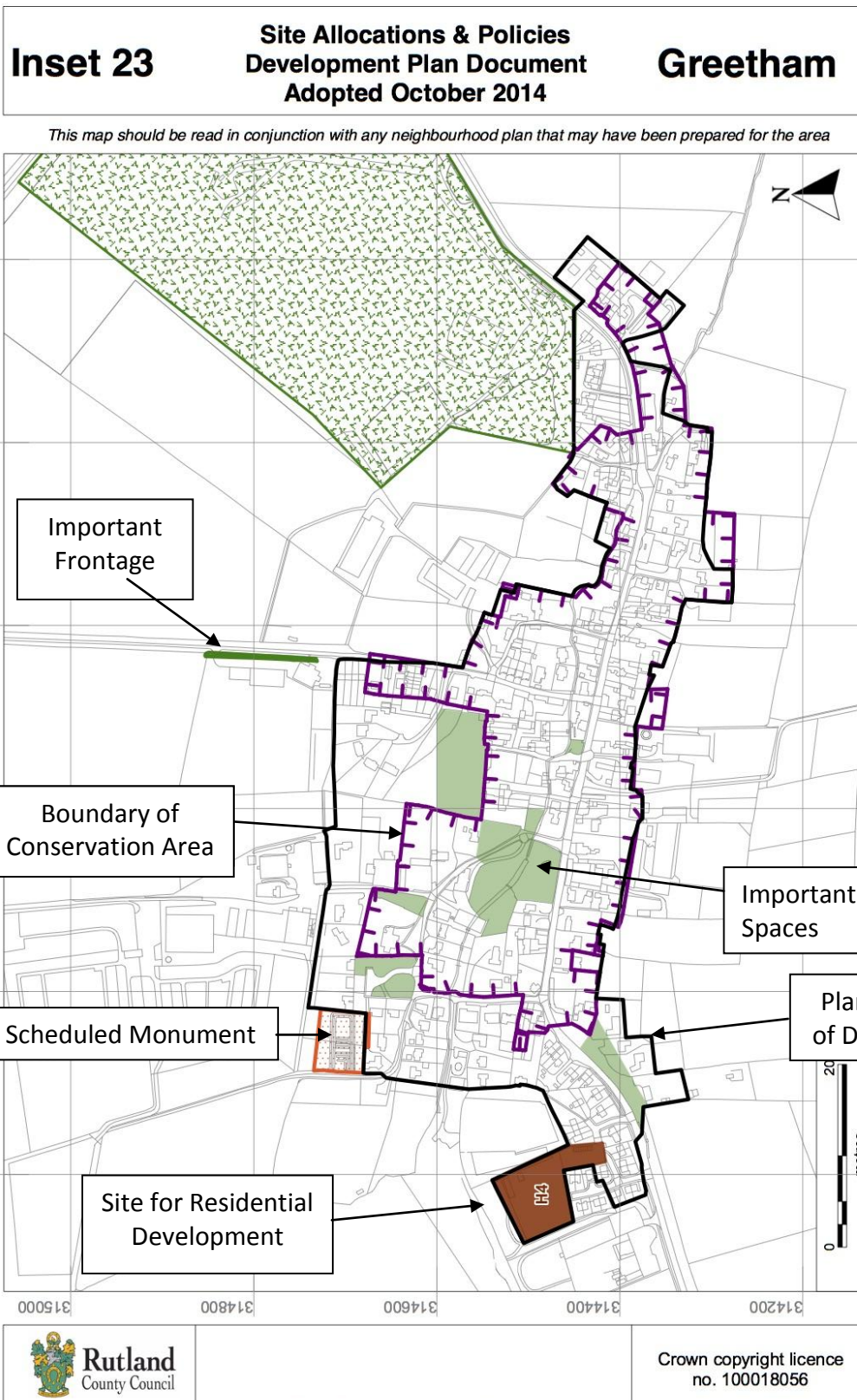
The designated Greetham Neighbourhood Area corresponds to whole area of Greetham Parish.

Greetham Parish showing the Planned Limits of Development (PLD) and Important Open Spaces





# 14 Current Site Allocation Map



## 15 Sources of Reference

The following documents are available on the village website:-

(see <http://www.greethamrutland.com/key-documents/>)

1. Rutland County Council Core Strategy Document
2. Rutland County Council Site Allocations & Policies Development Plan Document (2014)
3. Energy Report
4. Neighbourhood Plan Questionnaire
5. Neighbourhood Plan Data Analysis
6. Greetham Character Assessment 28<sup>th</sup> June, 2016

The following documents are available on the Rutland County Council website:

[http://www.rutland.gov.uk/development\\_control.aspx](http://www.rutland.gov.uk/development_control.aspx):

1. Rutland County Council Planning Application - 2013/1042/FUL) North Brook Close
2. Rutland County Council Planning Application - 2016/0930/RES Greetham Garden Centre development.

Other sources of reference:

1. Leicestershire and Rutland Wildlife Trust, 'Local Wildlife Sites'.  
<http://www.lrwat.org.uk/what-we-do/local-wildlife-sites/>
2. Listed Buildings:  
<http://www.britishlistedbuildings.co.uk/england/rutland/greetham#.VrlpoofcuUN>
3. Greetham Good Neighbour Scheme – Details on village website  
[www.greethamrutland.com](http://www.greethamrutland.com)



## **RCC Response to Submission Draft Greetham Neighbourhood Plan (January 2017)**

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### **A. General**

- 1.1 The draft Greetham Neighbourhood Plan (GNP) appears generally supportive of the current planning policy framework in Rutland set out in the National Planning Policy Framework, Core Strategy Development Plan Development (DPD) (July 2011) and the Site Allocations and Policies DPD (October 2014).
- 1.2 The draft GNP is also accompanied by a robust evidence to support and justify the planning policies within the document, a Basic Conditions Statement setting out how the plan meets legal requirements, an SA/SEA & HRA Screening Report/Environment Report, and a Consultation Statement setting out who were consulted, how they were consulted, summarises the main issues and concerns raised and how they were considered and where relevant addressed in the GNP.

### **B. Comments from Rutland County Council Service Leads**

The pre-submission draft plan has been circulated to all relevant service leads within the Council and the responses received are considered below referring to the sections in Neighbourhood Plan order:

#### ***Highways Response:***

##### **Policy HD3 – Car Parking**

- Parking allocation should be based on the size of the proposed property/development. Restricting it to 2 cars, would not be sufficient for larger properties. RCC already implements parking standards for new developments.

##### **Transport, Traffic Management and Road Safety**

A few facts that need correcting from a Highways perspective:

- The footway is 0.74-0.85m wide, not centimetres (section 9.1.3).
- Reiteration required of previous comments from RCC: "Rutland County Council is not currently considering the installation of a mini roundabout at the junction with Thistleton Lane. Any such proposal would have to form part of a planning application in the vicinity of the junction, generating sufficient traffic to warrant it (i.e. an increase on Kendrew Barracks), or come through as a formal request for a capital scheme for Cabinet to consider." (section 9.1.8)
- Reiteration required of previous comments from RCC: "If the Parish Council wish to see further street lighting in Greetham they will have to contribute to this, with RCC



taking up the maintenance of the new columns, and Greetham paying the future energy costs for the aforementioned installation.” (section 9.1.11)

### **Environment and Healthcare**

- Footway currently links to Thistleton Lane and the quieter Thistelton Lane can be used to walk to Stretton. Any requests for a footway would have to come through as a formal Capital scheme request for consideration (section 9.6.4).

### ***Commissioning Response:***

#### **Proposal EH3 – Healthcare:**

- Suggested changes to wording of the Policy are: “The Plan supports discussions between Greetham Parish Council and East Leicestershire & Rutland Clinical Commissioning Group with support from Rutland County Council on the level and type of healthcare as the village expands. This could include new facilities such as an outreach surgery or pharmacist.”

### ***Public Rights of Way Officer Response:***

#### **Proposal EH1 - Footpath Maintenance**

- Suggested rewording: “The Plan proposes that a periodic footpath review be undertaken by the Parish Council in order to monitor the maintenance and upkeep of the Parish’s footpaths. RCC also has it’s own system of inspections and condition surveys for footpath maintenance.”

### ***Community Infrastructure and Planning Obligations Response:***

#### **Housing Development - Use of grant monies**

- Suggested rewording to emphasise ‘S106 Agreements’: “The list of areas to be funded by the Community Infrastructure Levy (CIL) or S106 Agreements as detailed in Proposal HD4 is based on information provided by the questionnaire.”

### ***Housing Strategy and Enabling Officer Response:***

#### **7 - Protection of the Village’s Character and Heritage**

- Conformity with Rutland County Council Policies – amend typo as follows: “The requirement for future development to enhance the character of Rutland’s towns, villages and Countryside is central to Rutland’s Core Strategy Development Plan Document.”

## **8 - Housing Development**

### **Policy HD1 – Housing Numbers**

- Suggested rewording to emphasise small scale ‘unallocated’ sites: One or two additional houses per year will be permitted which should be located within the existing planned limits of development on either windfall sites, small scale unallocated sites, affordable housing sites, infill developments, or the conversion or reuse of suitable redundant rural buildings.

### **Supporting Statement**

- Amend typo as follows: “in the immediate future some 54 housesu will be built in Greetham”.
- Affordable housing - suggested rewording to emphasise the following:

“As Greetham is a Designated Rural Area under Statutory Instrument 2004/418, financial contributions for off-site affordable housing will normally be required from developments of six to ten dwellings under the current National Planning Practice Guidance. Sites of 11 or more dwellings will normally be required to have affordable housing on-site. Core Strategy DPD Policy CS11 and Site Allocations & Policies DPD Policy SP10 cover rural exception sites for affordable housing.”

### ***Development Management Response:***

#### **Policy HD1 – Housing Numbers**

- Limiting development to 1 or 2 houses per year is questioned as if RCC were faced with a larger site we could not refuse it.

#### **Policy HD2 – Housing Mix**

- The provision of bungalows in HD2 may conflict with the policy to protect the Conservation Area in Policy CH1 – Built Form.

#### **Proposal T3 – Thistleton Road Roundabout**

- RCC Highways team have indicated a planning application would be required for a roundabout but it is not clear who would submit it. Highways could do the work themselves as highway authority and it is recommended to delete the words ‘As part of a planning application’.

## **C. Next Stages**

### **SA/HRA Screening**

Table 4 (Establishing the Need for an Appropriate Assessment) has been updated at the pre-submission stage to reflect the revised policies of the Plan and can be found as an Addendum to the SA/SEA & HRA Screening Report.

The recommendations of the original Screening Report remain the same – i.e. there will not be any significant environmental effects arising from the Plan and full SEA/HRAs are not required.

### **Submission Draft Consultation**

The regulations require RCC to publicise the Plan during a 6 week submission draft consultation prior to the plan being submitted for independent examination.

In liaison with Greetham's NP Group, RCC will then appoint an Independent Examiner through the Neighbourhood Plan Independent Examiner Referral Service (NPIERS).

### **Independent Examination**

An Independent Examiner will then determine whether the Plan meets basic conditions and whether any modifications are required.



# **GREETHAM NEIGHBOURHOOD PLAN 2016-2036**

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## **Basic Conditions Statement**

## **Introduction**

The Plan is submitted by Greetham Parish Council, a qualifying body for Rutland County Council. The Plan has been prepared by the Greetham Neighbourhood Plan Steering Group, on behalf of the Greetham Parish Council.

The Parish of Greetham was designated a qualifying area on 25<sup>th</sup> April, 2014, through an application submitted on the 14<sup>th</sup> March, 2014.

