

**January
2015**

**Second
Consultation**



COTTESMORE NEIGHBOURHOOD PLAN CONSULTATIVE DOCUMENT

Your views count. Over the next six weeks we will be seeking your views and ideas. Later the final document will be subject to a referendum in which you can decide the future development of Cottesmore. Email your comments to rondane699@gmail.com or hand them in at the meeting.

Come to the open exhibition on Friday 27th February 2015 in the evening in the Village Hall 4pm till 7pm and on Saturday 28th February 2015 starting with presentations at 10am followed by discussions on the main topics

Come and have your say!

Foreword

This document seeks to provide a view of how the village of Cottesmore should develop between now and the year 2031. It has been prepared, to a remit given by the Parish Council, by an extremely hard-working Neighbourhood Planning Group. I am aware that their task has been arduous and painstaking, with a wide variety of views to accommodate. Considerable thanks are due to all the members of the Group, and in particular to their Chairman, Jack Wood.

The plan has, of course, been produced in full consultation with the villagers of Cottesmore. I am confident that all in the village have had good opportunity to contribute to its formulation.

We should emphasise that this is not, and should not be, the final word on the subject. We recognise that it may be appropriate to revisit the document in, say, 5 years, to see whether any significant change appears desirable. Such change might arise from new policies coming from the Local Planning Authority; it might, for example concern the village's Planned Limits of Development, or the boundaries of the Conservation Area.

Cottesmore is a highly attractive village, with good facilities and a vibrant community. The Parish Council is determined to ensure that it remains so!



John Meara, Chairman, Cottesmore Parish Council

On Friday 27th. February 2015 there will be an exhibition in the Village Hall from 4:00pm to 7:00pm showing the issues and policies followed by a discussion meeting on Saturday 28th. February 2015 from 10:00am to 12:30pm.

Please come to this meeting so that your views can be aired, also email us with any comment you might have to rondane699@gmail.com or write on this document and send them to 25b The Leas or 36 Wenton Close.



Jack Wood, Chairman of Cottesmore Neighbourhood Plan Group

CONTENTS

PAGE

| | |
|---|----|
| REPORT SUMMARY | 3 |
| 1. NEIGHBOURHOOD PLAN? | 5 |
| 2. DESIGNATED AREA | 5 |
| 3. SUSTAINABILITY | 5 |
| 4. WHAT IS THE PURPOSE OF CONSULTATION | 6 |
| 5. PROCESS | 6 |
| 6. MONITORING | 7 |
| 7. VILLAGE OVERVIEW | 8 |
| 8. AIMS AND OBJECTIVES | 11 |
| 9. ENVIRONMENT AND CHARACTER | 12 |
| 10. ENERGY | 16 |
| 11. TRANSPORT | 17 |
| 12. HOUSING | 22 |
| 13. ECONOMY | 29 |
| 14. COMMUNITY | 30 |
| FIG 1 PLAN BOUNDARY | |
| FIG 2. CONSERVATION AREAS | |
| FIG 3. PLANNED LIMITS OF DEVELOPMENT | |
| FIG 4. T P OS AND LISTED BUILDINGS | |
| FIG 5. PUBLIC RIGHTS OF WAY AND PROPOSALS | |

Published separately

Appendix 1 Report of Survey *

Appendix 2 Traffic Survey *

* Available on the Rutland County Council website and on

cnpg14.blogspot.co.uk.

SUMMARY OF THE REPORT

Neighbourhood Plans, a new concept introduced under the Localism Act 2011, are designed to give local communities more influence in how their villages/towns should develop in the future. Their particular significance lies in the fact that, where a Neighbourhood Plan exists, its contents must be respected in decisions taken by the Local Planning Authority.

Cottesmore Parish Council has felt it appropriate to develop a Neighbourhood Plan for the village, and a hard-working group of volunteers came together to make it happen. This summary presents an overview of the contents of the present consultation document, and the main meat of the document follows. What you will read is based on extensive consultation that has already taken place within the village, and there is further consultation to follow, seeking reactions to this report, before the final Neighbourhood Plan is printed and submitted for referendum. So we look forward to hearing your views, and there are events arranged where you can give us them – see the report's front cover for details!

The text of our report explains the thinking behind the views which are put forward at this stage, and contains a number of "policy statements" and "proposals", which you will find printed on distinctive backgrounds within the document. Pink for "policy" and blue for "proposal". These are perhaps the most important part of our report.

It is clear, from the consultation which has taken place so far, that two issues loom especially large in the minds of the community – housing and future housing development; and traffic issues, including traffic calming through the village. Naturally, therefore, a large portion of the report's contents is given over to consideration of these two items. But we do encourage you to look closely at the remainder of the report, as there are other important topics covered.

So, to give below the "headlines" of the report:

Housing

Under current Rutland County Council (RCC) plans, no new housing development is envisaged for Cottesmore in the period up to 2026 – however, this does not rule out the possibility of potential "windfall" – such as small site – developments. In any event, the aim of this plan is to look somewhat beyond 2026. So, summarising the contents of this section, and our policies on housing matters:

- *We do not feel it is appropriate to identify any specific sites for development. However, we specify that any development must be within the village's current Planned Limits of Development (illustrated within the report), which should remain unchanged.*
- *At the same time, we identify a number of areas where development would not be considered appropriate.*
- *We also specify what are considered as appropriate housing densities and house types for new development, and general design and aesthetic considerations that should apply.*
- *In particular, we specify that affordable housing must form a significant part of any new development.*

Allied to this topic, we recommend that the boundaries of the existing Conservation Area within the village should remain unchanged.

Traffic

This topic covers, naturally, the volume and speed of traffic through the village, but also such areas as road safety, junction improvements and signage. The main headlines of our recommendations include:

- *The 30 mph speed limit, on the B668 coming from Oakham to be moved further out from the village centre.*
- *Lobbying of the Police for greater enforcement of the limit within the village.*
- *Improvement to be sought to general car parking arrangements within the village.*
- *Further study on how best to provide a safe pedestrian crossing point in the centre of the village.*

It should, of course, be emphasised that traffic issues are under the control of RCC's Highways Department, and any new "solutions" would require their involvement and approval.

Other Issues

Other issues covered by the report include such topics as Economy/Employment, Energy and Village Character and Environment. Among the headlines of our policies on these issues are the following:

- *We identify a number of sightlines around the village which need to be protected from development.*
- *We seek the highest standards of energy efficiency in any new developments.*
- *We support the enhancement of tourism and visitor facilities in and around Cottesmore.*
- *We look to see the development of further footpaths, to enhance residents' ability to enjoy the countryside.*

Finally, the broad aims and objectives of the report are set out in the main text. We would draw your attention in particular to the very first of these objectives – "To protect and enhance the character and vitality of Cottesmore".

Now read on.....

1. WHAT IS A NEIGHBOURHOOD PLAN?

The development of a Neighbourhood Plan by local communities became possible with the introduction of The Localism Act 2011, which gives new rights and powers to communities and individuals. Its main purpose is 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;
- reform to ensure that decisions about housing are taken locally.

The Act specifically allows local communities to develop and adopt Neighbourhood Plans, which become legally binding on local councils and will take the Local Plan through to 2031.

A Neighbourhood Plan is a community-led framework for guiding the future development, regeneration and conservation of an area. Many are being prepared across the country. Ours is for the parish of Cottesmore, which is shown on the map Fig 1.

A Neighbourhood Plan can deal with a wide range of social, economic and environmental issues (such as housing, employment, heritage and transport) – exactly what is covered is for the residents of Cottesmore to decide.

The Neighbourhood Plan will be part of the statutory Strategic Plan for the area. This gives the plan real weight, and enables us to have far more say about the future of the village and the parish than used to be the case.

2. DESIGNATED AREA

There has been dialogue with the adjoining Parish Councils and Rutland County Council on the Boundary of the Neighbourhood Plan. In December 2013, Cottesmore Parish Council submitted proposals to Rutland County Council to designate the boundary of the Cottesmore Neighbourhood Plan. Consultation on the proposed boundary took place from 14th February to 28th March 2014.

Under the Neighbourhood Planning (General) Regulations 2012, Rutland County Council confirmed the designated Neighbourhood Plan Area as that of the Parish boundary. See Fig 1 page 34

3. SUSTAINABILITY

To ensure that the policies and proposals set out in the Neighbourhood Plan contribute to sustainable development, it has been tested to see how well it performs against economic, social and environmental objectives.

