



Market Overton Neighbourhood Plan

Consultation Part B

Market Overton Parish Council 2022

*Market Overton Neighbourhood Plan
Consultation Statement - Part B*

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Market Overton Parish Council 3, Ruddle Way Langham Rutland, LE15 7NZ

Email : mopc1@outlook.com

Parish Clerk: Helen Duckering

Chair: Andy Williamson

August 2021

Market Overton Neighbourhood Plan

Consultation period August 2021 until 30th September 2021

A “Summary” and “Full” Pre-Submission version of the Plan are available to view and download now from the Parish Council website (www.marketovertonparishcouncil.co.uk),

In addition, a hard copy of the Plan will be made available to view at Market Overton Village Hall on Wednesdays between 10.00 and 13,00 until 30th September 2021

You can comment on the Plan by either completing the “Response Form” available from the PC website OR getting a hard copy of the “Response Form” from Market Overton Village Hall Wednesdays between 10.00 and 13.00

“Response Forms” with comments should be returned to the Parish Clerk at the PC email address OR left in the box provided at The Village Hall on any Wednesday between 10.00 and 13.00 prior to 30th September 2021.

Andy Williamson – Market Overton Parish Council

Market Overton Parish Council
Market Overton Neighbourhood Plan – Your final Say

Dear All

Following the circulation of the Pre submission Neighbourhood Plan around every household in the village during December 2020 all responses and comments have been analysed and the plan has been amended to reflect views expressed where appropriate. A full version of the plan is now available on the Parish Council Website – enter the web address

www.marketovertonparishcouncil.co.uk or just Market Overton Parish Council in your web browser, click on “Parish Council” on the yellow heading ribbon and scroll down to “Neighbourhood Plan” and click this link – scroll down the page to “download a PDF of the plan” you can download the plan or read it online. Below the link to the plan there is also a link to a comment form, which can be downloaded then printed off and comments/objections entered alongside the policy numbers. Policies on the form have been grouped together for convenience. Comments and objections must be accompanied by reasons why you object to the Plan. Objections made without reasons will be treated as null and void.

If you do not have access to a computer, the plan is also available to view in hard copy at the village hall each Wednesday between 10.00 and 13.00.

Comment forms can either be emailed to williamsonandy73@gmail.com or handed in at the village hall any Wednesday between 10.00 and 13.00.

The consultation period will last from 21st July 2021 until 15th September 2021. Following which the Plan will be submitted to Rutland County council for verification and vetting that it complies with their Local plan before sending to the Government inspector for final approval.

This is your final chance to have an input into the future of your village and your community

Thankyou for your attention

Andy Williamson

Market Overton Parish Council.

22

Like
Comment

Article in OUTREACH
June 2016
OUR VILLAGE, OUR CHOICE

Thank you to the people attending the Annual Village meeting on 4th May. They had an opportunity to share their choice of what they want for our community. This will contribute to the Neighbourhood Plan. The plan will inform Rutland County Council how we want their county wide development strategy and policy applying to our village.

45 members of our community took part in an exercise to gather aspects of the village we like, wish to keep and develop. They also identified aspects that cause concern, would like improving or introducing. So far about 20% of our community have taken part in similar information gathering activities through the various clubs, groups and societies that we have here. Some can be related to areas of the RCC Development Policy others are community responsibilities. The next stage for our Neighbourhood Plan development is to circulate a questionnaire so more of us have a chance to contribute. A summary of the main points raised so far are below:-

Likes and wishing to keep:-

- Sense of community ... sociable.. supportive ...shared activities e.g. weekend of St. Peter and Paul's Feast;
- Size means easy communication.... services,.. great amenities, facilities, clubs e.g. doctors' clinic, fantastic shop, churches, cricket, bowls, CVPs, pub, village hall.. Good Neighbourhood Scheme .. etc..
- Play area for children; ... lots of children and young people
- Rural setting ...space.. ..access to countryside.. open views..
- Aesthetically pleasing... nice buildings... attractive street scene.... peaceful environment...the village green

Wishing further development or introduction, dislikes:-

- Lack of responsibility by some e.g. dog dirt left along the side field footpaths... parking on grass verges.... more off-road parking ... untidily kept property detracts from the appearance and devalues neighbouring property
- Road safety...speeding.. road crossings needed... traffic calming... big lorries a concern... proper bus stop for children/school bus..
- Improved public transport..
- Some footpaths and roads poorly maintained ..footpath signs needed.
- Access to schools...confusion, particularly secondary catchment area ... need local pre-school/ early years provision..
- Small village so limited development (can we justify a school here?) ... more shops needed.... more housing for the elderly..
- Slow ambulance response...
- Greater IT capacity/broadband width/ mobile phone reception
- Lack of enthusiasm/participation by some for village functions... even more (wider range?) of village events/activities

- No teenage activities e.g. youth club.... except of cricket club in summer someone to develop badminton and tennis club (court allowed to deteriorate) football goals need fixing...
- Overhead electric power lines still in some places
- Café in middle of village...
- Wheelchair access to pub..
- Co-ordination between groups/clubs organisation to pre-empt overlap of activities and fund raising.

One small child wished:-

- *...to have a (village) pet unicorn and everyone will share it.*

Neighbourhood Plan Steering Group

June Sanderson - Co-ordinator

Article in OUTREACH
MARKET OVERTON NEIGHBOURHOOD PLAN
OUR VILLAGE – OUR CHOICE
April 14th 2018

A summary of the questionnaire survey is coming to your home either as a hard copy through the letter-box or as an electronic copy. You are asked to share this summary with members of your household. The summary shows the village's preferences, gathered through the questionnaire the survey that we all had the opportunity to complete. The survey has provided a broad overview of the key themes that residents of Market Overton consider important. This information will be used to draw up the Market Overton Plan.

The process is providing an opportunity for local communities to exercise greater influence about land use through plans and policies that meet the needs of the local community. When adopted by Rutland County Council (RCC), the Neighbourhood Plan (NP) will form part of RCC's Statutory Development Plan and form the basis for determining planning applications in Market Overton Parish.

The Market Overton NP Steering Group
On behalf of the Parish Council



Mr Nick Palmer
South Witham Angling Club
The Parkes Fishing Lake - Off Pinfold Lane
Market Overton
Rutland

Market Overton Parish Council
3, Ruddle Way
Langham
Rutland
LE15 7NZ
Parish Clerk: Helen Duckering
Chairman: Andy Williamson

2nd July 2020

Dear Sirs

Land currently used as The Parks Fishing Lake, Off Pinfold Lane, Market Overton

During the recent creation of the Market Overton Neighbourhood Plan the village community identified areas of land, within the village, which they felt were of significant importance and value to the village community.

In order to recognise their importance to the community The Parish Council are giving consideration to designating these areas as Local Green Spaces (LGS).

Local Green Spaces are defined as being of - recreational value; beauty; historic significance; tranquillity; richness of wildlife, or other demonstrable asset value to the village.

Designating these areas as Local Green Spaces could help protect them from any proposed future development which **did not** meet the relevant policies within the Market Overton Neighbourhood Plan and the Rutland County Council Development plan.

Designation of an area as a Local Green Space will not affect your ownership of the land but it may make future large-scale building development and planning permission on the designated land more difficult to obtain.

For guidance the proposed policy in the Neighbourhood Plan will include-

Policy MOP4 Local Green Space -Development of land designated as Local Green Space will only be permitted in very special circumstances where it can be clearly demonstrated that the development will not conflict with the purpose of the designation.'

Market Overton Parish Council are greatly appreciative of your support for the village and the facilities you provide in Market Overton.

Market Overton Parish Council

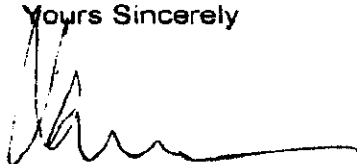
The Parish Council would be grateful if you could kindly give some consideration and, hopefully, your permission for the area of land used as the Fishing Field off Pinfold Lane, Market Overton to be designated as a Local Green Space.

If you wish to further discuss this issue at any time feel free to give me a call on 01572 767780 or 07703 466245 or email

or write to the Parish

Clerk at the above address.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Andy Williamson', with a long horizontal flourish extending to the right.

Andy Williamson

Chairman

Market Overton Parish Council



Market Overton Parish Council 3, Ruddle Way, Langham, Rutland
Parish Clerk: Helen Duckering Chairman: Andy Williamson

Elizabeth Needham – parish Support Officer
St Peter and Paul Church
Market Overton
Rutland
LE15 7PW

19th July 2021

To Landowners, Businesses and other Groups situated in or adjacent to Market Overton
Market Overton Neighbourhood Plan - Your final Say

Following the circulation of the Pre submission Neighbourhood Plan around every household in the village during December 2020 all responses and comments have been analysed and the plan has been amended to reflect views expressed where appropriate. A full version of the plan is now available on the Parish Council Website – enter the web address www.marketovertonparishcouncil.co.uk or just Market Overton Parish Council in your web browser, click on “Parish Council” on the yellow heading ribbon and scroll down to “Neighbourhood Plan” and click this link – scroll down the page to “download a PDF of the plan” you can download the plan or read it online. Below the link to the plan there is also a link to a comment form, which can be downloaded then printed off and comments/objections entered alongside the policy numbers. Policies on the form have been grouped together for convenience. Comments and objections must be accompanied by reasons why you object to the Plan. Objections made without reasons will be treated as null and void.

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Yours Sincerely

Andy Williamson
Chairman
Market Overton Parish Council

williamsonandy73@gmail.com

From: williamsonandy73@gmail.com
Sent: 12 August 2021 19:31
To: e-midlands@historicengland.org.uk; emilie.carr@historicengland.org.uk; andrew.pritchard@emcouncils.gov.uk; info@emcouncils.gov.uk; eri.wong@highwaysengland.co.uk; martin.seldon@highwaysengland.co.uk; planning@highwaysengland.co.uk; LNplanning@environment-agency.gov.uk; consultations@naturalengland.org.uk; Roslyn.Deeming@naturalengland.org.uk; sean.mahoney@naturalengland.org.uk; spatience@anglianwater.co.uk; planningliaison@anglianwater.co.uk; northamptonshire@wildlifebcn.org; enquiries@homesengland.gov.uk; box.landandacquisitions@nationalgrid.com; eri.wong@highwaysengland.co.uk; martin.seldon@highwaysengland.co.uk; planning@highwaysengland.co.uk; LNplanning@environment-agency.gov.uk; consultations@naturalengland.org.uk; Roslyn.Deeming@naturalengland.org.uk; sean.mahoney@naturalengland.org.uk; spatience@anglianwater.co.uk; planningliaison@anglianwater.co.uk; northamptonshire@wildlifebcn.org; enquiries@homesengland.gov.uk; box.landandacquisitions@nationalgrid.com; n.grid@woodplc.com; nationalgrid.uk@avisonyoung.com; public.affairs@ee.co.uk; dpm@monoconsultants.com; Chris.Bramley@severntrent.co.uk; GrowthDevelopment@severntrent.co.uk; planningpolicy@melton.gov.uk; Advhvit.Sheth@EastLeicestershireandRutlandccg.nhs.uk; localplans.midlandsandeast@property.nhs.uk; Joanna.Clinton@westleicestershireccg.nhs.uk; wepc.clerk@yahoo.co.uk; rogerherby@aol.com; frank.thibault@yahoo.co.uk; jane.moore55@btinternet.com; greethampc@gmail.com; ken@kenandlinda.co.uk
Cc: 'Helen Duckering'
Subject: Market Overton Parish Council - Neighbourhood Plan
Attachments: MOPC Letter to groups and bodies re NP.pdf

Kindly see the attached notice from Market Overton Parish Council describing how to access our Pre-Submission Neighbourhood Plan . As interested parties and neighbouring Parish councils, you are hereby notified in accordance with Regulation 14 consultation criteria that our pre submission Neighbourhood Plan is available for viewing and comment.

Yours Faithfully
Andy Williamson
Chair
Market Overton Parish Council
Clerk –Helen Duckering
Email mopc1@outlook.com



Market Overton Parish Council 3, Ruddle Way, Langham, Rutland
Parish Clerk: Helen Duckering Chairman: Andy Williamson

9th August 2021

To Landowners, Businesses adjoining Market Overton and Historic England, East Midlands council, Highways England, Environment Agency, Natural England, Anglian Water, Wildlife Trust, Homes England, National Grid, EE (mobile Operator), The Mobile Operators Association, Severn Trent, Melton Borough council, NHS E Leicestershire, NHS Property Services, NHS W Leicestershire, Teigh Parish Meeting, Barrow Parish Meeting, Thistleton Parish Meeting, Greetham Parish Council,

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www.marketovertonparishcouncil.gov.uk or just Market Overton Parish Council in your web browser, click on "Parish Council" on the yellow heading ribbon and scroll down to "Neighbourhood Plan" and click this link – two versions of the Plan are available to view . 1) A Executive Summary and 2) A Draft pre submission plan you can download the plan or read it online. Below the link to the plan there is also a link to a comment form, which can be downloaded then printed off and comments/objections entered alongside the policy numbers. Policies on the form have been grouped together for convenience. Comments and objections must be accompanied by reasons why you object to the Plan. Objections made without reasons will be treated as null and void.

