



Market Overton Neighbourhood Plan

Consultation **Part A**

Market Overton Parish Council. 2022

Consultation Statement - Part A

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MONP - Consultation Statement - Part A

A1 - Consultation Statement

Market Overton Neighbourhood Plan

Consultation Statement

In accordance with The Neighbourhood Planning Regulations 2015(2)

Gathering evidence and opinion which forms the basis of the policies in the Neighbourhood plan

This document sets out the nature of the consultation process for the Market Overton Neighbourhood Plan. The evidence gathered provided the rationale for the policies, the aims (broadly what the policies were trying to achieve), and the objectives (broadly how the aims would be achieved). It shows how the evidence advised the proposed policies which underpin the plan and how the policies were refined by further consultation with households and key stakeholders both locally and nationally.

Specifically the paper includes the following sections:-

Who was consulted

Every adult on the electoral roll

Children in the village

Groups, organisations and clubs in the village

Every organisation on the industrial estate

Every landowner in the parish

National organisations

Neighbouring Parishes

Rutland County Council

Additionally key reports and documents pertinent to the Neighbourhood Plan were consulted see list in Neighbourhood plan Appendix 3

See also Neighbourhood Plan page 8 Para 2.6 to 2.8 and Appendix 1

Response rates to questionnaires

Initial questionnaire to all adults

202 responses which is a 48% response rate. The children's questionnaire was completed by 40 with an average age of 11.

Proposed policies

The feedback from residents to the proposed policies was 33% of households from 134 residents, 104 respondents (97%) of the returns fully or largely supporting the policies. Of the organisations contacted seven replied of the landowners one replied, one local parish replied and one village based organisation.

How were they consulted

see Neighbourhood Plan Page 9 Table 1

Adults and children by questionnaire. See Consultation B pp 49-63

Feedback to village of survey results. See Consultation B pp 65-73

Draft policies to every household with feedback sheets. See Consultation B pp 33-45

Adults via village meetings and visits to clubs and societies See Consultation B pp 26-29

Letters to organisations with pre-submission plan. See Consultation B pp 3-12

Sample of minutes which report of issues raised with proposed policies to steering group. See Consultation B pp 20-25

Neighbourhood plan pre-submission plan produced available on Parish Council website and hard copy available for inspection in the Village Hall. See Consultation B page 3

The process of capturing issues and concerns into the plan

To pre-submission

The results of all the data and opinion gathering by questionnaires and exercises at annual village meetings such as SWOT analysis, Meta Planning and vision exercises were analysed using spread sheets and fed back to the residents in summary form see attached feedback leaflet in Consultation B pp 65-73, such that at public meetings participants were better informed as to the general views in the Parish.

The data were also discussed by the steering group. Additionally, reference was made to useful documentation from Rutland County Council and National Government see Appendix 3 in the Neighbourhood Plan. A consultant was employed to work with the steering group to create proposed policies for further discussion by the residents and key stakeholders.

From Pre-submission to plan

The results of the above process to create and justify appropriate policies were fed back to every household in the parish with feedback forms (see data on response levels). The proposed policies and their rationale was also sent to stakeholders drawing their attention to the full proposed plan on the parish council website (see data on list of key stakeholders and their response in Consultation Document B pp 30-32

The changes now incorporated in the Neighbourhood Plan (NP) arise from consultation with five groups; Residents of the village, Rutland County Council, Local businesses and landowners, and a group of statutory agencies and organisations including neighbouring parishes, See Consultation B pp 30-32

Additionally, it should be noted that the pre-submission plan was initially prepared in line with the Rutland County Council Local Plan (2018 to 2036) which has now been withdrawn and thus the Market Overton Neighbourhood Plan is now presented in line with the existing Local Plan (2011 to 2026). This has necessitated some significant changes in text and maps, particularly in relation to plans for new housing and choice of sites.

The consultation was achieved by giving each household a summary of the plan with proposed policies along with feedback sheets. Residents were also directed to the full plan on the Parish Council web site. Copies were also displayed in the village hall weekly with feedback sheets. The

County Council was provided with a full pre-submission draft plan with appropriate appendices. The organisations listed in appendix1 were directed to the website by letter and those which replied did so by letter.

