

E D I T H   W E S T O N  
*Neighbourhood Plan 2012 - 2026*



## Table of Contents

<b>Legislation</b> .....	<b>2</b>
<b>Purpose Of The Plan</b> .....	<b>2</b>
<b>How We Arrived At This Plan</b> .....	<b>3</b>
<b>Village History</b> .....	<b>5</b>
<b>Village Description</b> .....	<b>6</b>
<b>The Plan</b> .....	<b>7</b>
<i>Housing</i> .....	<i>7</i>
<i>Commercial and Industrial Development</i> .....	<i>9</i>
<i>Development of Leisure and Tourist Facilities</i> .....	<i>10</i>
<i>The Environment</i> .....	<i>11</i>
<i>Countryside, Open Spaces, Recreation and Tourism</i> .....	<i>12</i>
<i>Roads and Road Safety</i> .....	<i>13</i>
<i>Public Transport</i> .....	<i>14</i>
<i>Village Heritage and Character</i> .....	<i>14</i>
<i>Local Facilities, Community and Village Events</i> .....	<i>15</i>
<i>The Shop</i> .....	<i>15</i>
<i>The Pub</i> .....	<i>15</i>
<i>The School</i> .....	<i>15</i>
<i>The Village Hall</i> .....	<i>16</i>
<i>The Church</i> .....	<i>16</i>
<i>Village Events and Clubs</i> .....	<i>16</i>
<i>Safety and Crime</i> .....	<i>16</i>
<b>Appendices</b> .....	<b>18</b>
<i>Appendix 1 - The Neighbourhood Plan Area</i> .....	<i>18</i>
<i>Appendix 2 - The Survey Results</i> .....	<i>19</i>
<i>Appendix 3 - Summary of RCC's policies</i> .....	<i>20</i>
<i>Appendix 4 - Neighbourhood Planning Process Key Stages</i> .....	<i>37</i>
<i>Appendix 5 - Public Consultation Summary</i> .....	<i>39</i>

## Legislation

The development of a Neighbourhood Plan by local communities became possible last year with the introduction of The Localism Act 2011, which gives new rights and powers to communities and individuals. Its main purposes are to provide:

- new freedoms and flexibilities for local government;
- new rights and powers for communities and individuals;
- reform to make the planning system more democratic and more effective; and
- reform to ensure that decisions about housing are taken locally.

It specifically allows local communities to develop and adopt Neighbourhood Plans, which may be legally binding on local councils.



## Purpose Of The Plan

The aims of this plan are to set out the community's views on how the village can meet the challenges of the future, which changes should, or should not, take place in the village and suggest priorities and proposals in relation to them. The proposals include direct involvement at local level, ongoing liaison with the County Council and the lobbying of local and, if necessary, central government on major issues.

The plan is based on the opinions of the local people and will become a powerful tool in influencing Rutland County Council whenever they make decisions about Edith Weston. It will also help the Parish Council to decide the priorities for the village and will act as guidance when making decisions on behalf of the village.

Due to the National Planning Policy Framework and the intention of Rutland County Council to have reviewed and take forward a complete local plan to 2031 in three years time, this plan will also be reviewed in three years time to reflect any potential changes in policy. The plan will then continue to be reviewed on a similar cycle to the County Council's Local Plan, that is every three to five years or when particular circumstances arise, to ensure it continues to reflect the concerns of the local population and that it still accords with Rutland County Council's objectives and policies.

The reviews will be dependent on a range of issues including, changes in national and local policies, as mentioned above, new information and the Army's 2020 strategic defence review (SDR). The SDR may have an impact on Edith Weston if additional housing is required. The first review is likely to take place in three years time.

## How We Arrived At This Plan

This plan is the culmination of work carried out following three meetings attended by a high proportion of village residents, an initial survey of local opinion and by a sub-committee of the Parish Council (the committee) during 2012 to recognise and understand the main interests and concerns of the community. The committee comprised Parish Councillors and co-opted villagers. The committee was Chaired by the present Chairman of the Parish Council.

The committee first identified the area to be included in the plan in consultation with Rutland County Council and the MOD. The area has been defined as the area within parish boundary, except for that part of the parish which is on MOD land, inside the perimeter wire of the St George's Barracks (the barracks). Further information about the scope of the Neighbourhood Area is set out in Appendix 1.

The committee then reviewed a range of published sources of information, particularly the Local Plan, comprising:

Rutland's Core Strategy Development Plan Document (adopted July 2011) (DPD);

Site Allocations and Policies - Issues and Options Consultation;

Strategic Housing Land Availability Assessment (SHLAA) and SHLAA 2011 update; and

the work of the Residents' Action Group.

The committee held several meetings and discussions with members of Rutland County Council's Planning Department and other local stakeholders, notably Anglian Water, Campaign to Protect Rural England, Rutland Water Partnership, Discover Rutland, and Manton Parish Council.

A detailed survey of the village was carried out in June 2012 to identify the views and concerns of villagers about a wide range of issues. The main topics are listed below:

- housing;
- commercial and industrial development;
- transport and road safety;
- employment;
- environment;
- safety and crime;
- countryside and open spaces;
- village heritage;
- local facilities;
- community and village events; and
- tourism and recreation.

The survey also gave respondents an opportunity to suggest additional areas of concern or interest not covered by the set topics. Questions were carefully devised with help from a former marketing executive.

Survey forms were hand delivered within the Neighbourhood Area and a copy was posted on the village website. Additional copies of the form were made available on request.

The commanding officer of the barracks did not see the need to survey his personnel and families because of the short-term nature of their occupation of the married quarters. He expressed a wish to be consulted and kept informed about the plan, and its proposals, as the regiment share many of the village's concerns, for example the lack of a bus service to Oakham, the future of the shop and post office, as well as any potential development that borders Ministry of Defence (MOD) land.

194 survey forms were issued. 86 (44%) were completed and returned to the committee. Responses were submitted from all areas of the village and the committee considers the results to be representative of the views of villagers. A summary of the results was published on the village website and posted on the village notice board.

The committee has continued to liaise with, and brief, relevant stakeholders after analysing the survey findings and during the drafting phase of this plan.

The plan provides a brief history and overview of the village. It then goes on to set out proposals as a formal platform to influence future development and management within the village, in a direction which the local people want.

The plan identifies opportunities for promoting those interests and addressing the concerns over the period covered by Rutland County Council's Core Strategy Development plan Document: 2012 - 2026.

A draft plan was drawn up based on the findings of the committee's research and agreed by the Parish Council. The committee made the draft plan available to all villagers (including army personnel and their families) and a wide range of stakeholders, including national bodies, local businesses and landowners. The committee sought comments from all relevant stakeholders and held an open day in the village hall, where members of the committee were available to discuss the plan with the public. The consultation period was initially set at six weeks, but was extended by three weeks to accommodate two stakeholders. The comments which were received have been carefully considered and, where appropriate, are reflected in the proposals set out below. See appendix 5.

Since this plan was drafted the County Council has published its Submission Draft Allocations and Policies DPD and Site Allocations and Policies DPD Proposed Submission Document (April 2013) . See Appendix 3. During the preparation of this neighbourhood plan these documents have been taken into account when considering the wishes and aspirations of the community and the resulting views and policies reflect this.

## Village History

Edith Weston has a long history. It takes its name from Edith, Queen of Edward the Confessor, and dates back to the 12<sup>th</sup> Century.

Prior to the construction of Rutland Water, the parish formed a long narrow strip of undulating land extending to the River Gwash, which formed the boundary between Edith Weston and Hambleton. The parish extended to 750 hectares (1,850 acres).



The Church of St. Mary the Virgin, a Grade I listed building, also dates back to the 12th century, with the tower being added around 200 years later. The earliest work on the building dates back to 1170. Close to the church, on the north side, the Old Hall was built, but this was demolished in 1830. A replacement was built later from designs by Lewis Vulliamy. This building was damaged by fire in 1920, restored in 1924 and demolished in 1955/6, except for the Ha-Ha which remains extant.

The parish extended to the east to Witchley Warren and Witchley Warren Farm which, in 1310, was part of Rutland Forest.

In the 1970s Rutland Water was constructed and the reservoir covers some 1,086 hectares (2,683 acres). Work commenced in 1972 and the reservoir was filled between 1975 and 1978. The reservoir is a Site of Special Scientific Interest (SSSI), a RAMSAR site and a Special Protection Area (SPA) giving it international protection.

There has been a military presence in the area since the 1940s. The St. George's Barracks occupies the MOD site, which is currently home to the 16th Regiment. The village has enjoyed a long and happy association with the MOD and values the benefits of having an MOD site adjacent to it.



## Village Description

Edith Weston lies on the south shore of Rutland Water approximately five miles (eight kilometres) to the south west of Oakham in the county of Rutland.

Dwellings vary from terraced cottages to substantial detached houses in their own grounds. The predominant building materials are limestone with Collyweston slate roofs. The village has many houses built between the 17<sup>th</sup> and 19<sup>th</sup> centuries. There are approximately 30 listed buildings in the village, mainly due to their age. There has been infill development which is built in both brick and artificial stone. The village has important open spaces within it. At the entrance of Well Cross there is the base and a small part of the shaft of a medieval cross.