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Yours Sincerely


Andy Williamson
Chair
Market Overton Parish Council

Handwritten mark

MONP – Consultation Statement - Part B

B2 – Village residents, Stakeholders and Statutory bodies consulted

<i>Terms of reference MONP Steering group.....</i>	<i>18-19</i>
<i>Minutes from MONP Steering group with report of issues found with proposed policies.....</i>	<i>20-25</i>
<i>Village meeting exercise example.....</i>	<i>26-29</i>
<i>List of Bodies consulted.....</i>	<i>30-32</i>
<i>Pre-submission plan distributed to all village households.....</i>	<i>33-46</i>
<i>Pre submission Plan Feedback Form.....</i>	<i>46-48</i>
<i>MONP Survey farm – Adults.....</i>	<i>49-56</i>
<i>MONP Survey Form- Children and Young People.....</i>	<i>57-63</i>

MONP – Consultation Document

Section B2.2.1 - Terms of reference for
Market Overton Neighbourhood Plan (MONP)
Steering Group

MARKET OVERTON NEIGHBOURHOOD PLAN STEERING GROUP TERMS OF REFERENCE

1 Background

1.1 Market Overton Parish Council has resolved to produce a Neighbourhood Plan (The Plan) and has determined that The Plan shall cover the whole of the parish area.

1.2 The Parish Council, while retaining full responsibility for The Plan, recognises that the content of The Plan must be driven by the community and draw on skills and expertise from outside the Council.

1.3 A Neighbourhood Plan Steering Group has been created to lead the project to successful completion.

2 Name

2.1 The name of the group shall be the Market Overton Neighbourhood Plan Steering Group (NPSG)

3. Purpose

The purpose of the NPSG is the preparation of a Neighbourhood Plan and associated tasks leading to its adoption.

In undertaking this, its further objectives will be to:

3.1 Consider the options and develop policies to inform the future development and use of land in the neighbourhood area

3.2 Be aware of the development areas identified in RCC Local Plan, including establishing of further development areas if they are required

3.3 Ensure the Neighbourhood Plan is supported by an effective on-going programme of communication and consultation with the community, businesses, Rutland County Council District Council, developers, adjoining parishes and other key third parties

3.4 Identify sources of funding

3.5 Liaise with statutory and other relevant authorities and organisations to ensure The Plan is as comprehensive and inclusive as possible

3.6 Identify ways of involving the whole community and gather the views and opinions of as many groups and organisations in the community as possible

3.7 Determine the types of consultation and information gathering to be used

3.8 Liaise with, and direct the work of, consultants and specialists engaged to further The Plan as appropriate

3.9 Be responsible for the analysis arising from such consultation and the production and distribution of the final reports

3.10 Conform to national policies and Rutland County Council District Council's Local Plan and with EU and Human Rights legislation

3.11 Report back regularly to Market Overton Parish/Town Council on progress, significant issues and budgetary implications

3.12 Present key documents and the draft Neighbourhood Plan for consultation with the Parish Council, local residents and businesses, Rutland County Council District Council and the Independent Examiner, and assist in arrangements for the Referendum

3.13 Present recommendations for the implementation of The Plan

4 Membership and Conduct

4.1 The NPSG shall be formed from current parish councillors and local members of the community and shall include not fewer than six and up to 12 members (no more than three to be Parish Councillors in any capacity), to be ratified by the Market Overton Parish Council. The Parish Clerk, or a representative from the Parish Council office, can be present in an *ex-officio*, non-voting capacity at all meetings.

4.2 The NPSG may co-opt additional support to carry out specific tasks for as short or long a period as necessary.

4.3 Membership is voluntary.

4.4 All members of the NPSG, must abide by the Code of Conduct of Market Overton Parish Council and in doing so must submit a register of interests.

4.5 All members of the NPSG must declare any personal interest that may be perceived as being relevant to the decisions or recommendations made by it. This may include membership of an organisation, ownership of interest in land or business or any other matter likely to be relevant to the work undertaken by the NPSG.

4.6 A person shall cease to be a member of the NPSG upon notifying the Chair in writing of their wish to resign.

4.7 Up to two substitute members may be named (one councillor and one other).

4.8 The Chair and Vice-chair of the NPSG will be appointed by Market Overton Parish Council. *or The Chair and Vice-chair of the NPSG will be*

elected by the members of the NSPG at its first meeting after any nominations are seconded, and then by show of hands only if more than one candidate is nominated. If only one candidate is nominated and seconded then they are automatically appointed.

4.9 In the absence of the Chair or Vice Chair, the NPSG will elect a Chair from the members present at the meeting.

5 Supporting Officers and Administration

5.1 Administrative support for the group may involve appointing officers, as required, including a Secretary, which will be appointed by a simple majority of the NPSG.

6. Meetings

6.1 The NPSG shall arrange its own meeting schedule and shall meet as required. At least 72 hours' notice of a meeting will be given to members by email and such notice shall detail the matters to be discussed. Shorter notice for urgent matters may be given if agreed by a majority of members.

6.2 Matters requiring a vote shall be decided by a simple majority of votes of the NPSG members present. The Chair of the meeting has a casting vote.

6.3 The NPSG is quorate provided all of the following apply: a minimum of 4 members are present; there are no fewer than two parish councillors present; the meeting is properly convened.

6.4 The Secretary shall keep a record of meetings and circulate minutes to NPSG members and the Clerk of the Council not more than 7 days after each meeting. In the absence of a Secretary, the NPSG shall elect a member present to keep the record.

6.5 NPSG meetings and activities shall follow good practice. The NPSG may seek, and shall follow, the guidance of the Parish Clerk in regard to any procedural matters.

6.6 The steering group may form sub-committees

7 Affiliations, Interests and Contributions

7.1 The NPSG shall not itself be affiliated to any political party. It is recognised that parish councillors and community members may have such affiliations which shall be declared where relevant.

7.2 The Localism Act and Market Overton Parish Council's Code of Conduct will apply to all members of the NPSG. All members of the NPSG must declare any pecuniary interest that may be perceived as being relevant to a decision of the NPSG. This may include membership of an organisation, ownership of land or a business, or any other matter that may be considered

to be relevant. Such declarations are to be recorded and publicly available. Having declared an interest, that member shall not take part in a discussion or vote on the related issue. In the event of disagreement, the decision of the Chair shall be binding.

7.3 Organisations and businesses may assist in the production of the Neighbourhood Plan and may contribute to the cost of producing it. Details of any donations or assistance must be made publicly available and must not influence the recommendations of The Plan.

8 Reporting and Communication

8.1 The Steering Group is established having full-delegated authority from the Parish/Town Council to deliver its plan-making functions up to and including publication of a Preferred Options Consultation Draft

Neighbourhood Development Plan. The Group will report to each meeting of the Parish/Town Council setting out progress on its work. The Parish/Town Council will approve the Submission Draft Neighbourhood Development Plan prior to publication for consultation and independent examination.

8.2 The plan-making process remains in the control of the Parish Council as the qualifying body. All publications, consultation and community engagement exercises will be undertaken by or on behalf of Market Overton Parish Council with appropriate recognition of the Parish Council's position given in all communications associated with the project.

9 Freedom of Information and Access to Information

9.1 As an extension of the Parish Council, and in accordance with the Freedom of Information Act (2000), the NPSG will make available to the public: minutes of meetings, policies and procedures, details of its organisation and structure and information on budget, expenditure and allowances.

9.2 Meetings will be informal and will usually be open to members of the public. However, formal minutes will be kept. It will be rare for meetings not to be open to members of the public and, when they are not so (for example when exempt information is discussed), an explanation will be given.

10 Finance

10.1 The NPSG will apply for grant assistance with costs and submit a budget proposal to the Parish Council for support financing.

10.2 The NPSG shall not have its own bank account. The Parish Council shall be responsible for all budgetary matters, expenditure, monitoring and reporting.

10.3 All items of expenditure shall be referred to the Parish Council approval and action.

11 Changes to these Terms of Reference

11.1 Should any amendments be required to these Terms of Reference, the changes must be ratified by the Parish Council.

12. Dissolution of the NPSG

12.1 The NPSG shall continue to operate for two years or until the adoption of the Neighbourhood Plan, whichever is the sooner.

12.2 Upon dissolution of the NPSG, any remaining resources will be passed to Parish Council.

June 2015

MONP – Consultation Document

Section B2.2.2 – minutes from MONP Steering group containing report of issues found with proposed policies

MARKET OVERTON NEIGHBOURHOOD PLAN STEERING GROUP

AGENDA November Friday 26th 2018

Apologies

Minutes of last meeting

Matters arising

To approve the history of the village

To note the changed value statement

To discuss the section on heritage and sustainability.

To approve the circulation to the village of the questionnaire results

Critical issues for village

AOB and date of next meeting

**MARKET OVERTON NEIGHBOURHOOD PLAN
PROJECT STEERING GROUP
MINUTES 27TH January 2017**

PRESENT

Colin Dunigan, Helen Buff, June Sanderson, Stuart Sanderson, Clem Singlewood, Phil Skipper, Andy Stewart, Mike Todd, Lawrence Webster. **APOLOGIES** Nicki Haynes, Tim Munt, Annie Zijlstra

1 MINUTES AND MATTER ARISING (Including declaration of interest).

- Draft questionnaire layout revised to reduce the apparent size of the document. Colin D was very helpful in providing this.
- Tim and Angie Hill have agreed to manage and co-ordinate the distribution and collection of the questionnaire. Steering group members will be asked to provide a work force for this, perhaps being responsible for a number of dwellings near their own.
- We have, on loan from her husband, the pictorial archives that the late historian Kate done used to inform her booklet on the village. These could provide illustration for the environmental assessment section for the NP.
- The expression of interest for producing a Neighbourhood Plan has been sent and acknowledged by the national monitoring group. A copy of the action plan for the NP accompanied the submission. The PC began work on the NP in 2015 and it is anticipated that it will not be finally completed until the beginning of 2020.
- A brief input by June S was delivered at a Good Neighbourhood session on 18th December 2016 to help to keep the community aware of the NP activities.

2 GRANT APPLICATION

Grant application for £1,000 has submitted for work to be undertaken before the end of this financial year. This will cover the cost of producing, distribution, collection and initial analysis of the questionnaire. At the time of this meeting we awaited confirmation that this has been accepted. An email was received and 2nd Feb indicating the grant has been awarded. It will be 27th February before any work undertaken can be can be invoiced. We will need a focussed effort to complete the questionnaire activities before the beginning of the next financial year.

3 RUTLAND NP PLANNING FEEDBACK

RCC have requested feedback on the help and support that they have provided. Individual support from Peter Beever and now Colin Dunigan has been very good. Accessing information from the RCC website to inform the NP has been problematic. We understand that the RCC website is under review to make it more user friendly.

4 NP PROJECT PLAN PLANNER

This was an action plan/forecast of our activities which accompanied the grant submission. The PC work on the NP began in 2015 and it is anticipated that it will not be finally completed until the beginning of 2020.

5 QUESTIONNAIRES

Copies of the revised and modified questionnaires are attached. Could steering group members PLEASE complete the adult questionnaire? If you have family members between 8 and 18 years please support them in completing the children/young people questionnaire. We need your feedback **very very quickly** on whether the questions are clear and will provide the information we are seeking to inform the NP. Comments to June S please. In line with suggestions by steering group members we have asked that the map of the village be modified. We have asked for the outline/parameters of the zones submitted by land owners for proposed development be removed as this may incorrectly be

interpreted as the number of dwellings that are likely to be build. RCC have made no decisions yet about accepting sites for development.

6 AOB

6.1 Photography – Clem S recommended a firm he has used. They will provide aerial views of the parish and surrounding areas for a fee of £500 plus mileage. The PC will own the rights to the material and so they can use it to the community's advantage, possibly raising funding over and above the precepts. It has been suggested that completed questionnaires could be entered into a draw and the successful resident be awarded a framed aerial photograph of the village or a photograph of their choice from those available.

