



Rutland County Council

Catmose, Oakham, Rutland, LE15 6HP.
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Ladies and Gentlemen,

A meeting of the **GROWTH, INFRASTRUCTURE AND RESOURCES SCRUTINY PANEL** will be held in the Council Chamber, Catmose, Oakham on **Thursday, 14th June, 2018** commencing at 7.00 pm when it is hoped you will be able to attend.

Yours faithfully

Helen Briggs
Chief Executive

Recording of Council Meetings: Any member of the public may film, audio-record, take photographs and use social media to report the proceedings of any meeting that is open to the public. A protocol on this facility is available at www.rutland.gov.uk/my-council/have-your-say/

A G E N D A

1) RECORD OF MEETING

To confirm the record of the meeting of the Growth, Infrastructure and Resources Scrutiny Panel held on 12 April 2018 (previously circulated).

2) DECLARATIONS OF INTEREST

In accordance with the Regulations, Members are invited to declare any personal or prejudicial interests they may have and the nature of those interests in respect of items on this Agenda and/or indicate if Section 106 of the Local Government Act 1992 applies to them.

3) PETITIONS, DEPUTATIONS AND QUESTIONS

To receive any petitions, deputations and questions received from Members of the Public in accordance with the provisions of Procedure Rule 217.

The total time allowed for this item shall be 30 minutes. Petitions, declarations and questions shall be dealt with in the order in which they are received. Questions may also be submitted at short notice by giving a written copy to the Committee Administrator 15 minutes before the start of the meeting.

The total time allowed for questions at short notice is 15 minutes of the total

time for 30 minutes. Any petitions, deputations and questions that have been submitted with prior formal notice will take precedence over questions submitted at short notice. Any questions that are not considered within the time limit shall receive a written response after the meeting and be the subject of a report to the next meeting.

4) QUESTIONS WITH NOTICE FROM MEMBERS

To consider any questions with notice from Members received in accordance with the provisions of Procedure rule No. 219 and No. 219A.

5) NOTICES OF MOTION FROM MEMBERS

To consider any Notices of Motion from Members submitted in accordance with the provisions of Procedure Rule No. 220.

6) CONSIDERATION OF ANY MATTER REFERRED TO THE PANEL FOR A DECISION IN RELATION TO CALL IN OF A DECISION

To consider any matter referred to the Panel for a decision in relation to call in of a decision in accordance with Procedure Rule 206.

7) OAKHAM TOWN TASK AND FINISH GROUP UPDATE

To receive Report No. 104/2018 from the Strategic Director for Places (Pages 5 - 12)

8) QUARTER 4 FINANCE MANAGEMENT REPORT - REVENUE AND CAPITAL OUTTURN 2017/18

To receive Report No. 83/2018 from the Director for Resources.
(Report circulated under separate cover)

9) DRAFT BARROWDEN AND WAKERLEY NEIGHBOURHOOD PLAN

To receive Report No. 94/2018 from the Strategic Director for Places.
(Pages 13 - 78)

PROGRAMME OF MEETINGS AND TOPICS

10) SCRUTINY PROGRAMME 2018/19 & REVIEW OF FORWARD PLAN

To consider Scrutiny issues to review.

Copies of the Forward Plan will be available at the meeting, and can be found on the website using the following link:

<http://rutlandcounty.moderngov.co.uk/mgListPlans.aspx?RPId=133&RD=0>

11) ANY OTHER URGENT BUSINESS

To receive any other items of urgent business which have been previously notified to the person presiding.

12) DATE AND PREVIEW OF NEXT MEETING

Thursday 13 September 2018 at 7pm

Items to include:

- Quarter 1 Finance Management Report
- Quarter 1 Performance Management Report
- Oakham Town Task and Finish Group Update

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DISTRIBUTION

**MEMBERS OF THE GROWTH, INFRASTRUCTURE AND RESOURCES
SCRUTINY PANEL:**

Mr B Callaghan (Chairman)
Mr E Baines
Mr O Bird
Mr W Cross
Mr J Dale
Mrs J Fox
Mr A Mann

OTHER MEMBERS FOR INFORMATION

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GROWTH, INFRASTRUCTURE AND RESOURCES
SCRUTINY PANEL

14 JUNE 2018

OAKHAM TOWN TASK AND FINISH GROUP - UPDATE

Report of the Independent Chair of the Oakham Town Task and Finish Group

Strategic Aim:	Sustainable Growth	
Exempt Information	No	
Cabinet Member(s) Responsible:	Mr O Hemsley, Leader and Portfolio Holder for Rutland One Public Estate & Growth, Tourism & Economic Development, Resources (other than Finance and Communications)	
Contact Officer(s):	Natasha Taylor, Governance Team Manager	01572 720991 ntaylor@rutland.gov.uk
Ward Councillors	Mr O Bird – Oakham South West Mr B Callaghan – Oakham South East Mr J Dale – Oakham North East Mr R Gale – Oakham North West Mr A Mann – Oakham North West Mr A Lowe – Oakham South East Mr A Walters – Oakham North East	

DECISION RECOMMENDATIONS

That the Panel:

1. Notes the progress made in the meetings held in April and May 2018;
2. Endorse the direction of travel of the Oakham Town Task and Finish Group and provide any feedback in order to support the progress of the review.

1 PURPOSE OF THE REPORT

- 1.1 To provide a summary of the meetings held on 25 April and 22 May 2018 and update the Scrutiny Panel of progress made and next steps.

2 BACKGROUND AND MAIN CONSIDERATIONS

2.1 RCC Full Council resolved to set up a Task and Finish Group to consider the future regeneration of Oakham Town at its meeting on 15 January 2018. A link to this meeting can be found below:

<http://rutlandcounty.moderngov.co.uk/ieListDocuments.aspx?CId=145&MId=1652>

2.2 The terms of reference for the group were drafted by the task and finish group and agreed by the Growth, Infrastructure and Resources Scrutiny Panel on 22 March 2018. The terms of reference included an indicative timetable and membership.

2.3 A website page has been created to provide updates and information on the work of the group, including a link to the terms of reference, and can be found at:

<https://www.rutland.gov.uk/my-community/roads-and-highways/oakham-town-centre/>

2.4 The dates of the meetings, agenda's, presentations, reports and minutes can be found at:

<http://rutlandcounty.moderngov.co.uk/ieListMeetings.aspx?CommitteId=358>

3 TIMETABLE AND MILESTONES

3.1 An outline timetable is included below:

DATE	EVENT
25 April 6 – 8pm 22 May 6 – 8pm 26 June 6 – 8pm 12 July 6 - 8pm 16 August 6 – 8pm 19 September 6 – 8pm	Task and Finish Group Meetings
14 June 2018	Update - Growth, Infrastructure and Resources (GIR) Scrutiny Panel Meeting
13 September 2018	Update - GIR Scrutiny Panel Meeting
18 October 2018	Task and Finish Group Meeting to agree final report
15 November 2018	Final Report - GIR Scrutiny Panel Meeting
December 2018/January 2019	Final Report - RCC Council approval

4 CONCLUSION AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS

- 4.1 The update from the Independent Chairman provides a summary of the issues discussed and work done so far, as well as information regarding next steps which will include implementing an Engagement and Communications Strategy, Survey work and evidence giving sessions. The Growth, Infrastructure and Resources Scrutiny Panel are asked to note the update and provide feedback to the group.

5 BACKGROUND PAPERS

- 5.1 There are no additional background papers.

6 APPENDICES

Update - Independent Chairman of Oakham Town Task and Finish Group.

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

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**INDEPENDENT CHAIRMAN OF OAKHAM TOWN TASK AND FINISH GROUP:
UPDATE FOR THE GROWTH, INFRASTRUCTURE AND RESOURCES
SCRUTINY PANEL 14 JUNE 2018**

1. INTRODUCTION

The Oakham Task and Finish Group is making good early progress in laying the foundations for future improvements and building a good understanding and joint working between its partners and the wider community. In its first two full meetings in April and May the Group has covered the items outlined below.

Meetings have been well attended by members, actions are agreed by consensus of the group, allocated and progressed in between meetings. Meetings are open to the public and agenda's, presentations, reports and minutes can be found on the meetings page of the RCC Website at:

<http://rutlandcounty.moderngov.co.uk/ieListMeetings.aspx?Committeed=358>

2. EXISTING EVIDENCE OF TOWN CENTRE ISSUES

- a. Mr Dave Brown (former Director for Places) gave a presentation on existing data and information held by RCC.
- b. Mr Christopher Clark (Oakham Neighbourhood Plan Steering Group) provided a presentation on the Oakham Neighbourhood Plan Big Survey.

This gave the Group a good understanding of existing knowledge and where there was a need to learn more about the issues facing the town and people's perceptions of priorities.

3. RESEARCH AND EVIDENCE SUB GROUP

The Group agreed to set-up a Research and Evidence Sub-Group to help get a greater understanding of the town, the issues and people's perceptions. Using a handbook and templates provided by the Chair, the sub-group devised surveys and a research timetable with the aim of collecting the following data:

- Town Centre Users' perceptions
- Town Centre Visitors' perceptions
- Business Confidence
- Visitors to the County perceptions
- Visitor Origins through post code collection
- Data on car park usage
- Footfall counts
- Business Audit

Next Steps

The timetable for this research will run throughout June. Data will be collected on various days throughout the week. The data will then be analysed and used to

benchmark with other similar towns. This is a substantial piece of work and impressively it is intended to be undertaken completely by local volunteers.

A key distinction is that this approach is not one of consultation on pre-conceived issues or on a proposed scheme; rather it is a first stage in wider community engagement to help understand issues before seeking to develop solutions.

4. COMMUNICATIONS AND ENGAGING STAKEHOLDERS

Following earlier agreement by the Group about the importance of communications, Mr Simon Jones (Communications Officer RCC) provided a presentation on Communications and Community Engagement. It was subsequently agreed that the Group needed a Communications and Engagement Plan and a sub-group was established with officer support from Mr Jones. The sub-group then presented an outline plan at the next meeting and it was agreed that delivery would be through a variety of mediums including a Facebook page, use of council newsletter, website page, posters and surgeries as necessary to ensure residents had ample opportunity to put forward their views.

Next Steps

It is vital that the Group members, their organisations and Rutland County Council staff and officers all present consistent descriptions of the Group's work as drafted as part of the plan.

Implementation of the Communications and Engagement Plan would begin with setting up the Oakham Town Task and Finish Group Facebook page and online survey version of paper surveys being produced by the Research and Evidence Sub Group.

The Group also agreed that key stakeholder groups would be invited to present their views to the next two Task and Finish Group meetings as part of the evidence gathering and engagement.

5. RELATIONSHIP BETWEEN TOWN CENTRE AND WIDER TOWN

The Group has further discussed the relationship between the town centre and the wider town. The Group has reached a consensus that recognises the importance of services and facilities such as the Library, community buildings, doctors' surgeries as much as shops. As such it was agreed that the Task and Finish Group would focus on the town centre as "commercial, cultural and community core" or simply as "The Hub". The impact and inter-connections of surrounding areas and the road network would be considered as part of any proposals for improving this hub.

A map created of the town centre for the Neighbourhood Plan Group (stretched to include the medical centre) was agreed as a working definition of this hub area.

6. LGA CONFERENCE ON REVITALISING TOWN CENTRES

Mr Woodley attended this LGA event and gave a brief summary to the Group. The new publication “Revitalising town centres; a handbook for council leadership”, provides a very useful guide on the process for the work in Oakham and can be downloaded from:

<https://www.local.gov.uk/revitalising-town-centres-handbook-council-leadership>

7. OFFICER SUPPORT AND RESOURCES

As Task and Finish Group Chair, Mr Chris Wade would like to congratulate the Task and Finish Group members on the progress made to date and on the thoroughness of the approach being taken. He would also like to acknowledge the support of Mrs Natasha Taylor in facilitating the workings of the Group beyond normal governance duties and the invaluable assistance from Mr Simon King in developing the communications and engagement work. Similarly he welcomes the addition of the experience and strategic support of Mr Steve Ingram Strategic Director for Places that will become invaluable as the work of the Task and Finish Group progresses.

8. TIMETABLE AND MILESTONES

The Group is hoping to have the survey completed and results analysed in time to report back to its August meeting. Further engagement work and planning on projects can then begin. At this time the availability of officer support to help facilitate project development is likely to become increasingly important.

A further update will be provided to the Growth, Infrastructure and Resources Scrutiny Panel in September 2018.

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**GROWTH, INFRASTRUCTURE & RESOURCES SCRUTINY
PANEL**

14 June 2018

**DRAFT BARROWDEN AND WAKERLEY NEIGHBOURHOOD
PLAN**

Report of the Strategic Director for Places

Strategic Aim:	Creating A Sustained Environment Building Our Infrastructure	
Exempt Information	No	
Cabinet Member(s) Responsible:	Mr Nick Begy, Portfolio Holder for Planning Policy & Planning Operations, Highways & Transportation and Communications	
Contact Officer(s):	Colin Dunigan, Planning Officer (Neighbourhood Initiatives)	Telephone: 01572 758478 email: cdunigan@rutland.gov.uk
Ward Councillors	Gordon Brown, Gary Conde	

DECISION RECOMMENDATIONS

That the Panel:

1. Considers the contents of the draft Barrowden and Wakerley Neighbourhood Plan attached at Appendix A.
2. Considers and approves the internal comments made by Rutland County Council service leads as shown at Appendix B.
3. Reports back to Barrowden Parish Council any comments, as appropriate.

1 PURPOSE OF THE REPORT

- 1.1 To consider the draft Barrowden and Wakerley Neighbourhood Plan (BWNP) consultation document and the issues identified following public consultation by the qualifying body which took place for 6 weeks from 11 April to 23 May 2018.

2 BACKGROUND

- 2.1 Following adoption of the provisions for neighbourhood planning outlined in the Localism Act 2011, Barrowden Parish Council (BPC) applied to Rutland County

Council (RCC) to designate and prepare a joint Barrowden and Wakerley Neighbourhood Plan (BWNP) with East Northants Council in April 2015 in order to provide more detailed guidance on the community views on what needs to be considered when determining planning applications across the plan area.

- 2.2 The local communities of Barrowden and Wakerley have been consulted at a number of community engagement events including an Open Event in October 2015, an extensive village survey in Spring 2016 and an Issues & Options consultation in Barrowden village in March 2017. In October 2017 an initial draft of the BWNP was circulated to service leads within RCC for comment.
- 2.3 Consultation on the first draft BWNP was undertaken from 11th April to 23rd May 2018 and was circulated to the local community and key stakeholders. A copy of the draft BWNP is attached at Appendix A. As part of the recent consultation ending on 23rd May 2018, service leads within RCC have also provided comments on the pre-submission draft BWNP (see Appendix B).

3 DRAFT CONSULTATION DOCUMENT

- 3.1 The draft BWNP contains 16 planning policies covering Protecting and Enhancing our Environment, Meeting our Housing Needs, Promote the Rural Economy, and Improve Access to Services and Facilities. A list of 10 Community Aspirations are also contained in the plan's appendices.
- 3.2 The draft BWNP appears to be generally supportive of the current planning policy framework in Rutland set out in the National Planning Policy Framework, National Planning Policy Guidance, Core Strategy Development Plan Development (DPD) (July 2011) and the Site Allocations and Policies DPD (October 2014). The draft BWNP has also been tested against relevant strategic policies of the emerging Rutland Local Plan to minimise any potential conflict with the policies in that document.
- 3.3 The Council has also undertaken a Strategic Environmental Assessment (SEA) /Habitats Regulations Assessment (HRA) Screening of the draft BWNP and the findings recommend that a full SEA or HRA on the plan is not required. Consultation responses received from Historic England and Natural England have also indicated that a full SEA/HRA report will not be necessary.
- 3.4 There will still be an opportunity for the Council to comment on the final BWNP as part of the six week submission consultation undertaken by RCC publicising the BWNP whereby all responses are then forwarded to the appointed Examiner for consideration.
- 3.5 The Group have been advised that the BWNP and all supporting evidence will need to be submitted to the Council by early August in order for it to go to Cabinet on 18th September. This will allow sufficient time to assess the documentation to ensure the Council is satisfied that the BWNP meets the Basic Conditions criteria.
- 3.6 To meet the Basic Conditions, the BWNP will need to be accompanied by robust evidence used to support and justify the planning policies within the document. In addition, it needs to be accompanied by a Consultation Statement which sets out who were consulted, how they were consulted, summarises the main issues and

concerns raised and how they were considered and where relevant addressed in the BWNP.