The village is set in undulating countryside, which slopes southwards to the River Chater and northwards to Rutland Water. It is located within the landscape character type of Rutland Plateau and Ketton Plateau.

St. George's Barracks lies to the south east of the village and there are a number of Service Family Accommodation properties to the east and west of the village.

Rutland Water is a Site of Special Scientific Interest (SSSI), RAMSAR site and SPA and an important tourist and recreation area. In close proximity to the village, there are two Designated Recreation Areas (DRA). One DRA comprises a sailing club and a camp site. The sailing club hosts many national, regional and local events, including competitions. The other DRA is the Normanton recreational area, comprising a fishing harbour, tack shop, cycle store and cycle hire, Normanton Church, an Italian restaurant and cafeteria. These attractions create a very substantial level of visitor footfall at weekends and during holiday periods.

Manton Road and Normanton Road, both of which are minor roads, are the main links to Oakham, Stamford and to major arterial routes. The other roads in the village tend to be narrow and winding, typical of a small village.

Edith Weston has the following facilities:

- shop;
- post office (currently closed);
- public house;
- parish church;
- recreation ground/children's playground;
- village hall;
- primary school; and
- mobile library.



# The Plan

The positive proposals and policies set out in the plan will help protect the historic nature of the village, support tourism, and protect valued open space and important nature conservation interests, whilst maintaining and enhancing the vibrant local community. The proposals take full account of how planning regulations apply to MOD sites and do not seek to impinge on the MOD's operational requirements.

## **Housing**

This plan acknowledges that some increase in the housing stock would be of benefit to the village and to the viability of its services, such as the shop and pub. Although the village survey results do not suggest a need for affordable housing, the County Council's calculations, based on a strategic housing market assessment carried out in 2007, indicated a need for four affordable homes. Therefore, there may be scope for a small amount of affordable housing, sympathetically designed and in keeping with the character of the village.

There was unanimous agreement in the survey results that the historic character of the village is important. 95% of respondents said that the design and construction of any new housing should match the immediate surroundings and 85% indicated that any development should be small scale. In this context small scale means no more than nine houses.

Respondents were almost equally divided on the size of house that should be provided in any new housing: some preferring one or two bedroomed houses, others three or four bedroomed houses. 94% said that no member of their family intends to buy a property in the village within the next five years. **This plan proposes that the potential need for low-cost housing and/or rental property can be met through the future turnover of the housing stock and new builds kept within the planned limit of development of the village.**

To reflect the overwhelming views of the village, **this plan proposes that no significant or large scale housing development takes place in the village.** It is noted that Rutland County Council's Preferred Options consultation and Site Allocations and Policies DPD Proposed Submission Document (April 2013) documents agree with this view and the latter has not included any allocations in or adjacent to Edith Weston (Policy SP1). However, the plan recognises the provisions for 'exception sites' under policy CS11 of the County Council's adopted Core Strategy, paragraph 54 of the 2012 National Planning Policy Framework and policy SP 10, relating to market housing within rural exception sites.

The committee believe that, "*The Village in the Landscape - Edith Weston*" study is a useful model/guide to future development in the village. The County Council holds the original document.



**This plan also proposes that, although infill development might be beneficial to the village it must be subject to the following criteria and meet with the policies of this plan:**

- the potential increase in traffic associated with any proposed development must conform to the County Council's Highways requirements;
- complies particularly with the County Council's Sustainable Development Principles contained in the Core Strategy Policy CS 1. Paragraph 2.18 of the Core Strategy and policy SP9 of the Site Allocations and Policies DPD Proposed Submission Document states that the Service Centres should only be the focus of small scale development and that unallocated sites in these areas should be limited to a maximum of nine dwellings;
- that all development, whether individual unallocated sites or allocated sites, should be designed to reflect the character of the village including, where appropriate, being built of limestone with collyweston style roofs; and
- any new development should be designed to maximise energy efficiency.

**This plan further proposes that, should it be necessary, the Parish Council will strongly urge the County Council to take account of the above factors and the policy below when considering a planning application.**

#### **Policy EW1. Housing Development**

New development in the Edith Weston plan area will be expected to:

- a) fall within the boundary of planned limits of development for the village and, if falling outside this boundary any proposal would have to prove exceptional circumstances, and
- b) be of a size and scale to minimise the impact on the character, infrastructure and environment of the village and any development site should not exceed nine dwellings, and
- c) prevent the development of larger sites on a piecemeal basis. Any site should not be adjacent to a site approved or built during the period of this plan, and
- d) respect and, where possible, enhance the character of the village, using traditional materials, where required, and
- e) meet the requirements of Rutland County Council's Core Strategy policies CS1, CS2, CS11, CS21, CS22, CS24 and the Site Allocations and Policies DPD Proposed Submission Document policies SP4, SP5, SP9, SP14, SP19, and SP22.

## **Commercial and Industrial Development**

The County Council has categorised Edith Weston as a Service Centre. The Council's Core Strategy identifies such centres as important places where some sustainable development can be achieved, as opposed to other villages and the open countryside.

Within the parish there are commercial enterprises which the community would not wish to lose, for example holiday lets, the shop and pub. There are also other enterprises within the parish related to leisure activities which attract some visitors to the village, who may support local enterprises. However, tourism and leisure are not an integral part of Edith Weston or village life. The owners of the commercial enterprises within the parish were contacted by the committee during the consultation phase of this plan. The plan was made available to them and they were asked to comment on any aspect of it which they felt might affect them. Only one enterprise responded and two members of the committee met with the owner to discuss his ideas for potential development. The village survey showed a high level of consensus concerning the expansion of existing commercial and industrial development. 91% of villagers made it clear that, in their view, such development would not benefit the village. 69% of respondents want restrictions imposed on commercial heavy vehicles using local roads. This is a significant majority of those who replied to the survey. Other road safety concerns are addressed in a separate section below.

The impact of commercial HGV movements on the local environment and the infrastructure is of regular concern to the community and the Parish Council. In particular there is a frequent shuttle between the industrial site and the Rutland Plastic Containers facility in Oakham. There is also concern about left hand drive continental lorries delivering and collecting goods to and from the industrial units.

It is clear from the survey that the majority of residents want very limited, or no additional, commercial or industrial development. Therefore, **this plan proposes that any potential commercial or industrial development should only be permitted subject to the following criteria and policy below:**

- any development complies with national planning policies and the County Council's local plan policies set out in its Core Strategy and Site Allocations and Policies DPD including paragraph 4.7 of the DPD;
- Local Plan tests of compliance for development within the Rutland Water Area (policy CS24 of the Core Strategy and Policy SP25 of the Site Allocations and Policies DPD);
- any development within the Neighbourhood Plan Area conforms to the Local Plan and the County Council's Planning Policies such as CS6, CS24 (Rutland Water), SP6, SP10, SP14 and all other relevant Policies;
- infrastructure, such as car parking, access, increased traffic, and road safety must be satisfactorily addressed;

- existing buildings or previously developed land must be considered as a first option;
- the Rutland Water Area is not adversely affected;
- the character and integrity of the village is not adversely affected;
- the development would be in an accessible location and not generate an unacceptable increase in the amount of traffic movements, including car travel and HGV usage;
- the environment and ecology of the area, particularly Rutland Water, is not adversely affected; and
- tourism is not adversely affected.

### **Policy EW2. Commercial and Industrial Development, including tourism and recreation**

New development in the Edith Weston plan area will be expected to:

- a) fall within the boundary of planned limits of development for the village and, if falling outside this boundary any proposal would have to prove exceptional circumstances, and
- b) where possible, development should be sited in existing buildings or on areas of previously developed land, and
- c) be of a size and scale not adversely affect the character, infrastructure and environment of the village itself and the village plan area, including the countryside, and
- d) meet the requirements of Rutland County Council's Core Strategy policies CS1, CS2, CS6, CS21, CS22, CS24 and the Site Allocations and Policies DPD Proposed Submission Document policies SP4, SP6, SP10, SP12, SP14, SP19, SP22 and SP24.

### **Development of Leisure and Tourist Facilities**

This plan recognises that the leisure and tourism industry generates employment opportunities and plays an important part in the local, and county wide, economy. This plan also acknowledges that there could be certain benefits to the village, especially local businesses, if additional tourists were attracted to the area. However, the environmental impacts of any thing other than a small scale leisure or tourist development could have a significant adverse affect on the area. Therefore, any application for such a development must adequately address all of the potential impacts.. Villagers' concerns particularly about the negative effects of a potential increase in traffic through the village is mentioned elsewhere in this plan and would need to be taken into careful consideration.

## **The Environment**

The village survey found that the vast majority of residents (92% of respondents) considered that Rutland Water should be protected. Edith Weston abuts the southern boundary of Rutland Water and this area of water and its shores are designated as ecologically important.

Paragraph 1.19 of the Council's Core Strategy states that the environmental quality of Rutland's landscape is high and the landscape varied. It lists 21 Sites of Special Scientific Interest (SSSIs) including Rutland Water, which is also a European Special Protection Area and a RAMSAR site nominated under the Ramsar Convention (The Convention on Wetlands of International Importance, especially as Waterfowl Habitat). Policies CS21 and CS24 of the DPD emphasise the importance of Rutland Water and the protection it should be given.