In particular, it has been looked at in relation to a number of the RCC Sustainable Development principles. The Neighbourhood Plan seeks to maintain the village size as compact as possible, reflecting its existing character and encouraging any development opportunities to be sensitive to the scale and setting of the overall pattern of the village's growth. Cottesmore has a rich and diverse history, with important heritage and conservation assets, which this Plan seeks to maintain and enhance. Furthermore, by keeping the village compact, encouragement is given to people to use public transport, bicycle or foot whenever it is practical.

The Plan encourages use of local building materials and to enhance character of the village itself and also the surrounding landscape. At the same time the plan seeks to achieve high environmental standards in new and existing buildings, whilst minimising the use of resources. In so far as it is practical, employment in the village is encouraged, particularly to help facilitate people working from home.

This has helped in developing the Neighbourhood Plan's vision and objectives, the overall planning strategy and individual policies that work towards achieving sustainable development, offering economic, social and environmental benefits. At each stage in the Neighbourhood Plan preparation, an assessment has been undertaken and recommendations made as to how the sustainability of the Plan might be improved.

The Neighbourhood Plan has to meet the sustainability objectives of the Parish. The majority of the policies proposed in the Neighbourhood Plan have a positive impact on the Parish's environmental, social and economic wellbeing. Taken as a whole, the policies of the Plan have no net negative impact, and therefore no additional mitigation is required. The overall effect of the implementation of the Plan will be to contribute to the objectives of sustainable development within the Parish.

The sustainability objectives concerning the global issue of climate change are partially addressed in the Neighbourhood Plan through the location of development, reducing the length of journeys, protection of open space and vegetation and the need for sustainable transport and energy conservation.

4. WHAT IS THE PURPOSE OF THIS CONSULTATION?

This is a major opportunity for the residents of Cottesmore to come together to think about, discuss and record what we think are the policies that Cottesmore should follow for today and in the future.

It is part of a process that will shape how Cottesmore develops in the future – how we can **protect** what is important, **improve** what could be better and **plan** for any development that might take place. We need the Neighbourhood Plan to be the result of everyone's concerns, ideas and vision. We have sought and continue to seek community involvement in the formulation of the plan.

5. THE PROCESS

Under the draft of the Rutland County Council (RCC) Site Allocations and Policies Development Plan Document in 2013, Cottesmore was not allocated any sites despite the perceived need for 'affordable' homes by the Parish Council and the possible requirements for Kendrew Barracks. (This was subsequently confirmed in the adopted Plan in October 2014) In June 2013, Cottesmore Parish Council issued its initial response to RCC. This was followed by a meeting with the County Council Planning Dept. in July 2013 to discuss the possibility of introducing a Neighbourhood Plan for the village of Cottesmore. A meeting held in Cottesmore Village Hall on the 30th September 2013 for all the residents chaired by the Parish Council attracted a very good attendance and culminated in 16 individuals agreeing to form a committee comprised of those members, plus at least one Parish Council member.

In November, the boundary of the Plan, to be contiguous with the Parish boundary, was agreed by the group and submitted to Rutland County Council. Formal consultations were held resulting in the acceptance of the Plan Boundary in April 2014. An internet blog site (cnp14.blogspot.co.uk) was produced highlighting some of the issues in the Village and subsequently containing the minutes of all the meetings of the group plus the Reports of the Surveys. These are also on the RCC web site on Neighbourhood Planning.

The aims of the Cottesmore Neighbourhood Plan consultation process are:

- To involve as much of the community as possible throughout all consultation stages of Plan development so that the Plan is informed by the views of local people and other stakeholders from the start of the Neighbourhood Planning process;
- To ensure that consultation events take place at critical points in the process where decisions need to be taken;
- To engage with as wide a range of people as possible, using a variety of approaches and communication and consultation techniques;
- To ensure that results of consultation are fed back to local people and available to read (in both hard copy and via the Steering Group's blog and website).



The first consultation took place on 16th and 17th of May 2014 with an exhibition in the Village Hall and just over 80 people attended. A questionnaire was distributed to all the households in the Village including 100 for Kendrew barracks. There was a response rate of over 60% from the village but with a much lower rate from the barracks. In August a Report of Survey was produced and distributed to those who had attended the open days. It is available on the blog site

The First Consultation Document was published in October 2014 and circulated to all households and businesses in the village. One hundred copies were delivered to Kendrew Barracks for circulation. The appropriate statutory bodies were also consulted. This was followed by a formal consultation period, including a further exhibition in the Village Hall.

Considerable feedback was received as a result of this process, which is reflected in the contents of this second consultation document.

All updates on the Neighbourhood Plan process, and information about forthcoming consultation exercises and events, are also published monthly in Cottesmore's monthly parish magazine 'The Link'.

Once the current consultation period has passed a final document will be prepared and submitted to Rutland County Council by the Parish Council. Following various processes of ratification the plan will be submitted for approval to the residents of Cottesmore by referendum.

6. MONITORING AND REVIEW

Once the Plan has been passed through a referendum it is expected that its implementation will be monitored by the Parish Council.

Rutland County Council is preparing its County-wide plan for the period up to 2036 from 2015 onwards. A number of areas of the Cottesmore Neighbourhood Plan, including for example, the Conservation Area and the Planned Limit of Development may need to be reviewed. It is considered this should follow on from RCC's work on its plan up to 2036, which in turn may well identify further changes. In the interim, the Parish Council has asked the Neighbourhood Planning Group to continue its work and to develop a longer term view.

There will be a need for close liaison with Rutland County Council to reflect emerging developments in planning policy.

7. THE VILLAGE OVERVIEW

Village History

The village of Cottesmore lies on high land about 4 miles from Oakham on the road to Stretton, where it joins Ermine Street. The name probably derives from the Old English *Cot(t)'s Moor* or Fen, although previously the village had been known as *Codesmore, Godesmore and Katemore*.

In the reign of William I, Cottesmore was seized and held by the Crown until half the manor and Greetham was granted to Roger Newburgh, when he was created Earl of Warwick by William II in 1090. By the reign of Edward II, Thomas Beauchamp, Earl of Warwick was lord of Cottesmore and the overlordship of the manor continued in the Earldom of Warwick until the 16th century.

In 1682 – 5 Susanna, daughter of Sir Thomas Fanshawe and Margaret, his wife, living in Cottesmore, married the Hon. Baptist Noel, son of Viscount Campbell and received Cottesmore as a marriage settlement thus taking it to the family of the Earls of Gainsborough. The manor of Cottesmore has since descended with the manor of Exton.

Change came in the 1880's with commencement of ironstone quarrying, the major source of employment for the next 90 years. The fields have been restored to agricultural use but signs of this industry and its extensive rail system can still be seen in the landscape.

In 1935 the Air Ministry acquired a large area of glebe land in connection with the RAF expansion programme at that time. The base became fully operational in 1938 and played its full part in the hostilities that followed with not only United Kingdom units but also all the countries of the Commonwealth. In the latter part of the World War the station was taken over by the American IX Troop Carrier Command. After the War the RAF continued to use the base until the withdrawal of the Harriers in 2011. It is now an Army base (see below).

The Village has continued to grow in the post-war years. Major housing expansion occurred in the early 1960's with a new housing estate being built on the west side of the village on the site of the old School – Wenton Close. A large number of houses were built on the east side of the village in the mid 60's – Westland Road - to accommodate the growing population. Subsequent to that following the demolition of the derelict Cottesmore Hall in the mid 70's a further new development occurred on the site – Cresswell Drive. Finally a smaller new development of 26 dwellings was completed in 2012 on the site of the Old Hall barns.

The Village Today

There are many aspects that go together to make up a village but primarily these concern its charm, culture and character. Cottesmore has these in abundance.

The centre of the village is its imposing church - St. Nicholas - serving as the village's spiritual centre. This has stood for more than 800 years and a Church on this site is mentioned in the Domesday Book.

The village has the benefit of 2 schools. St Nicholas' Church of England Primary School currently has circa 120 pupils. Their total capacity is 140 pupils and it is

expected to be at capacity by September 2015. The school might have to consider expanding if the numbers continue to grow. It has achieved a "Good" Ofsted report with an "Outstanding" rating for pupil safety, behaviour and leadership and management. The school is hoping to convert to Academy status and is consulting on the matter.

Kendrew Barracks has its own school - Cottesmore Primary School - which is also open to village children.

We are fortunate to have our own village shop and post office, an important service to both residents and passing trade.

Cottesmore is fortunate to have its own traditional "olde-worlde" 17th century pub - The Sun Inn - which has a cinema as well as the usual attractions (and, it is rumoured, its own ghost)

Another important facility is the Motor Garage with full repair and servicing facility.

The village also has its own well patronised fish and chip shop, bed and breakfast accommodation, kennels, holistic centre and a variety of builders, plumbers and other services.