4 ORGANISATIONAL IMPLICATIONS

RISK	IMPACT	COMMENTS
Time	Medium	The production of a neighbourhood plan for Barrowden and Wakerley requires the support of the County Council. As the local planning authority, the plan becomes a statutory document on adoption by the Council. It also demonstrates the process for other potential Parish Councils/neighbourhood forums to choose such a way of drawing up a community led planning policy document and will support the efficient provision of planning services in future.
Viability	Medium	An adopted neighbourhood plan establishes a statutory Development Plan Document that development requiring planning consent will have to comply with. It will assist in the delivery of the Council's sustainable development objectives, its Core Strategy, Site Allocations and Policies DPD and other supplementary planning documents.
Finance	Low	The cost of the County Council engagement in the delivery of an adopted neighbourhood plan can be contained within existing budgets supplemented by DCLG grants being drawn down during the plans preparation.
Profile	Medium	The draft BWNP is subject to public consultation. The submission draft plan will also be subject to further public consultation, if considered by the Council to have met the basic conditions as prescribed in the Neighbourhood Planning Regulations. The plan is likely to be of particular interest to the local community in Barrowden.
Equality and Diversity	Low	DCLG guidance on the application of Equality Impact Assessment (EIA) indicates that RCC is not required to undertake such an assessment of the BWNP. An EIA is not required to satisfy that the 'basic conditions' have been met in drawing up the draft plan or submission draft plan.

5 NEXT STEPS

- 5.1 Subject to any comments/observations received from the Growth, Infrastructure and Resources Scrutiny Panel and the BWNP Group submitting their Plan to the Council

by early August 2018, it is intended that the draft BWNP will be reported to Cabinet on 18th September 2018 for approval to go out to 6 week public consultation followed by submission to a neighbourhood plan examination and local referendum processes.

- 5.2 The Council still has an opportunity to consider the plan once it is formally submitted and make any further comments as considered appropriate as part of the 6 week consultation period. These comments together with all other responses received will then be submitted for consideration by an Independent Examiner as part of the neighbourhood plan examination process.

6 CONCLUSION AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS

- 6.1 The Growth, Infrastructure and Resources Scrutiny Panel has been asked to consider the draft Barrowden and Wakerley Neighbourhood Plan and the response from Rutland County Council service lead officers in order to make any further comment, as deemed appropriate, before submission of the Plan to Council in early August 2018.

7 BACKGROUND PAPERS

Localism Act 2011
Neighbourhood Planning Regulations
National Planning Policy Framework (2012)
National Planning Policy Guidance (2014)
Core Strategy DPD (July 2011)
Site Allocations and Policies DPD (October 2014).
Rutland Local Plan Consultation Draft (July 2017)
BWNP SEA/HRA Screening Report (May 2018)

8 APPENDICES

- 8.1 Appendix A - Draft Barrowden & Wakerley Neighbourhood Plan.
8.2 Appendix B – RCC Response to Pre-Submission Draft BWNP (May 2018)

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



Barrowden and Wakerley

Pre-Submission Version Neighbourhood Plan

2016-2036





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• Introduction

- a. The Neighbourhood Plan (the Plan) gives our community a right to exert more control over future development in Barrowden and Wakerley (the Villages). Whilst it cannot be used to prevent development it gives us the opportunity to influence the type of development that we need and want while protecting the distinctive character of Barrowden and Wakerley.
- b. The Plan has been produced by a Neighbourhood Plan Group (NPG) consisting of members of Barrowden Parish Council and Wakerley Parish Meeting and community volunteers. It sets out a vision for our two parishes over the period to 2036. The NPG has undertaken consultation with the local community on several occasions since 2015 and the responses have been of immense value in preparing the Plan. Publication of this 'Pre-Submission Draft' is the first formal opportunity for the local community and other interested parties to comment on the Plan.

• What happens once the consultation closes?

- c. The NPG will review the comments made during the consultation period and may make changes to the Plan before an updated version, known as the 'Submission Neighbourhood Plan', is presented to the Parish Council and Parish Meeting for endorsement. The Plan will then be submitted to Rutland County Council for checking to ensure that it complies with certain legislation. The County Council will publicise the Submission Neighbourhood Plan for a minimum of 6 weeks, invite representations and will then appoint an independent examiner.
- d. The independent examiner will receive any representations made during the 6-week consultation period. The examiner's role is limited to testing whether or not the Neighbourhood Plan meets the 'basic conditions' (see section 2) and certain other matters. The examiner will then issue a report which will recommend whether the Plan should proceed to a referendum or not and will indicate any changes that should be made to the document. Rutland County Council will consider the examiner's report; it will make any necessary changes to the Plan and take the decision on whether to send it to referendum in early 2019.
- e. Voters on the electoral roll will be given the opportunity at the referendum to decide if the Plan should be used to determine planning applications in Barrowden and Wakerley. Should more than half of those voting be in favour of the Plan, it will come into force as part of the statutory development plan for the Plan Area and will be used in the determination of planning applications by the relevant Local Planning Authority, for Barrowden – Rutland County Council and for Wakerley – East Northamptonshire Council.

How the Neighbourhood Plan is organised



The Neighbourhood Plan is divided into the following 6 sections:

1.0 • Introduction

This section explains what a neighbourhood plan is. It also sets out the background to the Barrowden and Wakerley Neighbourhood Plan and provides a brief summary of the consultation undertaken and signposts the reader to various background documents used in preparing the Neighbourhood Plan.

2.0 The planning context

This section provides a brief summary of the 'basic conditions' that the Neighbourhood Plan is required to meet before it can be used to assist in the determination of planning applications.

3.0 Portrait of the area

This section provides an introduction to the Neighbourhood Area. It briefly describes the location of Barrowden and Wakerley together with the local landscape and history, the age profile of the population, the housing stock, local facilities, employment and public transport.

4.0 The key issues, the vision and the plan objectives

This section summarises the key issues raised through public consultation. It sets out the overall vision for Barrowden and Wakerley and identifies the key objectives that will help to deliver the vision.

5.0 The Neighbourhood Plan policies

This section sets out the planning policies that will be used to determine planning applications in Barrowden and Wakerley. Implementation of the policies will help achieve the vision and objectives of the Neighbourhood Plan.

6.0 Monitoring and review

This section explains how the Neighbourhood Plan will be monitored and reviewed over time.

Appendix 1. Glossary

This section contains a list of key planning terms used in the text.

Appendix 2. Community Aspirations

This section describes matters raised by the community which are not related to planning policies but may be considered by Barrowden Parish Council, Wakerley Parish Meeting and residents when engaging with the Local Planning Authority.

1.0 Introduction



• What is a Neighbourhood Plan?

- 1.1 Neighbourhood plans were introduced as part of the Localism Act 2011 to enable local communities to have a greater say about the use and development of land and buildings in their area. Preparing a neighbourhood plan provides an opportunity to shape where development will go and what it will look like. Once approved at a referendum, a neighbourhood plan becomes a statutory part of the development plan for the area. This means that planning applications must be determined by the local planning authority in accordance with the policies of the neighbourhood plan unless material considerations indicate otherwise.

• Background to the Neighbourhood Plan

- 1.2 In 2014 Barrowden Parish Council initiated discussions between the residents of Barrowden and Wakerley, Barrowden Parish Council and Wakerley Parish Meeting in the light of the Government's changes to the planning system, enabling communities to produce a Neighbourhood Plan.
- 1.3 The Barrowden Parish Council and Wakerley Parish Meeting felt this would provide an opportunity to shape future development in the area while safeguarding and enhancing what is valued. Following various discussions and public meetings a Neighbourhood Plan Group (NPG) was established in 2014 to oversee the process of preparing the Neighbourhood Plan. Terms of reference¹ were established for the Group with the qualifying bodies.



Image 1
Open Event Barrowden Village Hall October 2015

- 1.4 Two open events, attended by over 100 residents, were held in in October 2015 to solicit opinions on the key issues facing Barrowden and Wakerley. Subsequently, the NPG developed a questionnaire which focused on the areas of importance highlighted during the open events. The questionnaire, financed by Barrowden Parish Council, was circulated to residents in the spring of 2016 and achieved a high response rate in excess of 70%. Further consultation specifically related to housing options, open space and conservation of the built environment was undertaken during March 2017; this involved the distribution of a questionnaire and the staging of two open events, supported by a grant from Locality. The results of the surveys undertaken in 2016 and in 2017 were summarised on the Barrowden Parish Council website. During the process of preparing the Neighbourhood Plan the NPG has held formal meetings in public, with decisions regularly reported to the Parish Council. Meetings were also held with key stakeholders, including a number of landowners or their representatives.
- 1.5 The policies in the Neighbourhood Plan are underpinned by views expressed by the local community and other stakeholders, not only by an initial consultation in 2015 but also the 2016² questionnaire and that undertaken in 2017 as well as evidence from a variety of other sources including background documents produced to support the policies in the Local Plans for the area; documents produced by the NPG or other local sources; and information supplied by other bodies. Collectively, all of this background information is referred to as the 'evidence base'. Key documents that form part of the evidence base are available on the Neighbourhood Plan, [by clicking this link - https://bit.ly/2HZnmQA](https://bit.ly/2HZnmQA)

¹ Neighbourhood Plan Group – Terms of Reference

² Results of Community Questionnaire within the Plan Area held in March 2016

- **The Plan Area and the Plan period**

1.6 The Neighbourhood Plan covers the period 2016 to 2036. It includes a shared vision and objectives together with planning policies and actions which will contribute towards the vision. The parishes of Barrowden and Wakerley together were designated by Rutland County Council and East Northamptonshire Council as a Neighbourhood Plan Area (the Plan Area) on 27th April 2015³. The Plan Area is shown in the map below.

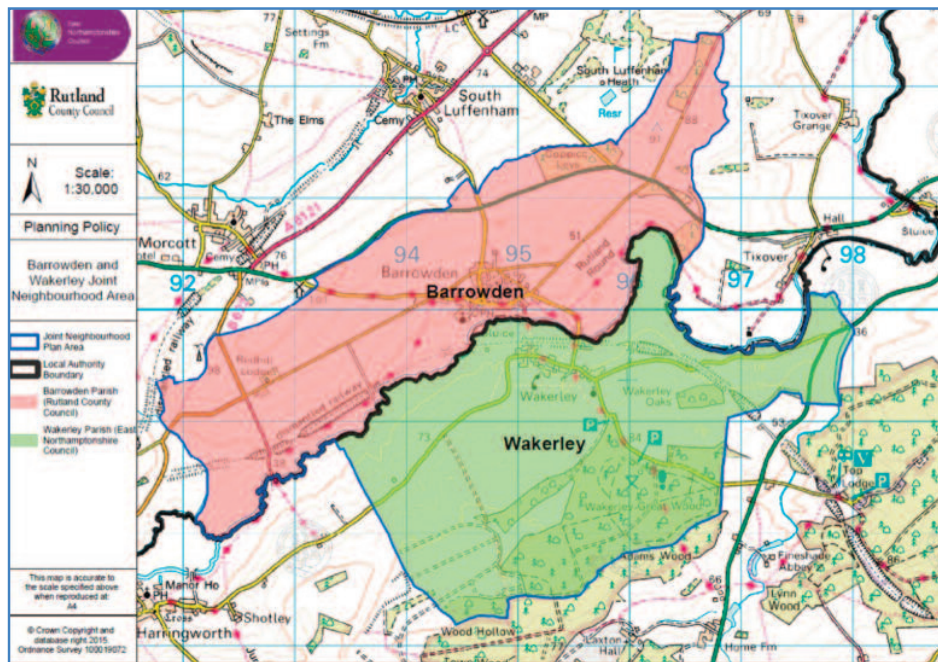


Figure 1
The Neighbourhood Plan Area

2.0 The Planning Context

- 2.1 Although there is significant scope for the local community to decide on the planning policies, the Neighbourhood Plan is required to meet certain ‘basic conditions’, as follows:
- 2.2 **National Planning Policy and Guidance:** The Neighbourhood Plan must have appropriate regard to national planning policy and guidance contained primarily within the National Planning Policy Framework (NPPF) and supplemented by National Planning Practice Guidance (NPPG). The NPPF is currently under review and the Plan will have to take into account any changes where it is appropriate to do so.
- 2.3 **Sustainable Development:** The Neighbourhood Plan must contribute to sustainable development through improvements in environmental, economic and social conditions or through the consideration of measures to prevent, reduce or offset any potential adverse effects arising from proposals.
- 2.4 **The Development Plan:** The Neighbourhood Plan must be in general conformity with the strategic policies of the ‘Development Plan’ At a local government level, Barrowden is within an area administered by Rutland County Council, which is a unitary authority, while Wakerley forms part of Northamptonshire where a two-tier system of local government exists. In the case of Wakerley, services are provided by East Northamptonshire Council and by Northamptonshire County Council.

³ Designation Letter issued by Rutland County Council and East Northants Council

- 2.5 The key Development Plan documents relevant to that part of the Neighbourhood Area within Barrowden Parish are the Rutland Core Strategy⁴ (CS DPD), the Rutland Site Allocations Development Plan Document⁵ (SAP DPD) and the Rutland Minerals Core Strategy and Development Control Policies Development Plan Document. These documents are currently under review and will be replaced by a single Rutland Local Plan⁶ which will not be adopted until 2019 at the earliest. A ‘consultation draft’ of the Rutland Local Plan, which includes draft policies and proposals for the period 2016-2036, was published in July 2017.
- 2.6 In respect of Wakerley Parish the key Development Plan documents are the North Northamptonshire Joint Core Strategy⁷ (NNJCS), the Northamptonshire Minerals and Waste Local Plan and the Rural North, Oundle and Thrapston Plan⁸ (RNOTP). East Northamptonshire Council has advised that the RNOTP does not contain any strategic policies relevant to Wakerley. A district-wide Local Plan, which will supersede the RNOTP and supplement the policies of the NNJCS, is now being prepared by East Northamptonshire Council. A ‘consultation draft’ of the Local Plan Part 2, is expected to be published in 2018.
- 2.7 The emerging Rutland Local Plan and East Northamptonshire district-wide Local Plan Part 2 do not currently form part of the Development Plan. Nevertheless, the Neighbourhood Plan has been tested, as suggested in National Planning Practice Guidance (NPPG), against relevant strategic policies of the emerging Rutland Local Plan to minimise any potential conflict with the policies in that document. These will be tested similarly against the East Northamptonshire Local Plan Part 2 as/when that comes forward.
- 2.8 **European Union obligations:** The Neighbourhood Plan must be compatible with European Union obligations, most notably directives requiring consideration to be given to the likely significant effects of the plan on the environment and on European Sites recognised under the EU Habitats Directive. Rutland County Council will prepare screening reports to enable consultation to take place with statutory agencies and determine whether or not it is necessary to undertake further work to meet the EU obligations for the Plan Area.