**This plan proposes that any changes or development within the parish should not have an adverse impact on Rutland Water, its shoreline or its surrounds.**

At the present time, the Rutland Water Area is generally set back some 500 metres from the shoreline. However, this is not the case at Edith Weston where the boundary is much closer to the shore.

**This plan proposes that the Parish Council should continue to seek an extension to the Rutland Water Area boundary.** It will therefore seek to understand why the boundary in the vicinity of the village is narrower than elsewhere around the Water. It will also seek to convince the relevant stakeholders that the boundary should be expanded. The relevant stakeholders are: the Rutland Water Partnership, Rutland County Council, Natural England and Anglian Water.

### **Policy EW3. The Environment**

**New development in the Edith Weston plan area will be expected to:**

- a) not produce an adverse impact on Rutland Water, its shorelines and its surrounds, or acceptable mitigation measures are taken to minimise any such impact, and
- b) wherever possible, enhance and contribute to the natural environment, the landscape, biodiversity, and
- c) meet the requirements of Rutland County Council's Core Strategy policies CS1, CS21, CS24 and the Site Allocations and Policies DPD Proposed Submission Document policies SP4, SP12, SP14, SP18, SP19, SP22, and SP25.

## **Countryside, Open Spaces, Recreation and Tourism**

The village survey found that the vast majority of residents felt that the countryside, open spaces, Rutland Water and its recreational areas should all be protected. 78% said that green spaces in and around the village are essential.

The countryside, open spaces, recreation and tourism play a very large part in the way of life in Rutland. The county is largely rural and this, together with Rutland Water, means that the community and visitors have the opportunity to enjoy these important natural and man-made facilities.

Edith Weston has countryside to the south, west, east and north east while Rutland Water lies immediately to the north and north east of the village

The village is inextricably linked with all aspects of the recreation and tourism activities in and around the village, particularly sailing, fishing, cycling and bird watching. Rutland Water Golf Club is situated only one mile to the west of the village. Normanton Church, the Normanton Visitor Centre, and cycle hire facilities are situated immediately to the north east of the village.

Many visiting the area walk, cycle or drive through the village as part of their tour of the area, taking in the character and history of the village. Visitors make use of the village shop and the Wheatsheaf pub, contributing to the viability and vitality of the village as well as the local economy and employment.

**This plan proposes that the countryside and green spaces in and around the village must be protected in view of their importance to recreation, tourism and the local environment. The plan also proposes that any development must be small scale and comply with paragraph (l) of Policy CS2 and paragraphs (a) and (e) of Policy CS15 of the County Council's DPD.** It is recognised that the MOD's operational development would not be constrained by this proposal. However, this plan envisages that any changes would be carried out sympathetically and, where possible, in consultation with the Parish Council.

The Parish Council will actively monitor any proposed developments and seek to ensure that any future planning consents comply with this plan and the County Council's published planning policies.

Following consultation with Natural England it is suggested that the local community consider opportunities to incorporate features into the green spaces which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats, the installation of bird nesting boxes or the use of native species in any landscape planting. In this way the biodiversity value of these areas will be increased and can be linked to surrounding ecological networks in the surrounding countryside.

#### **Policy EW4. Countryside and Open Space**

The countryside and open spaces will be protected as a matter of priority from unnecessary or inappropriate development and development in these areas will only be acceptable in exceptional circumstances and where the development clearly enhances these areas, for example landscaping and planting schemes.

Any development in these areas will also be required to meet the requirements of Rutland County Council's Core Strategy policies CS2, CS21, CS24 and the Site Allocations and Policies DPD Proposed Submission Document policies SP5, SP6, SP18, SP19, SP20, SP22, and SP25.

#### **Roads and Road Safety**

From the village survey it is clear that there is concern about road safety and speeding through the village. 78% of respondents are concerned about speeding and 86% said that the section of Normanton Road near the entrance and exit to the Rutland Water car park should be made a no parking zone.

The primary concerns relate to the minor roads skirting the village to the south and east, namely Manton Road and Normanton Road. The Council's Highways team consider them to be a strategic high-load route. These roads have clear speed restrictions and flashing warning speed signs at either end of the village. Although the signs are often ignored, particularly along the long, straight stretches of road leading into the village from Manton and the exit from the village towards Normanton, the majority who completed the survey consider that the speed signs are adequate and just over 50% indicated that additional calming schemes are not required.

The minor roads within the village, such as King Edwards Way, Church Road, Weston Road, Rectory Way, Coniston Road and Windermere Road are considered safe.

**This plan therefore proposes that the situation should be monitored on an ongoing basis by the village.**

The Parish Council will seek volunteers from the village to monitor road safety. Monitoring will include the level of HGV traffic through the village and, should levels increase where there is a detrimental impact on the village, a request for a 7.5 tonne limit will be made, save that it allows local deliveries, including the current haulage business (and as mentioned elsewhere does not impinge on the MOD's operational needs). The Parish Council will also encourage Leicestershire Police to carry out road safety speed checks in the village.

The Parish Council has brought the Normanton Road parking issue to the attention of the County Council and understands that consideration is being given to taking measures to deter parking on the grass verge.

## **Policy EW 5. Transport**

The Parish Council will,

- a) through volunteers, periodically monitor the level of both car and HGV movements through the village and road safety and
- b) will liaise with Leicestershire Police in relation to speed checks and
- c) will liaise with Anglian Water to ensure their management for the area around Normanton car park does not permit off road parking outside the car park, minimises congestion and does not lead to those vehicles parking in the village.

Any development must be located in an acceptable location in relation to the highway network, and must not generate unacceptable vehicle movements. The development will also have regard to the effect of traffic in relation residential amenity, particularly safety, noise and air quality. Any development must comply with the requirements of Rutland County Council's Core Strategy policies CS1 and CS2, and the Site Allocations and Policies DPD Proposed Submission Document policies SP4, SP6, SP10, SP14.

## **Public Transport**

The survey demonstrated a need for bus services to additional locations. 60% would like a service to Oakham. Some other respondents indicated they would like more frequent services to current destinations, such as Stamford and Uppingham. 55% of respondents do not rely on public transport. The committee recognises that the County Council are responsible for public transport services.

During the preparation of this plan, the County Council announced that it would be introducing a regular bus service linking the village to Oakham and other destinations.

## **Village Heritage and Character**

74% of those who completed the survey indicated that it is essential to retain the character of the village and a further 25% said that it is important.

Much of the village is within a conservation area. A conservation area is an 'area of special architectural or historic interest, the character and appearance of which it is desirable to preserve and enhance'. It is the character of an area, rather than individual buildings, which designation seeks to preserve and conservation areas can include open land. The village has some 30 listed buildings and a memorial village hall.

The character of the village is described in a study carried out some years ago called, "*The Village in the Landscape - Edith Weston*". The County Council holds the original document. Further information is given in the History and Village Description sections of this plan.

**This plan proposes that any development that has an adverse impact on the history, architecture or character of the village should not be permitted and that any development must conform to Policy CS22 of the DPD.**

#### **Policy EW6. Village heritage and character**

The character and heritage of the plan area will be maintained and enhanced wherever possible. Particular protection will be given to listed buildings, the memorial village hall and the conservation area.

All development will protect and where possible enhance the historic assets and their surroundings and settings in accordance with requirements of Rutland County Council's Core Strategy policies CS22 and the Site Allocations and Policies DPD Proposed Submission Document policies SP19, SP10, SP14.

#### **Local Facilities, Community and Village Events**

Edith Weston benefits from a number of local facilities, including: a shop; a pub; a primary school; a village hall; and a church.

#### **The Shop**

The survey findings show that almost all the respondents use the village shop, the majority using it on either a daily or weekly basis. The shop is a key element of the village facilities providing an important service to the local community. In addition, 72% would be concerned if the village shop were to close. The shop previously also served as a post office. Although the post office service has been removed, the survey revealed that 94% were concerned about its closure and, presumably, would wish the service to be reinstated. The Parish Council has been in regular contact with the Post Office, however, the future of the service is contingent upon the plans for the shop. Since this plan was drafted a new tenant has taken over the operation of the shop.

**This plan proposes that the Parish Council identifies whether there are any grants available to help secure the future of the shop and continues to seek ways to re-establish a post office service.**

#### **The Pub**

The Wheatsheaf pub is enjoyed by many villagers and armed forces personnel as well as playing an important part in village life. It also provides a service to the many tourists that visit the village and to those in the neighbouring villages.

#### **The School**

The primary school provides an important education centre for the children of the local community, including villagers and the service personnel stationed in the St. George's barracks.



One of the main responses from the village survey was that the school should have a Parent/Teacher Association. This could provide an important contribution to the running of the school as well as widening the opportunity for the school to become involved more significantly in the community by staging such events as a school fete, open days etc. It is understood that the school is working with Rutland Adult Learning Service and is providing for some family activities.

