



**KETTON AND TINWELL  
JOINT NEIGHBOURHOOD PLAN  
2021 – 2041  
REGULATION 16 SUBMISSION  
SEPTEMBER 2022**

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## ABOUT THIS DOCUMENT

### What is a Neighbourhood Plan?

The Neighbourhood Plan (the Plan) gives our community a right to exert more influence over future development in Ketton and Tinwell parishes. Whilst it cannot be used to prevent development, it gives us the opportunity to influence the type of development that we need and want, while protecting the distinctive character of our local area.

This Plan was commissioned by Ketton Parish Council (KPC), which is the “qualifying body” under the Neighbourhood Plan Regulations, and Tinwell Parish Meeting (TPM). It was prepared on their behalf by a Joint Neighbourhood Plan Steering Group (JNPSG) made up of community volunteers, two of whom were also members of KPC and TPM.

The Plan sets out a vision for our two parishes over the period to 2041. The JNPSG has undertaken consultation with the local community on several occasions since 2017 and the responses have been of immense value in preparing the Plan.

**The Neighbourhood Plan is made up of this Plan document, together with the accompanying two-part Evidence Document, and the Consultation Statement.**

### How the Neighbourhood Plan is organised

**As this Neighbourhood Plan operates in a regulatory framework, there are clear specifications as to what it can and cannot cover, and what it needs to contain in terms of information. This necessarily leads to a very long document. The following paragraphs will hopefully help the reader to navigate through the contents.**

The Neighbourhood Plan is divided into the following sections:

#### ***Section 1 - Introduction***

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

## ***Section 2 – Policy Context***

This section set out the Planning Context with which the Neighbourhood Plan is required to be in conformity, together with specific planning and other relevant policies which have been taken into account in order to create an overall framework on which to base the Neighbourhood Plan policies.

## ***Section 3 - Portrait of the area***

This section provides an introduction to the Neighbourhood Plan Area. It briefly describes the location of Ketton and Tinwell together with the local landscape and history, the age profile of the population, the housing stock, local facilities, employment and public transport. Annexes with further information are also provided, and these are contained in the “Evidence Document”.

## ***Section 4 - The Key Issues, the Vision and the Plan Objectives***

This section summarises the key issues raised through public consultation. It sets out the overall Vision for Ketton and Tinwell and identifies the Key Objectives that will help to deliver the Vision.

## ***Section 5 - The Neighbourhood Plan policies***

This section sets out the planning policies that will be used to determine planning applications in Ketton and Tinwell. Implementation of the policies will help achieve the Vision and Objectives of the Neighbourhood Plan.

## ***Section 6 - Community Aspirations***

Whilst this section does not fall formally within the Plan’s policies relating to planning applications, it nevertheless covers issues which consultation has revealed to be of concern and/or interest to residents, and sets out suggestions for how they might be progressed. The issues noted may be considered by KPC, TPM and residents when engaging with the Local Planning Authority, which is Rutland County Council (RCC).

## ***Section 7 - Implementation, monitoring and review***

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

## ***Section 8 - Appendices***

This section includes:

- A ***Glossary*** which provides a list of key planning terms and other abbreviations used in the text;
- ***Summaries of the contents of the Evidence Document***, which provide further background information to the Plan.

## **SECTION 1 - INTRODUCTION**

Neighbourhood plans were introduced as part of the Localism Act 2011 to enable local communities to have a greater say about the use and development of land and buildings in their area.

A neighbourhood plan cannot put a block on all development in an area. Rather, it provides an opportunity to shape where development will go and what it will look like, and also sets out considerations for other important matters, such as protection of the local environment and heritage.

Once approved at a referendum, a neighbourhood plan, alongside the relevant Local Plan(s) becomes a statutory part of the development plan for the area. This means that planning applications must be determined by the Local Planning Authority in accordance with the policies of the neighbourhood plan unless material considerations indicate otherwise.

### **Background to this Neighbourhood Plan**

In early 2017, KPC and TPM initiated discussions with the residents of their respective parishes to establish whether there was a general desire to take advantage of the Government's changes to the planning system which enabled communities to produce a Neighbourhood Plan. Both KPC and TPM felt the creation of a Joint Plan would provide an opportunity to shape future development in the area while safeguarding and enhancing what is valued.

Following various discussions and public meetings which indicated there was an interest in seeing a Neighbourhood Plan developed, a Joint Neighbourhood Plan Steering Group (JNPSG) was established later in 2017 to oversee the process of preparing the Neighbourhood Plan. Terms of reference were established for the JNPSG with the qualifying bodies KPC and TPM.