Some respondents were unaware that the Neighbourhood Plan policies are related to physical building development and represent a set of policies which the Parish Council would apply to any proposal requiring Planning approval. Comments sometimes relate to aspirations for the village rather than implications for building/development. There is national legislation which controls some development outside the Neighbourhood Plan e.g. use of village greens, development in conservation areas, road safety issues, number of houses for a given space and the number of parking spaces for a given size of property.

There emerged a need to clarify definitions e.g., of assets, services and facilities. A suggested paragraph to replace the one in the printed draft pre-submission document is below. This would address concerns raised by The Lodge Trust and certain landowners.

Some comments wanted even more emphasis on points stated in the preamble to each policy e.g. That the community wanted up to maximum of 30 houses over the period of the plan;
The unsustainability of increasing the size of the community that would result in an unacceptable increase in traffic and pressure on local facilities such as the medical practice.

Some constructive comments were about planting of trees where a building site is unsuitable for planting of two trees. Suggestions include planting at sites chosen by the Parish Council but not in large 'plantations' around the perimeter of the village that would obscure views.

Some people asked for clarification e.g. why were the allotments not listed as a Local Green Space? To be explicitly included in the Neighbourhood Plan and relevant background papers, a Local Green Space needs to be available for the time span of the Neighbourhood Plan. In the case of the allotments this is unlikely.

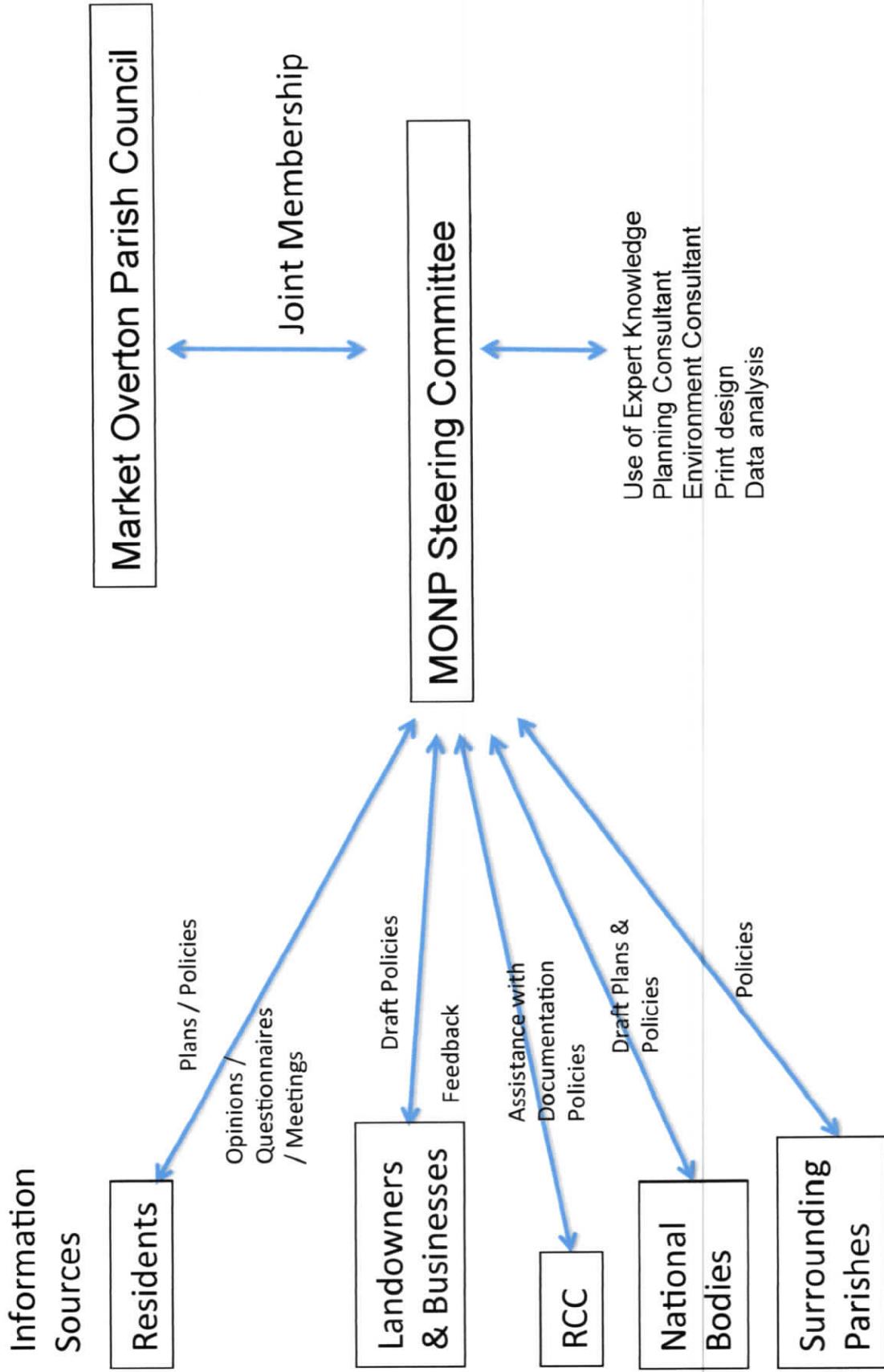
Proposed new wording for Village services and amenities is designed to replace pages 11 and 12 in the summary pre-submission document. The policies are unchanged but the introduction has been changed to reflect the ownership of land and buildings in which village services are sited.