**This plan suggests that the school should make every effort to form a parents and teachers association as soon as possible.**

### **The Village Hall**

The village hall is an important asset of the community. The Parish Council meetings are held in the hall and it is hired by clubs, local societies and for private events on a very regular basis. The hall has a very active management committee.

### **The Church**

The church of St. Mary The Virgin is well attended. It is part of the Rutland Water Benefice which includes the parishes of Empingham, Edith Weston, Lyndon, Manton, North Luffenham, Pilton, Preston, Ridlington, Whitwell and Wing. As well as church services, there are also study groups and quiet evenings. Local and visiting bell ringers frequently ring at the church.

### **Village Events and Clubs**

There are a number of events held within the village. The three main ones are the harvest festival, the village barbecue and the vintage rally. However, other smaller events such as safari suppers are held periodically.

From the survey it appears that over 68% of respondents regularly attend village events and 28% would attend more if more information is made available. **The committee would be interested to hear how communication about events and activities could be improved.**

The survey demonstrated that the village would like further activities to be organised within the village, such as a gardening club, quiz nights, music, film and drama. The survey indicated that 22 villagers would be interested in taking the lead in organising an activity. **This plan suggests that those villagers who stated that they would be prepared to organise activities or events should contact the village hall committee.**

### **Safety and Crime**

From the survey it would appear that most villagers consider Edith Weston to be a relatively safe place to live.

94% of people feel safe walking in the village at night. 6% have been the victim of burglary, just over 2% have been the victim of anti-social behaviour and 3.5% subject to other crime. The majority see no need for an increased police presence in the village and are very

grateful to the MOD police who carry out regular patrols of the village during the day and night.

55% suggested that the County Council should consider saving money by turning off the street lighting after midnight.

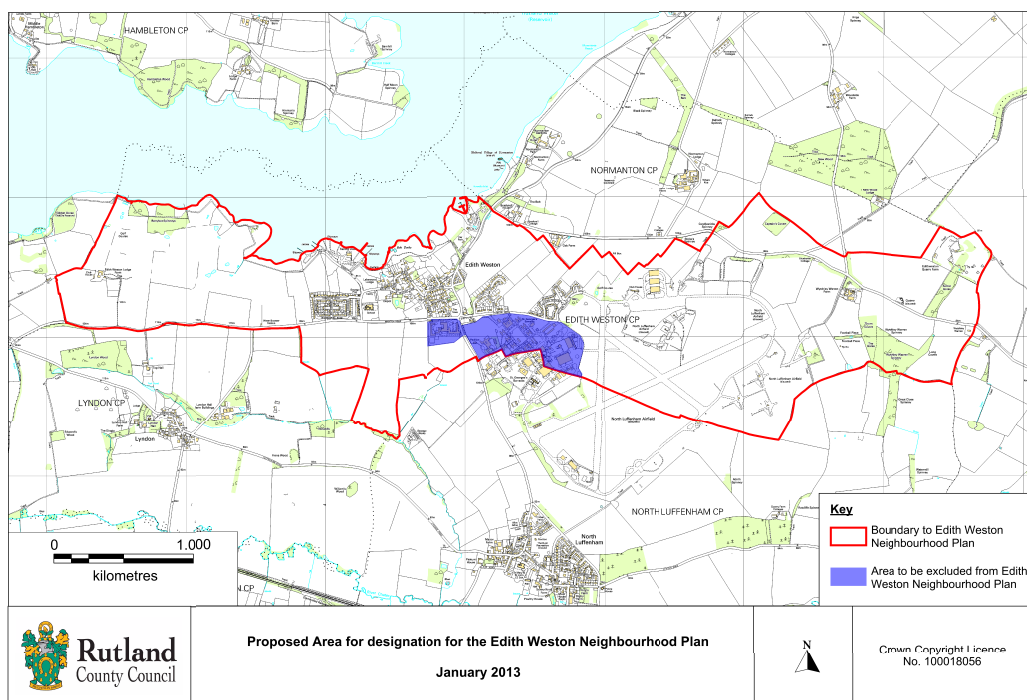
**No action is proposed in respect of safety and crime.**

# Appendices

## **Appendix 1 - The Neighbourhood Plan Area**

To determine the area for this Neighbourhood Plan, the committee held discussions with Rutland County Council's Planning Department, the MOD's Defence Infrastructure Organisation, the Commanding Officers of St. George's Barracks, the 16th Regiment's Families Officer and its Communities Engagement Officer. As a result, the committee has selected the Edith Weston parish boundary as its Neighbourhood Area, except for the land that falls within the security boundary fence of St. George's Barracks. The area 'within the wire' falls outside the jurisdiction of the Parish Council.

The area that we have chosen will enable the plan to reflect the needs and concerns of a wide range of residents and ensure that their views are taken into account when considering any future planning development within local and national guidelines.

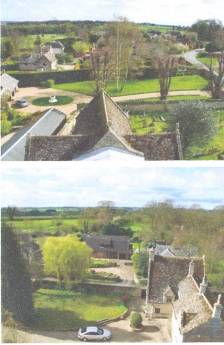




## **Appendix 2 - The Survey Results**

A summary of the results of the survey has been published on the village notice board and is also available on the village website ([www.edithweston.com](http://www.edithweston.com)). A printed copy is available on request from the Parish Council. The survey questionnaire is also available on the village website.

# Edith Weston

## Neighbourhood Plan Survey - Website Version





If you would like an additional copy of this form for another member of your household, please contact Keith Simpson on 729580.

Please return your completed survey form to the village shop or pub by 30 June 2012

### Why completing this survey is important.

The purpose of this survey is to give adult members of your household a chance to have their say about how they want the village to develop over the next 15 years.

Rutland County Council has stated that it considers that 390 dwellings need to be built over the period 2010 to 2026 in the seven largest villages in the county, of which Edith Weston is one. Edith Weston will need to accept its share of any additional housing and this survey is your chance to help shape the future of your village.

This survey will give you an opportunity to say what needs to change and how local services could be improved. It will also give the Parish Council and local planners a clear vision for the future of Edith Weston. Once the completed survey forms have been analysed, the Parish Council will publish the results and consult further with the village.

Neighbourhood Plans are a national initiative introduced by the new Localism Act. The Plans give residents and businesses a chance to say how they want their community to develop. The community can say if they want more open spaces, better public services, affordable housing and control over future development. Once accepted, the Plan gives the local population **greater control over future planning issues** that may affect Edith Weston. The Parish Council is preparing this plan to benefit everyone. **Please support our efforts by completing this survey.**

## Appendix 3 - Summary of RCC's policies

RCC's Preferred Options Consultation document is available at:

[www.rutland.gov.uk/local\\_plan/site\\_allocations\\_policies\\_dp/preferred\\_options.aspx](http://www.rutland.gov.uk/local_plan/site_allocations_policies_dp/preferred_options.aspx)

Relevant policies from the Core Strategy Development Plan Document

### **Policy CS1 – Sustainable development principles**

New development in Rutland will be expected to:

- a) minimise the impact on climate change and include measures to take account of future changes in the climate; (see Policy CS19 and 20)
  - b) maintain and wherever possible enhance the county's environmental, cultural and heritage assets;(see Policies CS21 and 22)
  - c) be located where it minimises the need to travel and wherever possible where services and facilities can be accessed safely on foot, by bicycle or public transport; (see Policy CS4 and CS18)
  - d) make use of previously developed land or conversion or redevelopment of vacant and under-used land and buildings within settlements before development of new green field land;(see Policy CS4)
  - e) respect and wherever possible enhance the character of the towns, villages and landscape; (see Policies CS19, 20, 21, 22)
- 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; (see Policies CS19 and 20) Core Strategy Development Plan Document Spatial Strategy 17
- g) avoid development of land at risk of flooding or where it would exacerbate the risk of flooding elsewhere (see Policy CS19);
  - h) contribute towards creating a strong, stable and more diverse economy (see Policies CS13, 14, 15, 16, and 17)
  - i) include provision, or contribute towards any services and infrastructure needed to support the development (see Policy CS8)

### **Policy CS9 – Provision and distribution of new housing**

Provision will be made for 3,000 new dwellings over the period 2006-2026.

As at 1<sup>st</sup> April 2010 at least 1,930 new dwellings will be made available in accordance with the following distribution:

About 70% of new housing (about 1,350 new dwellings) will be located within and adjoining Oakham and Uppingham, of which:

80% will be in Oakham (about 1,100 dwellings or 69 per annum)

20% in Uppingham (about 250 dwellings or 16 dwellings per annum)

About 20% of new housing will be located within and adjoining the Local Service Centres (about 390 dwellings or 24 per annum)

The remaining 10% new housing will be located within the Smaller Service Centres and Restraint Villages in the form of affordable housing, conversion and re-use of buildings and on previously developed land (about 190 dwellings or 12 per annum).

Greenfield sites within or adjoining the planned limits of development in Oakham, Uppingham and the Local Service Centres will only be allocated and released where needed to maintain a sufficient and phased supply of deliverable and developable land. Sites outside or adjoining the smaller service centres and restraint villages will not generally be allocated or released.

The target is for about 25% of dwellings to be built on previously developed land.