3.0 Portrait of the Area



• Location and landscape

- 3.1 Barrowden and Wakerley are located in the Welland Valley straddling both the River Welland and the County boundary between Rutland and Northamptonshire. The Plan Area is rural with two discrete settlements. Barrowden, on the north side of the valley, has 215 properties (2011 Census) and Wakerley on the south side of the valley has 35 properties. Outside the settlements, the majority of the Plan Area is arable or grazing land with woodland on the higher slopes above both villages.
- 3.2 The geographical position of Barrowden and Wakerley is highlighted in Figure 2. The villages are located to the south of the A47 Leicester to Peterborough road and west of the A43 Corby to Stamford road. The nearest towns are Uppingham, Oakham, Stamford and Corby, which are all within 11 miles, while Peterborough lies approximately 17 miles to the east. The nearest railway station is at Stamford, which connects to Oakham, Leicester and Birmingham as well as to Stansted Airport via Peterborough. Peterborough connects to London and the north via the East Coast Mainline.

⁴ Rutland Core Strategy adopted July 2011

⁵ Rutland Site Allocations and Policies Development Plan Document adopted October 2014

⁶ Rutland Draft Local Plan July 2017

⁷ North Northamptonshire Joint Core Strategy 2011-2031

⁸ Rural North, Oundle and Thrapston Plan adopted 2011

- Schematic showing Barrowden & Wakerley and Surrounding Area

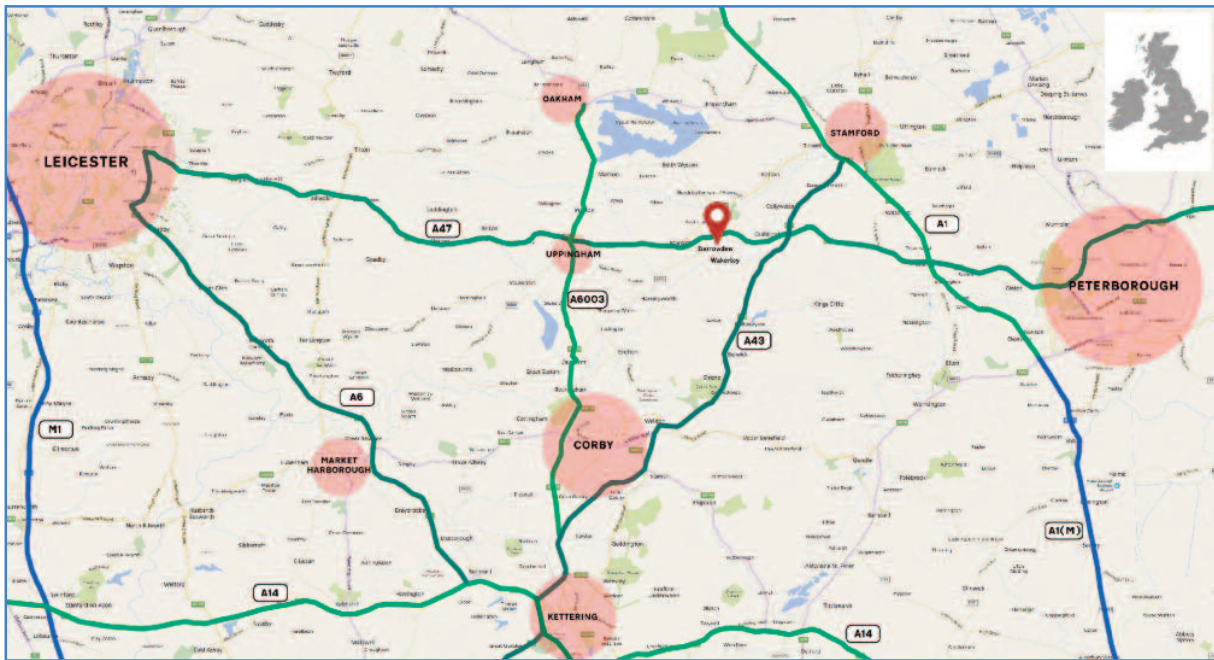


Figure 2
Geographical Location Map of Plan area

- Population

3.3 There were 506 residents of Barrowden Parish at the time of the 2011 Census, unfortunately data is not available for Wakerley from the Census as it part of the much larger Fineshade Parish.

While the percentage of the population below the age of 20 is broadly similar to local and national figures, the proportion aged between 21 and 40 is significantly lower in Barrowden. Conversely, the percentage of the population aged 51 to 70 is significantly higher in Barrowden (37%) than in either Rutland (26%) or England as a whole (22%).

Distribution of Residents by Age* (QS103EW - 2011 Census Data)				
Age Group	Barrowden Parish	Barrowden Parish	Rutland County	England Country
0 to 10	57	11%	11%	13%
11 to 20	58	11%	14%	12%
21 to 30	29	6%	10%	14%
31 to 40	39	8%	11%	13%
41 to 50	76	15%	14%	15%
51 to 60	84	17%	13%	12%
61 to 70	103	20%	13%	10%
71 to 80	39	8%	8%	7%
81 to 90	18	4%	4%	3%
91 to 100	3	1%	1%	1%
Total	506	101%	99%	100%
*Figures rounded to nearest percentage point				

History

- 3.4 Both Barrowden and Wakerley have archaeological evidence of settlement since the Iron Age through to Roman times. The villages have developed over the centuries from medieval settlements and are linked by a footpath and the bridge over the River Welland. Both villages have been part of The Burghley Estate since 1551. The Estate continues to own considerable property and land in both villages. Barrowden and Wakerley were predominantly self-sufficient farming villages until the latter part of the 20th century. There has been significant social change and housing development in the villages over the last 60 years, particularly in Barrowden.

The historic environment

- 3.5 Barrowden was designated a Conservation Area in 1975. There are 56 listed buildings⁹, including the Grade II* church of St Peter in Church Lane and Durant House on Main Street. Part of Wakerley became a Conservation Area in 1995. The Wakerley Parish contains 15 listed buildings¹⁰ including the Grade I listed church of St John the Baptist dating from the 12th century. The extent of the Conservation Areas and the location of the listed buildings is shown in Figure 3.
- 3.6 There are two Scheduled Monuments within the Plan Area – Wakerley Bridge and Wakerley Manor House and Gardens. The Leicestershire and Rutland Historic Environment Record and the Northamptonshire Historic Environment Record identify the location of undesigned heritage assets of archaeological interest within the Plan Area and can be viewed via the Heritage Gateway site at <http://www.heritagegateway.org.uk>

Biodiversity

- 3.7 The local countryside includes a number of assets of ecological importance. Wakerley Spinney is a designated Site of Special Scientific Interest of broadleaved woodland and semi-natural grassland. Much of Wakerley Wood is Ancient Woodland and there are several Local Wildlife Sites primarily associated with Wakerley Woods, the disused railway line and several roadside verges around Barrowden.

The housing stock

- 3.8 The proportion of households living in detached dwellings is significantly higher in Barrowden (69%) than in either Rutland (47%) or England as a whole (22%). Conversely, the percentage of households living in semi-detached dwellings, terraced houses and flats is lower in Barrowden than in either Rutland or England.

Household Accommodation Type* (QS402EW – 2011 Census)				
Household Type	Barrowden Parish	Barrowden Parish	Rutland County	England Country
Unshared detached	148	69%	47%	22%
Unshared semi-detached	48	22%	27%	31%
Unshared terraced	19	9%	18%	24%
Unshared flat maisonette or apartment	0	0%	7%	21%
Other	0	0%	1%	1%
Total	215	100%	100%	99%
*Figures rounded to nearest percentage point				

⁹ Barrowden Listed Buildings

¹⁰ Wakerley Listed Buildings

Dwelling types

- 3.9 Barrowden has a high proportion of dwellings with 4 or more bedrooms (54%) compared to Rutland (33%) and England as a whole (19%). Conversely, the percentage of the housing stock in Barrowden with 1, 2 and 3 bedrooms is significantly lower than in either Rutland as a whole or in England.

Number of Bedrooms* (QS411EW - 2011 Census Data)				
Dwelling Size	Barrowden Parish	Barrowden Parish	Rutland County	England Country
1 bedroom	5	2%	5%	12%
2 bedrooms	30	14%	21%	28%
3 bedrooms	64	30%	41%	41%
4 bedrooms	80	37%	24%	14%
5 or more bedrooms	36	17%	9%	5%
Total	215	100%	100%	100%
*Figures rounded to nearest percentage point				

- **Community and leisure facilities**

3.10 **Churches:** When St John the Baptist's Church at Wakerley became redundant in 1972, the Ecclesiastical Parish of Barrowden and Wakerley was formed. Villagers now meet for regular services at St Peter's Church in Barrowden. The Church is in the process of raising funds for re-ordering to enhance facilities for worship and church community activities. Work on this building project is due to begin in 2018.



Image 2
St Peter's Church, Barrowden

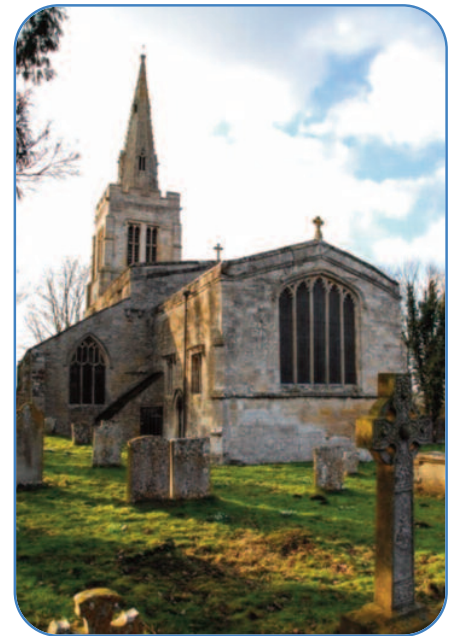


Image 3
St John the Baptist's Church, Wakerley

3.11 **Barrowden and Wakerley Community Shop:** Since 2009 the villages have had a thriving shop and café, situated in Barrowden. As well as general groceries and vegetables it provides a range of locally produced foods and craft items and a Post Point. The shop is owned by the community and is a not-for-profit organisation staffed by volunteers under the direction of a salaried manager and a team of non-remunerated directors.



Image 4
Barrowden & Wakerley Community Shop

3.12 **Village Hall:** Barrowden and Wakerley Village Hall is situated in Barrowden. It was built in 1927 and although well used for a variety of village events and activities, is now reaching the end of its building life. A group has been formed to look at the future of community facilities for leisure and recreation and will also consider the possibility of creating a village 'hub' to replace the current hall.



Image 5
Village Hall, Barrowden



Image 6
Children's Play Area, Barrowden

3.13 **Recreation Ground and Allotments:**

Barrowden and Wakerley share a large recreation ground which is located on the north-east side of Barrowden. Facilities include the cricket club, a children's play area, a dog walking area and a tree nursery.

The walk around the ground provides one of the best and most far-reaching views across the village and valley to Wakerley. The allotments are located adjacent to the recreation ground in Barrowden and currently provide 20 generous sized allotments.



Image 7
Cricket Club Pavilion, Barrowden



Image 8
The Exeter Arms, Barrowden

3.14 **Pub:** The villages share a single pub, The Exeter Arms with accomodation, which overlooks the Barrowden village green and pond. It plays an active part in village life hosting quiz nights, petanque, dominos and musical entertainment.

- 3.15 **Barrowden Surgery:** The surgery is a branch of the main Uppingham Surgery. Each week currently there is one doctor-led surgery, two nurse-led surgeries, a district nurse service and a health visitor service. Unusually for a branch surgery, dispensing of prescriptions takes place on-site.

Local Employment

- 3.16 The local industries in the villages have diminished over the years and most residents of working age commute to nearby towns such as Stamford, Uppingham and Oakham. Increasingly people commute greater distances for work making use of the high-speed rail links from Peterborough and Corby to London, Cambridge and further afield. With the advent of more flexible working hours and high-speed internet many people take the opportunity to work from home for part of the week.

Public Transport

- 3.17 Public transport for both villages is limited to a regular bus service through the centre of Barrowden. This enables villagers to get to Stamford and Uppingham, with a two hourly service and Peterborough at the beginning and end of the day. At other times village residents are reliant on private cars. There is no bus service in Wakerley.



Images 9 & 10
Centrebus Bus Services in Barrowden



- 3.18 **Schools**
Children from the village attend the primary school in North Luffenham about 4 miles north with secondary education at either Uppingham Community College, Catmose College in Oakham, Corby Academy or Casterton Community College. Post-16 education is available in Oakham, Stamford and Corby. A number of children attend independent schools in Oakham, Stamford and Peterborough.



The Vision

Our vision for Barrowden and Wakerley –

Small, sustainable and timely developments which meet the evolving needs of residents and reinforce the unique and distinctive character of the villages.

Retain and enhance the rich biodiversity of the rural landscape within the Welland Valley which unites the two communities.

- 4.1 The vision outlined above, together with the objectives listed in the table on page 15, forms the foundation of the Neighbourhood Plan. The vision provides a short description of what we want Barrowden and Wakerley to be like in 2036 while the objectives set out what we want to achieve to help make the vision a reality.
- 4.2 The vision and objectives have been drawn up after careful consideration of the following questions:
- What do we want to achieve during the Neighbourhood Plan period?
 - What do we want Barrowden and Wakerley to be like in the future?
 - What land use and development challenges may need to be addressed to achieve the vision?
- 4.3 To answer these questions, evidence has been gathered from a range of sources including:
- consultation with the local community and organisations
 - the Local Plan and associated evidence base documents
 - other information, including assessments undertaken by the NPG, and listed in the Neighbourhood Plan 'evidence base' section of the NPG Dropbox¹¹
- 4.4 The work undertaken has raised a number of issues, though not all of these can be addressed as part of the Neighbourhood Plan where the focus has to be on land-use related planning matters. The following table lists the key issues which the Neighbourhood Plan can help to address along with the objectives and policies designed to contribute towards the achievement of each objective. The policies are set out in section 5 of the Neighbourhood Plan.

¹¹ Evidence base for the Barrowden and Wakerley Neighbourhood Plan

ISSUE	PLAN OBJECTIVE	RELATED POLICIES
What type and size of homes do we need?	To provide new housing in response to a proven need and ensure that such housing is available in a range of tenures, types and sizes to suit the requirements of local people of all ages so that they can continue to live in Barrowden and Wakerley.	Policy 9 Policy 10 Policy 11
How can we deliver high quality design?	To ensure that all new development is of high quality design that respects local distinctiveness and enhances the historic character and rural setting of the villages.	Policy 1 Policy 6 Policy 9
How can we minimise the impact of development on the built and natural environment?	To minimise the impact of new development on the villages, the surrounding countryside, the landscape and the natural environment.	Policy 1, Policy 2 Policy 3, Policy 4 Policy 6, Policy 7 Policy 8, Policy 9
How can we maintain and enhance open spaces and promote access to the countryside?	To maintain and enhance the open spaces and improve connectivity to the wider countryside in order to retain our rural identity and tranquillity.	Policy 3 Policy 4 Policy 5
How can we reduce the need to travel?	To encourage the long-term sustainability of the community by reducing the need for car journeys to and from the village.	Policy 12, Policy 13 Policy 14, Policy 15 Policy 16
What type of employment opportunities should we promote?	To encourage local employment, especially home working.	Policy 12, Policy 13 Policy 14, Policy 15 Policy 16
How can we improve access to services and facilities?	To safeguard and enhance the provision of local leisure, recreation and community facilities to support all age groups and sustain our vibrant community.	Policy 14, Policy 15



• Introduction

- 5.1 This section sets out the policies that will help to deliver the vision and objectives outlined in section 4. However, it is not the purpose of the Neighbourhood Plan to include all land-use planning policies for Barrowden and Wakerley. Rather, the Neighbourhood Plan contains a series of land-use policies which provide a distinct, local application of policies in the Local Plans where this will assist the community in achieving the vision. Accordingly, proposals for development must be judged not only against all relevant policies of the Neighbourhood Plan but also against all other relevant policies of the adopted Local Plans and national policy and guidelines.
- 5.2 The policies are grouped under the following topic headings:
- Protecting and enhancing our environment
 - Meeting our housing needs
 - Promoting the rural economy
 - Improving access to services and facilities
- 5.3 The land-use Neighbourhood Plan policies are contained within a box with a blue background and are accompanied by a reasoned justification to explain the purpose of the policy. These land-use policies are supplemented by a number of 'community aspirations' which the Parish Council and/or Parish Meeting will deliver on behalf of the community or which require action by residents to be delivered with the support of the Parish Council/Meeting and/or other bodies. Unlike the land-use policies, the community aspirations are not tested as part of the independent examination into the Neighbourhood Plan and are not used in the determination of planning applications. A summary of the community aspirations is included in Appendix 2.