6.2 The issue of green spaces, their definition and location within the village was requested (Important Open Spaces IOPs). Some open spaces are privately owned even though they are accessed by the public e.g. The Lodge grounds. Colin D will indicate on a map to accompany the questionnaire where ISOs are located. The NP needs to indicate which the community wish to preserve.

6.3 Sites proposed by developers within the parish are currently being assessed by RCC. It was suggested that the map we are attaching to the questionnaire provides a clear large letter to indicate the sites, but without an outline of the zone. The size of the land offered could be interpreted as to the number of dwellings that it is likely to support and thus bias responses.

6.4 Any new houses needs to be relevant for community needs and sustainable. (i.e. does not deplete resources for future generations such as use of none-renewable fuel and materials). Earlier reports indicate that there is no demand for starter homes/social housing as travel for employment, wider services and schooling makes this unsustainable. Relevant age appropriate dwellings for retired people may be more relevant. It was suggested that any housing development should be low density and off street parking needs to be provided.

6.5 It is important to keep the community aware of the development of the NP. The village magazine (Outreach) is perceived as a church magazine and is not read by a large section of the community. It was suggested that the village Facebook page might reach a wider audience along with greater use of notice boards in the village.

7 DATE AND TIME OF NEXT MEETING

Friday 3rd March 1.30 and repeated at 7.00 at The Old School House

ACTION PLAN

What	Who	When
Trial questionnaire including any children/young people in your household.	ALL	15 th Feb
Feedback on questionnaire	ALL	
Define and identify green spaces. Re-write question 2.5	Colin D	7 th Feb
Submit questionnaire to printers after any modification from feedback	Stuart/June S	23 th Feb
Negotiate drop off box for questionnaires if necessary in shop	Stuart to speak to shop committee	8 th Feb
Identify areas where you are prepared to deliver and collect questionnaires. Inform June S	ALL	20 TH FEB
Provide Tim and Angie with electoral Role	Lawrence W	20 th Feb
Tim and Angie to allocate distribution areas to steering group members	Tim and Angie	28 th Feb

**STEERING GROUP and WORKING GROUPS MEETINGS DATES
And samples of action plans**

2015 October 12th, Nov 2nd, 30th
2016 Jan 15th, Feb. 12th, April 15th, 19th, 22nd,

WHAT	HOW	WHOWHEN
Experience of those offering to help with format/wording of NP	List of appropriate experience and any recommendation	Colin to forward to June
Register interest in requesting grant	Email to be sent to awarding body	June to provide by end of April
Apply for final grant	Complete appropriate form	June to complete by end of May
Evidence, issues, aims, objectives and monitoring suggestions to be provided	Aspirations mairix to be completed by steering group members and forwarded to June	ALL by end of April
Fine tune Housing Development Policy	Discussion and amendment informed by community views/survey	Helen, Andy W. and June to meet, by mid May.
WHAT	HOW	WHOWHEN
Village engagement day and annual meeting	Display material to be organised, room booked. Update/presentation of NP progress	June to provide by 12 th May meeting.
A policy on the use for land that preserves the green infra structure and inheritance	Use of village aspirations related to this.	Colin to provide an electronic green infra structure, by mid May
Additional steering group members needed	Members to propose people	ALL - Suggestions to June ASAP

May 6th, 13th,

ACTION	WHO
Meta planning with Little Angels	Antonia/Yvonne Barclay
Messy Church	Antonia
Free church attendees	June
Descriptor and justification of NP area considered by PC	Stuart
Facebook and notice for PC notice board	June
Exploring section of RCC DVD (see minutes 5 above)	All to identify areas of interest and inform June

June 14th Sept. 18th, Nov. 4th, Dec. 5th
2017 Jan 27th, March 3rd, April 21st June 30th Sept 15th 17th Oct 16th 27th
Dec 1st

2018 Jan 22nd, 26th, Feb 23rd, April 6th, May 17th, Oct 12th Nov 3rd

ACTION PLAN

WHAT	HOW	WHO/WHEN
Experience of those offering to help with format/wording of NP	List of appropriate experience and any recommendation	Colin to forward to June
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Additional steering group members needed	Members to propose people	ALL - Suggestions to June ASAP

2019 Oct 8th

2020 March 10th

2020 onwards - COVID inhibited group meetings and activities. Communication and the sharing of outcomes of tasks were undertaken by email or telephone.

STEERING GROUP MEMBERSHIP

(members also served as a working group – analysing feedback and drafting policies).

The following contributed to the steering group and working parties:-

Helen Buff; Colin Dunigan; Nicki Haynes; Tim Munt; Antonia Profit; June Sanderson; Stuart Sanderson; Julian Simon; Clem Singlewood; Andy Stewart; Phil Skipper; Mike Todd; Lawrence Webster; Andy Williamson and Annie Zijlstra.

MONP – Consultation Document

Section B2.2.3 – Village meeting exercise example

OUR VILLAGE – OUR CHOICE – OUR VISION – OUR GOALS 2016

What Market Overton would be like for future generations

Below are 8 statements which may indicate some of the values and principles which you feel are important for our village. These are ideas taken from the meta planning exercise we did last year. You have 5 ticks with which to mark those statements which are the most important for you. You could place all five ticks against one statement if you feel that summarises all the rest; i.e. if you feel that if it was in place the rest would automatically be incorporated). Add your own statement if you wish.

- Contributions to the well-being and satisfaction of others and the improvement of the community/society; helping people who need help. **41** –INDICATES NUMBER OF RESIDENTS PRIORITISING THIS STATEMENT
- A sense of supportiveness; respecting people and property. **30**
- Recognizing the worth of other people; showing others that you value and appreciate them through actions and comments. **19**
- Nurturing the natural environment and maintaining appropriate access to it. **44**
- Taking responsibility for maintaining an aesthetically pleasing physical environment. **43**
- Provision of facilities and activities that benefit a community with a wide range of ages, needs and interests. **59**
- Encouraging communication between groups towards a shared understanding of needs and priorities. **38**
- Encouraging and supporting a wide variety of inhabitants from young families to retirees. **38**

Added statements were:-

Getting involved – we are all in the same boat **1**

Maintaining a strong sense of community **1**

MARKET OVERTON SWOT ANALYSIS 2nd Nov 2015

STRENGTHS

Size – big enough to support services i.e. shop, 2 churches, doctors, pharmacy, pub, various/range of clubs and societies along with social activities.

Village hall provision

Small enough to promote sense of community.

Mainly visually aesthetic

Shop offers good range of goods and services enabling those who do not drive or do not wish to drive and have no access to on line shopping.

Within easy distance (7 miles) from railway station and wider range of shops/services

Range of people willing to undertake activities to promote social welfare of villagers.

WEAKNESSES

No primary school

Limited public transport i.e. buses

Public transport needed for primary aged children.

Poor mobile phones signals

Individuals who are not prepared to willingly input into practical activities to support village but who may use them e.g. activities in village hall such as youth club provision, maintenance round village e.g. village hall grounds, distribution of information e.g. questionnaires.

No post office provision.

No guaranteed access to nearest secondary education

Lack of funding to maintain and improve children's play area

Current position of play area provides no additional facilities e.g. toilets and visual supervision by adjacent community

Majority of homes occupied by one or two retired individuals limiting access to homes for families.

Number of new comers in village unaware of schemes such as GNS (Good Neighbourhood) ??

Poor maintenance by some landowners of some footpaths which lie in neighbouring parishes but utilised by Market Overton community.

OPPORTUNITIES

Increase number of primary school age children to balance age range of community

Number of primary children may be able to support primary school if adjacent villages were include e.g. Teigh, Thistleton, Barrow

Sport/leisure activities could be further developed e.g. tennis court at The Lodge; space on The Lodge grounds for children's play area.

Engagement of new comers in village life via GNS or Friends of the Village (fund raising group).

People moving into the village with skills and experience which still needs to be identified and utilised.

THREATS

Closure of footpaths/access by local land owners e.g. to the south of the closed roads except to one fishing pond.

Key people who were the shakers and movers having left the village which could effect MOPPA, Feast weekend, and has already effective youth club provision

Developers wishing to utilise land for housing that is designated as agricultural.

Security on trading estate reducing confidence in potential employers' investments

MONP – Consultation Document

Section B2.2.4 – List of Bodies consulted on MONP

Appendix 1		Means of Contact	Additional Publicity	Response (Y/N)
Organisation Contacted				
Statutory Bodies				
1	Historic England	letter via Email	Parish Council Website	Y
2	East Midlands Council	letter via Email	" "	N
3	Highways England	letter via Email	" "	N
4	Environment Agency	Letter via Email	" "	Y
5	Natural England	Letter via Email	" "	Y
6	Anglian Water	Letter via Email	" "	N
7	Wildlife Trust	Letter via Email	" "	N
8	Homes England	Letter via Email	" "	Y
9	national Grid	Letter via Email	" "	Y
10	EE	Letter via Email	" "	N
11	The Mobile Operators Assocn	Letter via Email	" "	N
12	Severn Trent	Letter via Email	" "	Y
13	Melton Borough Council	Letter via Email	" "	N
14	NHS E	Letter via Email	" "	N
15	NHS Property Services	Letter via Email	" "	N
16	Leicestershire and Rutland Clinical Commissioning Group	letter via Email	" "	Y
Neighbouring Parishes				
1NP	Teigh Parish Meeting	Email	" "	N
2NP	Barrow Parish Meeting	Email	" "	N
3NP	Thistleton Parish Meeting	Email	" "	N
4NP	Greetham Parish Council	Email	" "	N
5NP	Cottesmore Parish Council	Email	" "	N
Local landowners				
1LL	Tim Allan	Post	Village Facebook page, Parish Council Website, Posters around village	N
2LL	Roger barclay	Post	" "	Y
3LL	David Hollins	Post	" "	N
4LL	Paul Hinch	Post	" "	N
5LL	Ruth Mathews	Post	" "	N
6LL	Albert White	Post	" "	N
7LL	The Lodge Trust	Post	" "	Y
Industrial Estate businesses				
1IE	Mosdorfer CCL Systems Ltd	Post	" "	N
2IE	Evergreens (Uk) ltd	Post	" "	N
3IE	RL Import Ltd	Post	" "	N
4IE	Conquer Pest Control	Post	" "	N
5IE	Rutland Pumps Ltd	Post	" "	N
6IE	DM Motoring Soirts company	Post	" "	N

7IE	4Play Jeep	Poist	" "	N
8IE	James Elliot	Post	" "	N
9IE	Fine Grain Furniture	Post	" "	N

Village Businesses ,Groups and Societes

iBGS	Market Overton Cricket Club	by hand	Village Facebook Page, Parish Council website, Posters around village	N
2BGS	Market Overton Bowls Club	By Hand	" "	Y
3BGS	Soth Witham Angling Club	Email	" "	N
4BGS	St Peter and St Pauls Parish church	By Hand	" "	N
5BGS	Market Overton village hall trustees	By Hand	" "	N
6BGS	The Village Market Store	By Hand	" "	N
7BGS	The Black Bull Public house	By Hand	" "	N

The Village

1VR	A Questionaire sent to every Household in the village Results analised and summary of results deklivered to every household	By Hand		Y
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MONP – Consultation Document

Section B2.2.5 – Pre-submission abbreviated plan delivered to all village households

**MARKET OVERTON NEIGHBOURHOOD PLAN
SUMMARY PRE-SUBMISSION CONSULTATION
OUR VILLAGE – OUR CHOICE**



The Market Overton Neighbourhood Plan gives our community a right under the Localism Act 2011 to exert more influence and control over future developments in the Parish. It gives us the opportunity to influence what development is planned and to set guidelines to protect the distinctive character of our village.

After gathering views from many parties, the plan is now entering the consultation stage. This pre-submission consultation is the first stage of the approval processes and gives you a chance to comment and influence the draft plan.

Your feedback is vital and the Parish Council would like to encourage every adult to use the feedback form to submit your comments on this draft summary. The more community members respond, the more notice RCC will take of our views.