The Village Hall is an important part of the community hosting meetings, a thriving pre-school, social events, an annual Bonfire Night and the annual Village Produce Show. Attached to it is the recently refurbished licensed social club with over 200 members, providing a range of typical entertainments for members and their children.

Sport is well catered for with football pitches, tennis courts and riding stables. There are a number of clubs and facilities giving villagers of all ages interest and company including:-

Two children's playgrounds, Air cadets, Beavers, Brownies, Cubs, Scouts and Tae Kwon-Do for youngsters, and Winter Bowls, Local History, Computers, Gardening, Bellringing, Investment, Ramblers, Wine Connoisseurs and Women's Institute for adults.

Gainsborough Court, a residential facility for over 50's, provides weekly social activities for older villagers.

"The Cottesmore Village Link" is a monthly magazine, keeping residents in touch with all aspects of the village.

Health and Safety issues are addressed by the Defibrillator with trained volunteers. However from the survey the villagers would like to see a doctor's surgery even if only on a part-time basis

Other amenities sought by residents, on the basis of surveys, are allotments, better use of the open spaces to create public parks, flower beds and meadows, and a bowling green. They would also like to see a significant increase in the number of footpaths and bridle paths giving access to the open countryside. (see section on Environment)

Finally the survey suggested improved opportunities for older people to enjoy company and activities in the village.

In terms of a Local Service Centre as outlined by RCC, Cottesmore meets all the requirements other than a general medical practice and a library.



Kendrew Barracks

Kendrew Barracks, formerly RAF Cottesmore, now occupied by the Army, is one of a number of bases in the UK to which Army personnel returning from overseas duties are posted.

As well as personnel, it also houses considerable quantities of heavy ordnance (tanks, etc.), in the hangars previously used by the RAF for their aircraft.

There are currently 464 married quarters on the camp, considered by the MOD to be sufficient for the foreseeable future. As at August 2014 the number of personnel on the camp, including families, stood at 2,100. This figure could rise in the next five years. In addition to these numbers 110 civilians, all full-time, are currently employed on the camp (this excludes school staff), but few of them are residents of the Parish.

There are currently no plans for significant additional housing in Kendrew Barracks. This follows the decision of the MoD that REME will not now be coming to Cottesmore. However it is noted that small scale alternative land uses, associated with operational MoD requirements may be required within the barracks. This requirement is reflected in RCC Core Strategy (CS6) and Site Allocations Policy (SP11).

Currently, the main gate on Rogues Lane is used for all domestic traffic, and light Army vehicles. The Crash Gate on the road between the A1 junction at Stretton and Thistleton is used for heavy vehicle access only. There are one or two social facilities on the camp; these include the Youth Club, and Astroturf street games, both of which are now available to villagers, the latter by booking. The Bowling Alley will be available from 2015.

8 AIMS AND OBJECTIVES

Our emerging Vision for Cottesmore is that we conserve the historic character, enhance the built character where possible, significantly enhance the landscape setting and the landscape of the village, greatly enhance overall biodiversity value and enhance employment and social opportunities.

The specific aims and objectives of this Plan are to:-

- Protect and enhance the character and vitality of Cottesmore.
- Restrict, in general, new development to within proposed boundaries, and minimise the impact of new development on the village, the surrounding countryside, landscape and ecosystems.
- Enhance the landscape setting of the village and its approaches.
- Enhance the existing green spaces and plan new footpaths with connectivity to the wider countryside.
- Provide existing and future Cottesmore residents with the opportunity to live in suitable homes.
- Ensure that Cottesmore has and will continue to have the appropriate resources and services to support the size of the village.
- Encourage local employment and small-scale local businesses, to provide increased opportunity to work locally.
- Protect our environment and support eco-friendly developments.
- Reduce the need to drive by car around the village and to and from Cottesmore.
- Strengthen the leisure and social amenities available to villagers within Cottesmore.

9 ENVIRONMENT AND CHARACTER

The character and environmental quality of the village and the surrounding countryside result from a combination of natural and historical influences, a development pattern and land management practices. Whilst the village has a rich and diverse character, with a strong sense of place, there remains the need to protect those aspects which are most highly valued. The surrounding countryside is pleasant, but not exceptional, with intensive agriculture and a predominance of closely clipped hedges. There is little wild or natural countryside and little in the way of above-average habitat quality. There is, therefore, considerable scope for enhancing the character and environmental quality of the village and the surrounding landscape.

Village Character: Built Form

The character of the core of the village stems considerably from historical influences. The basic road pattern goes back at least 400 years, and this has helped determine the layout of houses and related features of what is now recognised as the Cottesmore Conservation Area. The essential character of the historic core of the village is derived from: (see Fig 4)

- The historic road pattern and the small number of 'back footpaths'.
- The layout and vernacular character of the buildings.
- Walls which are used to enclose dwelling curtilages and mark changes of level – materials and copings offer a varied but consistent character.
- The variation in the scale, character and historic use of the buildings, from larger dwellings including the Old Rectory and Cottesmore Grange to the farmhouses along Main Street and a variety of other houses and cottages of various ages.
- The consistent use of stone for building construction together with pantiles and slate roofs is a key element of the character of the village.
- Newer developments on the edge of the village including Wenton Close and Westland Road which do not attempt to replicate the historic character of the village and, whilst offering pleasant places to live, are not generally in sympathy with the historic character of the village in terms of layout, architectural style or materials.
- A number of important views which contribute to the character and quality of the village, and these are identified on the attached plan.
- A number of places within the village are of particular importance in contributing towards its character. These include: Conservation Area/historic core as a whole, the open space outside The Sun Inn, St Nicholas Church and its grounds, the presence of larger dwellings with their extensive grounds which contribute significantly to tree cover within the village, the so called 'secret' footpath running north from Main Street at the Post Office.



Policy COT E&C1 - Built Form

- All developments should reflect the traditional layout and character of the village, making use of local materials and consisting of straw or slate roofs, and local stone.*
- All development should also take notice of the design criteria set out in COT H5 and conservation policy COT H4.*
- The following views should be protected when giving consideration to development proposals;*
 - The entrance to the village from the west.*
 - The view of the village church and spire from the Market Overton Road.*

Village Character: Landscape

The most noteworthy aspects of landscape character are as follows:

- The relatively open arable landscape surrounding the village, with generally clipped hedgerows and few hedgerow trees
- Wooded horizons are, however, a feature of the setting of the village and contribute significantly to its approaches and setting
- The village approaches are generally unspoilt and there is a relatively short transition from the gillied village gateways into the historic core, which is a key and beneficial aspect of character
- Large, mature trees add greatly to the character of the village. Key groups include lines of lime trees in the vicinity of The Sun Inn, surrounding the Church, in the grounds of the former Rectory, surrounding and within the grounds of Cottesmore Grange, within the public open space to the south of the garage and many individual trees within other properties throughout the village
- A programme of tree planting has been undertaken along the village approaches from both the Oakham and the Greetham directions. This has generally been successful, and many of the trees are now well established. However, some of the trees are not developing well to form an avenue. There is no tree planting along Exton Road, the northern approach along Mill Lane or along the road from Market Overton
- The village recreation ground provides an important and well used facility, but there is scope for enhancement of its landscape quality.

Policy COT E&C 2 - Landscape

- The landscape setting of the historic core of the village, including key views, should be protected.*
- The feasibility of additional tree planting should be investigated with a view to enhancing visual approaches to the village. (See policy COT E&C1, (iii, a and b).*

especially in the area immediately around the village and where visible on the main village approaches. This will give a more wooded/treed character to the surrounding landscape.

- Investigation of the potential to identify biodiversity assets within the village and the surrounding countryside. Special attention should be given to habitat requirements and protection of legally protected species.

Biodiversity and Nature Conservation

There are no nationally designated sites of nature conservation within the village or surrounding countryside. The surrounding countryside is generally intensively farmed, and nature conservation interest is generally fairly limited, although there is interest within hedgerows, copses and other isolated habitats. Much of the biodiversity interest, however, lies within the village itself and, although this is generally of local value only, it does contribute significantly towards the quality and character of Cottesmore.

Features of interest include:

- Mature trees throughout the village, providing habitats for bats, birds and invertebrates
- The remaining parkland of the former Cottesmore Hall, off Rogues Lane.
- The grounds of Cottesmore Grange are being managed with conservation principles and include a newly established limestone meadow as well as a hay meadow and belts of mature and emerging woodland.
- Many gardens throughout the village contribute significantly to biodiversity, offering a variety of habitats as well as areas for birds, nectar for butterflies and specialist habitats such as compost heaps.