Image 11

View from Morcott Road looking towards St Peter's Church with Wakerley beyond

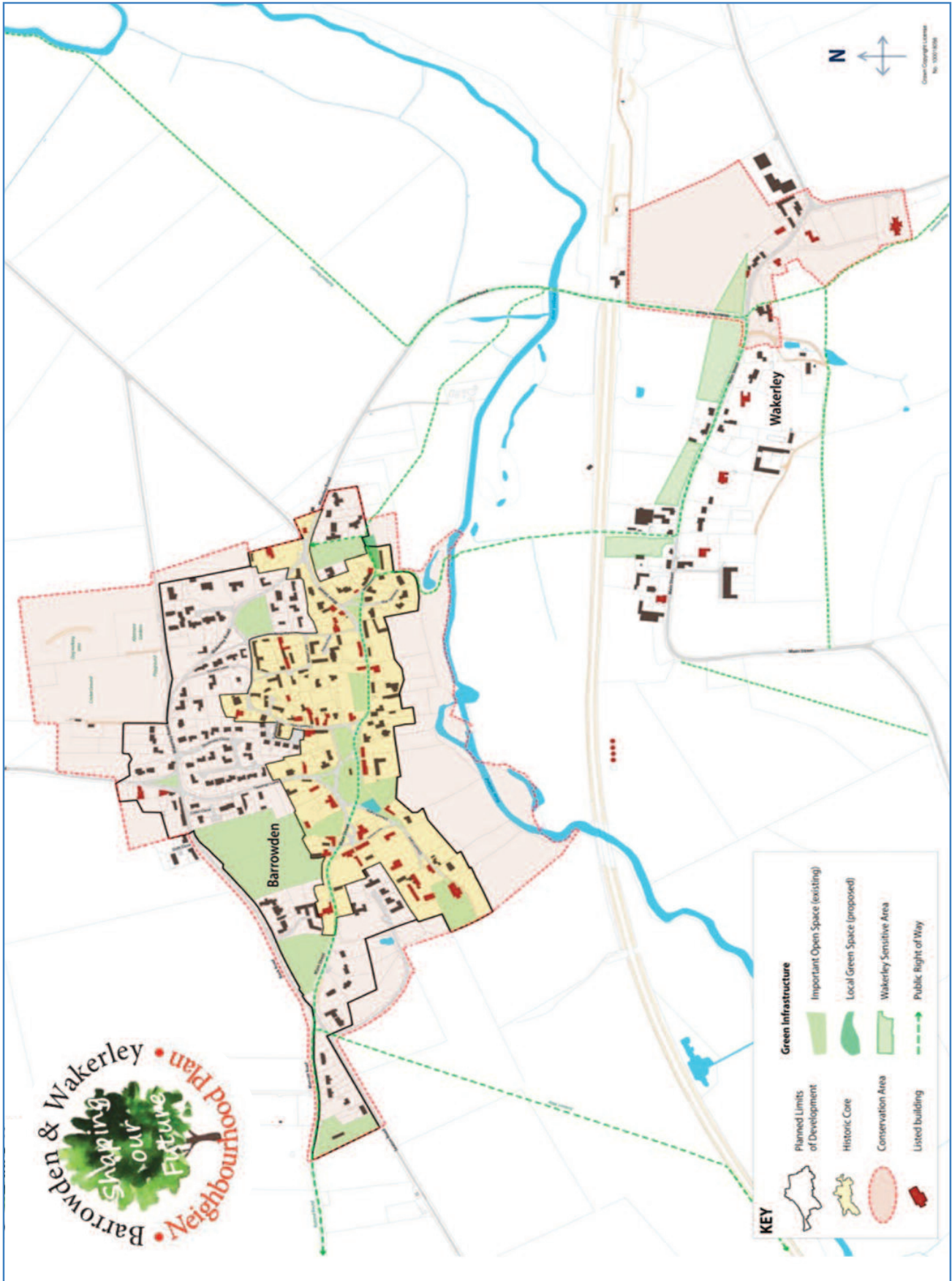


Figure 3 - Spatial Plan Map showing Listed Buildings, Conservation Area, Planned Limits of Development, Green Spaces and Public Rights of Way



Image 12
View over Barrowden & Wakerley from A47

Protecting and Enhancing our Environment

- **Landscape character**

5.4 Barrowden and Wakerley owe much of their character to their physical setting on opposite banks of the river Welland separated by the water meadows, the old railway line with its thick hedges, the eight arches bridge and the two large brick kilns. Views of the surrounding Welland valley and within the settlements reinforce the rural feel of the villages and contribute to their unique character and charm.



Image 13
View from Morcott Road looking towards Barrowden

- 5.5 The landscape character of Barrowden and Wakerley, set in the Welland Valley, is highly valued by the local community with 94% of respondents to the 2016 Neighbourhood Plan questionnaire expressing the opinion that development must preserve existing views, the existing landscape and natural open spaces. The need to protect and enhance valued landscapes is further emphasised in the National Planning Policy Framework and the Local Plans for the Plan Area.
- 5.6 Wakerley Parish is located within the Defra funded Rockingham Forest for Life project area. NNJCS Policy 21 (Rockingham Forest) seeks to protect, enhance and increase woodland cover within the area. Part of Wakerley Parish is also within the Kings Cliffe Hills and Valleys Landscape Character Area identified in the Northamptonshire Landscape Character Assessment¹² and recognised in NNJCS Policy 3 (Landscape Character) as an area where the tranquillity of the landscape should be preserved.

¹² Northamptonshire Environmental Character Assessment. River Nene Regional Park.

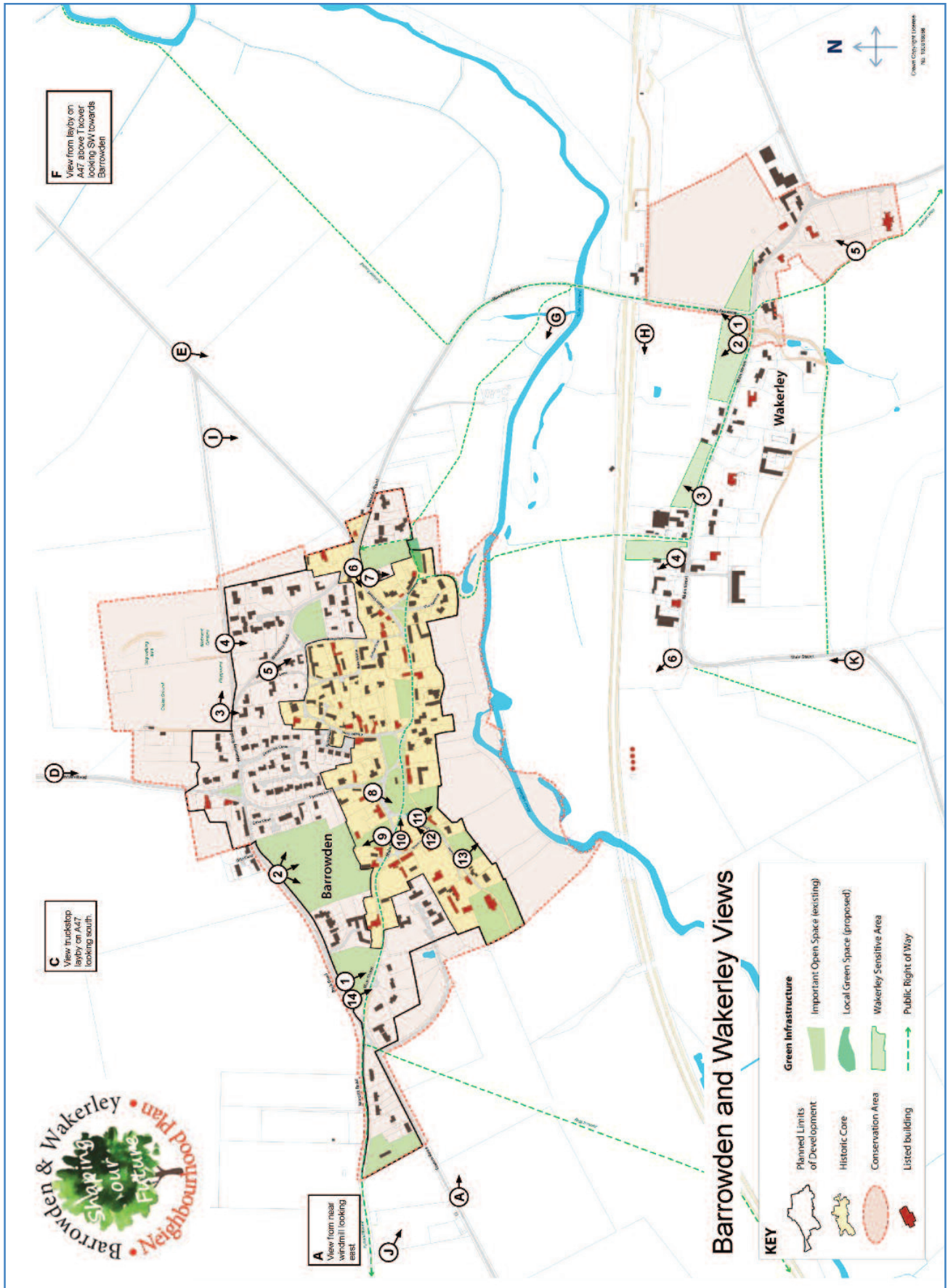


Figure 4
Identification of the Locations of Important Views

- 5.7 A Barrowden and Wakerley Character and Landscape Assessment¹³ has been prepared to identify the distinctive features and characteristics of the local landscape and supplement the more strategic Rutland Landscape Character Assessment¹⁴ and the Northamptonshire Landscape Character Assessment. The assessments will, where appropriate, be used in the determination of development proposals to ensure that the character of the landscape is respected, retained and, where possible, enhanced. Important views from the villages into the countryside and also within the villages themselves are shown on the map in Figure 4. Further details of their significance are described in the Character and Landscape Assessment and photographs illustrating the views are included in a background document.¹⁵
- 5.8 The following policy aims to protect the positive character and features of the landscape, including important views, from development that would be likely to have a harmful impact on the setting of the villages.

Policy BW1. Landscape character and important views

- 1. Development should conserve and, where possible, enhance the positive characteristics and features of the local landscape outlined in the Barrowden and Wakerley Landscape and Character Assessment. Proposals which would detract from, or have an adverse impact on, the landscape will be refused.**
- 2. Views important to Barrowden and Wakerley are set out on the map in Figure 4. Development proposals should safeguard and if possible enhance these views into and out of the villages and should use sensitive layout, design and mitigation measures to minimise any adverse impact on the landscape.**

• **Village boundaries and the open countryside**

- 5.9 The Rutland Local Plan defines Barrowden as a ‘Smaller Service Centre’ with a limited range of facilities. The Local Plan indicates that future growth in Barrowden will be very limited and of a scale intended to maintain existing services and facilities and meet the housing needs of the village. ‘Planned Limits of Development’ are defined on the Local Plan Policies Map to enable a clear distinction to be made between the village and the open countryside beyond. The policies of the Local Plan assist in the protection of the open countryside by strictly limiting development to that which is required to support the rural economy and meet affordable housing needs.
- 5.10 In East Northamptonshire, the Local Plan does not include a boundary for the village of Wakerley but enables the Neighbourhood Plan to clarify when a site will be treated as lying ‘within’ the village. Wakerley is essentially a small, linear settlement without a village core whilst the population is insufficient in size by itself to support sustainable services and facilities. The village has a diffuse layout which provides a pleasant sense of transition to the adjoining countryside and significant views of the landscape. This is considered to be a particularly important aspect of the form and character of the village and several areas of open space are designated as ‘Sensitive Areas’ in Policy BW4 of the Neighbourhood Plan.

¹³ Barrowden and Wakerley Character and Landscape Assessment (2018)

Barrowden and Wakerley Neighbourhood Plan Group

¹⁴ Rutland Landscape Character Assessment (2003). David Tyllesley and Associates

¹⁵ Views within the Parishes

- 5.11 Having considered NNJCS Policy 11(2) b, and because of the close visual relationship with the surrounding countryside, the use of a settlement boundary is inappropriate. All responses to the 2017 questionnaire from Wakerley residents indicated support for continuing without a settlement boundary. However, it is essential that the strictly limited additional development permitted within Wakerley should make a positive contribution to the character and quality of the village environment.

Policy BW2. Development within Wakerley

Development within the village of Wakerley will be strictly managed and restricted to the re-use or conversion of suitable buildings where it can be clearly demonstrated that the proposal will not harm the character and quality of the village environment as defined in the Barrowden and Wakerley Character and Landscape Assessment.

• **Open space important to the character of the villages**

Introduction

- 5.12 The character of the villages of Barrowden and Wakerley depends not only on the buildings, but also upon the open spaces and frontages and their relationships to the surrounding buildings and features. The particular character of a settlement may be determined largely by the arrangement of buildings around these open areas and the views they give of the surrounding countryside. Responses to the 2016 questionnaire indicate that most people (98%) value open spaces within the villages.