This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2015 Section 15(2). Part 5 of the Regulations sets out what a consultation Statement should contain: -

- a) details of groups who were consulted about the proposed Neighbourhood Development Plan;
- b) explains how they were consulted;

- c) summarises how the main issues and concerns raised by the persons consulted;
- d) describes how these issues and concerns have been considered and where relevant, addressed in the proposed Neighbourhood Development Plan.

a) Groups who were consulted included:-

Local residents; groups, organisations and clubs within Market Overton e.g. Little Angels toddler Group; CVP players; Bowls Club; Cricket Club; St. Peter's and St. Paul's CE church via PCC; 'Messy Church' attendees; The Lodge Residential Home; Village Hall Committee.

b) The community were consulted and engaged via public meetings which included exercises such as analysis of strengths, weaknesses, opportunities and threats (SWOT), Meta Planning, and Visioning; displays; a questionnaire survey; articles on PC noticeboard; entries on the village Facebook; articles in the village magazine (Outreach); a focus group; a task group; and consultation with local businesses and landowners.

c) The main issues raised during consultation were considered by a steering group in liaison with the Parish Council. Over the period of the Neighbourhood Plan the steering group included:- Helen Buff, Colin Dunigan, Nicki Haynes, Tim Munt, Antonia Profit, June Sanderson, Stuart Sanderson, Clem Singlewood, Julian Simon, Andy Stewart, Phil skipper, Mike Todd, Lawrence Webster, Andy Williamson, Annie Zijlstra. The issues raised are very briefly summarised below prior each proposed policy. A fuller description of the issues will be available in the final agreed Neighbourhood Plan document on the Parish Council website.

d) Each proposed policy summarises how the main issues could be addressed.

THE NEIGHBOURHOOD PLAN POLICIES

The policies are grouped under the following topic headings:

- Meeting our housing needs
- Protecting and enhancing our environment
- Promoting the rural economy
- Promoting access to services and facilities

The policies provide an additional level of detail or distinct local approach to that set out in RCC local plan.

MEETING OUR HOUSING NEEDS

The 2011 census indicates that the population of Market Overton over 60 years of age is significantly higher than the county and England. (31.1% compared with 26.05% in Rutland and 21% in England. This has implications for the type of dwellings needed in this parish if current inhabitants wish to retire here or downsize. New dwellings need also to take into consideration young families wishing to live in the village.

Building should be placed within the Planned Limits of Development (PLD). The map below illustrates the PLD (black outline) and the conservation area (shaded pink). It also indicates the land offered by owners to RCC for development. (Labelled A, B, C and D). All are beyond the current planned limits of development. RCC have the authority to change the PLD.



The RCC local plan requires sites of 10 or more dwellings to provide a housing mix including affordable homes. **Evidence from the 2017 community survey indicates a preference for a maximum of 30 new properties** during the period of the Neighbourhood Plan (up to 2036). 50% of respondents preferred the new housing to be grouped on more than one site.

The general opinion was that the parish was not a suitable or sustainable location for major new housing developments as this would result in high and unsustainable levels of commuting for employment and education away from the village. An increase in the population would put pressure on already stretched facilities such the medical practice and create unacceptable levels of traffic and road use. This would have an adverse **impact** on the natural and built character of the parish.

Policy MOP 1 Dwelling sizes and types	
1	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:
1	Proposals for housing will be supported where the primary focus is on the provision of 2/3 bedroomed dwellings including the provision of bungalows and two-storey properties designed to meet the needs of older people or those with reduced mobility.

	II Affordable housing provided in accordance with the policies of RCC Local Plan, will be supported where the focus is largely on the provision of dwellings with 3 or fewer bedrooms.
--	--

PROTECTING AND ENHANCING THE ENVIRONMENT

The landscape character of Market Overton is a vital part of the area and is highly valued. Approximately 83% of respondents to the questionnaire access the countryside on at least a weekly basis. It was felt that features of the local landscape, including significant views should be respected when considering siting, design and scale of development.

Policy MOP 2 Landscape character	
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.
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.

The green infrastructure is a network of multi-functional green spaces and corridors. They provide a range of benefits including bio-diversity conservation and enhancement, health and wellbeing and climate change mitigation. The map on page 5 indicates the green corridors.

Policy MOP 3 Developing a green infrastructure network	
1	Opportunities to develop corridors linking the green infrastructure features highlighted in map and enhance their landscape and biodiversity value will be supported
2	Where feasible, proposals should provide greater public access into and along the corridors and enhance their recreational value.
3	Proposals that would create a barrier to the permeability of an existing or potential corridor will not be supported.

Map showing green corridors and direction of significant views



Views into and out of the village which have been identified as significant include:- Views from Church Lane bridle path across the Vale of Catmose (A); looking North from Thistleton Road along the line of hedge marking the old railway from the quarries(B); coming into the village along Thistleton Road including across the fields towards Kendrew Barracks(C); view up to the ridge towards the Old Rectory on Teigh Road marking the western edge of the village (D); view across fields to dwellings marking the southern edge of the village (E); looking south from Church Lane bridle path towards the church and buildings marking the north-western edge of the village (F); view along Pinfold Lane bridle path (G); looking south across the Vale of Catmose from the public footpath off Berrybushes(H)

Local Green Spaces

Government policy enables land that is special to the local community to be designated as 'Local Green Space (LGS)'. This does not change the ownership of the land but rules out new development other than in very special circumstances. LGS need to demonstrate a visual amenity, historic significance, recreational value, tranquillity or richness of wildlife.

Policy MOP 4 Local Green Space

Development on land designated as Local Green Space (LGS) will only be permitted in very special circumstances where it can be clearly demonstrated that the development will not conflict with the purpose of the designation.

The following areas are identified as Local Green Space (LGS) and will be protected from development due to their articular local significance or community value.

1	The Fishing Lake off Pinfold Lane 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
6	The Lodge Country Park and children's play area, Main Street

RCC have also named two Important Green Spaces (IGS):- Part of the grounds of The Old Rectory and the central green area planted with trees on The Limes and The Finches estate adjacent to Bowling Green Lane.

The Conservation Area.

This forms part of the village (shaded pink within the dark pink outline of the village in the map on page 3). There are 28 listed buildings or features in the area that give Market Overton its distinctiveness. A character and landscape assessment providing background information will be available on the Parish Council website. Any new building within the conservation area including extensions will be subject to the following policy.

Policy MOP 5 The design of new buildings and extensions

1	To be supported, development proposals, including extensions, should be of a high quality and demonstrate consideration for the positive and distinctive characteristics described in the Market Overton Character and Landscape 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 of 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 of the village will not be supported;
IV	Dwelling heights should be varied, though compatible with surround development;
V	Proposals should incorporate steeply pitched roofs, where appropriate, and traditional roofing materials;

	VI	Chimney stacks should be incorporated into the ridge line of new dwellings and should be constructed in traditional stone or brick;
	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;
	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.
3		Extensions and alterations, including garages, should complement the design and style of the existing dwelling and should not have an adverse visual impact on the street scene.
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.
5		Modern, innovative designs using contemporary materials will be supported where it can be demonstrated that the development will be of the highest quality and can be successfully integrated in the existing context.

Residential Amenity and Traffic Management

These were concerns raised by the community in the survey, including speeding, poor visibility at some junctions, on-street parking, the obstruction of footpaths and verges, and commercial vehicles using narrow roads.

Policy MOP 6 Residential amenity and traffic management

Proposals for residential development will be supported where:

1	New streets are imaginatively designed to deliver high levels of road safety, residential amenity, a visual attractive environment and emergency vehicle access.
2	The proposed vehicular access serving the dwelling will not have an adverse impact on the amenity of existing and proposed residents or road safety.
3	Off-street parking is sensitively integrated into the scheme.
4	Provision is made for refuse and recycling bins to be located so as to minimise their visual impact on the street scene.

5	Convenient and adequate off-road provision is made for the temporary storage of bins on the day of collection.
6	Proposals, including extensions, will not be supported where the development would result in insufficient parking provision to meet the adopted parking standards of the highway authority.

Natural Features and the Landscaping of Development Sites

Trees, hedgerows and water features are significant to the overall landscape quality of Market Overton. 97% want to see the number of trees retained or increased.

Policy MOP 7 Natural features and landscape works	
1	To be supported:
I	Proposals should provide for the retention of existing natural features of nature conservation value or 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;
II	Additional landscape works should be provided where required to soften the visual impact of the development and/or enhance existing natural features;
III	New trees and hedgerows should be of native species and of a potential height and spread appropriate to their location;
IV	Proposals for housing should incorporate a minimum of one new tree within the curtilage of each new dwelling.
2	Exceptionally, where development would result in the unavoidable loss of a natural feature of importance which is out-weighted 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.

Suitable Drainage

Surface water flooding occurs on some of the roads in heavy rain. Run off-flooding effects neighbouring buildings although the general risk is low. Major new development should incorporate appropriate sustainable drainage systems (SuDS) e.g. permeable and pervious pavements and driveways, soak-aways, filter strips, swales, infiltration and filter trenches, retention ponds, green roofs and rain-harvesting.

Policy MOP 8 Surface water flooding	
To be supported, proposals for development should:	
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 space, 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.

PROMOTING THE RURAL ECONOMY

The majority of community members in paid employment need to travel out of the village. Very few local residents are employed on the industrial estate. The local economy is characterised by a small number of substantial farms, a few small home based businesses, local services such as the pub, community shop, health centre and The Lodge residential home.

Policy MOP 9 Market Overton Industrial Estate	
1	Proposals for employment uses on the Market Overton Industrial estate will be supported provided that it can be demonstrated that the development:
I	Is located within the limits of the development define 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 residential amenity or highway safety within the village of Market Overton.

Policy MOP 10 Working from Home	
1	In so far as planning permission is required proposals for working at home will be supported provided that:
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 obligations 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 structures;
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.

High Quality Communications

Broadband speeds and mobile phone access are an increasing significant factor in attracting and retaining businesses in an area. Market Overton was included in phase 1 of the Digital Rutland project, providing access to superfast broadband speed in excess of 24 Mbps. However respondents to the survey find both these issues frustrating and it seems to vary across the village with some 'dead' areas. Suitable ducting in new developments to enable the premises to be served by fibre to the premises is to be encouraged.

Policy MOP 11 Fibre to Premises	
1	Planning permission for new dwellings 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.

PROMOTING ACCESS TO SERVICES AND FACILITIES

Some buildings act as important community facilities including the village hall, the community shop, the public house, the medical centre with dispensary, the cricket pavilion, the bowls club, the Church, The Lodge café and children's play area. The survey suggests that facilities play an important role in maintaining a strong and vibrant community, help prevent social isolation and reduce the need to travel by car. Some also provide local employment.

Retaining Community Facilities

The National Planning Policy Framework (NPPF) supports the retention and enhancement of community facilities where possible. The loss of a provision will not be supported unless an alternative facility is provided or options for continued use are not financially viable.

Policy MOP 12 The retention of community facilities	
1	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 supported where one or other of the following criteria is met:
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;
II	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;
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.

New Community Facilities

Community consultation via the questionnaire survey indicated that residents wish to see the further development of facilities and services including provision for children and young adults, additional public services, sports provision and improved communal space for various activities. In exceptional circumstances development could be on land outside the Planned Limits of Development.

Policy MOP 13 The provision of new community facilities

1	Proposals for the provision of new community facilities within the Planned Limits of Development of Market Overton will be supported were they would:
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;
III	Be only of a scale appropriate to the role of Market Overton as a Local Service Centre.
2	Proposals for the provision of new community facilities outside the Planned Limits of Development will be supported where:
I	There is a local need for the facility;
II	It is demonstrated that there is no suitable site for community facilities within the Planned Limits of Development;
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;
IV	The development is not visually intrusive to the form and character of the wider countryside;
V	The proposal complies with the three criteria on the first part of the policy.

MONITORING

RCC will continue to be responsible for determining planning applications in Market Overton. However, the Parish Council will use the polices in the Neighbourhood Plan to frame its representation on such applications. As is good practice the Parish Council will assess the progress made towards achieving the vision and objectives of the Neighbourhood Plan as part of its AGM. This may lead to a review to keep it up to date and relevant.

The Parish council would be grateful if each adult could complete the feedback sheet. The feedback sheet should be put into in the labelled box inside the village shop.

MONP – Consultation Document

Section B2.2.6 – Pre-submission abbreviated MONP Plan Feedback Form

OUR VILLAGE – OUR CHOICE

**Your opportunity to inform RCC
how you want your village to be developed.**

Your views are very important. As each individual reads through the policies on the document attached, **please complete this form.** If more than 50% of us tick the 'AGREE' boxes for each policy, RCC will have to consider our views about our village.