Policy COT E&C 3 – Biodiversity and Nature Conservation

- (i) Development should maintain and enhance biodiversity within the village. Planning permission should only be granted where it would not have an undue adverse effect on wild life. If planning permission is granted then mitigation measures should be attached.*
- (ii) The preservation and creation of the habitats is an essential feature in preserving biodiversity within the village. Provision should be made for future management and maintenance of new development and where possible existing developments.*

Potential for Enhancement of Village Character and Environment

It is possible to achieve our vision by:

- Continued vigilance, in support of planning policy, to ensure protection and enhancement of the historic environment.
- Protection of key views and places of particular character.
- Any new development in the village should enhance character and be consistent with the grain, architectural character and materials within the historic core.
- Highway design should seek to enhance village character and avoid standard or over-engineered design solutions; lighting, signage, road crossings and all other highway design paraphernalia should be given particular attention to enhance village character, and this should apply to small scale as well as larger changes in order to avoid incremental damage to character.
- Investigation of the potential to enhance and complete the avenue approaches along the Oakham and Greetham roads. Any gaps should be filled in with new oak planting, and a programme of management should be aimed at achieving a clear avenue form.
- Investigation of the potential for new avenue approaches along the verges on the Exton Road, Mill Lane and Market Overton roads, potentially using lime rather than oak.
- Investigation of the potential for additional planting within verges and on private land within the village, to ensure a new generation of trees and an enhancement of village character.
- Discussions should be opened with surrounding landowners and farmers to investigate the possibility of additional tree planting along hedgerows,

10 ENERGY EFFICIENCY OF NEW DEVELOPMENTS

New developments, as far as possible, should achieve the highest standards of energy efficiency.

Whilst the sustainability of new development is commonly judged in respect of its accessibility by non-car modes, there is always a limit to how sustainable new developments in rural villages can ever be. However, one issue that can be addressed in every new development, irrespective of location, is the energy efficiency of the buildings.

It is recognised that the Code for Sustainable Homes requires minimum levels of energy efficiency to be achieved in residential development, and these requirements will become increasingly stringent over time.

All new developments should be designed to very high standards of energy efficiency, in particular those within the Conservation Area, which commonly require older materials in order to be in keeping with surrounding buildings but which are less energy efficient. New developments should seek where possible to incorporate the use of renewable energy technologies and other low energy techniques, e.g. rainwater harvesting and reed beds.

The policy seeks to go beyond the minimum standards expected of new residential developments. Cottesmore seeks to ensure that new dwellings minimise their energy usage and maximise their self-sufficiency in energy terms.

Policy COT EN 1 - Energy efficiency of new developments

- (i) All new developments should seek, where possible, to be designed to the highest standards of energy efficiency.*
- (ii) New developments should seek to incorporate the use of renewable energy technologies and other low energy systems compatible with the type of development in question.*

11 TRANSPORT AND ROAD SAFETY

Cottesmore village centre is the focus for a number of routes – roads to Ashwell, Market Overton and Exton villages all lead from the village. The main road through the village, the B668, is the signed route from Oakham and Uppingham to the A1 northwards. As a result, the village experiences considerable traffic flows, with relating complex routeing for a village of its size. It has at the heart of the village a relatively wide main road, offering little natural traffic calming.

Residents have always expressed concern about the volume of traffic and speeding through the village and more recently about a perceived increase in heavy goods vehicle traffic. This was reflected in the response to the Neighbourhood Plan survey, which included a wide range of responses. From this it is clear that the main issues relate to traffic speed and calming; parking; road safety by way of improved crossings and junction improvements; and better public transport.

The broad aims reflected in the Rutland Core Strategy are to minimise the use of the car – an acknowledged challenge in the rural villages and areas of the county. It underpins the importance of locating development proposals in the most accessible locations of the larger settlements and by inference the Local Service Centres, which includes Cottesmore. The County Council therefore places considerable emphasis on securing improvements to public transport and, in particular, providing effective links to serve the Local Service Centres.

Reference is also made to the need to widen the use of 'alternative' modes of transport, particularly by securing enhanced and safer opportunities for cycling and walking, although it seems to be acknowledged that cycling in particular is related to Rutland Water and its linkages to the surrounding villages and towns, thereby forming a key element of a sustainable tourism strategy.

Whilst it is acknowledged that there will need to be close liaison between the Planning and Highways roles of the County Council, we believe that achieving highway improvements is a key part of delivering a comprehensive development plan for Cottesmore.

Traffic Volume and Speed

Cottesmore is served by the main B668 running South-west to North-east from Oakham through Greetham to the A1. It is the signed route for traffic both to and from the north on the A1 to Rutland and across to north Leicestershire. There are a number of important junctions in the village as the roads from Ashwell, Market Overton and Exton meet directly or indirectly with Main Street. There is also a busy route south-west from Kendrew Barracks along Rogues Lane, culminating in a junction on a bend of the B668.

A number of surveys have been carried out of traffic speeds. Surveys in September 2009 and March 2010 by Community Speed Watch showed an increase in speeds, particularly along Main Street, Mill Lane and along Greetham Road.

More recent surveys carried out during September 2014 have reinforced the trend showing average speeds increasing. The report of this survey is included as Appendix 2. It recorded numbers of vehicles passing through Main Street across 9 categories of vehicle. Over 7.5 hours 2,832 vehicle movements were logged (1,902 eastwards towards Greetham and 930 westwards towards Oakham). Overall, the study recorded an average of 500 vehicles/hour through the village.

Of these vehicles 23% were found to be over the speed limit, with some vehicles in most categories doing this. It was also noted, as an impression, that a considerable

proportion of vehicles travelling west towards Oakham sped up well in advance of the 50 mph sign at the exit to the village.

The survey confirmed the view that Cottesmore has a considerable quantity of through traffic, too high a proportion of which travels above the speed limit. Given the role and function of the B668, this situation will only get worse if not addressed. Without significant alteration to the highway itself, the best that can be achieved is through altering the location of the existing speed limiting signs. There is also benefit in moving the electronic display approaching the village from Oakham so that it is before the turning to Market Overton and Ashwell.

Despite the concerns about speed, the survey has indicated that people did not favour lowering speed limits further or widening road widths. There was, however, a view that existing speed limits should be more rigorously enforced and more use should be made of electronic messaging systems. There was support for rumble strips at the end of the village, although less for major physical interventions, such as speed tables. Overwhelmingly, the most important suggestions related to the road so as to slow traffic down earlier as it approaches the village. Generally, the speed signs are felt to be in the wrong places and should be further out.

As well as addressing speed directly, the opportunity to develop other traffic calming measures have been given consideration, Locations, including the entry points to the village, lend themselves to carefully designed built solutions to traffic calming. These, implemented properly, would slow down traffic without having a negative impact on the sensitive village environment.

The consultation has significantly reinforced the need to control traffic at the main entry points to the village. Rumble strips received some support but with concern about the noise implications for residents show that they would only be acceptable away from the houses. Much more support has to be given to the idea of environmental improvements, including planting at the entry points. Chicanes would slowdown traffic in the village and with imaginative design, incorporating significant planting landscaping and entry only signs, would be an attractive entry point, whilst also enhancing road safety.

Policy COT TRS1 – Controls on traffic speed to improve road safety.

- (i) *A comprehensive review should be made of all the speed reduction measures in the approaches to Cottesmore. In particular, the 30mph sign on the B668 approach from Oakham should be moved back towards Burley close to the Cottesmore Village sign; there should be clearer slowing down signs on the road from Market Overton near to The Spinney and the 30mph signs on Greetham Road should also be moved back from the village.*
- (ii) *The electronic warning display sign at the western end of the village should be moved back towards Oakham, located in advance of the turning to Ashwell/Market Overton.*
- (iii) *Consideration should be given to the provision of traffic calming measures located away from housing at the following points*
 - a. *B668 from/to Oakham*
 - b. *B668 from/to Greetham*
 - c. *Road from Market Overton close to the bend before it meets Ashwell Road*
 - d. *Rogues Lane; before Westland Drive*
- (iv) *Opportunities and locations should be identified for sensible environmental solutions, including planting, chicanes and channelling traffic to slower speeds and improve safety; particularly at village entry points and at the heart of the village where it could also incorporate a safe pedestrian crossing point.*
- (v) *Consideration should be given as to whether there is any scope for limiting HGV traffic along the B668.*

(vi) Lobbying of Council/Leicestershire and Rutland Police should be undertaken for greater enforcement of 30mph, particularly within Cottesmore village itself.

Traffic Signage

A detailed survey has shown that there are 142 signs in the village, 48% (68) of which are traffic signs. Whilst many of them are a highway necessity, there are clearly some that are not so important and some that are repetitive.