For a full list of suggestions, views and opinions from this consultation together with the consequent responses and actions see Consultation Document Section A pp 8-23

MONP – Consultation Statement - Part A

A2 – Consultation information Flowchart

MONP Consultation Information Flows



MONP – Consultation Statement - Part A

A3 – Table of Changes to Market Overton neighbourhood Plan resulting from Public Consultation feedback

Changes to the draft Market Overton Neighbourhood Plan as a result of feedback

REF	Page/paragraph/ policy	Respondee	How contacted	Issue/theme	Suggested amendment	Resulting change/ amendment if any	Cross references
VILLAGE RESIDENTS CONTACTED							
	Page 20, para 6.2.2			Sustainability/ impact on the environment, concern about the increase of number of dwellings	More explicit preference on number of dwellings reference in rationale for policies	Implemented	See copy of adult and children's question- naires/ Survey
	Page 32 para 6.3.16 Page 30 MOP 9 Page 39 MOP10 Page 43 MOP13	Residents	Questionnaire/survey and feedback forms from those circulated with draft NP plus result of META planning and SWOT,	Sustainability Increase in traffic as a result of increase in number of dwellings	Include data with reference to the number of vehicles based in village and affect of increase in number of residents	Implemented	Summary of visioning exercise
	Page 23 MOP1			Maintain, enhance and develop communities facilities/services	Include requirement for developers to contribute to cost of additional demands on NHS	Implemented	See copy of summary draft NP with proposed policies.
	Page 23 MOP1			Type and size of homes needed	Clarification of affordable housing and more explicit consideration of dwellings to meet local needs	Implemented	

REF	Page/paragraph/ policy	Respondee	How contacted	Issue/theme	Suggested amendment	Resulting change if any	Cross references
	Page 16/17 para 4.18	Residents	Questionnaire/survey and feedback forms from circulated draft NP plus result of META planning and SWOT	Maintain, enhance and develop facilities/services. Maintain and enhance open spaces, biodiversity and access to the countryside	Clarification about what are services, facilities and local green spaces (LGS) Clarification of criteria for classifying areas as LGS Additional reference to bio-diversity	Definition of services, facilities including identification Implemented	As above
	Page 28 para 6.3.11						
	Page 35 policy MOP7						
VILLAGE CLUBS AND ORGANISATIONS CONTACTED							
REF	Page/paragraph/ policy	Respondee	How contacted	Issue Theme	Suggested amendment	Resulting change	Cross reference
		Market Overton Cricket Club	Letter by hand plus village Facebook page, PCC website, village magazine, posters				
		Market Overton Bowls Club					
		South Witham Angling Club	Email		No amendment suggested	N/A	
		St. Peter's and St. Paul's Church	Letter by hand	Maintain and enhance open spaces; maintain,			

				enhance facilities		
		Market Overton Village Hall Trustees	Letter by hand			
REF	Page/paragraph/ policy	Respondee	How contacted	Issue/Theme		
		The Village Market Store	Letter by hand		No amendment suggested	N/A
		The Black bull Public House	Letter by hand			
LAND OWNERS CONTACTED						
	Page 17 para 4.18 and page 29 map 7 map 9	The Lodge Trust	Post and Meeting	Maintain, enhance and develop facilities /services	Clarification about what are services, facilities and LGS	Removal of reference to The Lodge Trust as a village facility
		Tim Allan	Post		No amendment suggested	N/A
	Page 28 para 6.3.11 Page 29 Map 7 MOP4	Roger Barclay	Post	Clarification of LGS	Clarification about LGS designation	Removal of land owned by Mr Barclay from map of LGS
		David Hollins	Post		No amendment suggested	N/A
		Paul Hinch				
		Ruth Mathews				
		Albert White				
NEIGHBOURING PARISHES CONTACTED						
		Teigh	Email		No amendment suggested	N/A
		Barrow				
		Thistleton				
		Greetham				
		Cottesmore				