Tick each policy you accept/agree OR suggest how they could be changed in the boxes below. **Please return this response/feedback sheet by 31st October 2020 via the box in the village shop**

POLICY - Tick if you agree or suggest, below, how the policy could be changed	Tick
MOP1 Meeting our housing needs	<input type="checkbox"/>
MOP2 Protecting and enhancing the landscape	<input type="checkbox"/>
MOP3 Developing a green infra-structure	<input type="checkbox"/>
MOP4 Protecting local green spaces	<input type="checkbox"/>
MOP5 Design of new buildings and extensions	<input type="checkbox"/>
MOP6 Residential amenities and traffic management	<input type="checkbox"/>
MOP7 Natural features and landscape works	<input type="checkbox"/>
MOP8 Surface water flooding	<input type="checkbox"/>
MOP9 Market Overton Industrial Estate	<input type="checkbox"/>
MOP10 Working from home	<input type="checkbox"/>
MOP11 Fibre to the premises	<input type="checkbox"/>
MOP12 The retention of community facilities	<input type="checkbox"/>
MOP13 The provision of new community facilities	<input type="checkbox"/>
<i>Suggestions below and overleaf for polices I have not 'ticked'</i>	
MOP1	
MOP2	
MOP3	
PTO	

MOP4
MOP5
MOP6
MOP7
MOP8
MOP9
MOP10
MOP11
MOP12
MOP13

MONP – Consultation Document

Section B2.2.7 – MONP Survey Questionnaire - Adult response form

Section 1 Housing

The Rutland County Council (RCC) plan expects a number of houses to be built in the village during the period of the county plan.

1.1 What do you think is an acceptable number of houses to be built in Market Overton in the next 20 years? Please circle your choice. 1-10 10-20 20-30 30-40

1.1.2 Enclosed with the questionnaire there is a map of the village. Please comment on the suitability of the potential areas for development by ticking appropriate box. Any sites put forward for development would need to be assessed and will therefore not necessarily be approved for development. This will be subject to further consultation either through the Rutland Local Plan or the Neighbourhood Plan for Market Overton.

Potential area	Suitable	Unsuitable	Reason / comments
A			
B			
C			
D			

1.2 What type of housing would you like to see constructed in the village. You may tick more than one in the first column in the table below.

	Column 1 - To build	Column 2 - Future needs
Detached Houses 4/5 bedrooms		
Semi detached / Terraced 3/4 bedrooms		
Starter Homes 2/3 bedrooms		
Single occupancy		
Sheltered Housing		
Self-build homes		
Flats		
Affordable rented Shared ownership		
Bungalows		
Retirement Homes		
Other please specify		

1.3 Using the list above what type of house are you or your family likely to need in the next 20 years in the village. You may tick more than one in the second column in the table above.

Please add any further comments on your specific housing needs.

1.4 Would you prefer new housing to be in grouped locations (like the the Finches and Walker Close) or scattered throughout the village in smaller plots/in-filling?

--

1.5 Please write in the box any thoughts you have as to style of houses to be built and construction materials to be used.

--

1.6 Please show by ticking the appropriate box how important the built environment is to you. (1 is low, 5 is high)

1	2	3	4	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Section 2 The Village Environment

Key to any plan for the village is the enhancement of the natural and built environment. There is already a significant conservation area and a high proportion of listed buildings.

2.1 On a scale of 1 (low) to 5 (high) how important is the built environment of the village to you? (The look and preserving of old buildings) Please tick

1	2	3	4	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2.2 Do you access to the natural environment (paths, bridle ways, etc?) Please tick

Frequently	Daily	Weekly	Monthly	Rarely
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2.3 Do you have any comments/suggestions about our natural environment?

--

2.4 What do you think about the trees in the village? Please tick

No opinion	Happy	Want more	Other
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2.5 Thinking about the designated 'Important Open Spaces'(IOS) in the village (Land at The Old Rectory and at the Finches – see green shaded area on map).

Should additional Local Green Spaces* be proposed in the Neighbourhood Plan (see green shaded area on map)?
 * Local Green Spaces are green areas of particular local importance identified for special protection.

Any opinions please

--

2.6 Thinking about the natural environment (fields/field margins/water courses/lay-bys) What is your impression of them? Please tick

Clean	Polluted	Full of wild Life	Other
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2.6.1 Suggestions

2.7 What do you think about the way the village looks now?

Happy	No opinion	Could be improved

2.7.1 How could it to be improved?

2.8 Are there aspects of the village you would like to see develop over the next 20 years? Please comment

2.9 Do you feel safe in the village?

Y	N

If no please explain why;-

Section 3 Sustainable Development

Sustainability is providing what we need today whilst not using up resources for future generations.

3.1 On a scale of 1 (low) to 5 (high) how important is sustainable development in the Parish to you?

1	2	3	4	5

3.2 Should the village organise meetings explaining the nature and implications of sustainable development?

Y	N

3.3 Is your house insulated up to latest recommendations?

Y	N	Don't Know

3.4 Would you like advice on energy saving?

Y	N

3.5 Would you support a village wide investment in alternative fuels?

	Yes	No	Don't Know
Village Wind Farm			
Solar Panels			
Biogas Digester			
Bulk purchase of energy for the village			

Please indicate in the appropriate boxes

Section 4 Village Amenities

4.1 The village has the benefit of a number of facilities, clubs and societies. These are listed below. Please indicate your level of use by ticking the appropriate box.

	Use Frequently	Use Occasionally	Use Rarely	Never Use
The village Shop				
The Anglican Church				
The Free Church				
The Children's Playground Area				
The Pub				
The Cricket Club				
The Bowls Club				
The Snooker Club				
Messy Church				
Little Angels				
The Lodge Café				
Others – Please list				

4.2 Please indicate in the box any additional amenities which you think the village needs or would benefit from having.

4.3 Schools

There is insufficient justification for a first school with the current village population, there could be if we made common cause with other villages such as Ashwell, Teigh and Thistleton.

Please indicate opposite any ideas you have for such a proposal.

Section 5 Transport and Traffic Management

5.1 Public Transport Do you use public transport?

Y	N

5.2 If yes how often (please circle):- daily / weekly / monthly / occasionally

5.3 On a scale of 1 to 5 please indicate how important public transport would be in the future (1 is low, 5 is high)

1	2	3	4	5

5.3.1 Do you have any suggestions regarding public transport?

5.4 If it was more frequent would you use it?

Y	N

5.5 Please write in the box opposite your views on parking in the village remembering that we are looking forward 20 years.

5.6 Should anything be done about road safety in the village and parish?

5.7 Are there issues need addressing in respect of roads and lanes in the parish?

Section 6 Tourism

6.1 The village has some tourism facilities (caravan parks, bed and breakfast, fishing). Should these be further developed?

Y	N

6.2 If yes what ideas do you have for tourism development in the village?

Section 7 Community Infrastructure

7.1 Do you use a mobile phone in the village

Y	N

7.2 Are you happy with your service? Any suggestions?

7.3 Do you use internet?

Y	N

7.4 Are you happy with your service? Any suggestions?

7.5 Are you registered with the Market Overton Health Centre?

Y	N

7.6 What is your experience of using the doctor's surgery/health centre?

Section 8 Employment and Businesses

8.1 Do you use local trades people?

Y	N

8.2 Are there trades that are difficult to find locally?

8.3 Which businesses/trades would you like developed in the village?

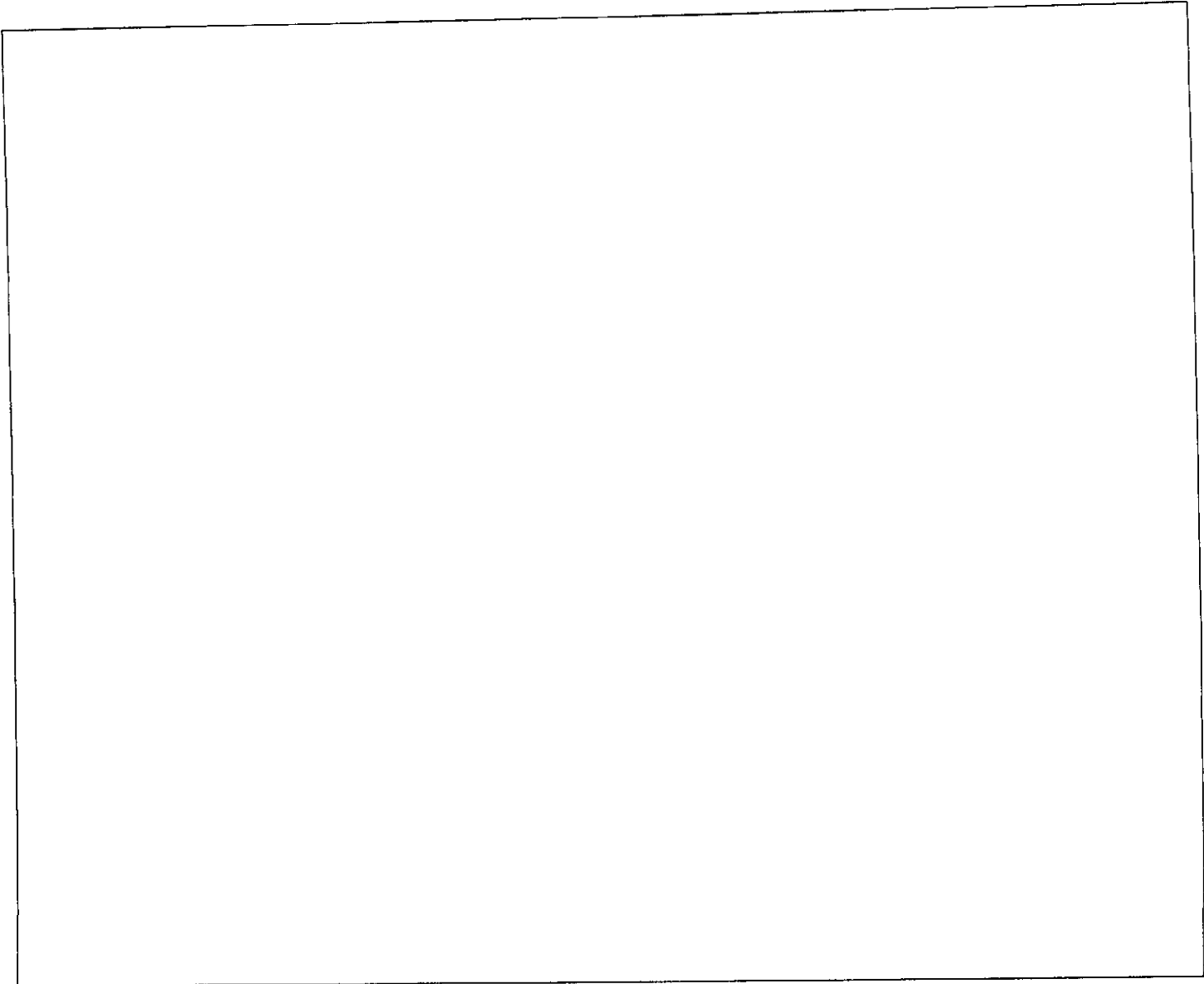
8.4 The village has an industrial estate. Should this be developed to provide local employment?

Y	N	Don't Know

Section 9 Comments

This questionnaire attempts to reflect the main sections of the RCC development plan. Inevitably there will be aspects for the future of the village which you think the questionnaire has not captured. Please use the space below to give us your concerns and ideas that will assist in developing the village **over the next 20 years**

If you need more room to respond please continue over the page



Thank you for taking the time to complete this questionnaire. **The data and your opinions are important** for if we don't get our ideas across to the County Council we may well be ignored in the future. **We need to impress upon RCC that we have ideas for the development and growth of our village.**

Gender.....

Age (Please circle) 18-29, 30-39, 40-49, 50-59, 60-64, 65-75, Over 75.

Occupation including retired

For how long have you lived in Market Overton?

How many children (under eighteen year olds) live in your house?

Ages of children

NB If you wish to be entered into the prize draw you will need to provide your details on the enclosed slip.

MONP – Consultation Document

Section B2.2.8 – MONP Survey

Questionnaire – Children and Young People

Market Overton Neighbourhood Plan



Questionnaire for children/young people

Our village is making a plan for the next 20 years. What sort of village would you like to live in? This is your chance to have your ideas included in the plan.

You may ask an adult to write **your** ideas for you.

Your name will not be in the plan and any personal details will remain confidential.

Some questions about you

Q1) How old are you?

Q2) Please list any clubs/organisations and societies you belong to, for example Cubs/brownies, Scouts/guides, Cricket, Rugby, judo, athletics, Cottesmore Village Players.

Club/organisation	Where I do it

Q3) What are the hobbies and interests which you do at home? (Please list)

Some questions about the Village

Q4) Name up to three things that you like about Market Overton?

Q5) Is Market Overton a good place to grow up in? Why?

Q6) Is there anything you would like to change in Market Overton? If yes please say what?

Q7) Does anything worry or make you unhappy about living in Market Overton? If yes, please say what that is.

Q8a) If you use the MOPA play area at the Lodge how often do you use it?

Q8b) Have you any suggestions about the play area?

Q9a) If you use the travelling Library how often do you use it?

Q9b) Have you any suggestions about the library?

Q10a) If you shop in the village shop how often do you use it?