Speed of the traffic through the village is a continuing major concern and many of the respondents felt that the existing speed restriction signs should be improved and reinforced. Some felt that additional warning signs for horse and riders and children should be erected

However there was support for improving the signage to the Village Hall car park.

Policy COT TRS 2 – Traffic Signage

- (i) *A comprehensive review should be carried out of traffic signs with a view to removing all unnecessary and repetitive signs to aid de-cluttering of the village environment.*
- (ii) *As part of this review, an assessment should be made to see whether there are limited circumstances where improvements in traffic related signing would be required.*

Road Safety Considerations

Fundamental to all the considerations about traffic in the village is the concern about road safety. Traffic speeds have been considered above. In addition, consideration has been given to:

- Selective junction improvements
- Car parking
- Footpaths/pedestrians

A number of junction improvements were included within the review:

- small roundabout at the junction of Toll Bar, Exton Road and Greetham Road
- improved sight lines at Market Overton Road, Ashwell Road, Main Road junction

The consultation showed little support for the small runabout proposal at Toll Bar, however in general, there was considerable support to improve sight lines at the triangular junction at the Oakham end of the village. This will, however, require careful treatment. Elsewhere in the Plan this area is identified as one of the key entrance views to the village that must be protected and if possible enhanced. Accordingly, any scheme including a profusion of further highway and traffic signs would not be appropriate. The policies for traffic calming measures and altering the locations of the 30mph signs will help. More detailed study is required to see if traffic priorities could also be changed to make the junctions safer, whilst noting the environmental and landscape issues.

Policy COT TRS 3 – Junction Improvements

- (i) Consideration should be given to altering the traffic priorities at the Ashwell Road, Market Overton, Main Street junction to improve road safety*
- (ii) New signage should be at a minimum to protect this important entry view of the village.*

At this stage it is not suggested that other junction improvements are promoted within the Neighbourhood Plan. However, future development proposals may require changes to junction configuration and lay-out. In all cases proposals will need to be aware of the visual impact of any proposals, to ensure that they do not detract from the high quality of the visual appearance of the village.

A further aspect of road safety is the need to improve the organisation of car parking within the village. There was, however, a range of different issues. The two most favoured outcomes were to improve parking in two locations on the south side of Main Street, outside the Fish and Chip Shop and adjacent to the Sun Inn. Consideration needs also to be given to the potential of making better use of the car parking at the Village Hall/Community Centre to support village activity more generally.

Other preventive measures to deter illegal parking, such as posts on the pavement, received less support.

Policy COT TRS 4 – Car Parking

- (i) The feasibility of providing a proper car parking bay outside the Fish and Chip Shop on Main Street should be investigated.*
- (ii) Improvements should be considered to the way car parking is provided at the heart of the village, including the potential enhanced use of the Community Centre Car Park and the role of the parking area in front of the Sun Inn.*

Footpath links from Cottesmore to the surrounding area are covered in the Community section. However, there is also need to ensure safer routes for pedestrians within the village. In particular, it is considered that the increase in both general and HGV traffic through the centre of the village makes the identification of a suitable place for a safe pedestrian crossing point to be imperative. There is a similar justification for a crossing in Rogues Lane to link Harrier Close to the existing footpath on the north side of Rogues Lane.

Policy COT TRS 5 – Pedestrian Routeings

- (i) A location should be identified to provide a safe pedestrian route across Main Street in the heart of the village.*
- (ii) A pedestrian crossing should be provided in Rogues Lane to link Harrier Close with footpath on north side of the road.*

Public Transport

It is clear that Rutland County Council places considerable emphasis on making more use of public transport. This is not only sustainable, but also is important as the population ages and some people will find they no longer have access to the car. Given the anticipated growth in housing and also seeking to create jobs closer to where people live, public transport should have an enhanced role, even in a predominately rural county as Rutland.

Improvements to public transport over time will be critical for the long term success and sustainability of a Local Service Centre such as Cottesmore. Without it, there will just be continuing demand and requirement for car usage. There was support for improved and more frequent bus services to Oakham and Melton Mowbray and also Stamford.

Policy COT TRS 6 – Public Transport

- (i) Lobbying of RCC should be undertaken for improvements to enhance the frequency and range of bus services available to villagers, including Cottesmore to Oakham, Stamford, Melton Mowbray and to larger centres of employment including Leicester, Peterborough and Corby.*

12 HOUSING

Housing is the most significant land-use in any urban area or village. It is the biggest determinant of the character and appearance of a settlement and helps define its distinctiveness. In a village of the size of Cottesmore, it is also likely to be the focus for any future development pressure and therefore provides by far the greatest potential for conflict.

The Rutland County Council Core Strategy sets out the spatial strategy for the County, at the heart of which are a number of key sustainable development principles. These are a reflection of the national government policies that underline planning within England and Wales. The heart of the approach is to reflect the definition of sustainable development from the Brundtland Report (1987) to “meet the needs of the present without compromising the ability of future generations to meet their needs.”

The four main aims as reflected in Rutland’s Core Strategy are:

- (a) Social Progress which meets the needs of everyone;
- (b) Effective protection of the environment;
- (c) The prudent use of resources;
- (d) The maintenance of high and stable levels of economic growth and employment.

This provides the context for the sustainable principles and settlement hierarchy adopted in the Core Strategy. (Policies CS1 and CS3). Up until 2026 the majority of development within Rutland will occur within and adjoining Oakham, with reduced levels taking place in Uppingham and the local service centres.

Housing Provision and Distribution

Cottesmore is one of the seven largest villages in the county, which have been identified as “Local Service Centres”, reflecting their status in the settlement hierarchy with a range of facilities and access to transport. Although only a limited amount of development is anticipated in these villages up to 2026, it is likely that beyond that date, these Local Service Centres may be required to take a larger share of any future county-wide development requirement.

The Community Survey posed a number of questions about housing issues. The Report of Survey sets out the response. There was a general acceptance that there might be some additional housing in the village, either as windfall (unprogrammed) development up to 2026 and or as a possible requirement to meet overall development need in Rutland after that.

This was balanced very strongly with the need to protect and enhance what is perceived to be the high quality and distinctive character of the village. Hence, 90% of respondents did not wish to see any significant change (and certainly no reduction) to the Conservation Area boundary. Similarly, 94% were in favour of development being limited to two stories in height. Furthermore, when asked about the location of any future development, 82% were in favour of continuing the policy of infilling and 67% favoured maintaining the existing village boundary.

Policy COT H1 - Housing Provision and Distribution.

- (i) *New housing development in Cottesmore should be located within the village envelope as defined on Fig 3.*
- (ii) *Any development should be carried out in accordance with the Design Principles for new housing development set out in policy COT H5.*
- (iii) *Any new development should enhance the character of the village and be sensitive to its surroundings, particularly within the Conservation Area.*
- (iv) *It should meet the requirements of Rutland County Council’s Core Strategy CS1 (Sustainable Development Principles), CS2 (The Spatial Strategy), and CS3 (The Settlement Hierarchy) and CS9 (Provision and distribution of new housing).*

Housing Density and Tenure Mix

Consideration was also given to housing density and tenure mix. There was a general assumption in favour of three bedrooms and 1/2 bedroom starter homes, in that this is felt to reflect more the needs of Cottesmore. There was considerably less support for large executive houses or for 1/2 bedroom apartments. Whilst it is important to maintain a mix of housing styles across the County, at the scale of the village it is reasonable to be more circumscribed. There was also considerable support for a density limit to ensure that the current character of the village is maintained and not eroded by overdeveloped sites.

Policy COT H2 – Housing Density and Mix

- (i) *New housing developments should be at no higher density than 30 dwellings per hectare. (12/acre).*
- (ii) *Future development should predominantly be a mix of three-bedroomed and 1/2 bedroomed starter homes.*
- (iii) *Developments of larger dwellings (over 3 bedrooms) or apartments should only be considered if applicants could show exceptional circumstances, particularly in having to prove that they were meeting an identifiable shortfall in accommodation.*
- (iv) *Encouragement should be given to developments for retirement accommodation, as long as it meets an identifiable need.*

Affordable Housing

Any future development in Cottesmore would be required to include a proportion of affordable houses, or if the development is too small, to pay a contribution by way of a commuted sum payment to an affordable housing fund. Rutland, as a whole, suffers acute affordable housing problems, as set out in its Core Strategy. This is in part because it has high average house prices and a high proportion of large houses.