The Plan covers the period 2016 to 2036.

This report sets out the reasons for producing the Neighbourhood Plan, and how the Plan has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012 ('the regulations').

The Basic Conditions Statement addresses how the basic conditions of neighbourhood planning have been met as prescribed by the Town and Country Planning Act (TCPA) 1990(as amended) Paragraph 8(2).

## **The Greetham Neighbourhood Plan Background**

At a village meeting held in January 2014, The Greetham community overwhelmingly supported the decision to produce a Neighbourhood Plan.

The Plan has been prepared from feedback provided by villagers through a questionnaire and village meetings. A 1<sup>st</sup> Consultation Draft Neighbourhood Plan submitted to the village provided strong affirmative feedback that the policies and proposals, were strongly supported.

## **The Greetham Vision**

The key aim of the Greetham Neighbourhood Plan vision is to ensure that Greetham retains its character as an attractive rural village with a thriving community spirit.

## **Vision Objectives**

The specific aims and objectives of the Plan are :-

- 1) To ensure new housing development meets the needs of the village and is designed to enhance the character of the village.
- 2) To ensure that new development does not produce adverse impacts on the environment of Greetham village and its surroundings in the parish.
- 3) To improve the housing mix and tenures to enable people of all ages to remain in the village at all stages of their life.
- 4) To improve and strengthen our community by improving community and leisure facilities.
- 5) To improve pedestrian and cycle access around the village and parish.
- 6) To improve facilities particularly for children, young people and older residents.
- 7) To improve road and pedestrian safety, and address the significant concerns that residents have regarding the impact of traffic on Main Street.
- 8) To enhance and protect the built and natural environment of the village and parish.
- 9) To encourage and support local businesses and people working from home, through the development of small business units and improvements to the telecommunications networks.

## **Legal Requirements and Compliance Statement**

The Neighbourhood Plan has been prepared by a qualifying body as designated by Rutland County Council in accordance with the Neighbourhood Planning (general) regulations 2012.

The proposed Neighbourhood Plan does not relate to more than one neighbourhood area, and only relates to the Greetham Parish, and there are no other neighbourhood plans relating to that neighbourhood area.

The Neighbourhood Plan will apply for 20 years and will be monitored and reviewed every 3-5 years in order that it continues to reflect Rutland County Council's Plan reviews for the period up to 2036.

The policies within the Neighbourhood Plan do not relate to excluded development (mineral extraction and waste development).

The Greetham Neighbourhood Plan 1<sup>st</sup> Consultation Draft Document was made available for consultation in accordance with Regulation 14 of 'the regulations', from 14<sup>th</sup> March to 2<sup>nd</sup> May 2016

The draft Neighbourhood Plan was submitted to the statutory environmental bodies (Historic England, English Heritage, Natural England, Environment Agency, Highways Agency, Homes & Communities Agency, ), together with local business and agencies, and submitted to the appropriate Local Planning Authority (Rutland County Council).

The draft Neighbourhood Plan has been consulted on as required by the regulations and responses have been recorded and changes made where appropriate.

Rutland County Council prepared an SEA/HRA report in May 2016, and it was considered that there will not be any significant environmental effects arising from the Plan and full SEA/HRAs are not required.

The following background evidence, studies or technical reports have also informed the development of the Plan:

- Rutland Landscape Sensitivity Capacity Study: Land Around Local Service Centres (Rutland County Council, 2012)

## **Sustainable Development**

- Sustainable development is the key principle of the Greetham Neighbourhood Plan. Its aim is to enhance the quality of life and meet the needs of everyone in the Parish, now and for future generations.

The Greetham Neighbourhood Plan:-

- Seeks to focus future development to small sites scattered within or adjacent to the built up parts of the village, thus promoting a sense of close community.
- Encourages the development of small office accommodation with shared facilities, in order to minimise the distance people travel to shops, services and employment, and to reduce trips by car.
- Lobbies for improvements to both the range and frequency of bus services.
- Encourages the formation of Focus Groups consisting of Parish Counsellors and members of the community to review community concerns and collect information in order to address specific community issues.
- Seeks to protect Open Spaces for future generations
- Focuses on improving Road Safety and seeking solutions to the very real issues concerning increased HGV road traffic, in close proximity to pedestrians using limited width pavements.
- Seeks to protect and enhance the historic character of the village for future generations.



**Greetham Neighbourhood Plans' Conformity with Rutland County Council Core Strategy Development Plan and Site Allocations and Policies Development Plan Document**

<b>R.C.C. CORE STRATEGY REFERENCE</b>	<b>R.C.C. SITE ALLOCATIONS AND POLICIES DP REFERENCE</b>	<b>GREETHAM NEIGHBOURHOOD PLAN</b>
		<b>Protection of the Village's Character and Heritage</b>
<b>CS1</b> -Sustainable Development	<b>SP15</b> – Design and amenity	GNP <b>CH1 states</b> that any future development should wherever possible enhance and be in sympathy with the villages historic and heritage assets for future generations. The Basic Condition Statement on page 5 of this document further demonstrates how the Plan meets the basic conditions of providing sustainable development.
<b>CS2</b> – Spatial Strategy <b>CS21</b> – The Natural Environment. <b>CS22</b> – The historic and cultural environment	<b>SP20</b> – The historic environment	Policy CH1 sets out the importance that any future development should enhance the character of the village, and that construction materials and finishes should complement the surrounding area, the character and heritage of the immediate environment.
<b>CS2</b> – Spatial Strategy <b>CS21</b> – The Natural Environment. <b>CS23</b> - Green Infrastructure, Open Space, Sport and Recreation	<b>SP21</b> – Important open space and frontages	GNP <b>CH2</b> states that future development should promote biodiversity, should not have an adverse impact on Important Open Spaces and should have regard to the key defining characteristics and natural features of the village's green infrastructure and provide links to the existing green infrastructure network.
		<b>Housing Development</b>
<b>CS3</b> – The Settlement Hierarchy <b>CS4</b> – Location of Development <b>CS9</b> – Provision and distribution of new housing	<b>SP5</b> – Built development in the towns and villages	The GNP acknowledges Greetham's role as a Local Service Centre, and believes it has met its contribution to growth through the development of two small scale allocated sites which will provide 54 additional houses within the timeframe of this Plan: North Brook Close and Greetham Garden Centre. These two developments will increase the housing stock by 25%.

<b>R.C.C. CORE STRATEGY REFERENCE</b>	<b>R.C.C. SITE ALLOCATIONS AND POLICIES DPD REFERENCE</b>	<b>GREETHAM NEIGHBOURHOOD PLAN</b>
<b>CS8</b> – Developer Contributions		Proposal <b>HD4</b> supports the active pursuance of grant monies (\$106 in respect of the two current developments) in order to be able to make improvements for the benefit of the village now and in the future.
<b>CS9</b> – Provision and distribution of new housing	<b>SP2</b> – Sites for residential development	Section 8 Housing Development accords with these policies
<b>CS10</b> – Housing Density and Mix <b>CS11</b> – Affordable Housing <b>CS7</b> – Delivering Socially inclusive Communities <b>SP2</b> – Sites for Residential Development	<b>SP9</b> – Affordable housing	The GNP acknowledges that the development of the Northbrook Close site allocated by RCC meets the housing mix criteria (including affordable housing) as identified through the village questionnaire, and as specified in Policy <b>HD2</b> . In <b>HD1</b> the Greetham Neighbourhood Plan supports the building of one or two additional houses per year on windfall sites, small scale allocated sites, affordable housing sites and infill developments or the conversion or reuse of suitable redundant rural buildings.
<b>CS19</b> – Promoting Good Design		GNP Policy <b>HD5</b> emphasises the importance of ensuring that no future development exacerbates the risk of flooding within the village.
		<b>Transport, Traffic Management and Road Safety</b>
<b>CS18</b> – Sustainable Transport and Accessibility		The residents of Greetham have identified road safety as a top priority. The Plan (Proposal <b>T1</b> ) supports Cottesmore’s proposal for limiting HGV traffic along the B668 and supports the formation of a Traffic Focus Group to work with Neighbouring Parishes and R.C.C. Highways Department to find a solution to the unique road and pedestrian safety issues identified in the plan.
<b>CS18</b> – Sustainable Transport and Accessibility	<b>SP15</b> – Design and amenity (Access and Parking)	Due to the constrained nature of local roads and lack of off-street parking, concern has been expressed by a number of residents, at the current impact, on-road parking is having to road safety. GNP Policy <b>HD3</b> proposes that each new dwelling should have off road parking space for 2 cars in order to not exacerbate existing parking pressures within the village.

R.C.C. CORE STRATEGY REFERENCE	R.C.C. SITE ALLOCATIONS AND POLICIES DPD REFERENCE	GREETHAM NEIGHBOURHOOD PLAN
		<b>Business and Tourism</b>
<b>CS2</b> – Spatial Strategy	<b>SP5</b> – Built development in the towns and villages	Proposal <b>B1</b> supports small scale office developments to encourage local employment and reduce the need to travel out of the village for work.
<b>CS13</b> – Employment and Economic Development <b>CS14</b> – Industrial and Office Development <b>CS16</b> – The Rural Economy	<b>SP14</b> – Telecommunications and high speed broadband	The GNP acknowledges that more people are self-employed and/or working from home. In order to meet this need, the GNP supports the development of shared local office accommodation (policy <b>B1</b> ) and improved consistent broadband signal strength (proposal <b>B3</b> ). Improved facilities for people working from home or locally, lowers the number of journeys to work.
<b>CS15</b> - Tourism		The Plan acknowledges the contribution that the current number of tourists make to the local village economy. Proposal <b>B4</b> supports the implementation of interpretation signage at several historic sites within the village, to enhance the tourist experience, subject to funding being available via either S106 or CIL.
		<b>Leisure and Well-being</b>
<b>CS23</b> – Green infrastructure, open Space, sport and recreation	<b>SP22</b> Provision of new open space  <b>SP14</b> – Design and amenity	Proposal <b>HD4</b> supports the active pursuance of grant monies (S106 in respect of the two current developments) in order to be able to make improvements for the benefit of the village now and in the future. With the building of a further 54 houses it is anticipated that the population of young children will increase considerably. Where developers are unable to provide safe playing areas within the development, SP22 of the Site Allocation and Policies Document supports infrastructure delivery from the Community Infrastructure Levy.

R.C.C. CORE STRATEGY REFERENCE	R.C.C. SITE ALLOCATIONS AND POLICIES DPD REFERENCE	GREETHAM NEIGHBOURHOOD PLAN
		<b>Village Amenities</b>
<b>CS7</b> – Delivering socially inclusive communities		Proposal <b>VA1</b> supports the village shop which forms part of Greetham village’s socially inclusive community and its continuation is a high priority to villagers. Greetham is a Local Service Centre and as such “should provide the necessary day to day services to ensure rural communities have the choice to live work and play close to where they live”.
		<b>Sustainable Development</b>
<b>CS20</b> – Energy efficiency and low carbon energy generation		Our proposal <b>SD1</b> suggests the need to encourage the residents of Greetham to be ‘energy aware’, and the formation of an Energy Focus Group is one way to bring information to villagers.
		<b>Environment and Healthcare</b>
<b>CS21</b> – The natural environment		The Plan is committed to preserving the village’s environment and improving, where possible, the footpaths, cycle ways ( <b>EH1</b> and <b>EH4</b> ) and enhancing the village environment through continued tree planting ( <b>EH2</b> ).