INDUSTRIAL ESTATE BUSINESSES CONTACTED						
Ref	Paragraph/page/ policy	Respondee	How contacted	Issue/theme	Suggested amendment	Resulting change
		Mosdorfer CCL Systems Ltd				
		Evergreen (UK) Ltd				
		RL Import Ltd				
		Conquer Pests Control				
		Rutland Pumps Ltd				
		DM Motoring Sports Company	Post		No amendment suggested	N/A
		4Play Jeeps				
		James Elliot				
		Fine Grain Furniture				
STATUTORY BODIES CONTACTED						
	Page 14 Paragraph 4.9-4.9.3	Historic England		Minimise impact of development on built environment	Advised to consult RCC planning and conservation team	N/A
		East Midlands Council Highways England	Email	Minimise the impact of development on environment	No response No amendment suggested	N/A N/A
		Environment Agency - Lincs. & North Hampt. Area		Minimise impact on natural environment	No amendment suggested	N/A

	Natural England								Minimise impact on natural environment	No amendment suggested	N/A				
	Anglican Water								Minimise impact of development	No response	N/A				
Wild Life Trust	Wild Life Trust								Minimise impact on natural environment	No response					
	Homes England					Email			Type and size of homes	No response					
	National Grid								Minimise impact of development	No amendment suggested	N/A				
	EE					Email			Promotion of employment opportunities	No response	N/A				
	The Mobile Operators Assocn.								Promotion of employment opportunities	No response					
	Severn Trent														
	Melton Mowbray Council														
	NHS East									No response					
	NHS Property Services									No response					
	Leicester and Rutland Clinical Commissioning Group	Page 23 MOP1 iv Page 26 MOP2 .3 Page 26 para 6.3.7				Email			Maintain, enhance and develop village facilities	Maximise opportunities to access green /open spaces	Implemented – green infrastructure identified on map 6				

<p>Page 28 MOP3</p>			<p>planning for health; ensure options for travel to enable access to and from work and leisure. Require developers to contribute to increased cost of providing local NHS services</p>	
<p>Page 23 MOP1 Page 26 MOP2 Page 28 MOP3 Page 31 MOP5 Page 33 MOP6 Page 35 MOP7 Page 37 MOP8 Page 38 MOP9 Page 39 MOP10 Page 40 MOP11</p>	<p>RCC</p>	<p>Email and phone call</p>	<p>All six key issues reflected in changes</p>	<p>Time scale from 2022 – 2036. Clearer direction of expectations in policy objectives Planned limits of developments</p>
				<p>Front cover time period 2022-2036. Wording of policies 'should' to 'will' or 'shall', and now reflect wording in those in RCC policies in adopted 2011 development plan</p>

COMPARISON OF CHANGES TO POLICIES		WHICH RESPONDEE/S TRIGGERED CHANGE
REF	PRECHANGE POLICY	AMENDED POLICY – changes in BOLD
	<p>Policy MOP1. Dwelling sizes and type Proposals for residential development should demonstrate how they provide a mix of house types to meet the most up-to-date evidence of housing needs in Market Overton. In particular:</p> <p>I Proposals for housing will be supported where the primary focus is on the provision of 2/3 bedroom dwellings including the provision of bungalows and two storey properties designed to me the need of older people or those with reduced mobility.</p> <p>II Affordable housing provided in accordance with the policies of RCC Local Plan will be supported where the focus is largely on provision of dwellings with 3 or fewer bedrooms</p>	<p>I. Proposals for market housing will be approved where a mix of house types includes the provision of 2/3 bedroomed dwellings and/or single storey accommodation and two- storey properties designed to meet the needs of older people or those with reduced mobility. Larger houses with 4 or more bedrooms should form no more than 25% of the proposed number of dwellings on the site;</p> <p>II. Developments of six or more dwellings will be required to make affordable housing provision for 30% for the schemes total capacity. Developments of between 6 and 9 inclusive dwellings may make contributions in the form of offsite contributions in line with the National Planning Practice Guidance.</p> <p>III. Developments will be approved where the focus is largely on the provision of dwellings with 3 or fewer bedrooms.</p> <p>IV. Developers will agree to contribute to the cost of additional demands on the NHS services as a result of increased population in the PC area in line with NHS requirements.</p>
		<p>RCC Development Plan rejected and RCC adopted plan for 2011 used as model for wording of policies.</p> <p>Residents & RCC</p> <p>NHS Commissioning Group & property service</p>