### **DPD Paragraph 2.18**

The local service centres will be the focus for small scale level of development outside the two towns reflecting the range of facilities and access to public transport available and their role as serving surrounding minor settlements.

Small scale development for unallocated sites is defined as being up to 9 dwellings, provided that proposals of this scale can be sensitively developed within Local Service Centres. The location and appropriate scale for allocated sites will be determined through the Site Allocations and Policies DPD.

### **Policy CS10 – Housing density and mix**

New housing developments of 10 dwellings or more or sites of 0.3 hectares or more will be expected to achieve the following densities having regard to the character of the surroundings and other design principles set out in Policy CS19:

- 30 dwellings per hectare in the villages;
- 40 dwellings per hectare within the built-up area of Oakham and Uppingham town and the proposed sustainable urban extension to Oakham although developers will be encouraged to achieve higher densities where this can be achieved without adversely affecting the character of the area.

New housing developments of 10 dwellings or more will be expected to provide a range of housing types, sizes and tenures, to meet the general and specialist needs for housing as identified in the Strategic Housing Market Assessment.

The precise details of housing mix will be set out for larger sites through master planning or in the Site Allocations and Policies DPD.

### **Policy CS11 - Affordable housing**

In order to address the need for affordable housing in Rutland, the target for the provision of affordable housing is at least 40 affordable homes per year through developer contributions and other opportunities in the period 2009-2026.

A minimum target of 35% affordable housing provision will apply to all new housing

developments. The Council will expect this requirement to be met where it considers evidence indicates that this would be viable. In some cases a higher requirement may be expected where this is evidenced as economically viable. Where there is disagreement as to viability between the Council and the applicant the lesser provision would need to be justified through clear evidence set out in a viability assessment and the Council will need to be satisfied that all public subsidy funding sources have been explored.

The provision of affordable housing should be made on site with the exception of developments of 5 dwellings or less or sites of 0.15 hectares or less where an equivalent commuted sum payment towards affordable housing may be made. Commuted sum payments may also be made in exceptional circumstances where provision of affordable housing is considered by the Council to be detrimental environmental, demographic or other reasons.

Commuted sum payments will be used where possible for the provision of affordable housing within the vicinity of the development site within a reasonable time frame. In other circumstances contributions will be pooled to provide affordable housing elsewhere in Rutland.

As a general guideline approximately 80% of affordable housing should be for rent and 20% intermediate housing. This may be varied to reflect local circumstances and national economic conditions and/or where evidenced by local housing needs studies.

Small sites for affordable housing may be permitted within or adjoining villages as an exception to normal policies of restraint provided that they:

- a) are justified by evidence of need from a local needs survey;
- b) meet the needs for affordable housing of households who are currently resident, or have a local connection as defined in the Council's published housing allocations policy;
- c) wherever possible have reasonable access to at least a basic range of services appropriate to the form of housing proposed;
- d) have appropriate safeguards in place to ensure that the housing will remain affordable to successive occupiers in perpetuity.

### **Policy CS6 – Re-use of redundant military bases and prisons**

The Council will seek to ensure that any re-use or redevelopment of former military bases or prisons is planned and developed in a comprehensive and co-ordinated manner.

Proposals will be subject to a development brief or master plan setting out the main requirements. This will form part of a supplementary planning document or development plan document to be prepared in consultation with the prospective developers and local communities.

The key requirements for any proposals are that they should:

- a) re-use existing land and buildings and where appropriate minimise any built development on undeveloped airfield land;
- b) not lead to undue disturbance to nearby local communities through traffic, noise, aircraft activity or other uses;
- c) protect and where possible enhance the countryside and character of the landscape, natural and cultural heritage;
- d) be accessed satisfactorily and not generate unacceptable traffic on the surrounding road network
- e) be accessible by public transport and include measures to encourage walking and cycling;
- f) incorporate high quality design and construction including the need for energy efficiency, renewable energy and waste management.

### **Policy CS2 - The spatial strategy**

The spatial strategy is to provide for sustainable development to help create safe and healthy communities and meet the needs of the local economy through:

- a) focussing new development in the most sustainable locations, primarily in the towns and the local service centres away from areas prone to flooding and ensuring that development is accessible by other modes of transport without reliance upon the private car; (see Policies CS3, 4)
- b) new development being of an appropriate scale and design that reflects local character and is consistent with maintaining and enhancing the environment and contributes to local distinctiveness; (see Policies CS19, 21, 22)
- c) enhancing the role of Oakham as the main service centre serving the villages in Rutland for shopping, employment and local services; (see Policy CS5)

### **Creating Sustainable Communities**

- d) protecting and enhancing the provision, quality and accessibility of existing local community, education, leisure and cultural facilities within the towns and villages appropriate to their role in the settlement hierarchy; (see Policies CS7, 23)
- e) providing appropriate developer contributions towards infrastructure, services and facilities to mitigate the impacts of development; (see Policy CS8)
- f) developing a range of types and mix of housing including affordable and special needs housing; (see Policies CS10,11)
- g) meeting the requirement for pitches for gypsies and travellers; (see Policy CS12)

### **Building Our Economy and Infrastructure**

- h) safeguarding existing employment and business sites and waste related developments for primarily Use Class B uses and waste related uses unless it can be demonstrated that an alternative use would have economic benefits and would not be detrimental to the



overall supply and quality of employment land within the County. In addition new allocations for employment uses will be provided (see Policies CS13, CS14 and CS16).

i) supporting small scale developments for appropriate employment and tourism uses in the towns, villages and rural areas; (see Policies CS15,16)

j) supporting and focussing retail and service development within the town centres of Oakham and Uppingham; (see Policies CS14, 17)

k) promoting sustainable transport measures and focus improving accessibility around the key transport hubs of Oakham and Uppingham and linkages to the villages and nearby cities and towns; (see Policy 18)

### **Sustaining Our Environment**

l) protecting and enhancing open space, recreation, sport and green infrastructure networks in order to promote healthy communities and enhance the rural setting of the towns and villages; (see Policy CS23)

m) promoting high quality design that respects resource efficiency, local distinctiveness and safeguards the special historic and landscape character, cultural heritage and environment of the towns and villages and rural areas; (see Policies CS19, 21, 22)

n) promoting energy efficiency, renewable energy, prudent use of resources and sustainable waste management; (see Policies CS20, 25)

o) protecting and enhancing the natural environment and protecting the internationally designated nature conservation site of Rutland Water from any likely significant effects. (see Policy CS24)

### **Policy CS15- Tourism**

The strategy for tourism is to:

a) allow provision for visitors which is appropriate in use and character to Rutland's settlements and countryside;

b) support the enhancement of existing tourist and visitor facilities in Oakham, Uppingham and villages in line with the Locational Strategy in Policy CS4;

c) support the retention and enhancement of existing overnight accommodation and the provision of new overnight accommodation in Oakham, Uppingham and the villages in line with the Locational Strategy in Policy CS4;

d) allow new tourism provision and initiatives in Oakham and Uppingham and villages where these would also benefit local communities and support the local economy; and;

e) allow new tourism development of an appropriate scale and use which utilises existing historic buildings in the countryside (adjacent or closely related to the towns, local services centres and smaller services centres) while respecting their character.

### **Policy CS21 - The natural environment**

Development should be appropriate to the landscape character type within which it is situated and contribute to its conservation, enhancement or restoration, or the creation of appropriate new features.

The quality and diversity of the natural environment of Rutland will be conserved and enhanced. Conditions for biodiversity will be maintained and improved and important geodiversity assets will be protected.

Protected sites and species will be afforded the highest level of protection with priority also given to local aims and targets for the natural environment.

All developments, projects and activities will be expected to:

- a) Provide an appropriate level of protection to legally protected sites and species;
- b) Maintain and where appropriate enhance conditions for priority habitats and species identified in the Leicestershire, Leicester and Rutland Biodiversity Action Plan;
- c) Maintain and where appropriate enhance recognised geodiversity assets
- d) Maintain and where appropriate enhance other sites, features, species or networks of ecological interest and provide for appropriate management of these;
- e) Maximise opportunities for the restoration, enhancement and connection of ecological or geological assets, particularly in line with the Leicestershire, Leicester and Rutland Biodiversity Action Plan;
- f) Mitigate against any necessary impacts through appropriate habitat creation, restoration or enhancement on site or elsewhere;
- g) Respect and where appropriate enhance the character of the landscape identified in the Rutland Landscape Character assessment;
- h) Maintain and where appropriate enhance green infrastructure. (see Policy CS23)

### **Policy CS22 – The historic and cultural environment**

The quality and character of the built and historic environment of Rutland will be conserved and enhanced.

Particular protection will be given to the character and special features of:

- a) listed buildings and features;
- b) conservation areas;
- c) scheduled ancient monuments;
- d) historic parks and gardens;
- e) known and potential archaeological sites.

All developments, projects and activities will be expected to protect and where possible enhance historic assets and their settings, maintain local distinctiveness and the character of identified features.

Development should respect the historic landscape character and contribute to its conservation, enhancement or restoration, or the creation of appropriate new features.