## **Greetham Neighbourhood Plan's Contribution to the National Planning Policy Framework Core Principles**

**It is legally required that a Neighbourhood Plan meet a range of basic conditions. The Greetham Neighbourhood Plan has complete regard for the National Planning Policy Framework as issued by the Secretary of State, and has been prepared in consultation with the local planning authority Rutland County Council**

<b><u>NPPF Core Planning Principles</u></b>	<b><u>GNP Contribution</u></b>
1. Be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept-up to date and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.	<p>The GNP has been prepared at the request of the village. A village meeting held in January 2014 and attended by 80 persons unanimously supported the preparation of a Neighbourhood Plan. A 20 strong volunteer Steering Group provided the resource to gather villager and other stakeholder views (via a questionnaire, workshops and village meetings), and to analyse the data. They then formed into Focus Groups to provide further analysis and data gathering and to identify the policies and proposals which form the basis of the GNP.</p> <p>The GNP will be an agenda item at each Parish Council AGM and will be reviewed every 3-5 years to ensure it continues to meet the changing needs of the village and continues to reflect RCC's Local Plan Reviews and changes in national policy</p>
2. Not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives.	<p>The village questionnaire was in two parts. An adult questionnaire for every adult on the Voting Register and also a children's questionnaire for every child in the household. There was a 50% return of the questionnaire. The questionnaire response provided a breadth of information from which the Housing and Development policies were derived, but also, Community Aspirations of what is good about Greetham and what aspects could be improved. From this information, the Parish Council has prepared a Neighbourhood Plan and formed Focus Groups to review and research further those ideas and issues provided.</p>
3. Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth.	<p>The residents of Greetham recognise that growth is inevitable over the plan period, but wish it to be managed gradually. Two developments are currently in the pipeline which will increase the housing stock by 54 houses (25%), therefore growth should be small scale going forward. The Housing Focus Group identified from questionnaire data analysis that the</p>

Plans should take account of market signals, such as land prices and housing affordability, and set out clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.	current mix of housing does not fully meet the needs of villagers and that the most frequent comments related to the need for more affordable homes, starter homes for young people and smaller homes , including single occupancy homes, and for downsizing for older residents
4. Always seek to secure high quality design and good standard of amenity for all existing and future occupants of land and buildings	A Character Assessment Document has been produced to accompany the Plan and has identified four character areas. Any new build and boundary treatments within any of these areas should match the built form of the existing build within the area it is located.
5. Takes account of the different roles and character of different areas, promoting their vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.	The Character Assessment Document identifies four broad character areas and their key defining characteristics and features. The Neighbourhood Plan also supports small scale office developments to encourage local employment, the safeguarding of the Village Shop and Post Office and are investigating the potential for a community-run shop.
6. Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).	North Brook runs East/West through the village. No development should exacerbate the risk of flooding or supercharged drains which already exists in the village.
7. Contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this framework.	Conservation and enhancement of the natural environment is integral to Plan. Future development should promote biodiversity, should not have an adverse impact on Important Open Spaces and should have regard to the key defining characteristics and natural features of the village's green infrastructure and provide links to the existing green infrastructure network.
8. Encourage the effective use of land by reusing land that has been previously developed (brownfield land) provided that it is not of high environmental value.	The land formerly known as Greetham Garden Centre (a brownfield site) currently has Outline Planning Permission for 35 houses.
9. Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage or food production).	Not directly applicable to GNP
10. Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations	The historic core of the village is a Conservation Area, which is defined as an 'area of special architectural or historic interest, the character and appearance of which it is desirable to preserve and maintain'. The Neighbourhood Plan Consultation Process identified that maintaining the character of the village is very important to residents.
11. Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.	Footpath maintenance and pedestrian pavements are actively pursued in the Environment and Healthcare proposals section.

<p>12. Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.</p>	<p>Road and pedestrian safety is a high priority for residents of Greetham. The section on Transport, Traffic Management and Road Safety specifically looks at various initiatives that may be pursued through the Traffic Focus Group. This also includes suggested improvements to Public Transport.</p>
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**Draft**

# Consultation Statement

## Greetham Neighbourhood Plan

### 2014 -2016

#### Introduction

- 1 At the end of 2013 the Parish Council agreed that a village meeting should be held to ascertain whether or not there was support from residents for a Neighbourhood Plan.
- 2 The village meeting was held in January 2014. It was advertised by delivering a notice to all households and in the Parish Magazine. Over 80 persons attended. There was unanimous support for preparing a Neighbourhood Plan. Twenty persons volunteered to form a Steering Group.
- 3 The Steering Group concluded that the most appropriate Designated Neighbourhood Plan Area was the whole of the Greetham Parish boundary. Rutland County Council undertook a Designated Area consultation process from 14th March 2014 to 25th March 2014 and the area was approved.

#### Village consultative meetings & questionnaire

- 4 Village meetings were held in June 2014 to identify the important issues and in the light of this a questionnaire was prepared by the Steering Group.

#### Distribution and collection

- 5 A questionnaire was distributed to each of the 560 residents on the electoral roll. There was a response rate of well over 50% which was very encouraging. An appropriate questionnaire was also circulated to all children in the parish. This process took place in June 2014 to August 2014.

#### Data analysis

- 6 The data from the 280 completed questionnaires returned was entered onto spreadsheets and a document “Greetham Neighbourhood Plan Summaries of questionnaire responses 13th October 2014”<sup>1</sup> prepared. This was made available to villagers through hard copies in public places (i.e. the shop & Community Centre) and the village website.

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<sup>1</sup> Available on the village website





## **Further consultation processes**

- 7 Focus groups within the Steering Group were set up to review the survey data and identify the key issues. Further consultation exercises included:
  - a Business Workshop held at the Greetham Golf Club in January 2015
  - a workshop for older residents, young people and parents of children in April 2015
- 8 Throughout the period of the preparation of the Neighbourhood Plan residents have been kept abreast of progress and asked to add their input where possible. This has been done by means of the Parish Magazine which is published monthly, large notices in the village shop window and the village website which has a dedicated area for the plan.

## **First consultative Draft February 2016**

- 9 Following extensive work by the Focus Groups, a First Consultation document was prepared. All the proposals therein were based on the issues identified from the Questionnaire, where it was evident there was a significant majority opinion on the matter.
- 10 In April 2016 this was circulated to all residents on the electoral register and the list of organisations recommended by Rutland County Council.
- 11 96% of the respondents supported the Plan as presented.
- 12 All the comments received from the First Consultation document were entered onto a spreadsheet and considered by the Steering Group. See Appendix 1.
- 13 The comments fell into the following categories:
  - Advice from Rutland County Council on some of the policies and layout of the section on housing.
  - Suggestions which would improve the document without materially affecting the policies presented.
  - Minor corrections as to matters of fact.
  - Comments / opinions that were not considered by the Steering Group to represent a majority point of view. (For example, a request that Great Lane should be reopened. When it was closed some six years ago, there was a village vote on the issue and a strong mandate to close the road. There was no evidence to suggest that opinions have changed since then)
  - Comments / opinions which if adopted would render the plan non compliant with statutory requirements.



14 The Steering Group agreed to changes to the First Consultation as identified in Appendix 1. A summary of the changes follows:

- On advice from Rutland County Council, part of the Housing Development section was split into a separate section entitled “Protection of the Village Character and Heritage”. It was recognised that it was not appropriate for all new housing to be in stone, as different areas of the village already have a diversity of build material. A document entitled “Greetham Character Assessment” was prepared to record the characters of different parts of the village and the policy on built form modified to require new builds to be in character with their surroundings.
- On advice from Rutland County Council, the policy on housing for the elderly was modified and incorporated into policy HD2
- On advice from Rutland County Council, the policy on housing density was dropped as it did not conform with the policy in Rutland’s Core Strategy document.

15 The Steering Group judged that the revised plan could be submitted without a further consultation exercise, as none of the changes significantly affected the policies in the First Consultation document.

### **Main organisations consulted**

16 All the individuals / organisations listed below were sent either a hard copy or e-mail of the First Consultation Document:

Local residents

Rutland County Council

The Parish councils adjoining Greetham:

Barrow Parish Meeting

Clipsham Parish Meeting

Cottesmore Parish Council,

Exton Parish Council

Pickworth Parish Meeting

Market Overton Parish Council,

Stretton Parish Council

Thistleton Parish Meeting

Local businesses – Identified from community consultation events:

Kendrew Barracks

MoD

Anglian Water


Severn Trent



NHS East Leicestershire and Rutland Clinical Commissioning Group  
Historic England  
Natural England  
Environment Agency  
Highways Agency  
Homes & Communities Agency



## Example of Shop poster



# Greetham Neighbourhood Plan

*Visit [www.greethamrutland.com](http://www.greethamrutland.com)  
(Village and Community life - Greetham Parish Council tabs) for more information*

**Business Drop in session**  
29th January 2015  
Greetham Valley Hotel, Golf & Conference Centre  
6.30pm to 8.30pm

Light refreshments + glass of wine will be available.

**An opportunity for you to tell us what would help your business in Greetham, or how can we help you work from home? Open to all business in Greetham and working people living in Greetham.**

**Event Planning meeting**  
29th January 2015 7.30 pm to 8.15pm  
Greetham Valley Hotel, Golf & Conference Centre

If you are involved in organising any events in Greetham to which the public are invited, we would like you to attend this meeting to help us create an event calendar for the year. Refreshments as above.

**Greetham Website Group AGM**  
29th January 2015, 8.15pm to 8.30pm  
Greetham Valley Hotel, Golf & Conference Centre

The website will be holding its AGM. Open to all. Please come along and help us maintain a great website. Refreshments as above.

**Issue 12th January 2015**

<b>Objective</b>	To give the residents of Greetham a greater say in the future development of the village
<b>Final outcome</b>	A plan for the village for the next 20 years. There will be a referendum with the question - "Are you in favour of the plan?" If 50% of voters say yes it will come into force and will be a significant factor in future planning decisions.
<b>Progress so far</b>	<ul style="list-style-type: none"> <li>• Steering group formed</li> <li>• Open days held</li> <li>• Questionnaire distributed</li> <li>• Some 300 questionnaires completed and returned.</li> <li>• Data analysed</li> <li>• Summaries produced and published</li> <li>• Focus Groups set up and holding meetings</li> </ul>
<b>Next Steps</b>	<ul style="list-style-type: none"> <li>• Focus Groups to decide what should be included in the Neighbourhood Plan. Research solutions to issues raised</li> <li>• Draft policies</li> <li>• Test whether or not draft policies will be acceptable to majority of residents</li> </ul>
<b>The Steering Group</b>	The Steering group is formed of some twenty volunteers from the village. The group includes representatives from the Parish Council.
<b>Want to get involved?</b>	It is not too late to join the Steering Group and help with this project. Contact as below.
<b>Funding</b>	Support and a grant provided by the Supporting Communities in Neighbourhood Planning programme led by Locality with RTP/Planning Aid England and Partners. available through My Community
<b>Contact</b>	<p>David Hodson 01572 813902</p> <p>E-mail <a href="mailto:hodson001@gmail.com">hodson001@gmail.com</a></p>





## Example of Villager Flyer

# Neighbourhood Consultation Plan Greetham needs You !



How do you want your village to look in  
**10..15...20...25...** years time

Join us at the  
**Community Centre**  
**Friday 6th June 6-9.30pm**  
BBQ ,Games, Sports (Friday evening only)  
**Sat 7th June 2.00 to 4.00 PM**  
(all children to accompanied by a parent)  
**Also at "Shattered on Saturday"**  
**Greetham Church 7th June 10.30 –12.30**  
(Tea and cakes)

To discuss/look at the parish maps and the  
Neighbourhood Consultation Plan  
We need you to put forward your wishes,  
Opinions, ideas and suggestions.