	<p>Policy MOP 2 Landscape character</p> <p>1 To be supported, proposals should conserve and where possible, enhance the positive characteristics and features of the local landscape outlined in the Rutland Landscape Character Assessment, The Landscape Sensitivity and Capacity Study and The Market Overton Character and Landscape Assessment.</p> <p>2 Views important to the village of Market Overton are shown on the map page 5. To be supported, proposals should safeguard and, where possible, enhance these views through the use of sensitive layout, design and mitigation measures designed to minimise any adverse impact on the landscape.</p>	<p>RCC (language change to be more positive – 'should' to 'will').</p> <p>RCC (language change to be more positive – 'should' to 'will'. and advice on amalgamating objectives from draft MOP3 (below)</p>	<p>1 To be supported, proposals will be approved where they conserve and enhance the positive characteristics and features of the local landscape outlined in the 'Rutland Landscape Character Assessment, the Landscape Sensitivity and Capacity Study', and the Market Overton Character and Landscape Assessment</p> <p>2 Views important to the village of Market Overton are shown on Map 5. Proposals will be approved where they minimise the impact on these views and minimise any adverse impact on the landscape.</p> <p>3 Proposals that would create a barrier to the permeability of an existing or potential green corridors (see map 6) will not be approved.</p>
	<p>Policy MOP3 Developing a green infrastructure network</p>		
	<p>1 Opportunities to develop corridors linking the green infrastructure features highlighted on Map 6 and enhance their landscape and biodiversity value will be supported.</p> <p>2 Where feasible, proposals shall provide greater public access into and along the corridors and enhance their recreational value.</p> <p>3 Proposals that would create a barrier to the permeability of an existing potential corridor will not be supported.</p>	<p>RCC (language change to be more positive 'supported' to 'approved') RCC suggestion -Objective 3 in draft removed to MOP2</p>	<p>1 Opportunities to develop corridors linking the green infrastructure features highlighted on Map 6 and enhance their landscape and biodiversity value will be approved</p> <p>2 Where feasible, proposals shall provide greater public access in to and along the corridors and enhance their recreational value.</p>

<p>Policy MOP4 Local Green Space Development of land designated as LGS will only be permitted in very special circumstance where it can be clearly demonstrated that the development will not conflict with the purpose of the LGS designation. The following areas are identified as LGS and will be protected from development due to their particular local significance or community value</p>	<p>1 The Fishing Lake off Pinfold Land bridle path; 2 The Church Burial Ground, Teigh Road 3 The Cricket Ground Thistleton Road 4 The Pinfold, Pinfold Lane and Bowling Green Lane junction 5 The Bowling Green, Bowling Green Lane 5 The children's play area, Main Street</p>	<p>The Lodge Trust request for explicit indication of children's play area.</p>	
<p>Policy MOP5 The design of new buildings and extensions</p>	<p>1 To be supported development proposals, including extension, should be of a high quality and demonstrate consideration for the positive distinctive characteristics described in Market Overton Landscape and Character Assessment 2 Proposals should be sensitive to the positive and locally distinctive identity of the village in terms of scale, height, spacing, layout, orientation, design, boundary treatment and use of materials. In particular: I The siting and orientation of new buildings should be irregular and follow the historic pattern and grain of the village; II Dwellings should be varied design though essentially compatible with the locally distinctive character of traditional buildings in the village; III Standard designs which fail to complement the distinctive and traditional character if the village will not be supported; IV Dwelling heights should be varied, though compatible with surrounding development; V Proposals should incorporate steeply pitched roofs where appropriate, and of traditional roofing materials; VI Chimney stacks should be incorporated into the ridge line of new dwellings and should be constructed</p>	<p>1 To be approved, development proposals, including extension, shall be of a high quality and shall demonstrate consideration of the positive and distinctive characteristics described in the Market Overton Character and Landscape Assessment. 2 Proposals shall be sensitive to the positive and locally distinctive identity of the village in terms of scale, height, spacing, layout, orientation, design, boundary treatment and use of materials where visible from the public realm. In particular: I The siting and orientation of new buildings shall be irregular and follow the historic pattern and grain of the village; II Dwellings shall be of varied design though essentially compatible with the locally distinctive character of traditional buildings with the village; III Standard designs which fail to complement the distinctive and traditional character of the village will not be approved; IV Dwelling heights shall be varied, though compatible with surrounding development; V Proposals shall incorporate steeply pitched roofs, where appropriate, and traditional roofing materials; VI Chimney stacks shall be incorporated into the ridge line of new dwellings and shall be constructed in traditional</p>	<p>RCC Language change to be more positive – 'supported to approved'; 'should to shall'.</p>