The adaptive re-use of redundant or functionally obsolete listed buildings or important buildings will be supported where this does not harm their essential character.

## **Policy CS24 – Rutland Water**

Development in the defined Rutland Water Area will be carefully designed and located to ensure that it respects the nature conservation features of this internationally important site and does not have an adverse impact on the landscape and wildlife interests and the general tranquil and undisturbed environment of Rutland Water.

New development will be limited to small scale recreation, sport and tourist uses within the five defined Recreation Areas around the shores of Rutland Water where this is directly related to the use and enjoyment of Rutland Water and appropriate in scale, form and design to its location.

Outside the five defined recreation areas, new development will be restricted to small scale development for recreation, sport and tourism facilities only where essential for nature conservation or fishing or essential for operational requirements of existing facilities and subject to it being appropriate in terms of location, scale, design and impact on the landscape.

Caravan and camping sites will not be acceptable outside the defined recreation areas and only within the defined recreation areas where appropriate to the area in terms of its scale, location and impact on the surrounding area.

### **Relevant Policies from the Site Allocations and Policies DPD Proposed Submission Document (April 2013)**

#### **Policy SP4: Built development in the towns and villages**

Sustainable development within the planned limits of development of Oakham, Uppingham and the villages will be supported provided that:

- a) it is appropriate in scale and design to its location and to the size and character of the settlement;
- b) it would not adversely affect the environment or local amenity;
- c) it would not individually or cumulatively with other proposals, have a detrimental impact upon the form, character, appearance and setting of the settlement or neighbourhood and its surroundings;
- d) it would not be detrimental to features and spaces which contribute to the important character of the settlement and the locality.

#### **Sites for residential development**

In order to meet the housing requirement of Core Strategy Policy CS9 (Provision and distribution of new housing), sites are allocated in Policy SP1 (Sites for

residential development) with phasing to be managed to ensure continuity of housing supply and coordination with the provision of infrastructure.

Additional residential development within the Planned Limits to Development will be particularly encouraged as follows:

- a) re-use of buildings and previously developed land;
- b) use of upper floors above shops and commercial premises in Oakham and Uppingham Town Centre and village or neighbourhood centres. Residential development through the sub-division of plots, backland or tandem development

Residential development through the sub-division of plots or backland/tandem development will be subject to the following key requirements:

- a) amenity will be safeguarded through adequate separation and design of dwellings;
- b) no material disturbance will arise from vehicular movements, and;
- c) an adequate, safe and convenient access will be provided.

Policy SP5 - Housing in the countryside

### 1. New housing development

New housing development will not be permitted in the countryside except where:

- a) it can be demonstrated to be essential to the operational needs of agriculture, forestry or an established enterprise requiring a rural worker to live permanently at or near to their place of work in the countryside; or
- b) affordable housing would meet an identified local housing need as set out in Core Strategy Policy CS11 (Affordable housing); (these sites may also include small numbers of market homes where exceptionally permitted by Policy SP9 (Market housing within rural exception sites);
- c) the development itself, or cumulatively with other development, would not adversely affect any nature conservation sites, or the character and landscape of the area, or cultural heritage.

### 2. New housing to meet essential operational needs

Applications for rural worker's dwellings will only be permitted where it can be clearly demonstrated that:

- a) there is clearly an established existing functional need in accordance with advice set out at Appendix 1 paragraph 4;
- b) the need relates to a full-time worker, or one solely or mainly employed locally in agriculture, forestry or an established enterprise requiring a rural location;
- c) the proposed dwelling is of a size commensurate with the functional requirement and financial capabilities of the enterprise;
- d) wherever possible, the dwelling is sited within, and designed in relation to the main building complex, or a nearby group of dwellings.

Further guidance on the application of the Council's 'needs test' and advice on how the Council will apply this policy is set out at Appendix 1 to this plan.

### 3. Re-use or adaptation of rural buildings for residential use

The re-use or adaptation of buildings for residential use will only be permitted in the countryside where:

- a) the conversion and re-use of vacant buildings for residential use is a permanent structure capable of being converted without major re-construction;
- b) the proposal is accompanied by evidence that a reasonable effort has been made to secure a suitable business or commercial use, or there is evidence that any alternative use is not viable, before residential use is considered;
- c) the building is adjacent or closely related to the towns, local service centres and smaller service centres by having access to local services and/or being close to a regular public transport service to such settlements, and;
- d) the creation of a residential curtilage does not have a detrimental impact on the character of the countryside.

### 4. Extensions to dwellings

Proposals to extend dwellings in the countryside will be permitted where development is within the existing curtilage, only results in a modest increase in the volume of the original dwelling, is in keeping with the character, footprint, size and design of the original dwelling and is not visually intrusive in the landscape.

### 5. Replacement of dwellings

Proposals for the replacement of an existing dwelling in the countryside with a new dwelling will be permitted provided that the existing property is completely removed. The new dwelling will only be acceptable providing it involves only a modest change in the size or appearance of the building, does not increase the number of dwelling units and is accommodated within the existing curtilage of the dwelling being replaced, unless an acceptable significantly less visually intrusive location is available.

### 6. Extensions to the curtilage of dwellings

Development including extensions to the existing curtilage of a residential property in the countryside will only be permitted if it is necessary to provide adequate levels of amenity for the occupancy of the dwellings and there is no adverse impact on the character of the area or on any adjacent built development, landscape, cultural heritage or wildlife.

## Policy SP6 – Non-residential development in the countryside

Sustainable development in the countryside will be supported where it is:

- a) essential for the efficient operation of agriculture, horticulture or forestry;
- b) essential for the provision of sport, recreation and visitors facilities for which the countryside is the only appropriate location;

- c) essential investment in infrastructure including utilities, renewable energy and road side services required for public safety purposes;
- d) a rural enterprise comprising small scale alterations, extensions or other development ancillary to an existing established use appropriate to the countryside;
- e) new employment growth comprising small scale, sustainable rural tourism, leisure or related rural enterprise that supports the local economy and communities;
- f) farm diversification that supports waste management development.

Provided that:

- i) the development cannot reasonably be accommodated within the planned limits of development of towns and villages;
- ii) the amount of new build or alteration is kept to a minimum and the local planning authority is satisfied that existing buildings are not available or suitable for the purpose;
- iii) the development itself, or cumulatively with other development, would not adversely affect any nature conservation sites or be detrimental to the character and appearance of the landscape, visual amenity and the setting of towns and villages,
- iv) the development would not adversely affect the character of, or reduce the intervening open land between settlements so that their individual identity or distinctiveness is undermined;
- v) the development would be in an accessible location and not generate an unacceptable increase in the amount of traffic movements including car travel.

The conversion, re-use or replacement of buildings for employment use.

The conversion and re-use of vacant rural buildings for employment uses will be permitted if the building is a permanent structure capable of being converted without major reconstruction and the proposal respects the form and character of the existing building.

The replacement of a rural building with a new building for employment use will only be permitted where the building to be replaced is of permanent design and construction and there would be significant environmental gain from the replacement of the building in terms of improvements to visual amenity, landscape impact, sustainability or pollution prevention, or the replacement building would significantly improve the setting of a Listed Building or an area of high landscape or conservation value.

Proposals for the replacement of a rural building in the countryside will only be permitted provided the existing building is completely removed. A replacement building must be similar in size and scale to the building that is being replaced and of a design that would be appropriate to the character or appearance of the surrounding area. The replacement building must occupy the site of the original building unless an acceptable significantly less visually intrusive alternative site is available.

In both cases the type and scale of the proposed use must be appropriate to its location; in particular the use should not generate significant traffic movements in unsustainable locations and should not conflict with neighbouring uses. Any associated external storage, parking and other associated paraphernalia must not appear visually intrusive in the landscape.

### **Policy SP9 - Market housing within rural exception sites**

Small sites for affordable housing may be permitted within or adjoining villages as an exception to normal policies of restraint in accordance with Core Strategy CS11.

Exceptionally the Council will consider provision of market housing within such sites where:

- a) the provision of market housing to cross-subsidise the affordable housing is essential and proportionate and has been justified through an open book assessment, which is fully evidenced and has been verified in an independent appraisal commissioned by the Council at the applicant's expense; and
- b) the development meets its whole affordable housing requirement on site and also does not meet some or all of the affordable housing requirement from another site; and
- c) the land value for the affordable homes does not exceed the level that would have normally been paid for a rural exception site (to be confirmed by an independent valuer commissioned by the Council at the applicant's expense); and
- d) the land value for the market homes is not (adjusting for the size of the plot) 50% or more greater than the level that would normally have been paid for land on a rural exceptions site (to be confirmed by an independent valuer commissioned by the Council at the applicant's expense); and
- e) the proposal has not and will not receive any public subsidy for its development; and
- f) the site must be within, or immediately adjacent to, the planned limits of development of a local service centre, a smaller service centre or a restraint village, as defined in the Council's Core Strategy; and
- g) the total overall number of homes on a site covered by this policy does not exceed 9 for a local service centre and 5 for a smaller service centre or restraint village; and
- h) the combined gross internal floor area of the market homes does not exceed the combined gross internal floor area of the rented homes that are affordable (sites with no rented homes that are affordable will not be permitted); and
- i) the number of market homes must not exceed the number of rented homes that are affordable; and
- j) the number of market homes must in no circumstances exceed 30% of the overall homes on the site; where 30% of the homes is not a whole number the maximum number of market homes must be rounded down; and
- k) the requirements of Core Strategy Policy CS11 (Affordable housing) are fully complied

with, accepting the principle of cross-subsidy allowed by paragraph 54 of the National Planning Policy Framework; and

l) the benefit of including the market homes outweighs the impact which this type of housing would have at this specific location.