**EVERYONE'S OPINIONS NEEDED**  
**from under 11's to Over 80's**

Transport available please contact Karen ..812044



## Appendix 1

<b><u>Greetham Neighbourhood Plan - 1st Consultation Document - Villagers Comments</u></b>				
	<b><u>COMMENTS BY RESIDENTS</u></b>	<b><u>STEERING GROUP COMMENT</u></b>	<b><u>NP AMENDED</u></b>	<b><u>SUBJECT</u></b>
<b><u>1</u></b>	HD Proposals and Proposal LW3: Taking into account the current value of land and economic and political uncertainty, I think it is overly optimistic to hope that a local farmer can afford to be philanthropic and donate any parcels of land for allotments. I suggest that all new build housing developments should have gardens of sufficient size to permit a decent vegetable plot; I also suggest that some of the land designated for housing development be allocated for allotments. of course, with the Parish Council being in line to receive 25% of CIL over the next 3 years (to be then reviewed) one of the first items the PC could purchase would be land from a local farmer for allotments. The rental from the allotments would then return to the PC for further investment within the village.	Policy HD4 -Community Infrastructure Levy amended.	YES	ALLOTMENTS
<b><u>2</u></b>	Page 17: Policy HD5: I would suggest that the statement "There should be no further brick built buildings" should be changed to "there should be no further brick built buildings within the designated conservation area". I say this because there is a lot of brick construction outside the conservation area and building in stone can sometimes then look inappropriate in a predominately brick location. There are some dreadful extensions to brick houses in Ketton that have adopted this policy. I would suggest that there should be some comment either positive or negative for render and even timber finishes as modern building regulations and methods are going to see more of both these materials in the next 20 years. it may be prudent to be very specific about the use of materials in the conservation area only and it will be thus less prescriptive elsewhere.	Policy PC1 Built Form wording amended	YES	BUILT FORM
<b><u>3</u></b>	Built Form:page 15: This ought to include Rutland Core Strategy for energy efficient and environmentally friendly housing. Ref page 53 and 4 Policy CS20			BUILT FORM
<b><u>4</u></b>	Policy CS22 states "The quality and character of the built and historic environment of Rutland will be conserved and enhanced". Has this been taken into consideration for the proposed sites at the Garden Centre and North Brook Close?	A Greetham Character Assessment document has now been produced to support amendments to HD5.		BUILT FORM



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<u>5</u>	1. Business and Tourism - it is apparent that whilst Greetham inhabitants recognize the support of visitors in propping up local businesses e.g. Pubs and shop, they want numbers of visitors limited. Unfortunately for the businesses involved, costs are only ever going to increase - trying to limit tourism and visitor numbers to keep the facilities they support for mainly villager's use is therefore impractical, unworkable and very short sighted. policies aimed at increasing the numbers of tourists, both within the locale of Greetham itself and Rutland as a whole, can only be good for our local economy and businesses. From personal experience, many of our Hotel, Lodge and Cottage guests visit the two local pubs (on our recommendations) either via walking across the golf course, cycling, driving or we drop them off in our minibus. We recommend that our self catering guests purchase their supplies in the village shop. Greetham inhabitants alone cannot support the viability of these facilities going forward.	<b>We believe our current wording is about right (it acknowledges that we need tourism but that we don't want it to increase dramatically)</b>	<b>NO</b>	<b>BUSINESS &amp; TOURISM</b>
<u>6</u>	Business & Tourism: attempting to limit visitors and tourists to the village and to the area will have a negative effect on the facilities that they currently support i.e. The two pubs and village shop. The Government's and County Council's own policies are aimed at increasing revenue from Tourism and can only be good for our local businesses.	<b>Comments Noted - Refer above comments</b>	<b>NO</b>	<b>BUSINESS &amp; TOURISM</b>
<u>7</u>	My only piece of constructive feedback would be that it addresses the needs of children and young people a bit lightly	<b>Noted - No Action</b>		<b>BUSINESS &amp; TOURISM</b>
<u>8</u>	I would be interested to know on what basis you say that "the village has .....slow broadband speed". I am on supetrfast broadband and get speeds of 60-70 mb	<b>Proposal B3 wording has been amended</b>	<b>YES</b>	<b>BUSINESS AND TOURISM</b>
<u>9</u>	I am disappointed that a 20 year plan does not feel that it can seriously promote a by pass. The B668 is a major through route and it has been closed twice already this year. Since the closure of Great Lane there is no acceptable route around the village under 40 minutes (the ambulance driver returning patients to Oak House , was very stressed). A bypass and controlled housing development (especially the quarry site) are the only two things of true significance to Greetham's future in my opinion.	<b>Noted - Proposal T1 has been amended</b>	<b>YES</b>	<b>BY-PASS</b>
<u>10</u>	Proposal T5 - Safer walking and Cycling Routes - Would it be more appropriate for the Proposal to be supporting the review of footpaths being undertaken by the Traffic Focus Group rather than the Traffic Focus Group itself?	<b>Noted - no action taken</b>		<b>FOOTPATHS</b>
<u>11</u>	P18 - 4 lines from the bottom - ....has raised concerns add "over many years" regarding the safety etc. The report may wish to add the <u>increase</u> of pedestrians using the footpath since the opening of the camping and caravans site.	<b>Noted and wording amended.</b>	<b>YES</b>	<b>FOOTPATHS</b>
<u>12</u>	Footpaths should comply to minimum width requirements for "villages" (widths attached for reference). Greetham footpaths should/must comply to the absolute minimum of 1 metre. It would be diffierent /impossible to impose 2m or 1.5m.	<b>Noted</b>		<b>FOOTPATHS</b>



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<b><u>13</u></b>	Public Footpaths - open/reopen a footpath on the north side of the village linking the Viking Way (at the small caravan site) to the footpath off Wheatsheaf Lane.. This would provide a "Greetham Circular Footpath" around (nearly) the whole village. NB In part, this follows an old stone wall, which I believe forms part of the old village holmdaiz? (common land) (Map provided)	<b>Noted</b>		FOOTPATHS
<b><u>14</u></b>	Page 29: Proposal EH4: I would support a joint pedestrian cycleway to link Greetham to Stretton rather than just a footpath.	<b>Noted and Proposal EH4 wording amended</b>	<b>YES</b>	FOOTPATHS
<b><u>15</u></b>	Footpaths and Bridleways Page 28: The description of the Viking Way ought to be either North Lincolnshire to Rutland or Barton on Humber to Oakham	<b>Noted and wording amended.</b>	<b>YES</b>	FOOTPATHS
<b><u>16</u></b>	1. Great Lane should be re-opened. This will benefit the Community Centre. I suggest that the Centre could then take full advantage of the 28 days per annum of Caravan Rallys that can be held on the field, without having to apply to RCC for the gates to be opened. I further suggest that a footpath be prepared between the Community Centre and Rutland Caravan & Camping Site, encouraging the use of the Centre bar by visitors, adding further to community funds.	<b>Noted - No Action</b>	<b>NO</b>	GREAT LANE
<b><u>17</u></b>	P23 - Greethams Assets - add petanque club with others. We have been going for a long time too!	<b>Noted and wording amended</b>	<b>YES</b>	GREETHAM ASSETS
<b><u>18</u></b>	Policy T1 - HGV Restriction - I feel that this policy would have more strength if it stated that HGV's should be limited through Greetham and that the support for Cottesmore's proposal is the secondary consideration. The traffic problem through Greetham is more severe than through Cottesmore because of the road characteristics and the relationship of the road and pavement.	<b>Noted and Proposal T1 wording amended</b>	<b>YES</b>	HGV
<b><u>19</u></b>	I would also like to see a limit to HGV's through the village but cannot see how this can be achieved.	<b>Noted - see above</b>	<b>NO</b>	HGV'S





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<b><u>20</u></b>	I agree whole heartedly with the proposal for smaller properties & bungalows - only concern will be their affordability with the building materials suggested: local stone and thatch are expensive options	<b>Noted</b>	<b>NO</b>	HOUSING
<b><u>21</u></b>	Policy HD1 - Final Paragraph - Reference to development being through 'small allocated sites' could be misconstrued as additional small allocated sites although I believe the Policy is actually referring to the two sites with planning consent. Perhaps this should be clarified?	<b>Noted</b>		HOUSING
<b><u>22</u></b>	Policy HD5 - Built Form - This is an important policy for future development. Looking at recent new development in the conservation area particularly in Main Street, the size and height of some new houses does not complement the adjoining development of the street generally. Perhaps Policy HD5 could include reference to the scale of new buildings reflecting the scale of adjoining surrounding development.	<b>Noted - Policy PC 1 amended</b>	<b>YES</b>	HOUSING
<b><u>23</u></b>	P16 - Policy HD4 - parking space for <b>at least</b> 2 cars given that many households have two cars - parking on road may continue to be a problem.	<b>Noted</b>		HOUSING
<b><u>24</u></b>	I agree that the number of new houses planned is sufficient and that any more development would overwhelm the village and damage its character. The Housing Development Policies are broadly correct.	<b>Noted</b>	<b>NO</b>	HOUSING
<b><u>25</u></b>	I have one question which is mainly for information - there are a number of planned houses referred to, it would be useful to know where these are to be situated. The others outlined on page 12, and which underpins the content of the document, is most welcome.	<b>Noted - Respond directly and provide a map if possible</b>	<b>NO</b>	HOUSING
<b><u>26</u></b>	we do not need all these extra houses at the west end	<b>Noted - No action taken</b>	<b>NO</b>	HOUSING
<b><u>27</u></b>	Main Concern is: Planning for the Quarry leading to even further congestion in/around the village	<b>Noted - no action - RCC advise not allowed to include in NP</b>	<b>NO</b>	HOUSING
<b><u>28</u></b>	I suggest you make it clearer as to how many dwellings have been approved by the 12 individual planning permissions referred to on pages 14 and 16	<b>Noted - policy HD1 wording has been amended to be less specific about individual planning applications as advised by RCC</b>	<b>YES</b>	HOUSING



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<b><u>29</u></b>	Page 11 of 26 para.3: I note that the report mentions that the current population is 200 more than in 1911. It may be worth mentioning that the population in 1881 census is similar to today's population, and that the current population has only regained this original level by new house building.	<b>Noted - no action</b>	<b>No</b>	HOUSING
<b><u>30</u></b>	Page 14: para 6 last sentence I disagree with the statement that "no further houses are needed to meet the aspirations of Greetham residents for their village". Firstly the 12 approvals may never be built and secondly the approvals that have been gained do not fully address the needs and requirements of the village: single occupancy and downsizing properties and self build properties are still not included in the proposed mix of new housing.	<b>Noted</b>		HOUSING
<b><u>31</u></b>	Page 16: Policy HD7: I note and support the support for sheltered acomodation. Interestingly Rutland County Council has just got rid of all its sheltered accomodation by sacking all their resident wardens.....so I would actually query what is meant by sheltered accommodation.	<b>Wording amended on advice from RCC</b>		HOUSING
<b><u>32</u></b>	My principle caveat to the proposals concerns the O.P.P. For Greetham Garden Centre. Taking into account the full planning permission for the 19 houses at North Brook Close and the 12 individual applications: the plan for 35 dwellings at the Garden centre seems excessive. I am aware that this plan has been approved over County Council objection. Although not wishing to come across as a Nimby, I question if the infrastrudtures of both village and county can support such a large expansion. Quite rightly the houses envisaged are for smaller properties suitable for the retired and younger families. Are there enough facilities to accommodate young and old, adequate public transport and employment opportunities? As you point out traffic in the village is already a problem. Especially in the earlier hours of the morning Main St. is crammed with cars as well as HGV's and PSVs the problem exacerbated by the unavoidable on street parking.	<b>Noted - No action</b>	<b>NO</b>	HOUSING
<b><u>33</u></b>	Is it not possible for the plan to be reduced at least to the lower end of the original neighbourhood plan of a total of 50 houses?	<b>Noted - No action</b>	<b>NO</b>	HOUSING
<b><u>34</u></b>	As planning permission has already been granted for North Brook Close, it seems pointless to make any comment. However I object to the use of the tables in the "Housing Development " Section to justify Building just because the current housing mix does not match the average. Also object to the implication that the building levy is the only source of income for village improvements - why do I pay council tax	<b>Noted - No action</b>	<b>NO</b>	HOUSING