Policy COT H3 – Affordable Housing (Subject to Emerging National Policy Guidance)

- (i) A minimum of 35% affordable housing provision should be sought on all development of between six and ten dwellings, in line with RCC Policy CS11 (Affordable Housing) and SP9 (site allocations).*
- (ii) On developments of between six and ten dwellings, an equivalent commuted sum payment should be made towards the provision of affordable housing as a first priority elsewhere within the Cottesmore parish, or if not as a pooled contribution to provide affordable housing located as close as possible.*

Affordable housing is seen as essential in helping to provide a range of housing to facilitate access to market housing. There may be exceptional circumstances where the development may not be economically viable with an affordable housing contribution, but it would fall upon the developer to provide evidence to support this position. In these circumstances, a commuted payment would be required to be made.

Affordable housing could be for rent or intermediate (shared) ownership. The Rutland Core Strategy sets out 80% for rent / 20% intermediate housing across the county; acknowledging that local circumstances could lead this to be varied. In Cottesmore, a similar split may be appropriate.

It is accepted by RCC that small sites for affordable housing could be located outside the planning limits of the development boundary if they satisfy the criteria set out in the RCC Policy CS 11.

Conservation Area Boundary

There is considerable evidence from the Report of Survey that the boundary of the Conservation Area in Cottesmore should remain the same. The higher development test and limits on what residents can do in these areas are accepted. The Conservation Area and listed buildings are very significant in maintaining and enhancing the rich historic and built character of the village.

Policy COT H4 - Conservation Area and Listed Buildings

- (i) The Conservation Area boundary should remain unchanged.*
- (ii) Development, projects and activities within the Conservation Area should be expected to protect and wherever possible enhance the historic character and settings and maintain the distinctive nature of the village.*
- (iii) A Conservation Area Management Plan should be prepared by RCC and should be periodically reviewed.*

Design Guidance for Cottesmore

The Building for Life 2012 is the industry standard, endorsed by Government, for well designed neighbourhoods and communities. It provides a checklist for consideration of how existing land use and future development can help to enhance existing places and create good new places in which to live.

Over the next twenty years, villages in the prosperous parts of rural England, such as Rutland, whilst broadly retaining much of what is there, will experience incremental change and some growth. It is important that this change is harnessed in such a way as to protect what is already good and viable and enhance and improve the things that could be done better. Development is one critical way in which this process can occur.

Accordingly, the Plan has included design guidance criteria, which should be considered when assessing the impact of any proposed new development or change in the village.

Policy COT H5 – Design Criteria

(i) Any development proposals should be encouraged to consider the design priorities set out for the village, focusing on the importance of integrating into existing neighbourhoods; contributing to the provision of improved facilities and using appropriate materials in keeping with the character of the village, particularly in the use of stone and slate tiles. (Policy COT E&C1 (i) refers.)

(ii) Design criteria should cover:

- *integration into the neighbourhood*
- *contribution to facilities and services*
- *use of appropriate building materials*
- *design developments that enhance social cohesion.*
- *ensure areas such as garage courts and children's play space relate properly to the development and are adequately overlooked*
- *sensitivity to local character, particularly in and around the Conservation Area*
- *pedestrian and cycle routeing to and from and through a development*
- *good landscape and open space schemes*

Site Allocation and Planned Limits of Development (PLD)

As mentioned above, Cottesmore is identified in RCC's Core Strategy as a "Local Service Centre". This designation covers the seven largest villages outside Oakham and Uppingham and is defined as having a range of facilities and access to public transport. Local Service Centres are intended also to provide a focus for smaller surrounding villages and would be expected, through time, to accommodate some level of future development. The Council's Site Allocation and Policies document, adopted in October 2014, puts more detail on this settlement hierarchy and explains where development up to 2026 can reasonably be expected to be located.

The housing element of future development is particularly important for service villages, as this is the most likely development pressure that a village will encounter. Up until 2026, the majority of new residential development will be found in Oakham and Uppingham, with further identified sites in service villages; although during this period none specifically in Cottesmore.

The second way in which sites could come forward is by speculative development or "windfall" sites. These occur where opportunities for development are perceived to exist and in these circumstances a strong case would need to be put forward to challenge the policy context set out above.

The Neighbourhood Plan has provided an opportunity for Cottesmore residents to reassess this position. Overall, the implication of RCC settlement hierarchy is that very little new housing would be expected in the village before 2026, although the Plan needs to reflect the fact that there could be some housing requirement imposed after that.

Consultation on the neighbourhood plan so far seems to agree with Cottesmore's designation as an LSC, which is reflected in the support for retaining and, wherever possible, enhancing service facilities within the village. There seems therefore, to be an understanding that the village may experience some gradual (as to imposed) growth up to 2026. However, there appears to be little appetite for a higher growth level.

Policy COT H6 - Housing Development Principles

- (i) Any new housing developments should meet the principles of Sustainable Development and Rutland County Council Core Strategy policies CS1 and CS2.*
- (ii) Any new development should be located within walking distance, 800 metres, of the centre of the village (Post Office) and public transport.*
- (iii) Any proposed development of over ten units should provide a comprehensive review of the speed reduction measures as set out in proposal COT TRS1 above.*

As well as assessing the scale and amount of any additional housing in the parish; the possible location of any future development has also been given due consideration. As noted, there is no strategic requirement for additional housing in Cottesmore, at present. Nevertheless, the designation of the village as a Local Service Centre, together with the increasing pressure to provide new housing means that the option of identifying where new development would be considered as most appropriate needs to have been addressed within the process.

The RCC Sites Allocation Document (October 2014) defines the Planned Limits of Development (PLD) as the mark of the limit of the built up area, beyond which land is classed as open countryside. It is clearly indicated that development is anticipated only within the PLD, except in special circumstances. Beyond this Policy SP6 – Housing in the Countryside sets out very limited situations where housing could be permitted in the countryside.

The PLD for Cottesmore, as for most of the villages, are very tightly drawn around the existing built-up area, with relatively little scope for infill or redevelopment. Interestingly, Cottesmore Conservation Area is drawn wider than the PLD boundary in several locations around the village.

The principle of sustainable development, and the need to ensure that the character and scale of the village is maintained, rules out any significant scale of development and at all locations along Rogues Lane (north of the graveyard), the road to Market Overton, Burley Road, Ashwell Road, Exton Road and Greetham Road. Policies looking at protecting views of the Parish Church would take out much of the area to the east of the road to Market Overton and south of Mill Lane.

It is considered that the scale of the village should not be increased, which is the basis upon which a number of areas around the village should be safeguarded from future development. The 2012 landscape survey for Cottesmore (produced for Rutland County Council) shows how these areas also have high or medium landscape value. Furthermore, they are areas which are predominantly open countryside, green in appearance with high levels of biodiversity and environmental value. These are also further away from the facilities of the village, including access to public transport, retail, and community facilities.

Policy COT H7 - Areas safeguarded from Development

(i) The following areas should be safeguarded from further development as they would lead to unnecessary village sprawl and would NOT meet the criteria for sustainable development set out above.

- (a) Ashwell Road and Burley Road to west of village.*
- (b) West side of Market Overton Road*
- (c) North of Mill Lane and East of Market Overton Road.*
- (d) Rogues Lane, northwest and east of cemetery*
- (e) North and south of Greetham Road*
- (f) East of Exton Road*
- (g) Land south of the village between Burley Road and Exton Road.*

(ii) Any new development should be within the Planned Limits for Development defined in Fig 3 and should be contiguous with existing or future development.

The consultation on the Cottesmore Neighbourhood Plan has endorsed its role as a Local Service Centre and acknowledged that even prior to 2026 there may be some growth. It is also possible that this growth could not be solely met within the current PDL as set out in RCC's Core Strategy.

The response to this opens up a clear choice – either to identify a limited number of broad locations close to the PLD boundary or to not be so location specific and wait to see what, if any, new development proposals emerge. Both approaches have significant advantages and disadvantages. It is clear from the majority response to the consultation that there is little appetite to extend the planned limits of development at this time.

It is therefore concluded that new development sites should not be identified and the PLD should remain as they are. It is therefore vital that in seeking to influence the siting of any future development that considerable emphasis must be placed on the guidance set out in policy COT H8.

This position should be revisited after a few years, as part of the review of the CNP, to take into account changes in the village and potential changes in the strategic policies on housing by RCC. This fits into the timetable of RCC which is programmed to commence work in 2015 on its development plan for the period up to 2036.

Policy COT H8 – Guidance to Potential Housing Development

- (i) All future development in Cottesmore should be within the Planned Limits of Development set out in Fig 3*
- (ii) Development should be contiguous with existing (or future) built areas, without creating gaps with an infill potential*

(iii) All future development should in general be small-scale with no individual housing proposals exceeding 20 dwellings; and making use of previously developed land.

(iv) Development should be designed and located in such a way as to encourage use of walking and bicycling, with good pedestrian access to public transport.