Q10b) Have you any suggestions about it?

Q11a) If you use the countryside around the village how often do you use it?

Q11b) Any suggestions or ideas about the countryside?

Q12a) Do you use the bus to Oakham or Melton Mowbray? If yes how often?

Q12b) Have you any suggestions about it?

Q13a) Do you ride your bike around the village? If yes, where do you cycle to?

Q13b) Do you have any suggestions about it?

Q14a) Do you ride a horse around the village? If yes, where do you ride it?

Q14b) Have you any suggestions about it?

Q15a) Do you ever go to events in the village Hall? What sort of events?

Q15b) How could the village hall be improved?

Please tell us any ideas you have to make the village better for children and younger people.

63
Thank You!

MONP – Consultation Statement - Part B

B3 – Examples of Responses to NP Draft and Pre submission Consultation - Village Residents, Stakeholders and Statutory Bodies

Village Residents Survey Response Analysis.....65-73

Examples of Local Stakeholder Responses

Silverwood Farms.....74

Market Overton Bowls Club.....75

The Lodge Trust, Market Overton.....76-78

Examples of Statutory Body Responses

Response natural England.....79-80

Response NHS Council Commissioning group.....81-82

Response Environment Agency.....83-84

Response Historic England.....85-86

Response Rutland County Council.....87-92

MONP – Consultation Document Part B

Village residents survey questionnaire response Analysis

Market Overton Neighbourhood Plan Survey response 2017





The Village Environment

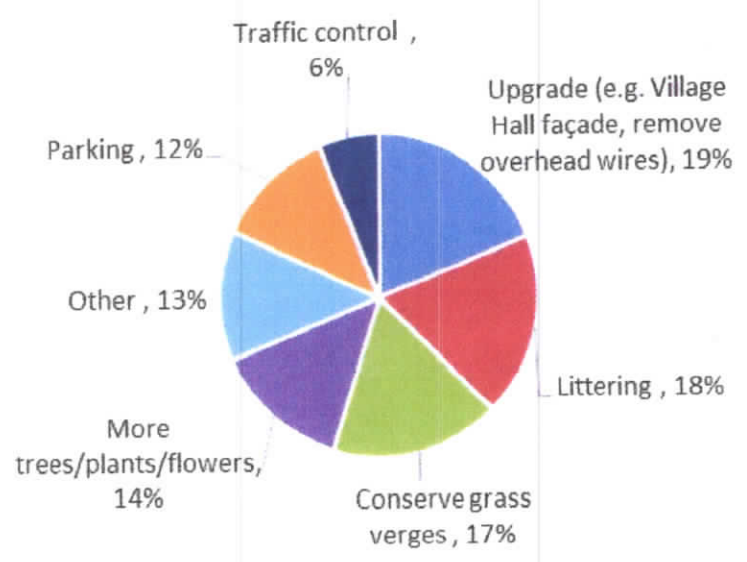
The village environment scored very highly. 67% of respondents access the natural environment daily with over 85% highlighting the cleanliness and variety of wildlife as major benefits.

Maintaining the quality of the village environment was important with 64% rating the preservation of the street scene and historic buildings as most important (5 out of 5) and 92% wanting to retain or increase the number of trees in the village.

There were many good suggestions to improve the environment including maintenance of the hedges and verges, more cycle paths with 66% of respondents wanting to increase the number of green spaces.

How could the village environment be improved ?

The challenges of off street parking were also raised especially for new developments



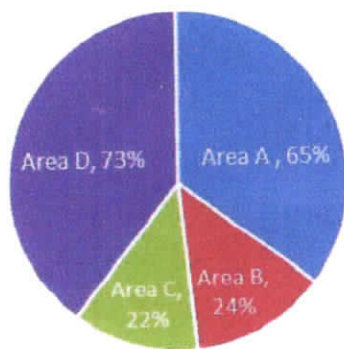
In general 94% of respondents felt secure in the village with 70% being happy with the environment and 27% seeing scope for additional improvements



Potential sites for development

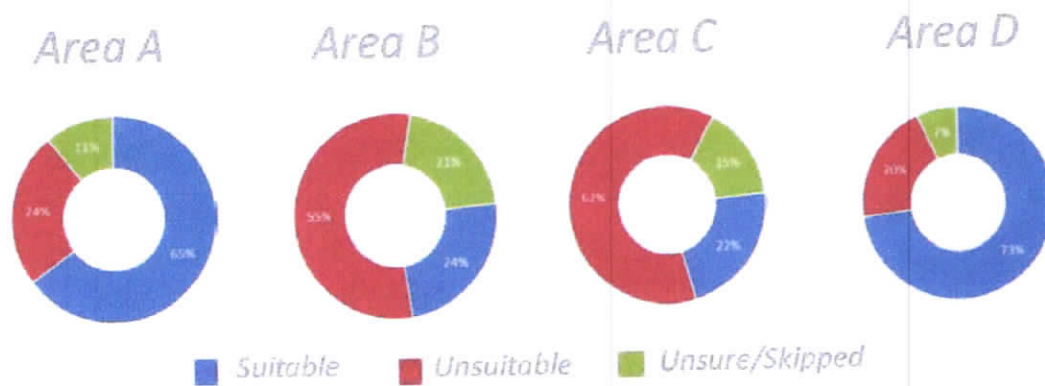


Respondents were asked to rank 4 locations that had been put forward for potential development



Areas A and D were considered the most suitable for any potential development in the future

This question generated a high number of responses (202) which are broken down below



Each area received the same number of responses (202)

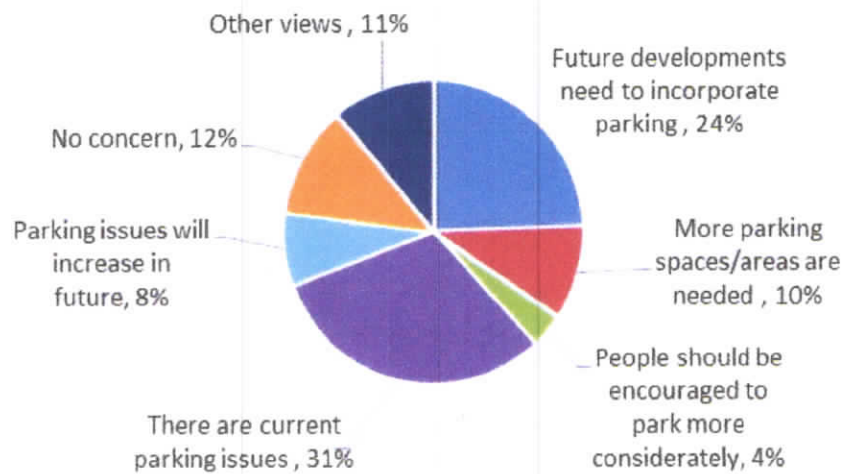


Public transport , parking and through traffic were highlighted at the main concerns in the survey.

64% of respondents rated public transport as important or very important in the future (4 or 5 out of 5) but only 6% use the current service daily or weekly. The frequency of the services was highlighted as an area for improvement by 43% of respondents with 50% saying they would use a more frequent service.

Parking attracted a wide range of responses and is clearly a concern

Designated parking for new developments was a strong theme with 2 spaces per property being suggested



70% felt that road safety could be improved in the Village and 55% of respondents were in favour of traffic calming measures. Improved visibility at junctions was highlighted as a need by a number of respondents.

The use of roads within the village as “cut throughs” was also a concern. Weight limits and improved signage were suggested to avoid heavy vehicles using unsuitable roads.



Tourism

Only 42% of respondents were in favour of promoting more tourism in the village.

A number of suggestions were made to attract cyclists and walkers that were passing through such as better signage and a route to Rutland Water.



Community Infrastructure

90% of respondents use mobile phones and 65% were unhappy with coverage in the village.

91% have an internet connection with 40% being unhappy or believe that the service could be improved.

84% of respondents are registered at the Market Overton Surgery with 74% rating it as positive. Long waiting times and availability of appointments were the major criticisms.



Employment and business

81% of respondents used local trades people such as plumbers and electricians. 65% of respondents did not answer to the question “which trades would you like developed in the village” suggesting little demand for more capacity.

60% wanted the industrial estate to be developed to provide more local employment. However many respondents mentioned that this should be conditional on expansion being within the current footprint and minimal increase to traffic through the village



Next steps

The survey has a provided a broad overview of the key themes that residents of Market Overton consider important.

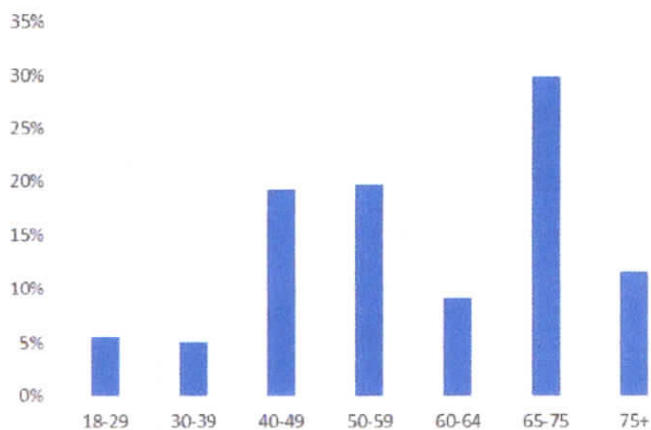
Preserving the street scape and access to the natural environment come out strongly through the survey and are reflected in the comments on development, transportation and congestion.

The neighbourhood planning committee will embed these themes and comments within the planning document and will continue to seek the views and opinions of the village as the document evolves.

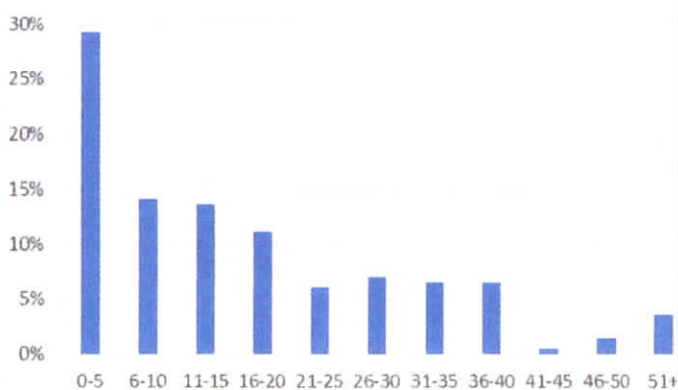


Summary of sample

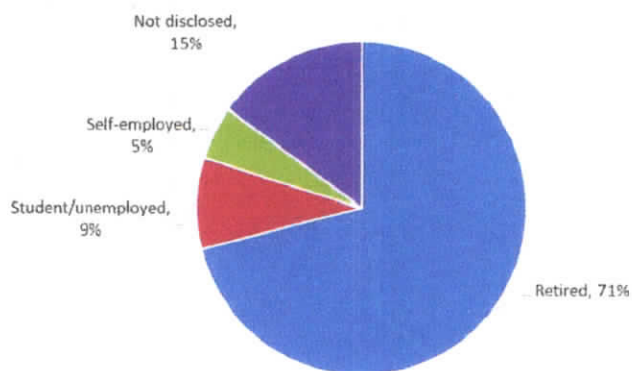
Age distribution



Years lived in the Village



Occupation/employment



202 responses were collected

SILVERWOOD FARMS LTD
SILVERWOOD FARM
THISTLETON
LE15 7RF

9 July 2020

Market Overton Parish Council
3 Ruddic Way Langham
LE15 7NZ

Dear Mr Chairman – Andrew

Thank you for your letter of 2nd July 2020 regarding the land
rented by the Parish Council, for the
Allotments.

The Parish Council, you say, would like to put the area forward
as a Local Green Space.

Please be informed that we do not give permission for the
Parish Council to put our piece

Of land forward for this type of space.

At this time of writing we have noticed that there is a large
green plastic tank which is outside the allotments fence in our
yard. We believe it belongs to the allotments. Please can it
be removed from the yard as soon as possible.

Yours sincerely



Roger Barriay
Silverwood Farms Ltd

From: Annette Oliver <annetteoliver63@gmail.com>
Sent: 13 July 2020 11:17
To: williamsonandy73@gmail.com; Helen Duckering
Subject: Market Overton Bowls Club

Dear Andy

Thank you for your letter dated 2nd July 2020 regarding the land used by the Bowls Club and your suggestion that this should be included in the Market Overton Neighbourhood Plan as a Designated Local Green Space.

I have now consulted with the Trustees and the Committee of the Club and we can see no objection to this.

We understand that this does not affect our ownership of the property neither does it affect any 'building' that the Club may wish to do during its lifetime.