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<b><u>35</u></b>	HD3 Proposal - first impressions count! The entrances to the village should be enhanced by the aesthetically pleasing architecture of the houses - PLEASE can this be taken into account on the new development coming from Cottesmore? Smaller houses do not have to look like brick boxes. Greetham is full of small, attractive, even quirky, cottages, which should be reflected on the approaches to the village.	<b>Noted - a Character Assessment document has since been written and a new chapter 'Protection of the Villages Character and Heritage' has been included with 3 additional policies.</b>	<b>YES</b>	HOUSING BUILD FORM
<b><u>36</u></b>	I suggest that Great Lane be widened from the north end in conjunction with and to facilitate housing development on the east side of the lane. The Parish Council's 25% share of CIL engendered by any such development will ensure healthy community funds. Some of these funds can be used to purchase allotment land. The rental from the allotments would thence be recycled back to the village funds.	<b>Noted - This site has been proposed for the 2015/16 site allocation review. Policy HD6 - Community Infrastructure Levy amended to include the purchase of land for allotments</b>	<b>NO/YES</b>	HOUSING SITE ALLOCATION
<b><u>37</u></b>	How much impact will it (sic) really have, especially regarding building in the village against the likes of large developers with deep pockets?	<b>Noted - No action</b>	<b>NO</b>	MISC
<b><u>38</u></b>	Since Great Lane has been closed off it has made great lane a dangerous place to exit from. This is due to traffic parked on the junction on both main street and great lane. When I exit Great Lane to turn left I am face to face with westbound traffic on the main road before I can see on coming traffic. An accident is imminent. Can this be sorted out?	<b>Noted - no action Traffic Focus Group will continue to liaise with RCC</b>	<b>NO</b>	PARKING
<b><u>39</u></b>	We need to do something about the parking problem through the Main Street we do not need all these extra houses at the west end	<b>Traffic Focus Group currently discussing with RCC. Houses at the west end already won on appeal</b>		PARKING
<b><u>40</u></b>	Policies HD5 and HD8 should refer to preferred types of boundary treatments e.g. Stone walls and to hedges as well as trees and shrubs.	<b>Noted - a Character Assessment document has since been written and a new chapter 'Protection of the Villages Character and Heritage' has been included with 3 additional policies.</b>	<b>YES</b>	PLANNING
<b><u>41</u></b>	I agree with the comments of an improved bus service for commuters and shoppers. The bus from here to Oakham either arrives in town too early or too late for a 9.00 a.m. start. What about a weekly "shopping" bus for the residents who don't drive, to allow them to go to one of the super markets to buy their groceries or just meet friends for lunch etc.	<b>Noted - The NP already proposed that we should approach RCC Transport Dept and Bus Companies to provide a rush hour service.</b>	<b>NO</b>	PUBLIC TRANSPORT



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<b>42</b>	P19 - Public Transport - currently the bus service is 2 hourly during the day and <b>just 1 hour at "rush hour"</b> . <b>The information in the report is inaccurate. You may wish to print "bus times at the time of printing are - that covers all eventualities.</b>	<b>Noted - wording amended to reflect bus times are correct at time of printing.</b>	<b>YES</b>	PUBLIC TRANSPORT
<b>43</b>	Public Transport - a) The bus service to Oakham via Exton is 2 hourly which means that there is a 2 hour stay in Oakham (e.g. Going to Oakham on the 9.37 (the first on which the pensioners bus passes are valid) entails a wait until 12.00 for the return journey. b) The Service to Melton via Cottesmore is also 2 hourly. c) The lack of a bus to Stamford (except via Oakham then a change to the Peterborough Service) is a glaring omission.	<b>Noted - no action</b>	<b>NO</b>	PUBLIC TRANSPORT
<b>44</b>	Buses to Oakham: If possible to increase the frequency of the RF2 and to start earlier in the morning to allow our boys to either catch the Stamford school bus which leaves Cottesmore at 7.34 or to catch the 07.46 train from Oakham to Stamford?	<b>Noted - no action</b>	<b>NO</b>	PUBLIC TRANSPORT
<b>45</b>	Members of the Neighbourhood Plan Steering Group: Ann Jenkins also participated in the ESD focus Group. Paul Talbot-Jenkins also participated in the EH focus Group. Helen McGarrigle has not been included	<b>Noted - wording amended</b>	<b>YES</b>	STEERING GROUPS
<b>46</b>	On a more positive note., I raised the matter of the Empingham Practice opening a Surgery in Greetham at a Patients Participation and Reference Group some time ago, and the Practice Manager was encouraging. She has since retired so i do not know how her successor and the partners would react if a formal approach was made to them. I'll sound out options at the next PPRG meeting if you think this is a good idea.	<b>Noted</b>		SURGERY
<b>47</b>	The bio-gas digester. I am concerned that this will increase traffic through the village particularly heavy goods vehicles bringing in supplies.	<b>Noted - for future reference</b>	<b>NO</b>	SUSTAINABLE DEVELOPMENT
<b>48</b>	The objectives listed on page 5 of the report are short of one of the essential requirements as listed in the RCC, see page 16 Core Strategy CS21(a)(b)(f) which are to do with climate impact, environmental impact and the management of waste. Item (f) in particular "minimise the use of resources and meet high environmental standards in terms of design and construction with particular regard to energy and water efficiency, use of sustainable materials and minimisation of waste"	<b>Noted - These suggestions will be passed to Energy Focus Group</b>	<b>NO</b>	SUSTAINABLE DEVELOPMENT
<b>49</b>	Somebody made a comment about the proposal for a bio-gas digester to replace the existing facility, that it appeared to be someone's hobby horse? A bio-gas digester meets all of the requirements of energy, water efficiency and the minimisation of waste. The inescapable fact is that the existing system cannot cope with the existing demand and will need major upgrade to cope with any new housing in the village. According to the plans, the existing plastic pipe that runs from the pump house in Bridge Lane to the treatment plant between Cottesmore and Greetham is 6" in diameter, it passes under Kirks Close and through the land South of the conservation area. This pipe would have to be dug up and a new larger pipe of 24" diameter laid in its place. The existing installation was put in place in the mid 1950's since when the village had doubled in size at least. Rutland Council must have a map showing the route of the pipe.	<b>Noted - These suggestions will be passed to Energy Focus Group</b>	<b>NO</b>	SUSTAINABLE DEVELOPMENT



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<b>50</b>	Sustainable Development: The RCC Core Strategy CS20 requires new housing to be energy efficient. A high degree of insulation to lofts, walls and floors; energy efficient appliances etc. Houses should be constructed so they are orientated to take best advantage of solar gains and with respect to the installation of solar panels There are on the market, roof tiles that incorporate PV features.	<b>Noted - These suggestions will be passed to Energy Focus Group</b>	<b>NO</b>	SUSTAINABLE DEVELOPMENT
<b>51</b>	Page 25: The Chart is confusing. The answer to the question "if so what fuels do you use" ought to be in a box on its own. The box "on a scale of 1-5 how important is sustainable development to you?" ought to be tabulated fully in a separate chart with columns showing results for each category from 1-5.	<b>Noted - no action</b>		SUSTAINABLE DEVELOPMENT
<b>52</b>	Regarding traffic flow and road safety, I believe the 20 mph signs are a waste of point, whilst out with my dog early morning about 6.45, the through traffic, as a majority, travel at speeds well in excess of 40 mph: twice the recommended speed. This really needs urgent attention. Thank goodness for the parked cars, at least they slow the traffic in the main part of the village, but we need more action at both ends . perhaps a speed cameral similar to the one on Rockingham Hill in Corby	<b>We are continuing to work with RCC to monitor the 20 mph speed limit. RCC Constabulary have also been conducting speed traps at both ends of the vilage. Also, in the very near future RCC will introduce a 4 week width reduction and traffic flow experiment in the village at two points in the village (where the pavements are narrowest)</b>	<b>NO</b>	TRAFFIC
<b>53</b>	Key Aim - The Plan addresses the concerns raised about the problems of traffic and heavy lorries passing through the village. Given the importance of this particular issue and its implications for road and pedestrian safety would it be appropriate to include a reference to this in the Key Aim.	<b>Noted - Page 5 amended to include 2nd bullet point "To improve road and pedestrian safety"</b>	<b>YES</b>	TRAFFIC
<b>54</b>	Speeding Traffic - From my vantage point on Main Street I see little reduction in speed since the 20 mph signs were erected. It seems clear that only the installation of measures such as a camera plus enforcement of speed limits will make a difference to speed of vehicles (bicycles offend as frequently as do 4 wheel vehicles)	<b>Traffic Focus Group currently discussing with RCC</b>	<b>NO</b>	TRAFFIC



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<b>55</b>	We would like to think that HGVs could be stopped using the B668 through the village, as we can foresee someone getting hurt or killed using the footpath in the narrow parts (what about permanent traffic lights).	Traffic Focus Group currently discussing with RCC	NO	TRAFFIC
<b>56</b>	Main Concerns are: Traffic Control, roads are a death trap	Traffic Focus Group currently discussing with RCC	NO	TRAFFIC
<b>57</b>	Page 20 Para 4: The discussion on the problems of the road should also include a comment on the damage that is being done by the speed, volume and weight of the traffic on Grade 11 Listed buildings that line the Main Street. There are 4 Grade 11 listed buildings along Main Street and Stretton Road, either directly on the highway or within 1 metre of the highway. Some support should be included here to preserve these buildings.	Noted - No action	NO	TRAFFIC
<b>58</b>	Our primary concern is really the speed and volume of traffic through the village and also along Great Lane and the inconsiderate parking. Heavy goods traffic., at speed along Main Street, and Great Lane does give concern	Traffic Focus Group currently discussing with RCC	NO	TRAFFIC
<b>59</b>	After all the trouble that went into the 20 mph speed limit in the village, 90% of traffic is not conforming to the 20 mph. I have been overtaken 3 times between the Old School House and the Oakham Side of Main Street when I was observing the 20 mph. No overtaking signs would also be ignored. Could it be possible to police the speed limit more often?	Traffic Focus Group currently discussing with RCC	NO	TRAFFIC
<b>60</b>	Transport - Traffic Management and Road Safety - 1st Paragraph - I think the reasons for the amount and type of traffic using the B668 through Greetham is more complex than suggested. Sat navs, the increase in locally generated traffic etc also contributes to the increase in traffic generally and lorries in particular. I think it would be useful to provide the width of pavements at the narrowest points and to pointout that there is no pavement on the south side of the road and there are no verges and consequently pedestrians and traffic are in very close proximity most of the length of the pavement from the westerly junction at Church Lane and Main Street to the Bridge Lane.	Noted = will measure narrowest pavements (in the 2 chicanes) and add to the NP	YES	TRAFFIC MANAGEMENT
<b>61</b>	P28 - line 11 - a pedestrian/cycle path which runs . Line 16 - Trees - add - preserving and enhancing the village's environment	Noted - Page 36 wording amended	YES	TREES
<b>62</b>	P10 - Photograph - "copyright" not "copywrite"	Noted and amended	YES	TYPO