Image 12
Barrowden Duck Pond and Village Green



Image 13
View from St John the Baptist's Church, Wakerley

Important Open Space and Local Green Space within Barrowden

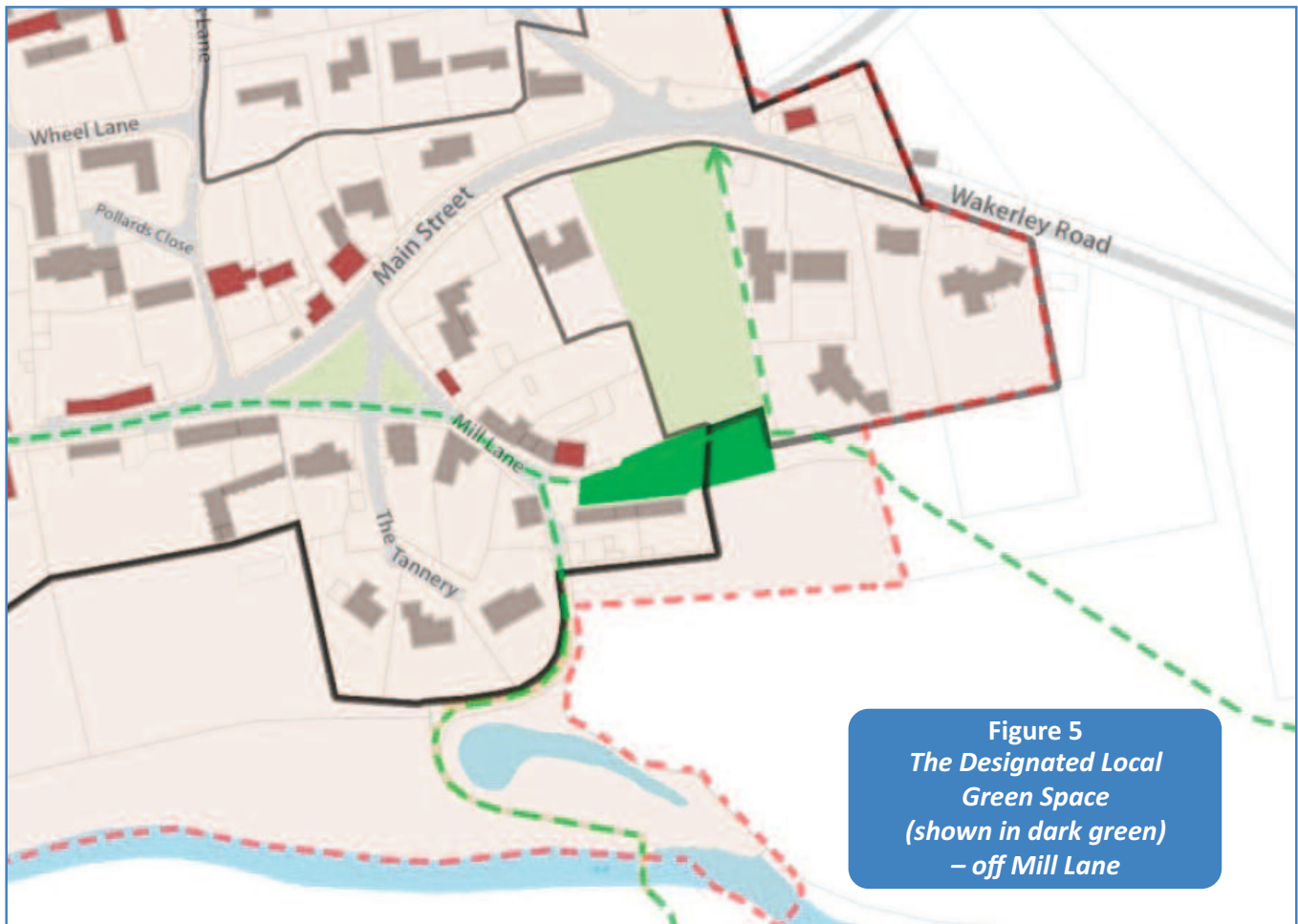
- 5.13 Important open spaces and frontages in Barrowden village are defined on the Rutland Local Plan Policies Map. The Local Plan indicates that development will only be acceptable where it will not have an adverse impact on the qualities and characteristics of the important open space. However, Government policy enables land which is demonstrably special to the local community to be designated as 'Local Green Space', thereby ruling out new development other than in very special circumstances. Sites may be designated as Local Green Space for a wide range of reasons including their visual amenity, historic significance, recreational value, tranquillity or their richness of wildlife. The National Planning Policy Framework indicates that the designation must not be applied to an extensive tract of land. However, the land does not need to be publicly accessible, although it must be in reasonably close proximity to the community it serves.

- 5.14 A review of land not designated as important open space has been undertaken to determine if there are other sites within the village of Barrowden that ought to be designated as Local Green Space. However, land owned by the Barrowden Recreation Ground and Village Greens Trust, a charity whose constitution states that the land is to be a “recreation ground for the use of the inhabitants of the Parish of Barrowden and the neighbourhood in perpetuity”, was excluded from the review, as the status of such land was deemed to provide adequate protection from development.
- 5.15 The evaluation¹⁶ has resulted in the designation of ‘Land off Mill Lane’, highlighted in dark green on the map in Figure 5 as Local Green Space. The land creates a green corridor from Mill Lane towards Wakerley Road along which a public footpath runs, providing access into the wider countryside beyond. The field has historically formed part of the local footpath network since at least the late 19th century. The open character of the land provides a valuable incursion of open countryside into the village and a tranquil space between houses located to the north and south of the corridor.



Image 16
Green Corridor from Mill Lane leading to Wakerley Road

¹⁶ Evaluation document of Local Green Space just off Mill Lane, Barrowden



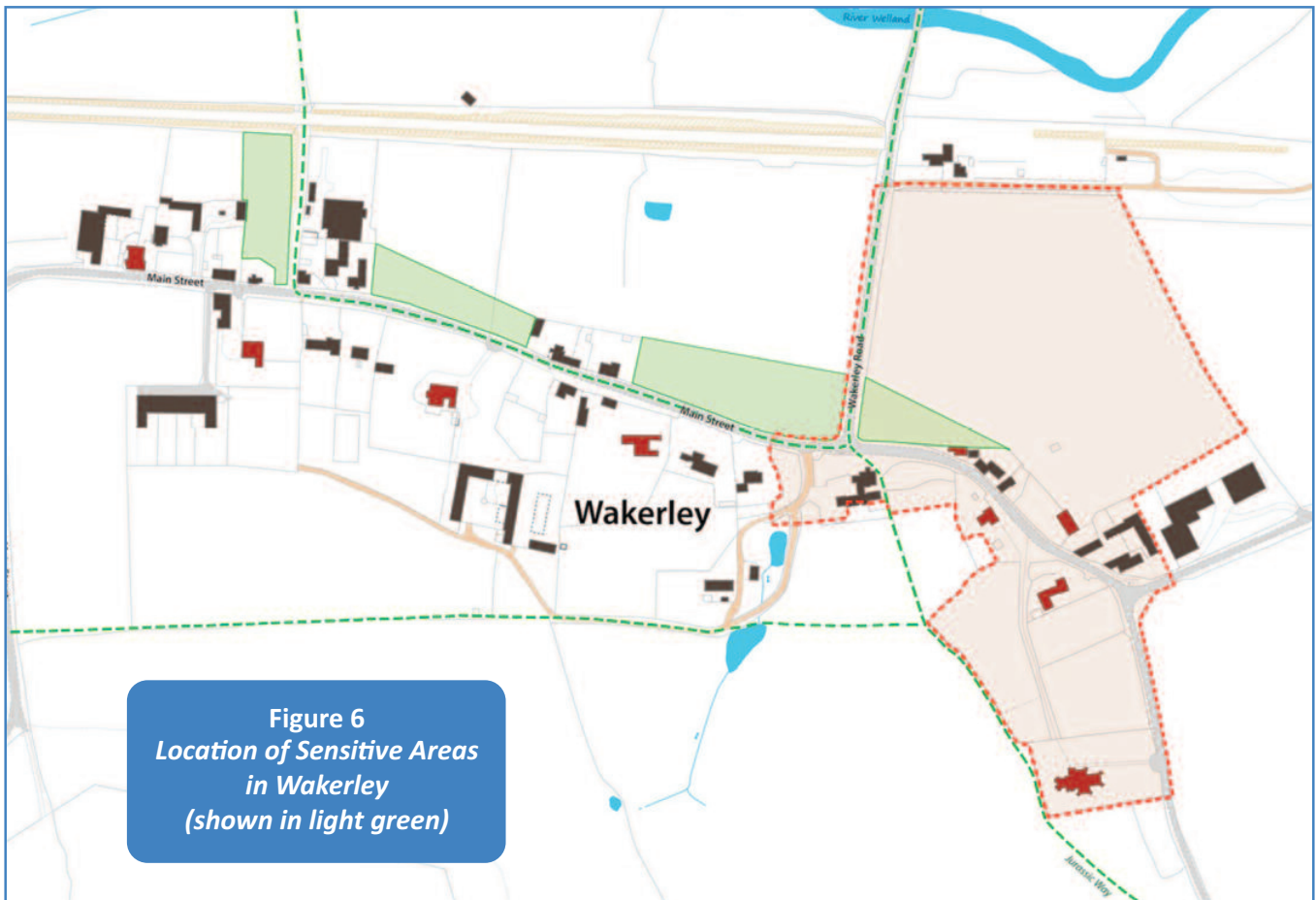
Policy BW3. Local Green Space in Barrowden village

Land off Mill Lane, identified on the map in Figure 5, is designated as Local Green Space. Development of the land will only be permitted in exceptional circumstances and where it can be clearly demonstrated that the proposal will enhance the special character of the site.

Sensitive Areas important to the character of Wakerley

5.16 NNJCS Policy 11(2) b (The network of urban and rural areas) indicates that neighbourhood plans may designate ‘sensitive areas’ where development will be resisted or subject to special control. Wakerley is essentially a linear settlement with development of a low density. The open nature of the land between the buildings along the north side of the village forms a vital part of the character of Wakerley. The sites, shown on the map in Figure 6, in light green are designated as sensitive areas in Policy BW4. The importance of these sites was previously recognised in the RNOTP (Local Plan Part 2) which retained a policy for their protection from an earlier (1996) local plan. A review of these sites¹⁷, undertaken by the NPG, details the significance of these sites to form the character of Wakerley.

¹⁷ Barrowden and Wakerley Neighbourhood Plan – Wakerley Sensitive Areas. 2018



Policy BW4.
Sensitive Areas important to the character of Wakerley

The Sensitive Areas of Wakerley are shown in light green on Figure 6. Development will not be supported on land designated as a Sensitive Area where the proposal will have an adverse impact on one or more of the following:

1. The contribution that the open character of the land makes to preserving the existing form and character of the settlement;
2. The contribution that the open character of the land makes in separating distinct groups of buildings;
3. The setting of a listed building, a scheduled monument, a landscape feature or the Conservation Area;
4. Important views identified in Policy BW1 (Landscape character and important views).

Green Infrastructure

- 5.17 Green Infrastructure is a strategically planned and delivered network comprising the broadest range of high quality green spaces and other environmental features. It should be designed and managed as a multifunctional resource capable of delivering ecosystem services, i.e. positive ecological and quality of life benefits. Its design and management should also respect and enhance the character and distinctiveness of an area with regard to habitats and landscape types.
- 5.18 Figure 17 of the NNJCS identifies a framework of green infrastructure corridors in and around the Welland Valley, including the Wakerley Wood to Fineshade Wood local corridor which crosses the Parish of Wakerley, while NNJCS Policy 19 (The delivery of green infrastructure) sets out a strategy for safeguarding and enhancing the network. The Rutland Local Plan Policy CS23 similarly recognises the importance of green infrastructure and the need to link areas of open space.
- 5.19 The Neighbourhood Plan, based on the findings of a background paper¹⁸, promotes the extension of the Wakerley Wood to Fineshade Wood local corridor over the Welland valley and through Barrowden Parish.
- The corridor, which is shown on map in Figure 7, links the following:
- several small areas of woodland to the east of the village of Barrowden
 - roadside verge nature reserves on Morcott Rd, Seaton Rd, Luffenham Rd and Back Rd with their rare Glow-Worm populations
 - the dismantled railway along the Welland valley - this has been the subject of a feasibility study¹⁹ which examined the possibility of constructing a cycle path between Market Harborough and Peterborough
 - the nationally recognised Rutland Round and Jurassic Way long-distance public footpaths
 - the Welland Valley and its banks
 - green spaces within the village of Barrowden
- 5.20 The inclusion of the local corridor in the Neighbourhood Plan highlights the importance of the Welland valley as an area of scenic, cultural and ecological value, as outlined in the background paper referred to in paragraph 5.19 and supports the objective outlined in the Rutland Landscape Character Assessment (see paragraph 5.7) 'To conserve and enhance the more enclosed, wooded, sheltered valley landscape, to protect and enhance both natural and historic man-made river features, including the bridges and wetland habitats and to protect the form and landscape setting of the riverside villages so they do not become more intrusive in the valley'.

¹⁸ Linda Worrall. Barrowden Local Green Infrastructure Corridor. 2018

¹⁹ Sustrans. Welland Valley Route - Market Harborough to Peterborough feasibility study. 2014

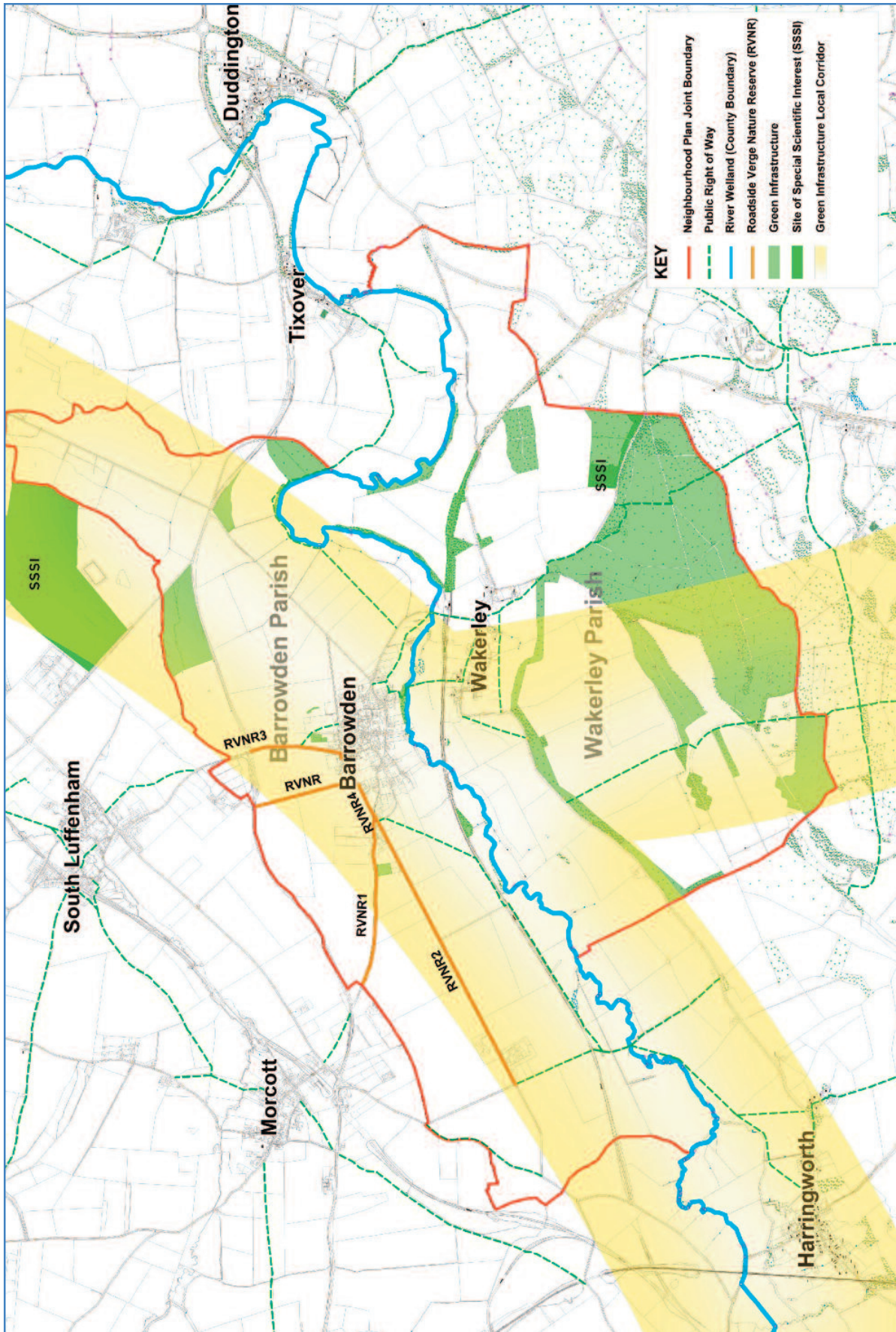


Figure 7
Barrowden & Wakerley Green Infrastructure and Green Corridors

5.21 Implementation of Policy BW5 (Local Green Infrastructure Corridor) will ensure that, where appropriate, development enhances the quality and integrity of the corridor through the inclusion of considered proposals which, for example, may include measures to enhance the landscape and its biodiversity, reduce habitat fragmentation, strengthen links with the surrounding countryside and provide green routes for walking and cycling. Investment in infrastructure sympathetic to the rural nature and tranquillity of the corridor would also help to further the local visitor economy.