(v) New development should follow sustainable development principles, particularly:

- minimising impact on climate change
- maintaining and enhancing the village's environmental and heritage assets
- use local sourced, indigenous materials
- respect the character of the village and the surrounding countryside
- minimise the use of resources and meet environmental standards of design and construction.

(vi) The site allocation policy, including the boundary of the PLD, should be revisited as part of the ongoing review of the Neighbourhood Plan.

13 ECONOMY

The 2011 Census shows just over 1,000 residents in employment, (this figure comprising 44% of the female residents and 67% of the male). As these figures included the then RAF camp, it is not surprising to see that over half the males living in the village worked in Public Administration and Defence. Within the female population, the largest employment sectors were Health and Social work 18%, Education 14% and Retail at 13%.

In the Parish, not counting those on the Barracks, there are about 115 jobs of which 41 are full-time and 74 part-time but only 46 of the total workers live in the village. The main sectors are tourism and leisure followed by education. The largest single employer is the Tithe Barn (although mainly part-time) followed by the school (it is likely that the camp school would be the largest if it were included).

No doubt a number of self-employed have not been included in the numbers. The number of respondents who stated that there were self-employed people present in the household was very interesting; the questionnaires identified 58 such households. Coupled with the jobs identified in the village statistical evidence would suggest that there are about 140 jobs in the village held by villagers.

With the advent of faster broadband last year it is possible for more people to work at home or start up their businesses. This raises a number of questions which should be considered in this context. How should we view this possibility particularly in the conversion of farm buildings etc?. Like some of the other smaller villages in Rutland should we look at the possibility of having some starter units and if so where?. Should we encourage the MOD to employ more local employees through its contractors? Can the village cope with more shops?

In responses to the questionnaire there was little support for either small industrial units or office accommodation, if no unanimity on where these units could be located.

Responses were split 50% and 50% for and against the principle of allowing a change of use from residential to retail, although there was one suggestion for a greengrocer. Other suggestions included the multiple use of existing businesses such as an internet café,

However there was some support for the potential conversion of a residential unit into a B&B, but only if there was off street car parking.

There was significant support for some form of trade directory for the Village. With the advent of faster broadband an online directory was favoured, together with incorporating it in the Village Link.

Policy COT EC 1 - Employment generation and protection

Employment generation and protection policies should have the following objectives:

- (i) *to support the further development of the superfast broadband and information and communications technology networks to support local businesses and flexible working,*
- (ii) *to support the enhancement of existing tourist, overnight accommodation and visitor facilities in Cottesmore.*
- (iii) *to support the provision of new overnight accommodation in the Village, subject to parking provision*
- (iv) *to allow new tourism provision and initiatives in Cottesmore where these would benefit the local community and support the local economy.*

14. COMMUNITY

Village Signs

There are approximately 142 signs in the village of varying need and quality. 48% (68) are traffic signs required at junctions etc. and in the main a necessity, although in some cases repetitive. The remaining 52% (74) relate in the main, to litter, Neighbourhood Watch and dog waste warnings. In respect of the latter these are found mainly attached to lampposts and are only small in nature, but some are considered to be too large and out of keeping. There are a few 'freestanding' advertising billboards to be seen by the garage, the shop/Post Office, the Holistic Health Centre, the Sun Inn and on Main Street for the Sports & Social Club.

For those residents responding to the questionnaire and answering the specific question relating to 'public signs', over 73% felt that the existing signage was adequate. Fewer than 27% felt that there was too much.

On balance any reduction in the signage can, inevitably, be only limited and therefore will have little effect on the street scene. Some signs need refreshing and improving, but apart from this the present position should be maintained.

Footpaths Options and Priorities

As a rural village, Cottesmore is surprisingly cut off from its surrounding countryside. There were times when the village was better connected but sadly many of these footpaths have disappeared, partly due to the quarrying that took place around the village. This by necessity dug up the old footpaths and they were never reinstated.

As part of the Village Survey the residents their thoughts on the provision of footpaths and there certainly was support for greater provision.

In looking at the options three footpaths were considered as priorities.

- **Rogues Lane to Cresswell Drive**

This footpath is shown clearly marked on a 1937 plan. It ran from the Rogues Lane/Main Street Junction to Cresswell Drive. We feel this should be prioritised for school children as an alternative to the busy Main Street past the garage and Mill Lane junction. This route was part of an earlier planning application but as there were objections the application was withdrawn. In the subsequent application it has been omitted.

- **Link from The Pastures to the National Footpath at Exton**

As has been mentioned at meetings this footpath could run from the current footpath running along the south side of the village onto Exton Road and linking to the 'Viking Way' National Trail footpath near to the Bakery. There is some prospect that this will materialise in the fairly near future.

- **Rogues Lane**

We should be looking at widening the current footpath on Rogues Lane to allow for a pram/bike/scooter alongside a pedestrian.

The current footpaths are shown as blue dashes on the attached OS plan (Fig 5) and the two possible footpaths as red lines.

Alternative options/previous footpaths/those mentioned during meeting which are not seen as a priority.

- School to Market Overton via farm. There is an old footpath shown on a 1937 plan which ran opposite the school and then runs west onto Market Overton Road. There is clearly a track which runs through Warren Farm but this is likely to have been a road/path and not a Right of Way.
- Rocks by Rail to Barrow. Although desirable this is not a priority.
- Cottesmore Recycling Centre (Tip) to the Bakery. There is a footpath along Burley Road out of Cottesmore to the Tip. The track that leads down past the Tip is not currently a Right of Way. It is likely to be difficult trying to get a footpath from here linking to Exton Road owing to land ownership, as an alternative could be point (2) above. Another alternative would be joining the path that sits behind the Leas to the old line of the railway.
- There are various other footpaths marked on a 1937 plan, the majority of which link the north west side of the village to the Market Overton Road and should not be of any great benefit.

Policy COT F6 - Footpath Proposals

- (i) A route from Rogues Lane to Cresswell Drive should be prioritised for school children as an alternative to the busy main street (see red line on footpath map Fig 5)
- (ii) A link should be sought from The Pastures to the National Footpath at Exton, to run from the current footpath running along the south side of the village onto Exton Road and linking to the 'Viking Way' National Trail footpath.

Members of Neighbourhood Planning Group

- Frank Chivers
- Ron Dane (Vice Chair)
- Tim Dixon
- Chris Donovan
- Elaine Huq
- Spencer James
- Sophie Jamieson
- Linda King
- Terry King
- Daphne Lees
- Tony McClelland (until December 2014)
- Dawn Spence
- Peter Spence
- Robert Tregay
- Lisa Viney
- Chris Whitton
- Jack Wood (Chair)

Fig 1

Neighbourhood Plan Boundary.