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<b>63</b>	Page 25 : Village Shop. I am concerned about the statement that the village shop should continue in its existing form. This is not really a good idea: a shop that is limping along with poor access is not something to be lauded. I would suggest that to relocate the shop would be a much better solution for the village as this would enable the inherent problems of the shop to be overcome. At the moment there is a step down into the shop which makes it inaccessible to a good number of people. I would support "the opposition for a change of use of the current shop premises"	<b>Noted - No Action taken. Please note this response is identical to that received from Rutland Access Group.</b>	<b>NO</b>	VILLAGE AMENITIES
<b>64</b>	Greetham Community Centre: keen that the playing fields are made use of more than they currently are I have put forward to the centre bringing back the cricket nets this season, and possible next year helping to organise social Sunday cricket side, you may have seen some information on this already	<b>Noted - Pass on to Community Centre</b>	<b>NO</b>	VILLAGE AMENITIES
<b>65</b>	As I am sure you know well enough, there are 3 pubs in the village, not 2. Of course by the time the Plan comes to fruition there may be only 2	<b>Noted - no action</b>	<b>NO</b>	VILLAGE AMENITIES
<b>66</b>	Both my wife, Suzanne and I support the Greetham Draft Neighbourhood Plan. I was heavily involved in writing the Housing and Renewal section of Langham's NP (we have a land interest there) and so I am familiar with process. Langham's Plan is more elaborate but I felt uncomfortable with the pressure from vested interests and the lacklustre commitment to provide affordable housing. There seems to be a collective delusion about the 'uniqueness' of the village which serves as a means of blocking development. Langham's Plan seeks a lot from Rutland CC but is parsimonious in what it offers by way of planned and controlled development. In contrast, I think you have got it right.. Well done	Noted	<b>NO</b>	
-	<b>68 RESPONSE FORMS RETURNED FROM VILLAGERS</b>			
-				
-	<b>COMMENTS FROM EXTERNAL BODIES</b>			
67	No Comments	Cottesmore Parish Council	<b>NO</b>	
68	No Comments	Anglian Water	<b>NO</b>	
69	Highways England consider that the scale of growth targeted for Greetham is relatively small and it should not impact significantly upon the operation of the strategic road network.	Highways England		
70	Highways England welcomes Proposal T5 - Safer Walking and Cycling Routes and Proposal T6 - improved bus services and timetable	Highways England	<b>NO</b>	
71	No Comments	Natural England	<b>NO</b>	



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72	Page 16 Policy HD2 - RAG supports Policy HD2 and specifically the requirement for the construction of bungalows. The mention of wheelchair accessible housing with wheelchair turning circles would be an improvement to this policy	Rutland Access Group	YES	
73	Page 17 Policy HD6. The Access group supports the improvement of cycle paths and footpaths as this is beneficial for all users including wheelchair users.	Rutland Access Group	YES	
74	Page 17 Policy HD7: Housing for the elderly could also include housing for the elderly and disabled.	Rutland Access Group	YES	
75	Page 20: policy T5: Add mention of improvements for wheelchair and scooter users, as the village is particularly poor for access for wheelchairs users. I note that there is no reference anywhere in the report to the Rutland Access Group survey of the village which took place in October 2001, a copy of which was given to the transport group. This highlighted particular problems with the pavements in Greetham and the Access Group are disappointed that there is no specific support to make improvements in this area.	Rutland Access Group	YES	
76	Page 22, signage. The access group would hope that if tourist signage is developed for the village, tactile signage be included along with standard written signage.	Rutland Access Group	NO	
77	Page 24. Proposal LW1. the access group note the plan for new benches. To be fully accessible benches should have arm rests at each end to enable people with mobility problems to use the benches in safety.	Rutland Access Group	Information passed on to Benches Focus Group	
78	Page 25 Village Shop. The access group fully support the provision of a shop in the village however this shop is currently inaccessible to anyone in a wheelchair or scooter, and even buggy users will struggle to get into the shop. Proposals to relocate the shop, or adapt the shop to be fully acceptable would be supported by the access group.	Rutland Access Group	information passed on to village shop focus group	
79	Page 29. Proposal EH1. The access group fully support the requirement for maintenance to all footpaths. The maintenance should include not only the surfacing but also ensure that vegetation does not grow across pedestrian routes as this can be a distinct hazard for anyone with mobility problems.	Rutland Access Group	information passed on to Focus Group	
80	We agree with all you have said in your summary. In particular, we agree with your doubts about the future use of the Quarry for housing development. The Quarry being outside your planned limits of development for Greetham, we agree that this site should not be allowed for housing. A quarry which has come to the end of its commercial life is an ideal site for retention for nature conservation and to develop a scheme for the enhancement of biodiversity within the previously quarried area. Such a site can't be easily adapted for nature conservation and biodiversity enhancement. In many planning approval documents for quarries it is a stated condition that at the end of its commercial life a quarry must be restored for nature conservation.	Clipsham Parish Council	noted	





## Appendix 1

81	Response from DLP Planning on behalf of Ivor Crowson in respect of Greetham Quarry	Ivor Crowson	<b>noted</b>	
82	Response received from Rutland County Council Departments	Sharon Baker	A follow up meeting was held with RCC and amendments discussed. Revised wording has been agreed with RCC which takes into account their feedback	

# **Greetham Neighbourhood Plan**

## **Sustainability Appraisal/ Strategic Environmental Assessment & Habitat Regulations Assessment**

### **Screening Report**

# **Strategic Environmental Assessment and Habitat Regulations Assessment Screening Report for Greetham Neighbourhood Plan**

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# Strategic Environmental Assessment and Habitat Regulations Assessment Screening Report for Greetham Neighbourhood Plan

## 1. Introduction

- 1.1 This screening report is designed to determine whether or not the contents of the Pre-submission draft Greetham Neighbourhood Plan (January 2015) (GNP) requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004.
- 1.2 This report will also screen whether or not the GNP requires a Habitats Regulations Assessment (HRA) in accordance with Article 6(3) of the EU Habitats Directive and with Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended). A HRA is required if it is deemed that likely negative significant effects may occur on protected European Sites (Natura 2000 sites) as a result of the implementation of a plan/project. As a general 'rule of thumb' sites with pathways of 10-15km of the plan/project boundary should be included with a HRA. Rutland Water Special Protection Area (SPA)/RAMSAR is the only international designated site within a 15km radius of the GNP boundary
- 1.3 This report will also screen whether or not the GNP requires a Habitats Regulations Assessment (HRA) in accordance with Article 6(3) of the EU Habitats Directive and with Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended). A HRA is required if it is deemed that likely negative significant effects may occur on protected European Sites (Natura 2000 sites) as a result of the implementation of a plan/project. As a general 'rule of thumb' sites with pathways of 10-15km of the plan/project boundary should be included with a HRA. Rutland Water Special Protection Area (SPA)/RAMSAR is the only international designated site within a 15km radius of the GNP boundary.
- 1.4 The purpose of the GNP is to provide a set of statutory planning policies to guide development within Greetham Parish over the life of the plan. The plan sets out the community's views in the emerging vision which is to conserve the historic character and the built character where possible and to significantly enhance the landscape setting and the landscape of the village whilst enhancing biodiversity value and enhancing employment and social opportunities.
- 1.5 The legislative background is referred to in section 2 which outlines the regulations that require the need for this screening exercise. Section 3, provides a screening assessment for both establishing the need for a SEA and the criteria for determining the likely significant environmental effects of the GNP on the environment. Section 4, provides a screening assessment for the GNP of both the likely significant effects of the implementation of the GNP and the need for a Habitats Regulation Assessment
- 1.6 The report is split in two parts. The first part will cover the screening for the SEA and the second will cover the screening process for the HRA. A summary of findings and conclusions for both screening processes can be found in Section 5 at the end of this document.

# **Strategic Environmental Assessment and Habitat Regulations Assessment Screening Report for Greetham Neighbourhood Plan**

## **2. Legislative Background**

### **Strategic Environmental Assessment (SEA)**

- 2.1 The basis for Strategic Environmental Assessments and Sustainability Appraisal legislation is European Directive 2001/42/EC and was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004, or SEA Regulations. Detailed Guidance of these regulations can be found in the Government publication 'A Practical Guide to the Strategic Environmental Assessment Directive' (ODPM 2005).
- 2.2 The Planning and Compulsory Purchase Act 2004 required Local Authorities to produce Sustainability Appraisals (SA) for all local development documents to meet the requirement of the EU Directive on SEA. It is considered best practice to incorporate requirements of the SEA Directive into an SA. This is also discussed within the NPPF para 165.
- 2.3 The Planning and Compulsory Purchase Act 2004 required Local Authorities to produce Sustainability Appraisals (SA) for all local development documents to meet the requirement of the EU Directive on SEA. It is considered best practice to incorporate requirements of the SEA Directive into an SA. This is also discussed within the NPPF para 165.
- 2.4 However, the 2008 Planning Act amended the requirement to undertake a Sustainability Appraisal for only development plan documents (DPD's), but did not remove the requirement to produce a Strategic Environmental Assessment. A Neighbourhood Plan is not a development plan document and therefore does not legally require a Sustainability Appraisal. Where appropriate, however, an SEA assessment still needs to be undertaken in line with the SEA regulations.
- 2.5 To fulfil the legal requirement, this report focuses on screening for a SEA and the criteria for establishing whether a full assessment is needed.

### **Habitat Regulation Assessment (HRA)**

- 2.6 It is required by article 6 (3) of the EU Habitats Directive and by regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended) that an appropriate assessment is carried out with regard to the Conservation Objectives of the European Sites and with reference to other plans and projects to identify if any significant effect is likely for any European Site.
- 2.7 To fulfil the legal requirements to identify if likely significant effects will occur with the implementation of the GNP upon the European Sites (Natura 2000 sites) a screening assessment has been undertaken in Section 4 of this report.

# Strategic Environmental Assessment and Habitat Regulations Assessment Screening Report for Greetham Neighbourhood Plan

## 3. SEA Screening

### Criteria for Assessing the Effects of GNP

#### 3.1 Criteria for determining the likely significance of effects referred to in Article 3(5) of Directive 2001/42/EC are set out below:

1. The characteristics of plans and programmes, having regard, in particular, to
  - the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,
  - the degree to which the plan or programme influences other plans and programmes including those in a hierarchy,
  - the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,
  - environmental problems relevant to the plan or programme,
  - the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to
  - the probability, duration, frequency and reversibility of the effects,
  - the cumulative nature of the effects,
  - the transboundary nature of the effects,
  - the risks to human health or the environment (e.g. due to accidents),
  - the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),
  - the value and vulnerability of the area likely to be affected due to:
    - special natural characteristics or cultural heritage,
    - exceeded environmental quality standards or limit values, - intensive land-use,
  - the effects on areas or landscapes which have a recognised national, Community or international protection status
  - intensive land-use,
  - the effects on areas or landscapes which have a recognised national, Community or international protection status.