Policy BW5. Local Green Infrastructure Corridor

- 1. Development proposals within the local green infrastructure corridor identified on the Green Infrastructure Map in Figure 7 should, where feasible, include suitable measures to enhance:
 - i. Public access into, and along, the corridor; and**
 - ii. The landscape, biodiversity and recreational value of the corridor.****
- 2. Proposals which would compromise the integrity of the local green infrastructure corridor or harm its function or character will be refused.**

- **The Conservation Areas of Barrowden and Wakerley**

5.22 A core planning principle of the NPPF is to conserve heritage assets in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life. Local Plan policies further support the conservation and, where possible, enhancement of the distinctive historic environment including its heritage assets and their settings.



Image 17
The Firs, Luffenham Road (Grade II Listed Building)

5.23 The village of Barrowden was designated as a Conservation Area in 1975 (extended in 1999) and contains over 50 listed buildings including the Grade II* church of St Peter in Church Lane and Durant House on Main Street. Much of the eastern side of Wakerley village is also within a Conservation Area designated in 1995, focused upon the former Manor House and Church. Wakerley contains 15 listed buildings including the Grade I listed church of St John the Baptist dating from the 12th century and now cared for by the Churches Conservation Trust and is a scheduled monument. The extent of the Conservation Areas and location of the listed buildings is shown on the map Figure 3. In response to the 2017 Neighbourhood Plan questionnaire, residents expressed strong support for seeking a review of the Wakerley Conservation Area to ascertain whether there are grounds to enlarge its extent, although this is an entirely separate legislative process, beyond the scope of the Neighbourhood Plan.



Image 18
Durant House Barrowden (Grade II Listed)*



Image 19
The Manor House Wakerley (Grade II Listed)

5.24 Residents' responses also conveyed a strong desire for development to be in keeping with the positive elements of the character of both villages. The local stone and slate used for many of the buildings and surrounding walls ensures that both Barrowden and Wakerley are fine examples of the distinctive and attractive architecture typical of local villages. Wide road verges and green open spaces are also a particular feature, contributing to biodiversity and enhancing the character of the settlements. The positive characteristics of the village environment are further outlined in the Character and Landscape Assessment (see paragraph 5.7).



Image 20
Thatched Cottage Wakerley

5.25 Policy BW6 (The Conservation Areas of Barrowden and Wakerley) is essentially concerned with ensuring the protection and enhancement of the distinct and positive architectural character of the Conservation Areas and should be read alongside other policies of the Local Plans and the Neighbourhood Plan for protecting assets, relating to the wider landscape, including open spaces and views, and housing development.

Policy BW6. Design Principles

- 1. New development, including extensions, will be expected to be of a high quality and should recognise, preserve, reinforce and, where possible, enhance the positive and distinctive characteristics described in the Barrowden and Wakerley Landscape and Character Assessment.**
- 2. Proposals should be sensitive to the positive elements of the Villages in terms of scale, height, spacing, layout, orientation, design, boundary treatment and use of materials. In particular:**
 - a) The siting and orientation of new buildings should be irregular and should follow the historic pattern and grain of the Village;**
 - b) Dwellings should be of varied design though essentially compatible with the locally distinctive character of traditional buildings within the Villages;**
 - c) Standard designs which fail to complement the distinctive and traditional character of the villages will be refused;**
 - d) Dwelling heights should be varied, though compatible with surrounding development;**
 - e) Proposals should incorporate traditional steeply pitched roofs, where appropriate, and traditional roofing materials;**
 - f) Chimney stacks should be incorporated internally into the end gable of all new dwellings and should be constructed in local dressed stone or brick;**
 - g) Elevations visible from the public realm should be in local-style rubble stone with traditional architectural features and windows and doors of wooden construction; and**
 - h) Traditional stone walls and hedges should be retained, where possible, and replicated within new developments where visible from the public realm. The use of fences where visible from the public realm should be avoided.**
- 3. Extensions, including garages, should complement the design and style of the existing dwelling and should not have an adverse visual impact on the street scene and should follow RCC Extensions to Dwellings SPD²⁰;**
- 4. Buildings which contribute to the positive character of the Conservation Area due to their age, history, design or appearance should be retained irrespective of whether or not the building is statutorily listed.**
- 5. Modern, innovative designs using contemporary materials will be supported where the applicant can demonstrate that the development will be of the highest quality and can be successfully integrated into the existing context.**

²⁰ Rutland County Council Extensions to Dwellings Supplementary Planning Document





Images 21-30
Examples of design features and roof styles in both older and newer properties

- **The local impact of construction**

- 5.26 While development is necessary in order to meet the need for housing and other uses, demolition and construction can have a direct impact upon people in the area surrounding the site. This is particularly the case within built-up areas where related traffic, noise and dust may significantly affect the quality of life.
- 5.27 The construction industry has developed a 'Code of Considerate Practice'²¹ which applies to all registered sites, companies and suppliers regardless of size, type or location. The code is in five parts requiring constructors to ensure that sites are well managed; that the utmost consideration is given to the impact of construction on neighbours and the public; that the environment is protected and enhanced; that the highest level of safety performance is achieved; and that a caring, working environment is provided.
- 5.28 Scheme registration demonstrates a commitment to operate to a high standard and to show consideration to all. This should help to generate public confidence, leaving the community with a positive impression of the industry. In order to deal more effectively with the short term local impacts of development, developers are encouraged to require their contractors to sign up to the code.
- 5.29 Many of the environmental impacts of construction works are covered by specific legislation to control pollution, maintain clean air and minimise disturbance. However, in some instances, planning obligations or conditions may be used to minimise the environmental impacts and address the consequences of construction. In Barrowden, for example, there is concern about the narrow roads in and around the village and it may therefore be appropriate to manage construction traffic on some sites to minimise deliveries, provide parking for vehicles and minimise the impact of traffic on local residents.

Policy BW7. The local impact of construction

- 1. Developers will be encouraged to require their builders and construction contractors to sign up to the Code of Considerate Practice in order to mitigate the impact of development whilst construction is underway and to advise, as appropriate, Barrowden Parish Council or Wakerley Parish Meeting where the Code of Considerate Practice is to be applied.**
- 2. Where necessary, planning obligations and/or conditions will be used to ensure that disturbance to the local community is minimised during the construction phase of development.**

²¹ Code of Considerate Practice

- **Flood Risk**

5.30 The Plan Area is subject to flood risk from the river Welland and from surface water. The Welland Valley floods regularly during winter months and although this affects farmland and livestock, no properties in Barrowden or Wakerley are at significant risk of fluvial flooding. However, surface water flooding is an issue in parts of the villages of Barrowden and Wakerley. The Government’s Flood Map for Planning²² indicates that this risk is generally ‘low’, although there are areas where the risk is slightly higher. While a majority of respondents to the 2016 questionnaire were satisfied with the surface water drainage, a significant minority (41%) expressed some concern. The map below, Figure 8, taken from the Flood Map for Planning website, shows the areas in Barrowden which are at most risk of pluvial flooding and add to this the large number of natural springs in the hillside above the village, there is a need to specifically consider the drainage arrangements of new developments to minimise or eliminate surface water runoff in particular from Hey Court through Kings Lane to the Tannery. In Wakerley information from Northamptonshire’s Floodtoolkit.com shows significant risk from pluvial flooding as shown on Figure 9 on the next page.



Figure 8
Risk of Pluvial Flooding in Barrowden

²² <https://flood-map-for-planning.service.gov.uk/>



Figure 9
Risk of Pluvial Flooding in Wakerley

- 5.31 Government policy requires developers to minimise the risk of flooding arising from new development and further indicates that proposals for ‘major’ development should incorporate sustainable drainage systems (SuDS) for the management of run-off unless demonstrated to be inappropriate. Similarly, the Local Plans promote the use of SuDS. Sustainable drainage is a way of mimicking natural drainage in a built environment (Rutland Policy CS19 and NNJCS Policy 5). Instead of surface water being piped underground, water remains at the surface, where it is cleaned and stored, reducing flood risk and improving the quality of the water before it either soaks into the ground or discharges to a watercourse. This allows for greater biodiversity and amenity benefits as part of the development. Specific SuDS techniques can include soakaways, filter strips, swales, infiltration and filter trenches, permeable and pervious pavements, detention basins and retention ponds, green roofs and rain harvesting.
- 5.32a The following policy is intended to ensure that the potential flood risk from surface water run-off is fully considered and that appropriate mitigation and management measures are incorporated into the development together with other environmental benefits, a concept known as ecosystem services. Local standards and guidance for sustainable drainage have been published by Northamptonshire County Council²⁴.

²⁴ Northamptonshire County Council. Local Standards and Guidance for Surface Water Drainage in Northamptonshire

Policy BW8. Surface water flooding

- 1. Proposals will be required to demonstrate that the development will not result in a net increase in surface water run-off and should indicate how any necessary mitigation measures will be satisfactorily integrated into the design and layout of the scheme.**
- 2. Wherever practicable, proposals should incorporate sustainable drainage systems to manage surface water drainage unless it can be demonstrated that they are not financially or technically viable.**
- 3. In addition to their principal role of flood risk management, sustainable drainage systems²⁵ should, where possible, offer additional benefits such as amenity value and biodiversity enhancement.**
- 4. Suitable arrangements must be put in place for the future management and maintenance of sustainable drainage systems.**

- **Sewage**

5.32b Despite the scale of housing growth that has taken place in Barrowden over a number of years, the main foul sewer on Main St has not been upgraded. Anglian Water²⁶ has advised that all developments in Barrowden will require a local connection to the existing sewerage network and if new dwellings exceed 20, there may well be a requirement to upgrade the foul sewers and/or enhance sewage treatment capacity at Barrowden Water Recycling Centre.

Wakerley does not have a centralised sewerage network and septic tanks are used to treat wastewater.

Meeting our Housing Needs

- **The housing requirement**

5.33 Government policy requires neighbourhood plans to positively support the strategic policies for the area and not promote less development than is required by the Local Plan. Within Rutland the planning strategy outlined in the Local Plan directs new housing to the towns of Oakham and Uppingham and several of the larger villages which are designated as 'Local Service Centres'. The Local Plan does not include a strategic housing requirement for Barrowden which is defined as a 'Smaller Service Centre' where proposals should essentially relate to small scale development within the 'Planned Limits of Development' shown on the Local Plan policies map.

²⁵ Sustainable Drainage Technical Standards DEFRA 2015

²⁶ Anglian Water 17654 Barrowden Neighbourhood Plan consultation response

- 5.34 While Government policy enables neighbourhood plans to provide for more growth than is required by the Local Plan, evidence from the 2016 and 2017 questionnaires indicates general support in Barrowden for development to be contained on sites within the Planned Limits of Development with a majority of residents opposed to the option of allocating specific sites for housing. Consequently, whilst the Neighbourhood Plan does not identify land for development, opportunities will be brought forward over the course of the Plan period on small sites within the Planned Limits of Development or for affordable housing on small sites within or adjoining the village in accordance with the policies of the Local Plan and this Neighbourhood Plan.
- 5.35 As noted at paragraph 5.10, the Local Plan does not include a boundary for the village of Wakerley. Having regard to the close visual relationship with the surrounding countryside, the use of a settlement boundary is inappropriate and proposals will be restricted to the re-use or conversion of suitable buildings in accordance with Policy BW2 (Development within Wakerley).

- **Infill and backland development within Barrowden**

- 5.36 The Rutland Local Plan enables ‘infill’ and ‘backland’ development to take place within the Planned Limits of Development for Barrowden. Infill development involves the filling of a small gap in an otherwise built-up frontage; proposals usually consist of dwellings which front directly onto an existing road and are often proposed on land which forms the side garden of an existing house. Backland development refers to housing proposed on land to the rear of existing buildings and often involves the development of existing garden land.
- 5.37 While such developments can make a useful contribution to housing supply, it will be vital to ensure that proposals do not result in the loss of garden land important to the character of the area or cause significant loss of amenity to neighbouring properties. Adverse impacts can include the erosion of privacy, loss of daylight, overlooking, visual intrusion, noise disturbance and the loss of off-street parking. It will also be essential to retain natural features of nature conservation and/or amenity value such as visually important trees and landscape screening. ‘Tandem’ development, where one dwelling is erected directly behind an existing dwelling, is likely to be particularly problematic when sited on a small sized plot or sharing the same access as the existing dwelling due to problems of overlooking and noise disturbance.
- 5.38 Gardens are no longer considered to be previously developed land, which means that there is no longer a presumption in favour of their development. The National Planning Policy Framework indicates that local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area. Similarly, the Rutland Local Plan (Policy CS19) highlights the need for development to meet the principles of good design and protect the amenity of the wider environment, while the NNJCS sets out detailed “Place Shaping Principles” (Policy 8). The issues that will need to be addressed will vary from site to site and planning applications should therefore be considered on their individual merits having regard not only to Policy BW9 (Infill and backland development within Barrowden) but also other relevant policies of the Development Plan; in particular, Policy BW6 of the Neighbourhood Plan relating to development within the Conservation Area.

Policy BW9. Infill and backland development within Barrowden

Planning permission will be granted for housing on small sites within the Planned Limits of Development for Barrowden provided that the:

- 1. Proposals sympathetically incorporate existing natural features, including trees and hedgerows, of nature conservation value or of visual importance in the street scene;**
- 2. Development will not result in the loss of garden land important to the character of the village or the setting of an existing building;**
- 3. Proposals will not result in significant overshadowing or overlooking or have a visually overbearing impact on adjacent dwellings and gardens;**
- 4. Proposed access will not have an adverse effect on the amenity of existing and proposed residents, emergency vehicle access or road safety;**
- 5. Proposals include sufficient off-street parking for both new and existing dwellings in accordance with Rutland County Council's adopted parking standards; and**
- 6. Proposals include off-road facilities for temporary storage of waste bins prior to collection.**

• **Dwelling size and type**

- 5.39 The National Planning Policy Framework supports the provision of a range of house types and sizes based on the current and future needs of different groups in the community whilst the Rutland Local Plan requires sites of 10 or more dwellings to provide a housing mix based on the Peterborough Sub-Regional Strategic Housing Market Assessment (SHMA)²⁷, which covers the County of Rutland. In the case of Wakerley, the overall North Northamptonshire housing mix requirement is set out at NNJCS Policy 30.
- 5.40 The SHMA concludes that the focus of new market housing in Rutland should primarily be on the provision of two and three-bedroom properties. Within the County it is expected that there will be continued demand for family housing from new households and some demand for medium-sized properties (2 and 3 bedrooms) from older households seeking to downsize and release equity in existing homes while retaining flexibility for friends and family to stay. Census data indicates that older residents, the over 60s, make up a higher proportion of the total population of Barrowden (33%) than of either Rutland (26%) or England (21%).
- 5.41 Census data further indicates that dwellings in Barrowden are likely to have more bedrooms than nationally with approximately 46% of homes having 3 or fewer bedrooms compared to 81% across England as a whole. Currently a relatively low proportion of the local population (25%) is made up of young adults, aged 21 to 40, compared to Rutland (35%) and the lack of smaller homes at affordable prices is likely to perpetuate this situation. The need for smaller dwellings is further reinforced by responses to the 2016 Neighbourhood Plan questionnaire; the local community expressed a preference for more houses and bungalows with one or two bedrooms while 91% of respondents were of the opinion that there is no need for more homes with 4 or more bedrooms.