The land was left to the Club in the Will of a local businessman and this year was to have been our 75th year.

Unfortunately things have obviously not gone as planned and we have abided by all the Government advice and continue to do so.

For your information the Club house 'opened' Saturday evening for the first time using the bar but the customers were housed in the main hall not the lounge bar for ease of access and cleaning. We have a regular small clientele who are Associate members only to allow them to enjoy this facility.

Yours sincerely
Annette Oliver
Secretary and Treasurer
Market Overton Bowls Club

Annette

Mr A. Williamson
Market Overton Parish Council
3 Ruddle Way
Langham
LE15 7 NZ,

R.J. Pigott
Chief Executive
The Lodge Trust CIO
Main Street
Market Overton,
Rutland,
LE15 7PL

18th August 2021

Dear Andy,

Thank you for your support recently regarding the community statement on access to the Lodge Country Park. It has been much quieter since.

Following receipt of the 'Market Overton Neighbourhood Plan – Your Final say', I'm responding with The Lodge Trusts responses to the document.

The descriptions on p17.

We would ask if the following texts could be used.

The Lodge Country Park on Main Street: The Lodge Trust is a CQC registered residential care home providing accommodation, work and education facilities for adults with learning disabilities. Part of the grounds have been developed to provide a country park, a café, holiday lodges and caravanning facilities, which exist to provide meaningful work opportunities for residents and day service users and to provide positive interaction with members of the public as they visit the country park and use the various facilities.

The Children's play Area: The land on which the children's play area is sited is rented at nominal cost by The Lodge Trust to the Market Overton Play area Association (MOPA) who have purchased the play equipment and are responsible for its maintenance and insurance.

MOP3

"6.3.10 Implementation of Policy MOP3 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."

Map 6 showing "Green Infrastructure corridors did not appear in this form in your pre-submission consultation document (if they were present, my scan of your original document was not good enough for me to see them!). Therefore I did not comment on them in my first letter of response dated 20th October 2020.

I'm unsure of the wider implications of Green corridors but as there are no public rights of way through The Lodge Trust land we could not agree green routes for walking.

As noted in my previous letter, designation as a Local Green Space in the Local Plan does not itself confer any rights of public access over that which exists at present and looking at Rutland's definitive map, there are no existing public rights of way or rights of access for the public to The Lodge Trust's land.

As previously stated we exist as a Charitable Trust for the benefit of our beneficiaries and at certain times we may need to restrict access to the Lodge Trust property as has been amply demonstrated by the pandemic. We would therefore request that you remove the Lodge Trust land from the potential Green Corridor as this policy (point 2) appears likely to impose on us a requirement to provide greater public access into our land and / or enhance its recreational value, neither of which we can agree to.

MOP4

We have nothing to add to our letter of the 20th October 2020 regarding this policy. We hope to open the country park as soon we are allowed to. We must abide by the infection prevention control guidance issued by various regulators for the safety of our residents.

Retaining community facilities (previously MOP12)

In my previous letter I wrote to you outlining our objections to the Lodge Café being included in this list of buildings. Unfortunately in the text section of 6.5.1 appears to suggest the whole of Lodge is now included as an 'important community service'. We are unsure if this has been left in the text in error because Map 9 does not list the Lodge in 'built facilities'. Although we don't immediately understand the relationship of Map 9 to the text as it is not referenced anywhere. Maybe you could clarify for us if the reference to the Lodge in this text is an error?

If it's not an error then the following applies.

In 6.5.2 it says

"However, support for the retention and enhancement, where possible, of community services is provided by the National Planning Policy Framework and the Rutland Local Plan. The latter indicates that the loss of provision will not be supported unless an alternative facility is to be provided or options for continued use are not financially viable."

As per my previous letter, we assert our right to close our café for any reason whatsoever and we will not agree under any circumstances to provide replacement facilities as would be required under this policy. In addition should we require MOPA to stop using our land at any time for any reason, then it would be solely MOPA's responsibility to provide the alternative land and the resources needed to relocate their equipment.

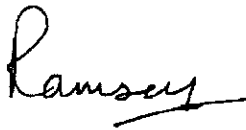
Under charity law the Trustees act on behalf of the beneficiaries of the Trust and as explained above the café is not solely a commercial enterprise but primarily exists to provide the beneficiaries of the Trust a place to work and interact with the public. This is directly reflected in the amended statement above (p17 edit).

To that extent the trade is incidental to the Trust, therefore as a charitable organisation inclusion in 6.5.1 places us under unreasonable commercial conditions that may directly contradict our charitable purposes.

Please therefore remove the Lodge from this list of buildings / properties

Before you finalise the submission, I'd be grateful if you can let me have your response in writing to the points we've raised. I'd also be grateful to see the final draft before submission and have the opportunity to discuss any remaining issues with you.

Yours sincerely,

A handwritten signature in black ink that reads "Ramsey". The signature is written in a cursive style with a long horizontal stroke at the end.

Ramsey Pigott

Chief Executive

From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 12 August 2021 19:31
To: williamsonandy73@gmail.com
Subject: Natural England Response Email
Attachments: Annex - Generic Advice on Natural Environment impacts + opportunities-updated Nov19.pdf

Dear Sir or Madam

Thank you for contacting [Natural England](#). We will action your request as follows:

- For consultations on Development Management, we will respond within 21 days from the receipt of your email.
- For consultations on Development Plans, we will respond within 6 weeks from the receipt of your email.
- For consultations from regulators relating to marine fisheries management we will respond within 21 days or within timelines agreed with your Natural England primary contact.
- For marine licence applications (including self-service marine licence applications) we will respond within 28 days.
- If you have specified a different deadline or we agree a revised deadline with you, we will respond within the time specified or agreed.
- If you are applying for the Discretionary Advice Service, we will respond to you within 15 working days.
- If you are a member of the public, we will respond to your query within 10 working days from receipt of your email.
- If your consultation relates to a Tree Preservation Order, Advertisement Consent, Hedgerow Removal Notice or Listed Building Consent, there is no requirement to consult us and you will not receive a further response.

If you do not receive a response from Natural England (or communication on a revised response date), we have no specific comments to make. Please refer to our general advice in the Annex below.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the proposals are not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not the proposals are consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of sites and the impacts of development proposals to assist the decision making process. We advise local planning authorities to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend that local planning authorities use Natural England's Site of Special Scientific Interest Impact Risk Zones (available on [Magic](#) and as a downloadable [dataset](#)) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at:

<https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice> <https://www.gov.uk/guidance/developers-get-environmental-advice-on-your-planning-proposals> <https://www.gov.uk/guidance/consulting-on-neighbourhood-plans-and-development-orders>

Kind regards
Natural England Consultations Team

This email and any attachments is intended for the named recipient only. If you have received it in error you have no authority to use, disclose, store or copy any of its contents and you should destroy it and inform the sender. Whilst this email and associated attachments will have been checked for known viruses whilst within the Natural England systems, we can accept no responsibility once it has left our systems. Communications on Natural England systems may be monitored and/or recorded to secure the effective operation of the system and for other lawful purposes.

From the office of: Joanna Clinton
Telephone: 07815 776059
Email address: Joanna.clinton@westleicestershireccg.nhs.uk

Date: 23/08/21

By e-mail

Dear Andy Williamson

Re: Draft Neighbourhood Plan, Market Overton

We are writing in response to the draft Neighbourhood Plan for Market Overton

The LLR Clinical Commissioning Groups (CCGs) are supportive of the vision set out in your draft plan and would want to work collectively with you to understand in more detail how the local NHS can contribute to its delivery.

As you have identified, many of the themes in the plan will impact upon the wider determinants of health and as a result population health outcomes. We would therefore welcome working together to maximise the opportunity for health and wellbeing within the vision outlined in your plan.

In particular we would welcome:

- Actions to support the development of community identity; maximising opportunities for residents to come together to create community cohesion and support each other.
- Maximise the opportunities and provision of green space and local recreational facilities that actively promote enable residents to access and undertake physical activity with ease (both formal and informal). Consideration for this type of provision should be varied, evidenced based and compatible with local leisure, and open space strategies. Types of provision could range from (but not limited to) built leisure centre facilities, community centres to play areas to structures walking trails, café / social facilities, or semi nature accessible open space.
- That the development is designed in such a way to encourage and enhance physical and mental health and wellbeing and demonstrate compatibility with published national guidance from Sport England, Public Health England, NHS, Design Council and others e.g Active Design Guidance, Building for Life 12, Manual for Streets, Spatial Planning for Health
- Ensure that there are a range of options for travel (including active travel) within the development that enables residents to get to and from work and leisure easily.

Chief Executive: Andy Williams

Leicester office: St John's House, 30 East Street, Leicester, LE1 6NB. Tel: 0116 295 0750.
www.leicestercityccg.nhs.uk

Loughborough office: 55 Woodgate, Loughborough, LE11 2TZ. Tel: 01509 567700.
www.westleicestershireccg.nhs.uk

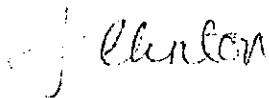
Glenfield office: Leicestershire County Council, Room G30, Pen Lloyd Building, County Hall, Glenfield, Leicester, LE3 8TB. Tel: 0116 295 7572. www.eastleicestershireandrutlandccg.nhs.uk

- Infrastructure for Active Travel should be actively encouraged with provision for high quality cycling and walking routes within the development, good connectivity to surrounding settlements and ease of access to public transport.
- Designs that support the reduction in carbon emissions, as this has a direct impact on some resident's health

As well as the above generic comments it is important to note that an increase in the number of new residents in any area will have a direct impact upon local NHS services whether that is primary, hospital or community care. Local primary care services are already under high demand and therefore any additional demand from housing developments will require developer contribution to mitigate this.

Thank you for the opportunity to comment on your vision and I look forward to working together to make the most of the opportunity and mitigate any impacts from increases in population upon local NHS services.

Yours sincerely



Joanna Clinton
Head of Strategy and Planning

williamsonandy73@gmail.com

From: LN Planning <LNplanning@environment-agency.gov.uk>
Sent: 23 August 2021 13:42
To: williamsonandy73@gmail.com
Subject: RE: Market Overton Parish Council - Neighbourhood Plan

Dear Andy

Thank you for consulting us on the Draft Neighbourhood Plan for Market Overton.

We aim to reduce flood risk, while protecting and enhancing the water environment. We have had to focus our detailed engagement on those areas where the environmental risks are greatest. Based on the environmental constraints within the area, we have no detailed comments to make in relation to your Plan at this stage. However, we welcome the inclusion of policies relating to green infrastructure and biodiversity.

Kind regards

Nicola Farr
Sustainable Places - Planning Specialist
Lincolnshire & Northamptonshire Area, Environment Agency
Currently working from home

nicola.farr@environment-agency.gov.uk

External: 020 302 55023

Mobile: 07831 117865



Creating a better place
for people and wildlife



From: williamsonandy73@gmail.com [mailto:williamsonandy73@gmail.com]

Sent: 12 August 2021 19:31

To: e-midlands@historicengland.org.uk; emilie.carr@historicengland.org.uk; andrew.pritchard@emcouncils.gov.uk; info@emcouncils.gov.uk; eri.wong@highwaysengland.co.uk; martin.seldon@highwaysengland.co.uk; planning@highwaysengland.co.uk; LN Planning <LNplanning@environment-agency.gov.uk>; SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>; Deeming, Roslyn <Roslyn.Deeming@naturalengland.org.uk>; Mahoney, Sean <Sean.Mahoney@naturalengland.org.uk>; spatience@anglianwater.co.uk; planningliaison@anglianwater.co.uk; northamptonshire@wildlifebcn.org; enquiries@homesengland.gov.uk; box.landandacquisitions@nationalgrid.com; eri.wong@highwaysengland.co.uk; martin.seldon@highwaysengland.co.uk; planning@highwaysengland.co.uk; LN Planning <LNplanning@environment-agency.gov.uk>; SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>; Deeming, Roslyn <Roslyn.Deeming@naturalengland.org.uk>; Mahoney, Sean <Sean.Mahoney@naturalengland.org.uk>; spatience@anglianwater.co.uk; planningliaison@anglianwater.co.uk; northamptonshire@wildlifebcn.org; enquiries@homesengland.gov.uk; box.landandacquisitions@nationalgrid.com;



n.grid@woodplc.com; nationalgrid.uk@avisonyoung.com; public.affairs@ee.co.uk; dpm@monoconsultants.com; Chris.Bramley@severntrent.co.uk; GrowthDevelopment@severntrent.co.uk; planningpolicy@melton.gov.uk; Adhvait.Sheth@EastLeicestershireandRutlandccg.nhs.uk; localplans.midlandsandeast@property.nhs.uk; Joanna.Clinton@westleicestershireccg.nhs.uk; wepc.clerk@yahoo.co.uk; rogerherby@aol.com; frank.thibault@yahoo.co.uk; jane.moore55@btinternet.com; greethampc@gmail.com; ken@kenandlinda.co.uk
Cc: 'Helen Duckering' <mopc1@outlook.com>

Subject: Market Overton Parish Council - Neighbourhood Plan

Kindly see the attached notice from Market Overton Parish Council describing how to access our Pre-Submission Neighbourhood Plan . As interested parties and neighbouring Parish councils, you are hereby notified in accordance with Regulation 14 consultation criteria that our pre submission Neighbourhood Plan is available for viewing and comment.