Source: Annex II of SEA Directive 2001/42/EC

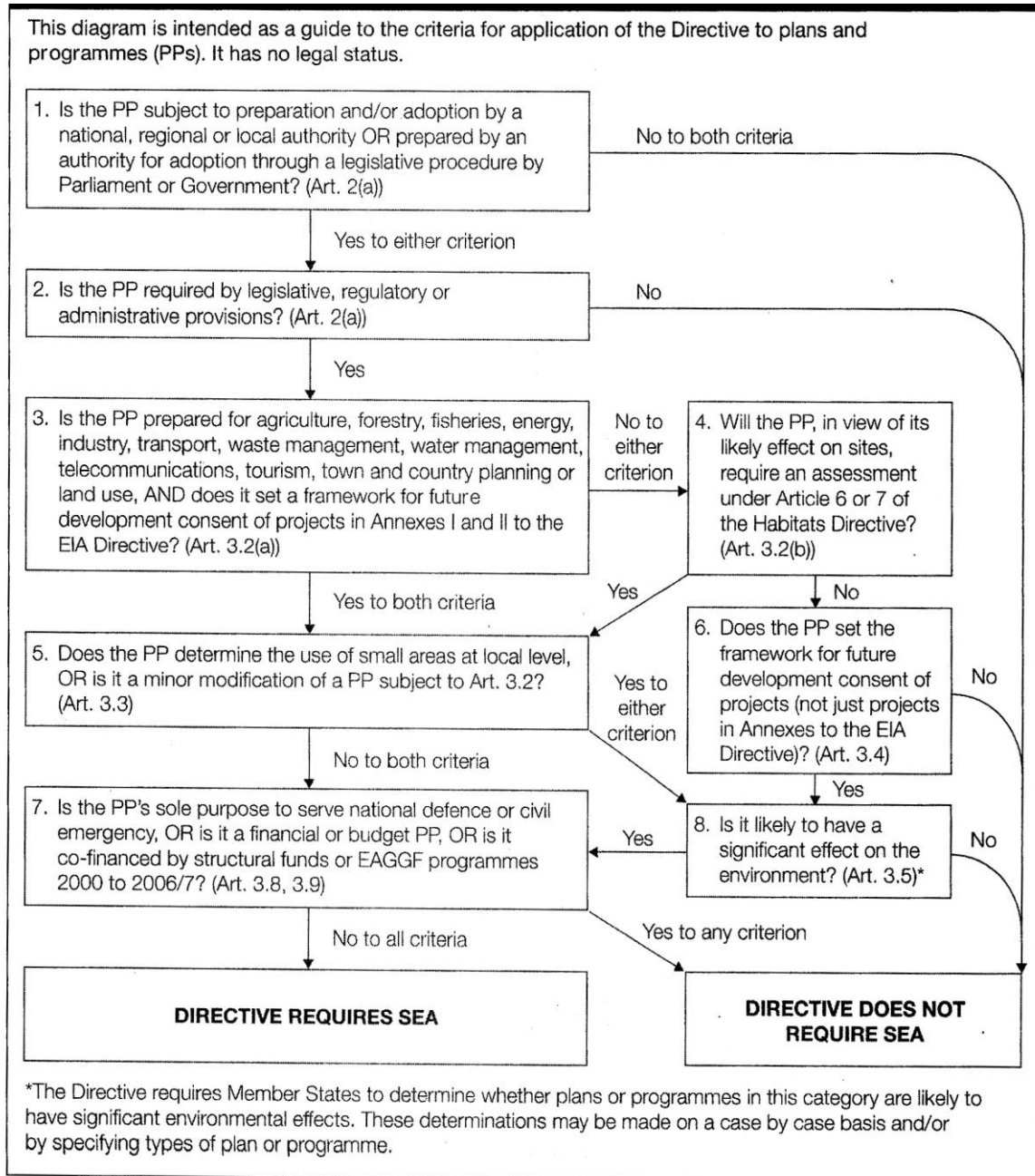
### Assessment

- 3.2 The Localism Act (2011) requires that Neighbourhood Plans must be in general conformity with the strategic policies of the Local Plan. Rutland County Council has a Core Strategy Development Plan Document (DPD) which was adopted in July 2011 and a Site Allocations & Policies DPD adopted in October 2014.
- 3.3 The GNP must be in general conformity with the adopted Core Strategy and Site Allocations & Policies DPD. Both documents were subject to a full Sustainability Appraisal which included a SEA assessment. The assessment established there were no likely significant effects arising from the implementation of the Core Strategy and the Site Allocations & Policies DPD, as the assessments ensured mitigation measures were in place.

# Strategic Environmental Assessment and Habitat Regulations Assessment Screening Report for Greetham Neighbourhood Plan

3.4 The diagram in figure 1 illustrates the process for screening a planning document to ascertain whether a full SEA is required.

*Fig. 1. Application of the SEA Directive to plans and programmes*



## Strategic Environmental Assessment and Habitat Regulations Assessment Screening Report for Greetham Neighbourhood Plan

3.5 Table 1 shows the assessment of whether the GNP will require a full SEA. The questions below are drawn from the diagram in figure 1 which sets out how the SEA Directive should be applied.

**Table 1: Establishing the Need for SEA**

Stage	Y/ N	Reason
1. Is the PP (plan or programme) subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	Y	This neighbourhood plan is prepared by Greetham Parish Council (as the Qualifying Body) under the provisions of the Town and Country Planning Act 1990 as amended by the Localism Act 2011. Once the plan is 'made' subject to examination and having received 50%+ or more 'yes' votes through a referendum it will be adopted by Rutland County Council and become part of the Statutory Development Plan for the area.
2. Is the PP required by legislative, regulatory or administrative provisions? (Art. 2(a))	N	Communities have a right to produce a Neighbourhood Plan; however communities are not required by legislative, regulatory or administrative purposes to produce a Neighbourhood Plan. However, once 'made' the Greetham Neighbourhood Plan would form part of the statutory development plan, and will be used when making decisions on planning applications within the Neighbourhood Area. Therefore it is considered necessary to answer the following questions to determine further if an SEA is required
3. Is the PP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art 3.2(a))	Y	The plan covers some of the topics identified in the list and it could sets out a framework for future development of the scale that would fall under Annex II of the EIA Directive. However for Neighbourhood Plans, developments which fall under Annex I of the EIA Directive are "excluded development" as set out in Section 61k of the Town and Country Planning Act 1990 (as amended by the Localism Act)
4. Will the PP, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b))		N/A
5. Does the PP Determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art. 3.3)	Y	The Greetham Neighbourhood Plan covers the parish of Greetham (local level). A neighbourhood plan can determine the use of small areas at a local level.
6. Does the PP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3.4)	Y	Once 'made' the Greetham Neighbourhood Plan will form part of the statutory development plan and sets policies which planning applications within the GNP area must adhere to. It therefore sets the framework for future developments at a



## Strategic Environmental Assessment and Habitat Regulations Assessment Screening Report for Greetham Neighbourhood Plan

		local level.
7. Is the PP's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)		N/A
8. Is it likely to have a significant effect on the environment? (Art. 3.5)	<b>N</b>	None identified. See Table 2 to understand the determination of likely significant effects

**Table 2: Criteria for determining the likely significance of effects on the environment from Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004**

Criteria (from Annex II of the SEA Directive and Schedule 1 of Regulations)			
1. Characteristics of the plans and programmes, having regard, in particular to:		Is there a significant environmental impact?	Justification
1a	The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.	<b>N</b>	The GNP will provide policies in addition to existing policies within the Core Strategy and Site Allocations & Policies DPD (which have already been subject to SA and SEA) that set the broad framework. The GNP does not allocate any land for development.
1b	The degree to which the plan or programme influences other plans and programmes including those in a hierarchy	<b>N</b>	The GNP will introduce new policies but will be in general conformity with other plans in the hierarchy. It supports the implementation of higher tier policies at the Neighbourhood Plan Area level. It is not therefore considered to have significant influence on other plans and programmes or their effects on the environment.
1c	The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development	<b>N</b>	The GNP aims to support sustainable development through determining applications. It is anticipated that the GNP may have a positive impact in the local area to which the policy is applied. The likelihood of significant effects on the environment therefore is minimised.
1d	Environmental problems relevant to the plan or programme	<b>N</b>	The GNP itself will not result in any environmental problems beyond those already identified in the SA of the Core Strategy & Site Allocations & Policies DPD. It is anticipated that the GNP may have a positive impact in the local area to which the policy is applied through minimising environmental problems arising
1e	The relevance of the plan or programme for the implementation of [European] Community legislation on the	<b>n/a</b>	The GNP has to be in conformity with the Local Plan. The Local Plan for Rutland has had regard to European Community legislation on the

## Strategic Environmental Assessment and Habitat Regulations Assessment Screening Report for Greetham Neighbourhood Plan

	environment (for example, plans and programmes linked to waste management or water protection)		environment and therefore this legislation is not considered relevant to this criterion.
<b>2. Characteristics of the effects and of the area likely to be affected [by the GNP], having regard, in particular, to:</b>		<b>Is there a likely significant environmental impact?</b>	<b>Justification</b>
2a	The probability, duration, frequency and reversibility of the effects	<b>N</b>	The duration of the effects is specific to the outcome of the planning permission but it is anticipated that this guidance will minimise detrimental effects.
2b	The cumulative nature of the effects	<b>N</b>	The cumulative effects of the GNP are likely to be positive although only on a local scale.
2c	The trans-boundary nature of the effects	<b>N</b>	The GNP is unlikely to have a significant impact on neighbouring areas..
2d	The risk to human health or the environment (for example, due to accidents)	<b>N</b>	It is considered that the GNP presents no risks to human health or the environment.
2e	The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	<b>N</b>	The GNP will be applied to all planning applications in the parish of Greetham determined by Rutland County Council. The effects of the GNP will more likely be felt at a much more local scale (i.e. site or neighbourhood).
2f	The value and vulnerability of the area likely to be affected due to: i) Special natural characteristics or cultural heritage; ii) exceeded environmental quality standards or limit values; or iii) intensive land-use	<b>N</b>	These issues will be dealt with through the planning application process. The GNP provides policies for Greetham parish in addition to the existing Development Plans. The anticipated effects should therefore be positive for this criterion. The GNP provides additional planning policy for Greetham which in itself it will not have a significant effect.
2g	The effects on areas or landscapes which have a recognised national, Community or international protection status.	<b>N</b>	None identified. The GNP provides additional planning policy for Greetham which in itself will not have a significant effect. Any applications for development will be required to satisfy the relevant policies for protection of the character of the area before permission is granted.

### Screening Outcome

- 3.6 On the basis of the assessments in Table 1 & 2, it is considered there will not be any likely significant environmental effects arising from the Greetham Neighbourhood Plan. The Full SA/SEA of the Core Strategy and the Site Allocations and Policies Development Plan Documents established there were no likely significant effects arising from the implementation of policies on these documents in the area, as the assessments ensured mitigation measures were in place. . As such, the GNP does not require a full SEA to be undertaken.

# Strategic Environmental Assessment and Habitat Regulations Assessment Screening Report for Greetham Neighbourhood Plan

## 4. HRA Screening

### HRA Process

- 4.1 The initial stage of the HRA process is called the screening stage and determines if there are any likely significant effects possible as a result of the implementation of the plan with reference to other plans or projects, in particular the Core Strategy and the Site Allocations & Policies DPD for any European site. Only if a 'significant effect' is likely would trigger the need for an Appropriate Assessment of the Greetham Neighbourhood Plan to be undertaken.
- 4.2 The screening process should provide a description of the plan and an identification of the Natura 2000 sites which may be affected by the plan and assess the significance of any possible effects on the identified sites.

### Relevant Natura 2000 sites

- 4.3 Rutland Water Special Protection Area (SPA)/RAMSAR is the only international designated site within a 15km radius of the GNP boundary. Therefore the HRA screening assessment needs to identify if any likely significant effects will be caused by the implementation of the GNP.