²⁷ GL Hearn Ltd. Peterborough Sub Regional Strategic Housing Market Assessment Final Report (2014)

5.42 Policy. BW10 (Dwelling size and type) emphasises the need to deliver smaller homes during the Plan period to increase the stock and availability of such housing. Implementation of the Policy will contribute towards the development of a more sustainable community with housing for young adults, families and the older population.



Image 31
Low rise development, Wakerley Road

Policy BW10. Dwelling size and type

- 1. Proposals for new housing (including amalgamations of existing dwellings) should meet the need for homes, including single storey dwellings, with 3 or fewer bedrooms.**
- 2. Developments for larger dwellings of 4 or more bedrooms will only be supported where it can be clearly demonstrated that there is an identifiable shortfall in such provision within the Plan Area.**

- **Affordable housing**

5.43 Affordable housing includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the open market. The Government has further indicated its intention in a housing white paper²⁸ to amend the definition of affordable housing to include ‘starter homes’ which would be targeted at first time buyers unable to get a mortgage for the full market price of a home.

²⁸ Fixing our broken housing market. DCLG. 2017

- 5.44 *In the event that changes to government policy are implemented prior to the Neighbourhood Plan being submitted to Rutland County Council for examination, the Parish Council will give consideration to the feasibility of introducing a policy in the Neighbourhood Plan to limit the size of starter homes and remove permitted development rights where such housing will continue to meet a need for smaller dwellings in the Plan Area.*
- 5.45 The emerging Rutland Local Plan and NNJCS require affordable housing to be provided on sites of 11 dwellings or more. Consequently, it is unlikely that these policies will result in the provision of affordable housing in the Plan Area. However, a financial contribution towards off-site provision of affordable housing in respect of proposals for 6 to 10 dwellings would be required in Barrowden.
- 5.46 In addition, the Local Plans enable small sites for affordable housing to be located on ‘rural exception sites’ where specified criteria are met. The white paper further outlines the Government’s intention to clarify that starter homes, with appropriate local connection tests, can be acceptable on such sites.
- 5.47 There are currently 14 affordable homes in Barrowden, including shared ownership and social rented properties. In October 2017, there was only one family on the housing waiting list with a strong local connection to Barrowden. Having regard to the scale of the existing stock of affordable housing and the low number of applicants currently on the waiting list, there would appear to be little immediate demand for further affordable housing in the Plan Area. However, 66% of respondents to the 2016 Neighbourhood Plan questionnaire indicated that any requirement for further affordable housing during the Plan period should be provided as part of a mixed development alongside private housing while 67% were in favour of extending the small cluster of affordable homes on the existing rural exception site at Drift Close in the north of the village. Policy BW11 (Affordable housing) indicates that further development of a small scale in this location may be appropriate provided that proposals meet certain requirements.



Image 32
Drift Close Affordable Homes

Policy BW11. Affordable housing

Where there is a demonstrable need for affordable housing, planning permission may be granted for an extension to the existing rural exception site at Drift Close provided that proposals:

- 1. Accord with the Local Plan policy relating to rural exception housing and other relevant policies of the Development Plan;**
- 2. Are supported by the Parish Council after consultation with the local community; and**
- 3. Are in the same style and materials as existing properties in Drift Close.**

Promoting the Rural Economy

• Introduction

- 5.48 The NPPF indicates support for economic growth in rural areas whilst the economic strategy outlined in the Local Plans is essentially urban orientated with the focus in rural areas being on employment opportunities of a small scale that respect the quality and character of the environment. Uppingham, located 6 miles from Barrowden, has a range of commercial units and is a focus for industrial and office development in south Rutland. In addition, there is limited employment in the adjoining village of South Luffenham. Further afield the major centres of employment include Oakham, Corby, Stamford and Peterborough. Although there are several small businesses in the Plan Area with employees and a number of other people, including consultants and tradesmen, who either work at, or primarily from, home the majority of working residents of Barrowden and Wakerley commute to work by car.
- 5.49 Barrowden and Wakerley will remain heavily dependent on out-commuting for jobs during the Neighbourhood Plan period. Whilst a majority of respondents to the 2016 questionnaire were not supportive of supplementing existing provision with employment land allocations for new light industrial (56% against) and office development (57% against), the Neighbourhood Plan complements the policies of the Local Plans by supporting the provision of local business growth of a small scale that reflects the character of the villages through the inclusion of the following policies on working from home (see Policy BW12), bed and breakfast accommodation (see Policy BW13) and fibre broadband (see Policy BW16).

• Working from home

- 5.50 Providing the opportunity for small scale businesses compatible with a residential environment to operate from people's own homes can help to reduce the need to travel and can make a positive contribution towards economic growth. Such businesses can also provide opportunities for people to work flexible hours that suit their domestic arrangements. Working from home will not often require planning permission and residents intending to start or expand a business are advised to discuss their proposals with the local planning authority. Where planning permission is required it will be essential to ensure that proposals will not have harmful effects on the residential amenity of neighbouring properties or the surrounding area as a result, for example, of noise, traffic or changes to the appearance of a building. Businesses that seek to expand beyond what could be described as 'home working' are best located in employment areas in nearby towns.

Policy BW12. Working from home

- 1. Proposals for home working will be supported provided that:**
 - I. The dwelling will continue to be the principal place of residence for the home worker; and**
 - II. The proposal will not have a significant adverse impact on the occupiers of neighbouring properties or the wider area by reason of noise, vibration, smell, traffic or on-street parking; and**
 - III. The proposal does not involve changes to the appearance of any building which would substantially alter its residential character or have a significant adverse impact on the character and appearance of the surrounding area.**

- 2. Where appropriate, planning conditions and obligations will be used to control any aspects of the business activity likely to affect the valued residential character or amenity of the area including:**
 - I. The exclusion of permitted development rights for further buildings or structures;**
 - II. The scale, intensity and type of activity, including vehicular movements and hours of operation; and**
 - III. Adequate on-site arrangements for the parking and/or storing of vehicles, equipment and materials.**

• **Bed and breakfast accommodation**

5.51 The Local Plans covering the Plan Area include policies to support sustainable rural tourism. The Rutland Local Plan Policy CS15 recognises that the market towns of Oakham and Uppingham, the numerous stone-built villages, the attractive countryside and Rutland Water combine to make the county a desirable destination with over 1.7 million visitors a year. Similarly, the Local Plan for East Northamptonshire prioritises tourism around Rockingham Forest (NNJCS Policies 21 and 22). The East Northamptonshire Economic Development and Tourism Strategy²⁹ also highlights the important contribution that tourism can make to the economic well-being of rural areas. Wakerley Parish is located within the Defra funded Rockingham Forest for Life project area. The project has a number of objectives including the provision of greater leisure and recreational facilities which will positively impact on health and well-being and stimulate tourism.

²⁹ Economic Growth, Tourism and Regeneration Strategy 2017-2020. East Northamptonshire Council 2017

- 5.52 A majority of respondents to the Barrowden and Wakerley 2016 questionnaire indicated that they were in favour of agricultural (81%) and tourist related development, including the provision of bed and breakfast accommodation (70%). The Neighbourhood Plan supplements the tourism related policies of the Local Plan through the inclusion of Policy BW13 (Bed and breakfast accommodation) which provides a positive planning policy framework for the development of bed and breakfast accommodation.

Policy BW13. Bed and breakfast accommodation

The change of use of existing residential or commercial development to provide bed and breakfast accommodation of a small scale will be supported provided that the proposal:

- i. Will not have a significant adverse impact on the amenities of the occupiers of neighbouring properties or the wider area; and**
- ii. Includes adequate provision for on-site parking, servicing and manoeuvring.**

Improving Access to Services and Facilities

- Existing community facilities and services

- 5.53 The villages of Barrowden and Wakerley are served by a limited range of services and leisure, recreation and community facilities. These include the village hall, the community shop, a public house, a local surgery, the recreation ground, a cricket club, allotment land and a church. Responses to the 2016 questionnaire indicate that these facilities and services act as an important and valued resource; they make a significant contribution to the vitality, viability and quality of village life and can act as an important focal point for social interaction. They can offer an important service, particularly for those who do not have access to a car, and can reduce the need to travel. In some instances, they also provide local employment opportunities.
- 5.54 The National Planning Policy Framework and Local Plans indicate that valued community facilities such as local shops, meeting places, and sports venues should be retained unless they are no longer viable, no longer needed for a community use or are to be relocated (NPPF 28, NNJCS Policy 7 and Rutland CS7). Planning permission, however, is not always required to change the use of a building or land and this may restrict the opportunity to secure the continued use of a facility threatened with closure. Notwithstanding this, Policy BW14 (The protection of community facilities) and the following text explain how the Neighbourhood Plan will contribute towards the objective of safeguarding existing provision.
- 5.55 The village hall is used for exercise classes, dance, lunch club and similar activities as well as Parish Council and other group meetings, social events, private parties and as a cinema; typically, there are approximately 200 bookings per year. However, the hall is in need of replacement. Policy BW14 would exceptionally enable a new village hall to be provided on land outside but adjacent to the Planned Limits of Development where specified conditions are met.

- 5.56 Where planning permission is sought for a change of use that would result in the loss of a community facility the policy requires the applicant to demonstrate that there is no reasonable prospect of securing either the continued use or an alternative community use of the land or building.



Image 33
Barrowden Village Hall

Policy BW14. The protection of community facilities

Proposals to redevelop or change the use of an existing community facility or land or buildings last used as a community facility will only be permitted where one of the following conditions is met:

1. A replacement facility of sufficient size, layout and quality to compensate for the loss of the existing facility is to be provided on an alternative site in accordance with the criteria for a new community facility listed in Policy BW15 (The provision of new community facilities) of the Neighbourhood Plan; or
2. It has been satisfactorily demonstrated that the existing use is no longer economically viable and that there is no reasonable prospect of securing either a continuation of the existing use or an alternative community use. Evidence must be provided to demonstrate that the property has been satisfactorily marketed by a commercial property agent for a period of at least 12 months at a price which reflects an independent professional valuation and it is verified by the agent that no interest in acquisition has been expressed.

- **The provision of new community facilities and services**

- 5.57 Government policy promotes the provision of community facilities and services while community consultation (the 2016 Neighbourhood Plan questionnaire) suggests that a majority of residents wish to see the further development of facilities including an all-weather surface for sports. There were also a wide variety of comments regarding the need for outdoor facilities for older children and support for additional healthcare services to be provided at the local surgery.
- 5.58 Policy BW15 (The provision of new community facilities and services) enables the development of additional community facilities and services in order to diversify and enhance the range available to local residents whilst also ensuring that the facilities are conveniently accessible and will not have a detrimental impact on the local environment. In exceptional circumstances proposals may be permitted on land outside the Planned Limits of Development; this situation is most likely to arise in respect of outdoor recreational and sports development of a scale which cannot reasonably be located within the existing built-up areas of the villages.

Policy BW15. The provision of new community facilities

1. **Proposals that diversify or enhance the range of community facilities and services should be located on a site within the Planned Limits of Development for Barrowden. Proposals should:**
 - I. **Not result in unacceptable traffic movements, noise, fumes, smell or other disturbance to residential properties;**
 - II. **Not generate a need for parking that cannot be adequately catered for; and**
 - III. **Be only of a scale appropriate to the needs of the Plan Area.**
2. **Exceptionally, proposals may be permitted on land outside the Planned Limits of Development where:**
 - I. **There is a clear, local need for the facility;**
 - II. **There is a demonstrable need for the facility to be located on land outside the Planned Limits of Development and the proposal is supported by the Parish Council after consultation with the local community;**
 - III. **The site is conveniently located for residents of the village wishing to walk or cycle;**
 - IV. **The development is not visually intrusive to the form and character of the wider countryside;**
 - V. **The proposal complies with I, II and III of criterion 1, above.**

- **Fibre broadband**

5.59 A high quality fibre-network is of vital importance in enabling working from home, operating businesses and reducing the need to travel. It also provides residents with improved access to an increasing number of on-line applications and services provided by the public and private sector and can help to reduce social exclusion. Policy BW16 (Fibre broadband) is intended to ensure that connectivity requirements are considered at an early stage with all new homes and businesses provided with ducting to enable the delivery of fibre to the premises at a future date. Taking fibre to the premises is costlier than using fibre to the cabinet in combination with a copper cable from the cabinet to the home or business. However, fibre to the premises can support higher speeds and demand is likely to increase as a consequence.

Policy BW16. Fibre broadband

Proposals for new residential or commercial development should include the provision of ducting to support the provision of fibre to the premises technology from an agreed location to individual premises unless it can be demonstrated that such provision would not be practical or viable.

6.0 Monitoring and Review



- 6.1 The Neighbourhood Plan will be monitored by the Local Planning Authorities as part of their Local Plan/development plan monitoring regimes. Barrowden Parish Council and Wakerley Parish Meeting will also review implementation of the Neighbourhood Plan at regular intervals, inputting to the Local Authorities' monitoring processes to ensure the objectives outlined in section 4 are being met. Monitoring may lead to the need to review the Neighbourhood Plan in due course to keep it up to date and relevant, for example where policies are not working as intended or where changes occur to national planning policy.
- 6.2 Rutland County Council has in place an adopted Community Infrastructure Levy³⁰ (CIL) Charging Policy. CIL monies can act as leverage on a range of other public funds and programmes providing a platform for community investment.

³⁰ <https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/community-infrastructure-levy-cil/>



Affordable Housing:

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Rents for social rented housing are determined through a national rent regime. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. A more detailed definition of affordable housing can be found on page 50 of the National Planning Policy Framework³¹.

Ancient Woodland:

An area where there has been continuous woodland cover since at least 1600 AD. It can include both ancient semi-natural and ancient replanted woodlands. They are irreplaceable habitats.

Backland Development:

Backland development refers to housing proposed on land to the rear of existing buildings and often involves the development of existing garden land.

Conservation Area:

An area valued for its special architectural or historic interest, the character and appearance of which it is desirable to preserve and enhance. Areas are designated by the local planning authority. Designation provides the Borough Council with extra powers to control works and demolition of buildings to protect or improve the character or appearance of the area.

Community Infrastructure Levy (CIL):

Rutland County Council adopted CIL in 2016 details of which can be found at <https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/community-infrastructure-levy-cil/>

Developer Contributions:

Contributions made by a developer to remedy the impact of development, either by paying money for work to be carried out or services to be provided, or by directly providing facilities or works either on or off-site.

Development Plan:

Adopted local plans and 'made' neighbourhood plans which collectively set out the policies and proposals for the development and use of land and buildings in an area.

Evidence Base:

The information and data gathered to justify the policies in the Neighbourhood Plan. It includes consultation responses and the findings of technical studies.

Green Infrastructure (GI):

A network of multi-functional green space which is capable of delivering a wide range of environmental and quality of life benefits for local communities. Green Infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens.

³¹ National Planning Policy Framework March 2012

Greenfield Land:

Land which has not previously been developed, including land in agriculture or forestry use and land in built-up areas used for outdoor sport and recreation (including public and private open space and allotments) and garden land.

Habitats Regulations Assessment (HRA):

A procedure that must be undertaken where a proposed development plan is likely to have significant effects on a European site designated for its nature conservation interest. HRA is often referred to as 'Appropriate Assessment' (AA) although the requirement for AA is first determined by an initial 'screening' stage

Heritage Asset:

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority.

Infill Development:

Infill development involves the filling of a small gap in an otherwise built-up frontage; proposals usually consist of dwellings which front directly onto an existing road and are often proposed on land which forms the side garden of an existing house.

JCS:

See North Northamptonshire Joint Core Strategy.

Listed Building:

Buildings of special architectural or historic interest. They are graded I, II* and II with grade I being the most important.