	<p>in traditional stone or brick;</p> <p>VII Within the Conservation Area, elevations visible from the public realm should be of stone with traditional architectural features with windows and doors of wooden construction ;</p> <p>VIII Stonewalls 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;</p> <p>3 Extensions and alterations, including garages, shall complement the design and style of the existing dwelling and should not have an adverse visual impact on the street scene.</p> <p>4 Development proposals should retain buildings that contribute to the positive character of the Conservation Area due to their age, history, design or appearance irrespective of whether or not the building is statutorily listed.</p> <p>5 Modern, innovative designs using contemporary materials will be supported where it can be demonstrated that the highest quality and can be successfully integrated in the existing context.</p>	<p>stone or brick;</p> <p>VII Within the Conservation Area, elevations visible from the public realm shall be of stone with traditional architectural features and windows and doors of wooden construction; and</p> <p>VIII Stone walls and hedges shall 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 shall be avoided.</p> <p>3 Extensions and alterations, including garages, shall complement the design and style of the existing dwelling and shall not have an adverse visual impact on the street scene.</p> <p>4 Development proposals shall retain buildings which contribute to the positive character of the Conservation Area due to their age history, design or appearance irrespective of whether or not the building is statutorily listed.</p> <p>5 Modern, innovative designs using contemporary materials will be approved where it can be demonstrated that the development will be of the highest quality and can be successfully integrated into the existing context.</p>	<p>RCC – Language change to be more positive – ‘supported’ to ‘approved’; ‘should’ to ‘shall’.</p>
	<p>Policy MOP6 Residential amenity and traffic management.</p> <p>1 New streets are imaginatively designed to deliver high levels of road safety, residential amenity, a visual attractive environment and emergency vehicle access.</p> <p>2 The proposed vehicular access serving the dwelling will not have an adverse impact on the on the amenity of existing and proposed residents or road safety.</p> <p>3 Off-street parking is sensitively integrated in the scheme</p> <p>4 Provision is made for refuse and recycling bins to be</p>	<p>Policy MOP6 Residential amenity and traffic management. 1 Proposals for residential development will be supported where:</p> <p>I New streets are imaginatively designed being sensitive street character and materials and to deliver high levels of road safety, residential amenity, a visual attractive environment and emergency vehicle access;</p> <p>II The proposed vehicular access serving the dwelling will not have an adverse impact on the amenity and proposed residents, or road safety;</p> <p>III Off-street parking is sensitively integrated into the scheme;</p>	<p>RCC suggested change in language Residents</p>