### Rutland Water SPA/RAMSAR

- 4.4 Rutland Water is a man made pump storage reservoir created by the damming of the Gwash Valley in 1975 and is the largest reservoir in the United Kingdom. In general the reservoir is drawn down in the summer and filled during the autumn and winter months when river levels are high. The main habitats are open water and a mosaic of lagoons, reedswamp, marsh, old meadows, scrub and woodland. The lagoons are one of the most important areas for wintering wildfowl.
- 4.5 The interest features in relation to the site as an SPA and RAMSAR are provided in table 3.

# Strategic Environmental Assessment and Habitat Regulations Assessment Screening Report for Greetham Neighbourhood Plan

**Table 3. Interesting Features of Rutland Water SPA/RAMSAR**

Designation	Interesting Features
SPA	<p><b>Qualifies under Article 4.2 by supporting populations of European importance of the following migratory species over winter:</b></p> <ul style="list-style-type: none"> <li>- Shoveler <i>Anas clypeata</i></li> <li>- Teal <i>Anas crecca</i>*</li> <li>- Wigeon <i>Anas Penelope</i>*</li> <li>- Gadwall <i>Anas strepera</i></li> <li>- Tufted Duck <i>Aythya fuligula</i>*</li> <li>- Goldeneye <i>Bucephala clangula</i>*</li> <li>- Mute Swan <i>Cygnus atria</i>*</li> <li>- Goosander <i>Mergus merganser</i>*</li> <li>- Great Crested Grebe <i>Podiceps cristatus</i>*</li> </ul> <p><b>Qualifies under Article 4.2 by regularly supporting at least 20,000 waterfowl.</b></p> <p>* Species that may be removed following the SPA Review *Stroud et al, 2001; The UK SPA network: its scope and content, JNCC)</p>
RAMSAR	<p><b>RAMSAR criterion 5 – Assemblages of international importance</b></p> <p>Species with peak counts in winter:</p> <ul style="list-style-type: none"> <li>- 19274 waterfowl (5 year peak mean 1998-99 – 2002/2003)</li> </ul> <p><b>RAMSAR criterion 6 – Species/populations occurring at levels of international importance</b></p> <p>Qualifying Species:</p> <ul style="list-style-type: none"> <li>- Gadwall <i>Anas strepera</i></li> <li>- Northern shoveler <i>Anas clypeata</i></li> </ul>

- 4.6 The sensitivities and vulnerabilities of the site have been identified in HRA assessments for Rutland County Council's Core Strategy and Site Allocations and Policies Development Plan Documents.
- 4.7 The HRA identified that the most noticeable species are the populations of gadwall and shoveler. Data on the use of the site by these species indicate the gadwall and shoveler numbers peak in the autumn, generally around September/October, before declining over the winter period.
- 4.8 This suggests that Rutland is mainly used as a refuge whilst species are moulting in early autumn, before dispersing from the site to other wintering areas as winter progresses. During the winter, gadwall and shoveler occupy more extensive open waters of lakes, reservoirs and gravel pits.

## Strategic Environmental Assessment and Habitat Regulations Assessment Screening Report for Greetham Neighbourhood Plan

4.9 Threats include disturbance and water pollution. The principle sensitivities and vulnerabilities of Rutland Water include:

- Water Quality. The level of phosphate can vary above the recommended level at certain times of the year. This increases the risk of a shift in the trophic status of the water body to an algae dominated system, which would adversely affect the site;
- Water level. The water level is linked to abstraction and affects accessible aquatic plants are for wildfowl feeding on the site. The ecological perturbation that frequent lowering and raising of water levels causes could be an important factor in whether or not a switch in trophic status occurs.
- Recreation. Management of the trout fishery has caused some debate over potential effects on site ecology. In addition, water sports such as sailing have the potential to affect the site through disturbance. Casual recreation around the site margins may also affect some interest features. The site and the interest features are most likely to be vulnerable to disturbance during the key autumn period.

4.10 The HRA considered that both the Core Strategy and the Site Allocations & Policies DPDs would have no likely significant effects on any European sites in combination with any other adopted planning documents; the protective policies contained within the DPD, and similar policies within other plans, will ensure this outcome.

4.11 Therefore, in the context that the Greetham Neighbourhood Plan does not propose to allocate land specifically for new development and the policies within the GNP are in conformity with the Core Strategy and Site Allocations & Policies DPD, it is considered that there will be no requirement to undertake an Appropriate Assessment of the Greetham Neighbourhood Plan.

4.12 Although the Greetham Neighbourhood Plan does not propose to allocate land specifically for new development, any windfall development that comes forward in the Greetham Neighbourhood Plan area will be subject to Core Strategy Polices CS4 – ‘Location of Development’ and Site Allocations & Policies DPD Policy SP5 – ‘Built Development in the towns and villages’.

4.13 An assessment of likely significant effects has been undertaken for all policies in the Greetham Neighbourhood Plan. Table 4 below presents a HRA Screening for the Greetham Neighbourhood Plan (Please note: Table 4 has been updated at the pre-submission stage and can be found as an Addendum to this report).

***Table 4: Establishing the Need for an Appropriate Assessment***

<b>Greetham NP Policy</b>	<b>Detail of Policy to be Screened</b>	<b>Comment</b>	<b>Likely Significant Effect</b>
HD1	Housing Numbers	This policy does not specifically allocate land for development – it supports up to 60 new houses which already have planning consent and up to 1 or 2 additional houses on windfall sites each year. This policy itself will not lead to	No likely significant effect

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Screening Report for Greetham Neighbourhood Plan**

<b>Greetham NP Policy</b>	<b>Detail of Policy to be Screened</b>	<b>Comment</b>	<b>Likely Significant Effect</b>
		development, it supports Rutland Local Plan policy which has been assessed as having no negative effects by a HRA	
HD2	Housing Stock	Policy is similar to existing Rutland Local Plan policy which has been assessed as having no negative effects by a HRA	No likely significant effect
HD3	Housing Density	This Policy proposes a lower density than in the Local Plan and would not lead to additional development beyond that expected to come forward in the Local Plan. The existing Rutland Local Plan policy has been assessed as having no negative effects by a HRA	No likely significant effect
HD4	Car Parking	This Policy sets out the minimum parking standards for residential development to reduce on road parking.	No likely significant effect
HD5	Built Form	This policy itself will not lead to development, it sets criteria for appropriate building materials	No likely significant effect
HD6	Housing Levy	This Policy itself will not lead to development, it supports CIL expenditure on improvements to the village.	No likely significant effect
HD7	Housing for the Elderly	This policy itself will not lead to development, it sets out design criteria for housing for the elderly.	No likely significant effect
HD8	Housing Development and the Environment	This Policy itself will not lead to development, it sets out landscaping criteria for around development	No likely significant effect
HD9	Protection of Important Open Spaces	This Policy itself will not lead to development, it supports Local Plan Policy SP21 for important open spaces which has been assessed as having no negative effects by a HRA	No likely significant effect

## **Strategic Environmental Assessment and Habitat Regulations Assessment Screening Report for Greetham Neighbourhood Plan**

- 4.14 The findings show that the policies will have no likely significant effect upon Rutland Water. Most policies are similar and in conformity to those in both the adopted Core Strategy and Site Allocations & Policies DPD, which were subject to a HRA that confirms no significant effects are likely. As such, the implementation of the GNP will not result in any likely significant effects upon Rutland Water.

### **In combination effects**

- 4.15 Regulation 102 of the Habitats Regulations 2010 requires an appropriate assessment where a land use plan (not directly connected with or necessary to the management of the site) is likely to have a significant effect on a European site, either alone or in combination with other plans or projects
- 4.16 There are a number of potentially relevant plans and projects which may result 'in combination' effects for the GNP, a useful starting point to determine whether the GNP may result in 'in combination' effects is the HRA's undertaken for Rutland County Council's Core Strategy and Site Allocations & Policies DPD's. Both these HRA's identified possible 'in combination' effects in relation to development and regional water resource demands on Rutland Water.
- 4.17 However, in mitigation, the Water Cycle Study identifies that there is either sufficient capacity within the sewerage network to avoid significant effects on Rutland Water, or works will be able to improve their treatment levels within the limits of conventional wastewater treatment technology to allow for increased discharges from the Waste water Treatment Works (WwTWs).
- 4.18 The screening assessment undertaken concludes that no likely significant effects in relation to the Rutland Water SPA/RAMSAR site will occur as a result of the implementation of the Core Strategy and Site Allocations & Policies DPD's.

### **Screening Outcome**

- 4.19 The Greetham Neighbourhood Plan does not go beyond the requirements set out in the Core Strategy & the Site Allocations & Policies DPD, consequently, it is considered that no significant 'in combination' likely effects will occur from the implementation of the GNP. As such, the Greetham Neighbourhood Plan does not require a full HRA to be undertaken.

## **5. Conclusions and Recommendations of the Screening Assessments**

### **SEA**

- 5.1 A screening assessment was undertaken to determine the need for a SEA in line with regulations and guidance and can be found in Section 3 of this report. The assessment finds no likely significant effects will occur as a result of the GNP. The assessment finds many of the policies are in conformity with the local plan policies which have a full SA/SEA and which identified no likely significant effects will occur as a result of the implementation of policies.
- 5.2 From the findings of the screening assessment it is recommended that a full SEA does not need to be undertaken for the GNP.

# **Strategic Environmental Assessment and Habitat Regulations Assessment Screening Report for Greetham Neighbourhood Plan**

## **HRA**

- 5.3 A screening assessment was undertaken to determine the need for a HRA in line with regulations and guidance and can be found in section 4 of this report. The assessment finds no likely significant effects will occur as a result of the GNP. The assessment finds many of the policies are in conformity with the local plan policies, which have undergone a full HRA which identified no likely significant effects will occur as a result of the implementation of policies. It is also identified that no likely in combination significant effects will occur as a result of the implementation of the GNP.
- 5.4 From the findings of the screening assessment it is recommended that a full HRA does not need to be undertaken for the GNP.



# Strategic Environmental Assessment and Habitat Regulations Assessment Screening Report for Greetham Neighbourhood Plan

## 6. Addendum

**Table 4: Establishing the Need for an Appropriate Assessment**

Greetham NP Policy	Detail of Policy to be Screened	Comment	Likely Significant Effect
CH1	Built Form	This policy itself will not lead to development, it sets criteria for appropriate building materials.	No likely significant effect
CH2	Green Infrastructure	This Policy itself will not lead to development, it sets out landscaping criteria for around development and supports Local Plan Policies SP21 for important open spaces and CS23 for green infrastructure which have been assessed as having no negative effects by a HRA.	No likely significant effect
HD1	Housing Numbers	This policy does not specifically allocate land for development – it supports up to 60 new houses which already have planning consent and up to 1 or 2 additional houses on windfall sites each year. This policy itself will not lead to development, it supports Rutland Local Plan policy which has been assessed as having no negative effects by a HRA.	No likely significant effect
HD2	Housing Mix	Policy is similar to existing Rutland Local Plan policy which has been assessed as having no negative effects by a HRA.	No likely significant effect
HD3	Car Parking	This Policy sets out the minimum parking standards for residential development to reduce on road parking.	No likely significant effect
HD4	Community Infrastructure Levy	This Policy itself will not lead to development, it supports CIL expenditure on improvements to the village.	No likely significant effect
HD5	Locations to avoid for future development	This policy itself will not lead to development and mitigates against the risk of flooding.	No likely significant effect
HD6	Monitoring and Review	This policy itself will not lead to development and ensures the Plan is monitored and reviewed every 3-5 years.	No likely significant effect