Local Green Space:

A designation to apply special protection to a green area of particular importance to the local community, using criteria in the NPPF and NPPG.

Local Plan:

The plan for the future development of the local area, drawn up by the local planning authority. Local Plans set out a vision and a framework for the future development of the area, addressing needs and opportunities for housing, the economy, community facilities and infrastructure – as well as a basis for safeguarding the environment, adapting to climate change and securing good design. They are a critical tool in guiding decisions about individual development proposals, as Local Plans (together with neighbourhood plans) are the starting-point for considering whether planning applications can be approved.

Local Wildlife Site:

A locally designated site of nature conservation importance.

Localism Act 2011:

The Act which enables the Parish Council to prepare the Neighbourhood Plan.

Major Development:

The Government's definition includes 10 or more homes or dwellings on a site area of 0.5 hectares or more.

National Planning Policy Framework (NPPF):

The main document that sets out the Government’s planning policies and how these are expected to be applied.

National Planning Practice Guidance (NPPG):

The document that sets out government guidance to support the policies in the National Planning Policy Framework

North Northamptonshire Joint Core Strategy (NNJCS):

The strategic Local Plan for Corby, East Northamptonshire (including the Parish of Wakerley), Kettering and Wellingborough. It is sometimes referred to as the Local Plan Part 1. The policies in the NNJCS are developed in more detail by East Northamptonshire Council in a Local Plan Part 2 and through the preparation of Neighbourhood Plans. The NNJCS covers the period to 2031 and was adopted in July 2016.

Plan Area:

The Plan Area is the geographical area covered by the Neighbourhood Plan. It consists of the Parishes of Barrowden and Wakerley.

Rural Exception Site:

A small site used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority’s discretion, for example, where essential to enable the delivery of affordable units without grant funding.

Rural North, Oundle and Thrapston Plan (RNOTP):

This currently forms Part 2 of the Local Plan for part of East Northamptonshire, including the Parish of Wakerley. The RNOTP covers the period to 2021. However, it is to be replaced by a new Local Plan Part 2 for the whole of East Northamptonshire for the period to 2031.

Rutland Local Plan:

The Local Plan in Rutland currently consists of 3 Development Plan documents – The Core Strategy (CS DPD), the Site Allocations and Policies (SAP DPD) and the Minerals Core Strategy. The County Council is preparing a single Rutland Local Plan to replace these 3 documents.

Scheduled Monument:

A nationally important archaeological site or historic building, given protection against unauthorised change under the Ancient Monuments and Archaeological Areas Act 1979.

Site of Special Scientific Interest (SSSI):

A site that is statutorily protected for its nature conservation and/or geological value.

Special Protection Area (SPA):

Areas of international importance for the breeding, feeding, wintering or the migration of vulnerable species of birds found within EU countries.

Strategic Environmental Assessment (SEA):

A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of a neighbourhood plan where policies are likely to have significant effects on the environment.

Supplementary Planning Document (SPD):

A document that provides further guidance on one or more policies in the Local Plan.

Sustainability Appraisal (SA):

An appraisal of the economic, environmental, and social effects of a Local Plan which is undertaken to ensure that the policies will help to achieve sustainable development. A SA is not required for neighbourhood plans.

Sustainable Drainage Systems (SuDS):

SuDS are designed to reduce the potential impact of new and existing developments with respect to surface water drainage discharges. They seek to manage rainfall by replicating natural drainage systems.

Tandem Development:

A form of development where a dwelling is erected directly behind an existing dwelling.



During the various consultations with residents a number of matters were raised which are not Development Control matters and are therefore not part of the Neighbourhood Plan. Detailed below are the significant matters raised.

1. Seek a Conservation Area Appraisal

To ensure that the Conservation Area status of Barrowden and Wakerley is protected, maintained and in the case of Wakerley possibly extended.

To seek a full Conservation Area appraisal of the built environment of Wakerley to ascertain whether there are grounds to extend the protection across more areas within the settlement.

2. Control amount of traffic management signs in villages

Any additional traffic management signage in the village should not spoil the appearance of the village and be in keeping with the rural aspect of the setting.

3. Protect and enhance footpaths

BPC to support creation of additional footpaths in and around the Plan Area.

BPC to explore improved maintenance of footpaths with RCC.

BPC particularly endorse the Core Action 1E of the RCC Rights of Way Improvement Plan which proposes an 'improved seasonal vegetation clearance programme' and Core Action 5 which proposes development of routes for those of limited mobility, there being only one such in the village (Mill Lane Barrowden to Welland Valley Footbridge).

BPC will support the development of the Welland Valley railway line cycle track.

A rights of way improvement plan is currently under review, and an updated plan is due to be published (draft) in the next couple of months. RCC happy to discuss maintenance of paths in Barrowden with PC but this is not usual to refer to as a policy. We aim to cut all paths twice a year but this may be adjusted (more or less) according to where they (paths) fall in our network hierarchy. A draft inspection and maintenance policy should be published soon. Ultimately this will be incorporated into our highways / transport asset management plan. Any additional maintenance outside of this will need to be paid for by the parish / village (CIL?)

We will continue to make 'reasonable adjustments' to paths to make them more suitable for use by people with restricted mobility. Larger surfacing schemes such as Mill Lane require significant investment and should really be proposed by the parish and be assessed for (integrated transport capital) funding and prioritized according to the outcome. The offer of contributions from the parish (CIL?) can alter the cost benefit ratio of schemes in their favour making them more likely to be prioritized and awarded funding.

4. Speed management in villages

The speeds at which some vehicles regularly travel through the villages means that the narrow streets, few footways, often with driveways leading onto them, made even narrower with parked cars can cause:

Dangerous access from driveways for residents.

Blind spots at difficult corners and junctions.

Congestion and blockages where larger vehicles, such as buses or farm traffic, cannot get through.

Damage to cars due to the tight spaces.

Risks to pedestrians, cyclist and horse riders.

Establish a Speed Management Group comprising Parish Councillors and Residents to investigate and advise solutions to speeding issues in the Villages.

Whilst always acting within the need to resist urbanisation of our villages, The Speed Management Group will work with Northamptonshire and Rutland County Council Highways Departments to implement measures which aim to discourage speeding & dangerous driving. These may include:

- changes to road layouts
- speed reduction systems
- changes to signage and road markings
- support for and participation in Community Speedwatch programmes

5. Parking on roads within the villages

To ensure that parking on village roads, whether by residents or visitors, enables safe passage to all road and pavement users at all times.

Investigating how to reduce parking which obstructs pavements, footpaths or creates other hazards. Link to Housing and village hall re-development.

6. Enhance public transport

To improve public transport from the villages to local hub locations and allow villagers other transport options than personal car use.

The strands of work to deliver villagers' aspirations here will involve:

Working with public transport providers to maintain services that are mutually beneficial to promote the on-demand services available, including how to use them and make them more familiar to residents, facilitate the creation of a more formal car share support system for helping those with transport difficulties and to reduce the volume of low occupancy trips, possibly through a Good Neighbour Scheme.

References to promoting on-demand services and establishing a Good Neighbour Scheme are very positive.

7. Improve transport accessibility

It is a key aspiration of the Neighbourhood Plan that Barrowden and Wakerley become 'accessible for all' by ensuring that new developments, highways improvements, transport links, and community work within the villages are carried out to make the villages accessible to all.

Bring forward and support those proposals that improve the accessibility of the villages for all sectors of our community, including the young, elderly and disabled. Such proposals will be championed and supported by the Barrowden Parish Council and Wakerley Parish Meeting.

8. Improve quality of telephone, mobile and broadband services

Patchy reliability of mobile and telephone landline services and variable broadband performance in Barrowden.

Wakerley has high speed broadband via a new fibre link to the village.

To achieve improvement of the telephone and broadband services to a point where all villagers in Barrowden are satisfied – and then to maintain that standard.

9. Maintain the provision of the surgery

Ensure that health provision is maintained as close as possible to the community for both emergency and routine care.

Support the retention of the local surgery, nurse and dispensing facility located in Barrowden.

Ensure representation on the local Patient Participation Group.

Support action by Rutland County Council to maximise health care provision, including hospital access and ambulance services.

10. Provide a Good Neighbour Scheme

References to promoting on demand services and establishing a Good Neighbour Scheme are very positive.



The Neighbourhood Plan Group

Thanks to all those involved in the establishment of the Plan Group in 2014

Craig Mitchell
David Allan (Wakerley Parish Meeting)
Jean Mitchell
John Hillier
Ken Ellis
Kevin Allwood
Michael Griffiths (Barrowden Parish Council)
Noel Witts (Barrowden Parish Council)
Peter Beevor (Rutland County Council)
Phil Wood (Barrowden Parish Council)
Sandy Wood
Tim Blake (Barrowden Parish Council)

*and to those who have been instrumental in consulting with the community,
building the evidence base and writing the various versions of the Plan since July 2015*

Alison Last
Chris Barrett
Chris Emmett
Colin Dunigan (Rutland County Council)
David Allan (Wakerley Parish Meeting)
Diana McDuff
Emma Bettles
Gordon Brown (Barrowden Parish Council)
Jean Mitchell
John Haddon
John Merritt
Linda Worrall
Mat Rumbelow
Michael Griffiths (Barrowden Parish Council)
Mike Haybyrne (Planning Consultant)
Richard Littlejohns
Sara Barrett
Stephen Last
Trina McDonald
Willie Carr (Wakerley Parish Meeting)



Appendix B



Rutland
County Council

RCC Response to Pre-Submission Draft Barrowden & Wakerley Neighbourhood Plan (May 2018)

A. General

- 1.1 The draft Barrowden & Wakerley Neighbourhood Plan (BWNP) appears generally supportive of the current planning policy framework in Rutland set out in the National Planning Policy Framework, Core Strategy Development Plan Development (DPD) (July 2011) and the Site Allocations and Policies DPD (October 2014).

B. Key issues that need to be addressed in the plan include recognising:

- 2.1 Policies or parts thereof that include the word 'should' are aspirational. Where we can actually enforce it, use 'shall'.
- 2.2 Wording of affordable housing policy focuses too much on one specific possible site.
- 2.3 Local Green Space policy in plan needs more clarity in terms of 'exceptional circumstances'.
- 2.4 In terms of the provision of new community facilities policy in the plan more definition of word 'exceptionally' is needed.

C. Comments from Rutland County Council Service Leads

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

Housing Strategy and Enabling Officer Response:

Policy BW11 – Affordable Housing

- Affordable Housing seems to single out a specific location for affordable housing development if needed. If the Parish Council is clear about need and deliverability then it could consider including the site as an allocation. As this doesn't seem to be the case, then the site should only at most be mentioned as a community

aspiration in the supporting text and not be included in Policy BW11. Policies CS11 and SP10 of the Local Plan already cover rural exception sites, so Policy BW11 may not be needed.

Planning Policy Response:

6.0 Monitoring and Review

- Local Planning Authorities are not required to monitor Neighbourhood Plans. It is the responsibility of the Parish Council to monitor the Neighbourhood Plan.

Public Rights of Way Response:

Policy BW3 – Local Green Space in Barrowden Village

- Welcomes the additional protection (from inappropriate development) to the area around footpath E299 provided by Policy BW3.

Policy BW5 – Local Green Infrastructure Corridor

- An extra layer of protection against development that might detract character of the area. Proposals that could improve or enhance access to Wakerley Wood would be particularly beneficial.

Appendix 2 – Community Aspirations (3. Protect and enhance footpaths)

- Fully support the community aspiration to “Protect and enhance footpaths”, but suggest that maybe this is changed to “Protect and enhance public rights of way” so as to include the bridleway in Barrowden.
- The references to actions in the first Rights of Way Improvement Plan are now a little out of date. The second plan is sitting in draft and will be released when it has been considered by Members. A rights of way network hierarchy has been developed, and will be the basis for prioritisation of inspection and maintenance. The highest priority paths are routes promoted by RCC and those in and around larger settlements and Local Service Centres (defined by the settlement hierarchy in the Local Plan).
- The Welland Valley (Market Harborough to Peterborough) cycle route previously considered by Sustrans would be an amazing addition to the network of walking and cycling routes in the area but would require a huge capital investment.

Economic Development Response:

Portrait of the Area

- 3.16 – In terms of local employment, there is no mention of new flexible business centres such as Oakham Enterprise Park, The King Centre Oakham (Oakham), and Seaton Offices (Seaton). We also have a couple of tenants commuting daily from Barrowden.
- 3.18 – Post 16 education is also available at Uppingham (UCC)?

5. The Neighbourhood Plan Policies – Promoting the Rural Economy

- Section 5 makes no reference to Seaton business centre: <http://www.rutlandoffices.com/>
- 5.51 – 2016 tourism figures increase visitor numbers to over 1.8m with an annual upward trend of around 3%.

Appendix 2 – Community Aspirations (9. Maintain the Provision of the Surgery)

- Need to consider proximity to St Georges and possibility of new ‘super surgery’ & other services likely to impact viability of smaller local facilities in Barrowden.

Conservation Officer Response:

5. The Neighbourhood Plan Policies – Protecting and Enhancing Our Environment

- Whilst designated heritage assets have been identified it would be helpful to identify those buildings that are unlisted but still make a positive contribution to the character of the village. It would also be useful to note any records in the HER in the appendix. This would link in well with Policy BW6 (4).

Development Control Response:

Portrait of the Area

The word ‘is’ is missing from Para 3.3, line 2.

Policy BW3 – Local Green Space in Barrowden Village

- Questions what are ‘exceptional circumstances’? Indicates we had this problem with the Cottesmore Neighbourhood Plan. If we are faced with an application to develop it, what will tip the balance in its favour?

Policy BW7 – The local impact of construction

- A permission can’t require considerate construction. RCC don’t use construction times very much as the Government frowns on it. Noise is controlled by other

legislation. Part 2 of this policy could only call for a condition in exceptional circumstances.

Policy BW8 – Surface water flooding

- Sustainable Urban Drainage (SUDS) is only a requirement for major development?

Policy BW10 – Dwelling size and type

- The need or shortfall for housing types needs to be defined.

Policy BW11 – Affordable housing

- Questions what would happen if another affordable housing site comes forward. Is the Parish/community veto final? If there was a demand it may be difficult to refuse? Also indicates that there was a new Government announcement about exception sites recently.

Policy BW12 – Working from home

- If there is no material impact on neighbours, planning permission may not be required. This policy could say that “Proposals for home working, where a material change of use occurs.”? Removal of permitted development rights would need to be clearly demonstrated as specifically necessary.

Policy BW13 – Bed and breakfast accommodation

- Planning permission may not be required for B&B unless it is a material change of use – low key use would not be.

Policy BW15 – The provision of new community facilities

- Indicates problems encountered with new village hall in South Luffenham as the only land they had was the playing field outside the PLD. They got around policy by saying it was a recreational facility as well as village hall. Definition of word ‘exceptionally’ needed.

Policy BW16 – Fibre broadband

- Should the word ‘technology’ be there end of line 2? Not sure how much power RCC have to insist on this requirement in a planning permission?

D Next stages:

SEA/HRA Screening

The SEA/HRA Screening Report undertaken by RCC for the BWNP is subject to consultation responses received from the statutory bodies on whether a full SEA/HRA report will be necessary.

The Neighbourhood Plan when formally submitted to the Council will need to be accompanied by:

- Robust evidence to support and justify the planning policies within the document.
- A Basic Conditions Statement setting out how the plan meets legal requirements.
- SEA/HRA Screening Report/Environment Report.
- A Consultation Statement setting out:
 - Who were consulted,
 - How they were consulted,
 - Summarises the main issues and concerns raised and
 - How they were considered and where relevant addressed in the BWNP.

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