	<p>located so as to minimise their visual impact on the street scene.</p> <p>5 Convenient and adequate off-road provision is made for the temporary storage of bins on the day of collection.</p> <p>6 Proposals, including extensions will not be supported where the development would result in insufficient parking provision to meet the adopted parking standard of the highway authority.</p> <p>Policy MOP 7 Natural features and landscape works</p>	<p>IV Provision is made for refuse and recycling bins to be located so as to minimise their visual impact on the street scene; and</p> <p>V Convenient and adequate off-road provision is made for the temporary storage of bins on the day of collection.</p> <p>2 Proposals, including extensions, will not be approved where the development would result in insufficient parking provisions to meet the adopted parking standards of the highway authority.</p>		
	<p>1 To be supported:</p> <p>I Proposals should provide for the retention of existing natural features of nature conservation value of visual importance in the street scene, including trees and hedgerows and should include suitable measures to protect such features from damage, destruction or deterioration in quality;</p> <p>II Additional landscape works should be provided where required to soften the visual impact of the development and/or enhance existing natural feature;</p> <p>III New trees and hedgerows should be a native species and of a potential height and spread appropriate to their location;</p> <p>IV Proposals for housing should incorporate a minimum of one new tree within the curtilage of each new dwelling if feasible.</p> <p>2 Exceptionally, where development would result in the unavoidable loss of a natural feature of importance, the grant of planning permission will require the replacement of the natural feature or in the case of removal of a tree, the planting of two replacement trees within the parish.</p>	<p>1 To be approved:</p> <p>I New developments will be expected to maintain, enhance restore or add to biodiversity, retaining existing natural features, and shall include suitable measures to protect such features from damage, destruction or deterioration in quality. Opportunities shall be taken to achieve positive gain through the form and design of the development.</p> <p>II Additional landscape works shall be provided where required to soften the visual impact of the development and/or enhance existing natural features;</p> <p>III New trees and hedgerows shall be of native species and of a potential height and spread appropriate to their location; and</p> <p>IV Proposals for housing shall incorporate a minimum of one tree within the curtilage of each new dwelling. Should this not be practical a tree will be planted within the village boundary in a suitable position designated by the Parish Council.</p> <p>2 Exceptionally, where development would result in the unavoidable loss of a natural feature of importance which is outweighed by the benefit of the development, the grant of planning permission will be conditioned to require the replacement of the natural feature or, in the case of the removal of a tree, the planting of two replacement trees within the parish.</p>	<p>RCC suggested language – ‘supported’ to ‘approved’</p> <p>Residents</p>	

	<p>Policy MOP8 Surface flooding</p> <p>To be supported, proposals for development should:</p> <ol style="list-style-type: none"> 1 Demonstrate that they will not result in a net increase in surface water run-off and how any necessary limitation measures will be satisfactorily integrated into the design and layout of the scheme. 2 Where practical, incorporate sustainable drainage systems to manage surface water drainage unless it can be demonstrated that this is not technically viable. 3 Where practical, incorporate sustainable drainage systems which deliver additional benefits such as improvements to the street scene, communal open spaces, and biodiversity enhancements and contribute to an integrated green infrastructure network. 4 Include suitable arrangements for the future management and maintenance of sustainable drainage systems 		
	<p>Policy MOP9 Market Overton Industrial Estate</p> <ol style="list-style-type: none"> 1 Proposals for employment uses on the Market Overton Industrial Estate will be supported provided that it can be demonstrated that the development: <ol style="list-style-type: none"> I Is located within the limits of the development defined by its current footprint. II Is of a small scale and of a height that will not have a significant adverse visual impact on the surrounding countryside; III Will not have an unacceptable impact on the wider area by reason of noise or other form of pollution; IV Will not result in traffic movements that will have an adverse impact on any residential amenity or highway safety within the village of Market Overton. 	<p>To be approved all development must avoid increasing flood risk else where and shall:</p> <ol style="list-style-type: none"> 1 Demonstrate that development will not result in a net increase in surface water run-off and how any necessary mitigation measures will be satisfactorily integrated into the design and layout of the scheme. 2 Where practical, incorporate sustainable drainage systems to manage surface water drainage unless it can be demonstrated that this is not technically viable. 3 Where practical, incorporate sustainable drainage systems which deliver additional benefits such as improvements to the street scene, communal open spaces, and biodiversity enhancements and contribute to an integrated green infrastructure network. 4 Include suitable arrangement and maintenance of sustainable drainage systems 	<p>RCC suggested language change from 'supported' to</p> <p>RCC limits of development in the adopted plan on 2011 applied in the absence of an up to date RCC development policy</p>

	<p>Policy MOP10 Working from Home. In so far as planning permission is required proposals for working at home will be supported provided that:</p> <p>1 I 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 or on-street parking; II The proposal does not involve changes to the appearance of any building that 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 obligation will be used to manage any aspects of the business activity likely to adversely affect the residential character or amenity of the area including: I The removal of permitted development rights for further buildings or structure; II The scale intensity and type of activity, including vehicular movements and hours of operation; III Adequate on-site arrangements for the parking and/or storing of vehicles equipment and materials.</p>
	<p>proposals for the use of part of a dwelling for office and/light industrial uses and for small-scale free-standing buildings within the curtilage, extensions to the dwelling or conversion or outbuildings for those uses, will be approved provided that:</p> <p>1 I The proposal will not have a significant adverse impact on the occupiers of neighbouring properties or the wider area including roads by reason of noise vibration smell or on-street parking; II The proposal does not involve changes to the appearance of any building that 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 obligation will be used to manage any aspects of the business activity likely to adversely affect the residential character or amenity of the area including: I The removal of permitted development rights for further buildings or structure; 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.</p>
	<p>Change to reflect RCC policies</p>