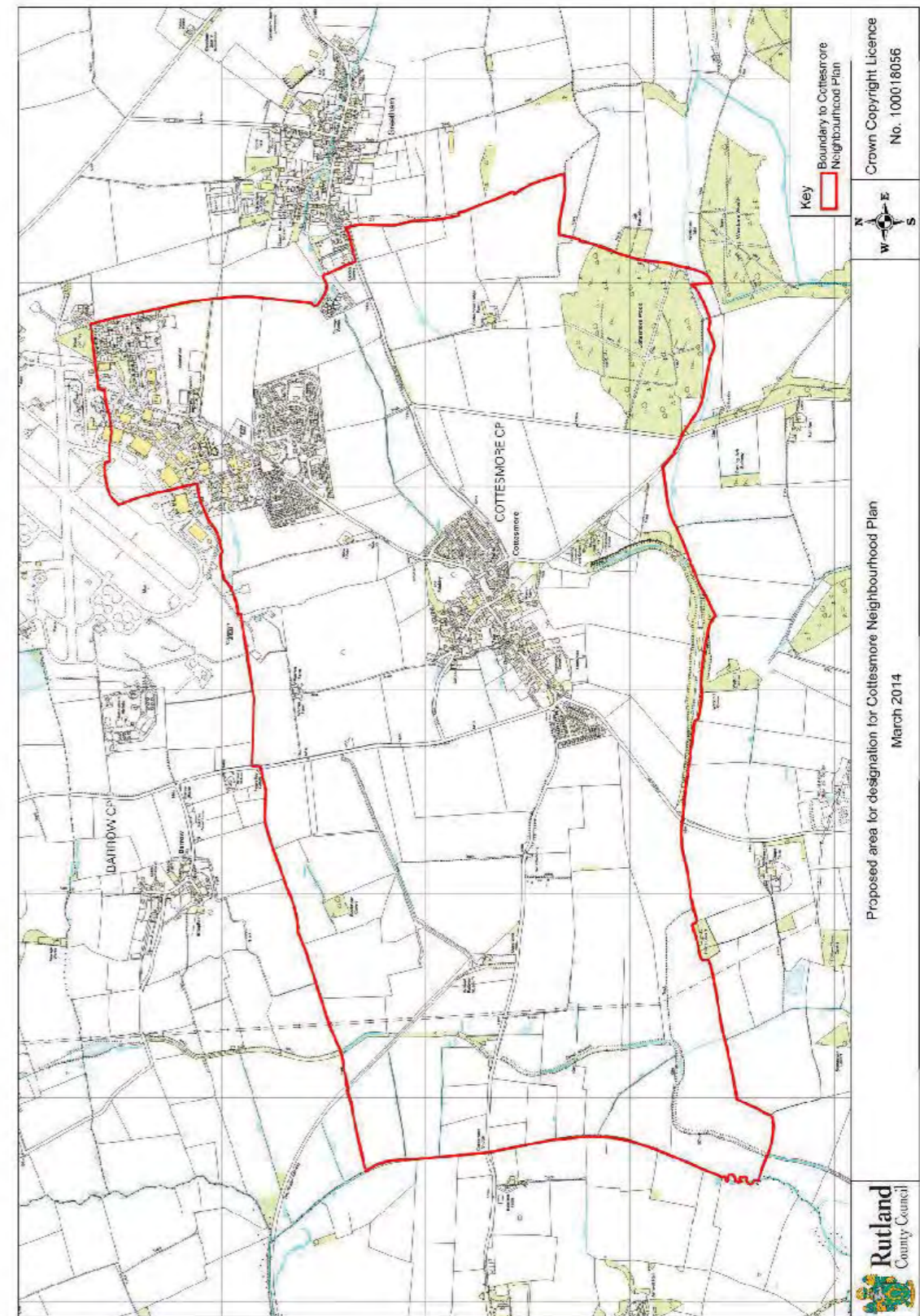


Fig 2

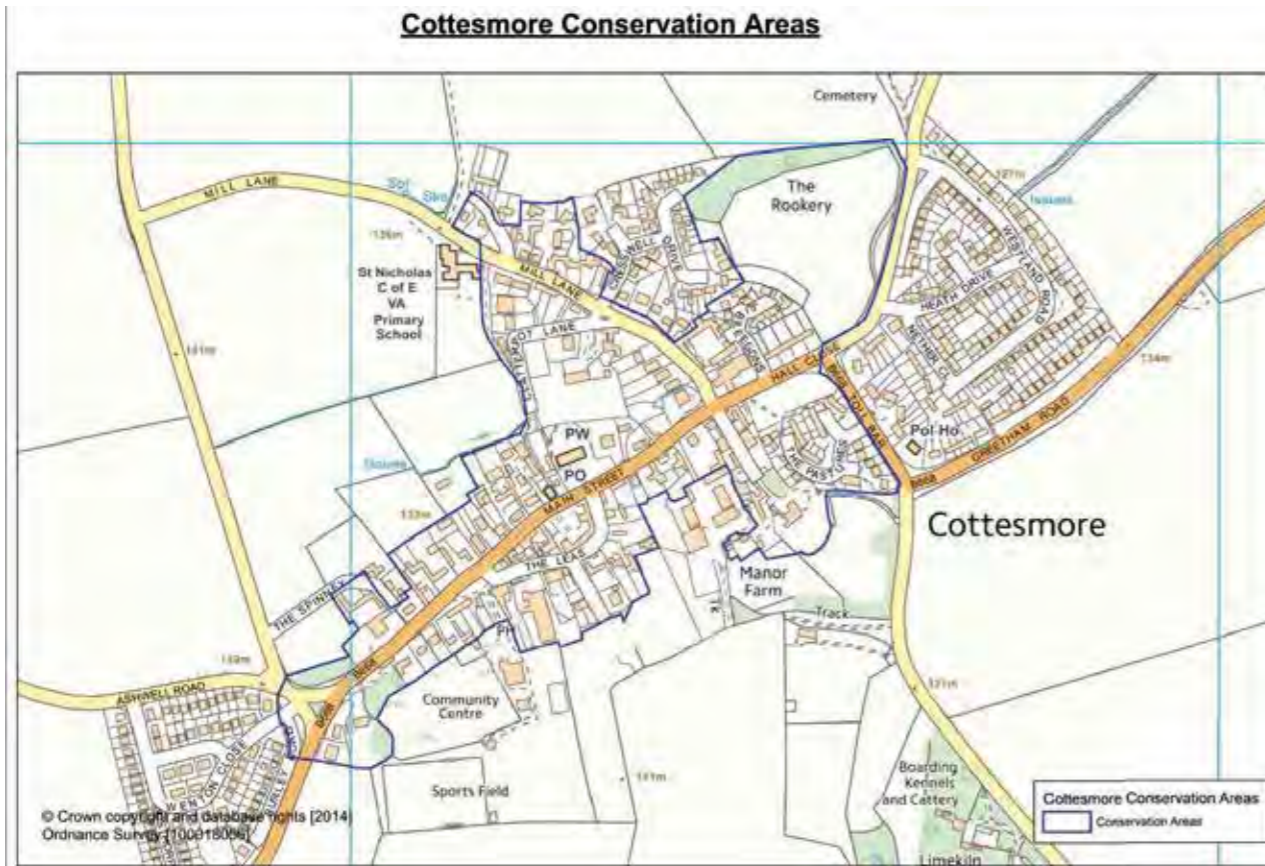


Fig 4 **Tree Preservation Orders and Listed Buildings**



Fig 3

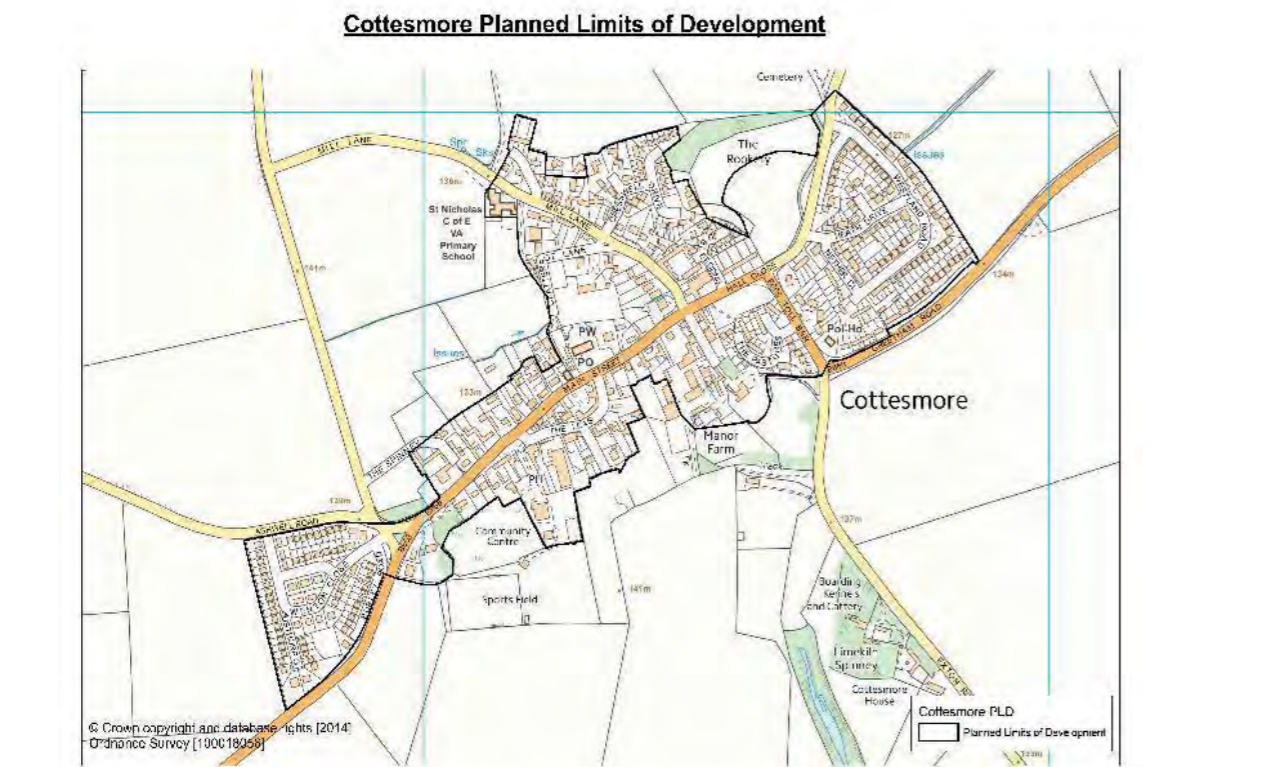


Fig 5