### **Policy SP10 - Use of military bases and prisons for operational or other purposes**

Proposals for the reuse of redundant military bases or prisons will be considered in accordance with Core Strategy Policy CS6 (Reuse of redundant military bases and prisons).

Areas that are used primarily but not exclusively as military bases or prisons are shown on the policies map.

Development essential for the operation of military bases or prisons will be acceptable provided that, wherever possible, it would:

- a) re-use previously developed land and buildings;
- b) keep the use of undeveloped land to a minimum and is justified on the basis of national prison or defence requirements;
- c) not lead to undue disturbance to nearby local communities through traffic, noise, military or prison activity or other uses;
- d) protect and enhance the countryside and character of the landscape, natural and cultural heritage;
- e) provide satisfactory access arrangements and not generate unacceptable levels of traffic on the surrounding highway network.
- f) incorporate high quality design which makes provision for energy efficiency, renewable energy and waste management (see Policy SP14 Design and amenity).
- g) incorporate satisfactory water and wastewater arrangements ensuring there is no increased risk of flooding and pollution;
- h) ensure that potential risks from former uses of the sites are assessed and that soil and groundwater are cleaned up where necessary.

The small scale development of an individual building or part of a military base or prison that is not essential for the operation of the establishment will be given favourable consideration provided that it complies with the key requirements proposals set out in Core Strategy Policy CS6 (Re-use of redundant military bases and prisons) and that it would not adversely affect the operational use of the establishment.

### **Policy SP14 – Design and amenity**

All new developments will be expected to meet the requirements for good design set out in Core Strategy CS19 – Promoting Good Design. Proposals will be assessed to ensure they effectively address the following matters:



### Siting and layout

The siting and layout must reflect the characteristics of the site in terms of its appearance and function.

### Relationship to surroundings and to other development:

The development must complement the character of the local area and reinforce the distinctiveness of the wider setting. In particular, development should respond to surrounding buildings and the distinctive features or qualities that contribute to the landscape and streetscape quality of the local area. Design should also promote permeability and accessibility by making places connect with each other and ensure ease of movement between homes, jobs and services.

### Amenity

The development should protect the amenity of the wider environment, neighbouring uses and occupiers of the proposed development in terms of overlooking, loss of privacy, loss of light, pollution (including contaminated land, light pollution or emissions), odour, noise and other forms of disturbance.

### Density, scale, form and massing

The density, scale, form, massing and height of a development must be appropriate to the local context of the site and to the surrounding landscape and/or streetscape character.

### Appropriate facilities

The development should incorporate appropriate waste management and storage facilities, provision for the storage of bicycles, connection to broadband networks and, if feasible, offsite provision for a bus shelter and/or a bus service serving the development.

### Detailed design and materials

The detailing and materials of a building must be of high quality, respect and contribute to enhancing the local vernacular in respect of building traditions and appropriate to its context. New development should employ sustainable materials, building techniques and technology where appropriate.

### g) Crime prevention

The design and layout of development should be safe and secure, with natural surveillance. Measures to reduce the risk of crime and anti-social behaviour must however not be at the expense of overall design quality.

### h) Adaptability

The development should be capable of adapting to changing circumstances, in terms of occupiers, use and climate change. In particular, dwelling houses should be able to adapt to changing family circumstances or ageing of the occupier and commercial premises should be able to respond to changes in industry or the economic base.

The development should incorporate measures to minimise energy and water consumption, through carefully considered design, layout and orientation of buildings and

to make provision for recycling of waste, in particular ensuring that adequate bin storage areas are provided.

#### Landscaping

The development will only be acceptable if it provides for adequate landscaping, which preserves visual amenity and is designed as an integral part of the layout. Where development would abut or be within open countryside and be exposed to view, landscaping will be required to help integrate it into the surroundings.

Landscaping will be expected to make use of native and local species of plants which are resilient to climate change. The use of invasive and non-native plants will be discouraged. For major development an acceptable integrated structural landscaping scheme will need to be submitted.

#### j) Trees and hedgerows

Development that would result in the loss of trees and hedgerows will only be acceptable where it would not detract from visual amenity in the area (see also Policy SP18 - Biodiversity and geodiversity conservation).

### **Policy SP18 – Biodiversity and geodiversity conservation**

Development proposals will normally be acceptable where the primary objective is to conserve or enhance biodiversity or geodiversity.

All new developments will be expected to maintain, protect and enhance biodiversity and geodiversity conservation interests in accordance with Core Strategy CS21 (The natural environment).

### **Sites of biodiversity and geodiversity importance**

#### Areas of international importance

Development proposals that may individually or cumulatively have an adverse effect on sites of international importance for nature conservation will be subject to the requirements of the Conservation of Habitats and Species Regulations 2010 (the “Habitats Regulations”) and other legislation that may apply to such sites.

#### Areas of national importance

Development proposals within or outside a Site of Special Scientific Interest (SSSI) that may individually or in combination with other developments have an adverse effect on the site will not normally be acceptable.

Where an adverse effect on the notified special interest of the site is likely, an exception will only be made for development where its benefits clearly outweigh both the impacts

that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of SSSIs.

In exceptional cases where development is permitted which would affect the special interest of a SSSI, development will only be permitted if the detrimental impact has been minimized through the use of all practicable prevention, mitigation and compensation measures.

#### c) Areas of local importance

Development that is likely to result in significant harm to a site of local importance for biodiversity or geodiversity conservation will not be acceptable unless the harm can be avoided (for example by locating development on an alternative site with less harmful impacts), adequately mitigated or as a last resort compensated for. Where compensatory habitat is created, it should be of equal or greater ecological value than the area lost as a result of the development.

### **Protected species**

Where there is reason to suspect the presence of protected species, applications should be accompanied by a survey assessing their presence and if present the proposal must make necessary measures to protect the species.

Development proposals that are likely to have an adverse effect on protected species will be subject to the requirements of the Conservation of Habitats and Species Regulations 2010 (the "Habitats Regulations") and other legislation that may apply to such species.

In exceptional circumstances, development may be acceptable that would have an effect on protected species, subject to requirements to:

- a) facilitate the survival of individual members of the species;
- b) reduce disturbance to a minimum;
- c) provide adequate alternative habitats to sustain at least the current levels of population.

### **Irreplaceable habitats**

Development that would result in the loss or deterioration of irreplaceable habitats, including ancient woodland and ancient semi-natural grasslands and the loss of aged or veteran trees found outside ancient woodland will not be acceptable unless the need for, and benefits of development in that location clearly outweigh the loss.

### **Trees and hedgerows**

Development that would result in the loss of trees and hedgerows will not be acceptable unless the trees or hedgerows are dead, dying, diseased or dangerous or in exceptional circumstances due to the practicalities of development - see also Policy SP14 (Design and

amenity).

## Policy SP19 - The historic environment

### Development affecting heritage assets

All developments, projects and activities will be expected to protect and where possible enhance historic assets and their settings, maintain local distinctiveness and the character of identified features in accordance with Core Strategy Policy CS22 (The historic and cultural environment).

Development proposals affecting or likely to affect any heritage asset or its setting will be expected to demonstrate an understanding of the significance of the asset and/or its setting by describing it in sufficient detail to determine its historic, archaeological or architectural interest to a level proportionate with its importance. As a minimum this should be through reference to the Historic Environment Record or by a desk-top analysis and reference to other relevant sources of information, which may include landscape character and historic landscape character appraisals, conservation area appraisals and management plans.

Measures may be taken to protect and enhance heritage assets at risk through neglect, decay or other threats including the serving of urgent works notices, repairs notices and enforcement and thorough the mitigation of impacts of development on site or off site.

## Policy SP20 - Important open space and frontages

Development will only be acceptable where it does not have an adverse impact on an Important Open Space and/or Important Frontage as shown on the policies map having regards to:

- a) its intrinsic environmental value by virtue of its landform, vegetation or tree cover, or the presence of any special features such as streams, ponds, important wildlife habitats or walls;
- b) Its contribution to enhancing the attractiveness of the town or village setting when viewed from surrounding land, particularly the approaches to the built up area;
- c) the views and/or vistas out of and within the town or village that contribute to the character and attractiveness of the settlement;
- d) its peripheral or transitional open character in contributing to preserving the form and character of the settlement;
- e) its contribution, possibly in conjunction with other areas, to creating the overall character and attractiveness of the settlement;

- f) its contribution to the form and character of the settlement in terms of the relationship of buildings and structures one to another, to other open spaces or natural features;
- g) its contribution to the setting of a building or group of buildings or important natural features.