	<p>Policy MOP11 Fibre to Premises</p> <p>Planning permission for new buildings and commercial development will be subject to a condition requiring the provision of ducting that can support the provision of fibre to the premise's technology unless it can be demonstrated that such provision would not be practical or viable.</p>	<p>Planning permission for new dwellings and commercial development will be subject to:-</p> <p>I Evidence of sufficient ducting space for future digital full fibre connecting infra structure is provided unless;</p> <p>II Affordable alternative 1GB/s capable connection is made available at all end-users.</p>	<p>Changes to reflect RCC policies/advice</p>
	<p>Policy MOP12 The retention of community facilities</p> <p>1 Proposals to redevelop or change the use of an existing community facility, land or buildings last used as a community facility will only be supported where one or other of the following criteria is met:</p> <p>I 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 MOP 13 of the Neighbourhood Plan;</p> <p>II The proposal does not involve changes to the appearance of any building which would substantially alter its residential character of have a significant adverse impact on the character and appearance of the surrounding area;</p> <p>III It has been 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 a commercial property agent has marketed the property for a period of at least 12 months at a price which reflects an independent, professional evaluation and it is verified by the agent that no interest in acquisition has been expressed.</p>	<p>1 Proposals to redevelop or change the use of an existing community facility, land or buildings last used as a community facility will only be approved if there is no longer a need or demand for the existing facility and where one or other of the following criteria are met:</p> <p>I 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 MOP 13 of the Neighbourhood Plan (with the exception of the PC's Village Hall); or;</p> <p>II The proposal does not involve changes to the appearance of any building which would substantially alter its residential character of have a significant adverse impact on the character and appearance of the surrounding area;</p> <p>III It has been 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 a commercial property agent has marketed the property for a period of at least 12 months at a price which reflects an independent, professional evaluation and it is verified by the agent that no interest in acquisition has been expressed.</p>	<p>Changes to reflect RCC policies /advice</p> <p>Parish Council's feedback.</p>

Policy MOP13 The provision of new community facilities	
<p>1 Proposals for the provision of new community facilities within the Planned Limits of Development for Market Overton will be supported were they would:</p> <p>I Not result in unacceptable traffic movements, noise, fumes, smell or other disturbances to residential properties;</p> <p>II Not generate a need for parking that cannot be adequately catered for;</p> <p>III Be only of a scale appropriate as to the role of Market Overton as a Local Service Centre</p> <p>2 Proposals for the provision of new community facilities outside the Planned Limits of Development will be supported where:</p> <p>I There is a local need for the facility;</p> <p>II It is demonstrated that there is no suitable site for community facilities within the Planned Limits of Development;</p> <p>III The site is well related to the built form of the village and is conveniently located for residents of the village wishing to walk or cycle;</p> <p>IV The development is not visually intrusive to the form and character of the wider countryside;</p> <p>v The proposal complies with the three criteria on the first part of the policy</p>	<p>1 Proposals for the provision of new community facilities within the Planned Limits of Development for Market Overton will be approved were they would:</p> <p>I Will not result in unacceptable traffic movements, noise, fumes, smell or other disturbances to residential properties;</p> <p>II Will not generate a need for parking that cannot be adequately catered for;</p> <p>III Be only of a scale appropriate as to the role of Market Overton as a Local Service Centre</p> <p>2 Proposals for the provision of new community facilities outside the Planned Limits of Development will be supported where:</p> <p>I There is a clear local need for the facility;</p> <p>II It is demonstrated that there is no suitable site for community facilities within the Planned Limits of Development;</p> <p>III The site is well related to the built form of the village and is conveniently located for residents of the village wishing to walk or cycle;</p> <p>IV The development is not visually intrusive to the form and character of the wider countryside; and</p> <p>V The proposal complies with the three criteria on the first part of the policy</p>
	Changes reflect RCC advise on use of language