Yours Faithfully

Andy Williamson

Chair

Market Overton Parish Council

Clerk –Helen Duckering

Email mopc1@outlook.com

Information in this message may be confidential and may be legally privileged. If you have received this message by mistake, please notify the sender immediately, delete it and do not copy it to anyone else. We have checked this email and its attachments for viruses. But you should still check any attachment before opening it. We may have to make this message and any reply to it public if asked to under the Freedom of Information Act, Data Protection Act or for litigation. Email messages and attachments sent to or from any Environment Agency address may also be accessed by someone other than the sender or recipient, for business purposes.



Mr Andy Williamson
Market Overton Parish Council
3 Ruddle Way
Langham
Rutland

Direct Dial: 0121 625 6870

Our ref: PL00754562

17 August 2021

Dear Mr Williamson

Neighbourhood Plan for Market Overton

Thank you for consulting Historic England about your Neighbourhood Plan.

The area covered by your Neighbourhood Plan includes a number of important designated heritage assets. In line with national planning policy, it will be important that the strategy for this area safeguards those elements which contribute to the significance of these assets so that they can be enjoyed by future generations of the area.

If you have not already done so, we would recommend that you speak to the planning and conservation team at your local planning authority together with the staff at the county council archaeological advisory service who look after the Historic Environment Record. They should be able to provide details of the designated heritage assets in the area together with locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway (www.heritagegateway.org.uk). It may also be useful to involve local voluntary groups such as the local Civic Society or local historic groups in the production of your Neighbourhood Plan.

Historic England has produced advice which your community might find helpful in helping to identify what it is about your area which makes it distinctive and how you might go about ensuring that the character of the area is retained. These can be found at:-

<https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>

You may also find the advice in "Planning for the Environment at the Neighbourhood Level" useful. This has been produced by Historic England, Natural England, the Environment Agency and the Forestry Commission. As well as giving ideas on how you might improve your local environment, it also contains some useful further sources of information. This can be downloaded from:



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TF

Telephone 0121 625 6888
HistoricEngland.org.uk





Historic England

http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf

If you envisage including new housing allocations in your plan, we refer you to our published advice available on our website, "Housing Allocations in Local Plans" as this relates equally to neighbourhood planning. This can be found at <https://content.historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/heag074-he-and-site-allocation-local-plans.pdf/>

If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.

Yours sincerely,

C. Fletcher

Clive Fletcher
Principal Adviser, Historic Places
clive.fletcher@HistoricEngland.org.uk



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TF

Telephone 0121 625 6888
HistoricEngland.org.uk



Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any information held by the organisation can be requested for release under this legislation.

Rutland County Council Officer response to Market Overton Pre-Submission Neighbourhood Plan

Reference	Comment on Pre Submission NP
N/A	<p>General comments</p> <ul style="list-style-type: none"> The draft Market Overton (MONP) was written to be generally supportive of the emerging Local Plan in Rutland and the National Planning Policy Framework. As the emerging Local Plan has now been withdrawn the MONP will need to reference the Core Strategy Development Plan Development (DPD) (July 2011) and the Site Allocations and Policies DPD (October 2014) in terms of basic conditions and general conformity. The latest evidence reports produced as part of the local plan review can be used and referenced to support policies in the MONP. References to the emerging Local Plan need to be amended. With the Local Plan being withdrawn we have put together a list of policies from the local plan that could be included in the neighbourhood plan (see below). They were designed to help shape new development and are supported by the Local Plan evidence base. As such, text from these policies could be used in the MONP to help shape development in Market Overton, if these are considered appropriate for your community. There is an option to allocate the site on Main Street, Market Overton (Policy Ref- H1.14 or site ref- MAR/04a) which was allocated in the Local Plan in the MONP following a robust site identification and appraisal process. This could help protect against extra unwarranted development within Market Overton as the Council is unable to demonstrate, a 5 year housing land supply following the withdrawal of the Local Plan. RCC Planning Officers would be happy to organise a further meeting with the MO Neighbourhood Plan Group to discuss the policies from the Local Plan which could be used in the MONP as well as the implications of potentially allocating a site. Policies or parts thereof that include the word 'should' are aspirational. Where we can actually enforce it, use 'shall'. In policy wording, use the word 'approved' instead of 'supported'.

Rutland County Council Officer response to Market Overton Pre-Submission Neighbourhood Plan

Reference	Comment on Pre Submission NP
Comment from Design Officer	<ol style="list-style-type: none"> 1. Make reference to the National Design Guide throughout. 2. Refer to the need to follow the design process – i.e. fully assess the site and context first, then show how this context has been responded to, then a vision and broad design concepts, then the detailed design (this is in our draft Design Guidelines for Rutland and South Kesteven – that could also be referred to). 3. Cover in some way the special character of the streets – maybe in section 4 – there are grass verges, some large street trees, village green/s, stone walls as front boundaries, sometimes hedges too, rural characteristics that are important to observe.
Comments from transport strategy manager	<ol style="list-style-type: none"> 1. There is little in there regarding footway and cycle way enhancements. The document refers to the fact that residents wanted to see more provisions – but we couldn't see anything which said where. 2. There are also comments on the limited bus provision. Market Overton has always had low level bus usage therefore an indication of preferred improvements would be helpful. If this is not appropriate for the plan the parish is welcome to provide this information separately. <p>If provided this information would feed into our further strategy work. Of course this does not guarantee improvement, but having such information within their plan (if appropriate) would give it more merit if any funding became available. We also note that the parish may not want to spend any CIL money on transport.</p>
MOP1	Dwelling Sizes and type
1.	<ul style="list-style-type: none"> • Change wording of policy from “including bungalows and two storey properties...” to “and/or single storey accommodation” as you would need to have supporting evidence other than the village survey to require bungalows. • Also refer to Policy H7 – Accessibility Standards in the emerging Local Plan. Wording could be incorporated from this into policy MOP1 to specify “ at least 50% of all new residential development on sites of 10 dwellings or more is required to be adaptable and accessible as defined in part M4 (2) Category 2 Accessible and adaptable dwellings of the building regulations.” Will need to reference the Accessibility evidence referenced in the Local Plan if this is included in the policy.
2.	<ul style="list-style-type: none"> • Now that the Local Plan has been withdrawn, include detail from Policy H9 – Affordable housing. Change the policy from “Affordable housing, provided in accordance with the policies of the Local Plan..” to “Developments of six or more dwellings will be required to make affordable housing provision

Rutland County Council Officer response to Market Overton Pre-Submission Neighbourhood Plan

Reference	Comment on Pre Submission NP
	<p>for 30% of 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 Practise guidance."</p> <ul style="list-style-type: none"> • Add in the supporting text of the policy that this requirement is backed up by the Council's Viability Assessment.
MOP2	<p>Landscape Character</p> <ul style="list-style-type: none"> • Recommend rewording the sentence from "To be supported, proposals should conserve ..." to "Proposals will only be approved where they conserve..." • The policy mentions the positive characteristics and features of the local landscape. If there are any specific characteristics or features then they should be identified here. It would be helpful to list the characteristics and features that need to be protected.
2.	<ul style="list-style-type: none"> • Recommend rewording the sentence from "To be supported, proposals should safeguard these views..." to "Proposals will be approved where they minimise the impact on these views..."
MOP3	<p>Green Infrastructure Corridors</p> <ul style="list-style-type: none"> • The first two parts of MOP3 are not a planning policy. They would not help to determine whether a planning application could be approved or not. They are community aspirations/actions and could be included elsewhere in the MONP under a separate heading. • The third part of MOP3 could be incorporated into MOP2 in relation to character.
1. & 2.	
3.	
MOP4	<p>Local Green Space</p> <ul style="list-style-type: none"> • Robust evidence is required to show that an area is demonstrably special to the local community in line with the requirements of the NPPF. • When deciding when to designate a Local Green Space, it is important to start with thinking about what level of protection do these spaces require? Is this the most appropriate policy to protect them? Some of these spaces will be protected by other policies and will be unlikely to be developed anyway and so it isn't appropriate to designate them as Local Green Space.
MOP5	<p>The Design of New Buildings and Extensions</p>

Rutland County Council Officer response to Market Overton Pre-Submission Neighbourhood Plan

Reference	Comment on Pre Submission NP
1. Comments from Design Officer	<ul style="list-style-type: none"> • Reword sentence from "To be supported" to "To be approved" • Mention local materials more and may want to extend high quality to whole settlement and not just conservation area
MOP6	Residential Amenity and Traffic Management
6.3.22 Comments from Design Officer	<ul style="list-style-type: none"> • Amend reference to the parking standards appendix within the Local Plan. • Also mention street character being sensitive to existing street character and materials
MOP7	Natural Features and Landscape Works
1.	<ul style="list-style-type: none"> • Add in reference to biodiversity net gain in this paragraph. Could use wording from Policy EN9 – The Natural Environment from the Local Plan, for example – "New development will be expected to maintain, enhance, restore or add to biodiversity. Opportunities should be taken to achieve positive gain through the form and design of the development."
MOP8	Surface Water Flooding
	<ul style="list-style-type: none"> • Wording from policies EN5 and EN6 in the local plan can be used to help with this policy. E.g. "All development must avoid increasing flood risk elsewhere."
MOP9	Market Overton Industrial Estate
6.4.2 6.4.3	<ul style="list-style-type: none"> • Remove reference to Local Plan. • Don't use the term 'Limits of development' as only the Local Plan can define/amend 'limits of development'
1. 2.	<ul style="list-style-type: none"> • Change "limits of development" to "area defined" • "Small scale" either needs to be defined or could include "is of appropriate scale, use and nature that will not have a significant"
MOP10	Working From Home
1.	<ul style="list-style-type: none"> • The first sentence of the policy needs to be reworded as it is not clear what is meant by "working at home" and it is misleading. For example add in more detail such as "Proposals for the use of part of a dwelling for office and/or light industrial uses, and for small-scale free-standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported where:"

Rutland County Council Officer response to Market Overton Pre-Submission Neighbourhood Plan

Reference	Comment on Pre Submission NP
	<ul style="list-style-type: none"> • Policy E4 from the local plan could help with the wording of MOP10. • Section C of policy SP15 in Site allocations and policies DPD (amenity) also protects the amenity of the wider environment surrounding planning proposals.
MOP11	Fibre to the premises
6.4.7	<ul style="list-style-type: none"> • Remove reference to the Local Plan • Can use policy SC3 wording in the Local Plan to help with this policy. The word "technology" is in the wrong place in the sentence.
MOP12	The Retention of Community Facilities
	<ul style="list-style-type: none"> • Reference the community facilities within the policy. • Could add criteria In MOP12 - "There is no longer a need or demand for the existing community facility"
MOP13	The Provision of New Community Facilities
6.5.6	<ul style="list-style-type: none"> • Amend reference to the Local Plan
1.	<ul style="list-style-type: none"> • Policy reads slightly strangely – change from " will be supported where they would." to "... will be approved where the development:" <ul style="list-style-type: none"> ○ "will not result.." ○ "will not generate.."

Rutland County Council response to Market Overton Pre-Submission Neighbourhood Plan

Draft Local Plan policies to support neighbourhood plan policies.

Policy
SD1 – Sustainable Development Principles
H5 Housing Density
H6 Meeting all housing needs
H7 – Accessibility Standards
H9 – Affordable Housing
E2- Expansion of existing businesses
E4 – The rural economy
EN1 – Landscape Character impact
EN2 – Place Shaping
EN3 – Delivering Good Design
EN4 – Sustainable building and construction
EN5- Surface water management, water supply, foul drainage and sustainable drainage systems
EN6 – Reduce the risk of flooding
EN9 – The Natural Environment
EN10- Blue and green infrastructure
EN13 Local Green Space
EN14 – Provision of new open space
EN15 – The historic and cultural environment
SC1- Delivering healthy, safe and inclusive communities
SC3 – Promoting fibre to the premises broadband (FTTP)