### **Policy SP22 - Landscape character in the countryside**

Proposals to develop on land in the countryside will only be permitted where the development complies with either Policy SP5 (Housing in the countryside) or Policy SP6 (Non residential development in the countryside) and Policy SP14 (Design and amenity) and Policy SP18 (Biodiversity and geodiversity conservation).

New development in and adjoining the countryside will only be acceptable where it is designed so as to be sensitive to its landscape setting. Development will be expected to enhance the distinctive qualities of the landscape character types in which it would be situated, including the distinctive elements, features, and other spatial characteristics as identified in the Council's current Rutland Landscape Character Assessment.

Proposals will be expected to respond to the recommended landscape objectives for the character area within which it is situated.

### **Policy SP25 - Rutland Water Recreation Areas**

New development will be limited to small scale recreation, sport and tourist uses within the five defined Recreation Areas.

In all cases it will need to be demonstrated that the development within the designated Recreation Areas would:

- a) be in keeping with its surroundings in terms of its location, scale, form and design and would not detract from the appearance of the shoreline and setting of Rutland Water;
- b) not be incompatible with other uses of land and leisure activities;
- c) not be detrimental to the special nature conservation interests of Rutland Water (including the conservation objectives for the RAMSAR site, Special Protection Area and Site of Special Scientific Interest and the requirements of the Habitats Regulations);
- d) not be detrimental to local amenity including the impact of an unacceptable increase in the amount of car travel, parking and congestion in the Rutland Water Area, and ;
- e) not be detrimental to highway considerations.

New construction should be modest in scale and existing buildings utilised wherever possible and appropriate, particularly those of architectural or historic interest or of environmental value.

## **Appendix 4 - Neighbourhood Planning Process Key Stages**

Below is a summary of the Neighbourhood Planning Process. More detailed information can be found on the Campaign to Protect Rural England's website, [www.cpre.org.uk](http://www.cpre.org.uk).

### **Preliminary Stage**

Deciding on the Neighbourhood Forum (NF) and/or the boundary of the Neighbourhood Plan (NP)

In a 'parished' area the Parish/Town Council has to take the lead as the NF. Rutland County Council's (RCC's) agreement to this is not required;

In 'un-parished' areas a NF needs to be constituted in compliance with the Localism Regulations. RCC's agreement to the proposed NF is then required

The NF then needs to decide the area to be covered by the plan;

The proposed boundary of the plan area then needs to be submitted to RCC for agreement

### **Draft NP**

Preliminary 'issues and options gathering' consultation;

Collation of responses, drafting of vision and objectives;

Assess impact of alternatives, choose preferred alternatives, draw up proposals

### **Prepare Draft NP**

Endorsement of NP by Parish Council/NF

Publish Draft NP plus, as required, Sustainability Appraisal (SA), any

Habitats Assessment (HA) or any other impact related reports ('linked assessment').

### **Consultation on Draft NP**

Publicise draft NP and any linked assessments

Consult any statutory consultee whose interests may be affected by proposals

Minimum of 6 weeks consultation period

### **Revise Draft NP**

Parish Council/NF sign-off and publish final draft of Plan

### **RCC and Independent Endorsement of Draft NP**

Submission of Draft NP and linked assessments to RCC

Submission to RCC of consultation report

RCC endorsement then required (i.e. that NP is consistent with RCC Core Strategy and linked assessment compliant)

RCC publicise proposal - along with details of how to respond and deadline for responses – not less than 6 weeks from publication

RCC collate responses

RCC appoints independent Examination Inspector – has to be endorsed by NF

RCC arranges, with NF, the formal Examination of NP – decision as to

whether Oral examination required, depending on nature of objections  
Examiners report – RCC obliged to publicise Report

#### Final Decision on NP

RCC considers Examiners report – makes any necessary changes if NP doesn't meet the basic standards

NF has to decide if further community consultation is required on any changes made. Assuming no further changes need to be made;

RCC administers a formal Referendum on NP;

Referendum result - if more than 50% of people voting support NP then RCC must bring it into force

RCC makes formal decision to adopt NP - as part of Development Plan for area alongside LDF. RCC publicises its decision and reasons for it and where this can be found on-line

RCC send copy of decision to the NF, any persons making written reps on proposal, Environment Agency, Natural England and Historic Buildings Commission.

RCC then adopts - and publishes on website the NP, details of where and when it can be inspected.

## Appendix 5 - Public Consultation Summary

In compliance with Section 15(2) of Part 5 of the 2012 Neighbourhood Planning regulations, this statement of public consultation contains:

- a) details of the persons and bodies that were consulted about the proposed neighbourhood plan;
- b) explains how they were consulted; and
- c) summarises the main responses and concerns raised by the persons and bodies consulted.

The committee considered the most effective ways by which to consult with the public on the draft Neighbourhood Plan. The committee decided to use as many avenues as possible, in order to reach out to a wider public and relevant stakeholders. Examples include: writing directly to statutory bodies; announcements on the village website; minutes of Parish Council meetings; local radio; and posting information on the two village notice boards.

The committee actively encouraged the public to respond to the consultation exercise and made it clear that it was keen to hear the views of the public, so that the plan could truly reflect the local needs. The committee stated that it would be prepared to receive comments by any form (letter, email, verbal etc), however, to assist the public, a comments form was made available to them.

Initially, the public was given six weeks in which to respond to the consultation. As two stakeholders were unable to respond within the original timeframe, the deadline for comments was extended by two weeks.

The responses were collated and carefully considered by the committee. Where necessary additional comments were sought from respondents. The most appropriate actions were considered to meet the needs of the public and where appropriate the draft plan was changed to reflect the public's comments. Examples of changes made to the plan include: making it clearer that the plan does not seek to restrict the operational needs of the MOD; the inclusion of robust policies; a clearer expression of the desire to maintain the character of the village; recognition that there may be a need for affordable housing; the need to protect and support the local environment; and the possibility of an expansion of the local leisure industry.

The committee believes that it has done everything it can to: involve, and engage with, the local community, and those who might be impacted by the plan; to pro-actively seek the views of relevant statutory bodies and stakeholders: to take the public's views into account when considering how to achieve what the outcomes desired by the village.

A summary of who was consulted, the timing of the consultation, method by which the public were consulted and the results of the consultation follows.



Who	When	How	Comments
RCC	27 2 2013	Email	Acknowledged Comments received.
Village website	27 2 2013 19 3 2013 31 3 2013	Email Email Email	Posted on the website Reminder posted on website Poster re Open Day added to the website
16th Regiment	27 2 2013 28 2 2013 1 4 2013	Email	Commented in January and plan changed to reflect comments. Notice emailed to the Regiment Open Day poster emailed to Regiment. Major Francis attended the whole of the open day. In addition, briefings about the plan were given to army personnel living in the parish.
Defense Infrastructure Organisation	27 2 2013	Email	DIO Commented in January and plan changed to reflect comments. Response to formal stakeholder communication received - no additional comments were made.
Village Notice Boards	28 2 2013 19 3 2013 31 3 2013	Notice Notice Notice	Original notice Reminder notice Open Day poster
Village shop & pub notices	28 2 2013 1 4 2013	Notice Open Day poster	
Sailing Club	27 2 2013	Letter by email	No response
Fishing Lodge	28 2 2013	Letter by hand	No response
Giant Cycle Store	27 2 2013	Letter by email	No response
Crazy Fox Cafe	28 2 2013	Letter by hand	No response
Oliveto	28 2 2013	Letter by hand	No response

Who	When	How	Comments
C S Ellis Ltd	27 2 2013	Letter by email	A meeting was held with Trevor Ellis. He outlined potential plans for his warehouse facility. The committee remain in contact with Mr Ellis.
North Luffenham Golf Club	27 2 2013	Letter by email	No response
Caravan site (N. Makey)	28 2 2013	Letter by post	No response
Rutland Water Partnership	27 2 2013	Letter by email	Acknowledged and confirmed that the announcement has been circulated. No further comments received.
Rutland Water Warden	28 2 2013	Verbal	No response
Anglian Water	28 2 2013	Letter by post	No response
Environment Agency	27 2 2013	Letter by email	Acknowledged
English Heritage	27 2 2013	Letter by email	Acknowledged
Natural England	27 2 2013 18 3 2013	Letter by email	Acknowledged Response received
Highways Agency	27 2 2013	Letter by email	Acknowledged and confirmed that they have no concerns.
BT	28 2 2013	Letter by post	No response
Severn Trent Water	28 2 2013	Letter by post	No response
Local Councillors Gale Waller Ken Bool	27 2 2013 28 2 2013	Email Email	Acknowledged
Alan Duncan MP	27 2 2013	Email	Acknowledged
2 Land Owners	28 2 2013	Letter by hand	No response
Rutland Radio	26 2 2013	Telephone interview with a member of the committee	

Who	When	How	Comments
BE Group re Rutland Employment Land Assessment Review	27 2 2013	Email	Acknowledged
Parishioners	See above	Village website Rutland County Council website Village notice boards Rutland Radio Minutes of Parish Council meetings Open Day	No adverse comments. Responses agreed with the plan's housing proposals and policy. Road safety was also mentioned.