The process was formalised in October 2018 when, following an application to RCC, the parishes of Ketton and Tinwell were designated as a Neighbourhood Plan Area.

After a leaflet campaign in early 2019 to inform local residents and businesses about the process, the JNPSG organised five open events which were held in both Ketton and Tinwell villages in March 2019, to solicit opinions on the key issues facing Ketton and Tinwell

parishes. These were attended by over 300 residents. Visits were also made to community groups to ask for views.

Based on the hundreds of comments received about issues of interest and concern for local residents, the JNPSG developed a Survey to focus people's views on matters that had the highest priority for residents. This Survey was circulated to all households – around 1,000 - in the spring of 2020, and was also published on the JNPSG website so that responses could be given online. The Survey was also delivered to local businesses.

Responses to both the physical and digital versions of the 2020 Survey achieved a response rate from around 30% of total residents, which is very satisfactory compared to experiences of other neighbourhood plans. KPC and TPM provided the initial funding for various aspects of this programme of consultation.

During the process of preparing the Neighbourhood Plan, the JNPSG created a website to publicise and give details about the development of the Plan, and also Facebook, Twitter, Instagram and Nextdoor accounts which updated residents on key details such as meeting agendas and minutes, key timetable points, and key issues under discussion.

Progress on the Plan was regularly reported to Ketton Parish Council and Tinwell Parish Meeting. The JNPSG's regular meetings were initially open to the public. However with the emergence of the COVID-19 pandemic and resultant restrictions on gatherings, it was decided that meetings would be held using a digital platform. Meetings were then split between "working meetings", which had no formal public access, and those where residents could attend via the digital platform, until physical meetings could safely resume. Throughout this period, the Plan's social media accounts and other links were updated as necessary to provide information on progress. They also functioned as a forum in which residents could ask questions.

Other key stakeholders and statutory consultees were contacted for their views (see Consultation Statement).

#### **Regulation 14 Consultation on this Draft Plan**

As part of the statutory process, Ketton Parish Council/Tinwell Parish Meeting and the Steering Group are required to invite representations on the draft Plan prior to it being formally submitted to the County Council.

This stage of the process must include a formal consultation period of at least six weeks to publicise the Plan and bring it to the attention of people who live, work or carry on business in the Neighbourhood Plan area. It is also required to invite representations on



the draft Plan from key stakeholders and statutory consultees, including the County Council.

This formal consultation, in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, ran from Friday 4<sup>th</sup> February 2022 until Friday 18<sup>th</sup> March 2022.

All residents in the Neighbourhood Plan Area received an explanatory booklet in advance of the consultation period, giving details of how to submit responses, which they could do either electronically via the Neighbourhood Plan website, or by filling in a paper questionnaire.

Whilst the bulk of the documents associated with this Neighbourhood Plan were accessible online, printed copies of the Plan document were also made available at key public buildings in the two parishes. Three 'drop-in' sessions were arranged to provide further explanation about the Plan, and residents who could not access the Plan document online and were unable to attend any of these sessions were able to borrow a printed copy.

In total (see Consultation Statement), responses were received from just under 9% of dwellings in the Plan Area, and the vast majority were supportive of both the policies and the community aspirations in the Plan. Numerous responses from businesses, statutory agencies and other stakeholders were also received. The information obtained from this consultation has allowed revisions to be made to the Plan, producing this current version.

In summary, therefore, the policies in the Neighbourhood Plan are underpinned by:

- views expressed by the local community and other stakeholders, through public events, posters, engagement via social media and correspondence, and the 2020 Survey;
- the outcomes of an informal consultation in January 2021 which included around 78 external organisations and individuals with a potential interest in the Plan;
- evidence from a variety of other sources including background documents produced to support the policies in the previous Local Plans for the area;
- documents produced by the JNPSG or other local sources; and information supplied by other bodies;
- the outcomes of the Regulation 14 Consultation carried out during February/March 2022, the results of which are fully explained in the Consultation Statement accompanying this Plan document.



Collectively, all of the background information produced for the Plan is referred to as the 'Evidence Document' (which is in two Parts – See Appendix 2 of Section 8 of this Plan), and also includes the Consultation Statement.

### **Next steps**

The Plan has been reviewed in the light of comments received in the Regulation 14 Consultation, and where necessary revised. The next stage is the formal submission now being made to Rutland County Council.

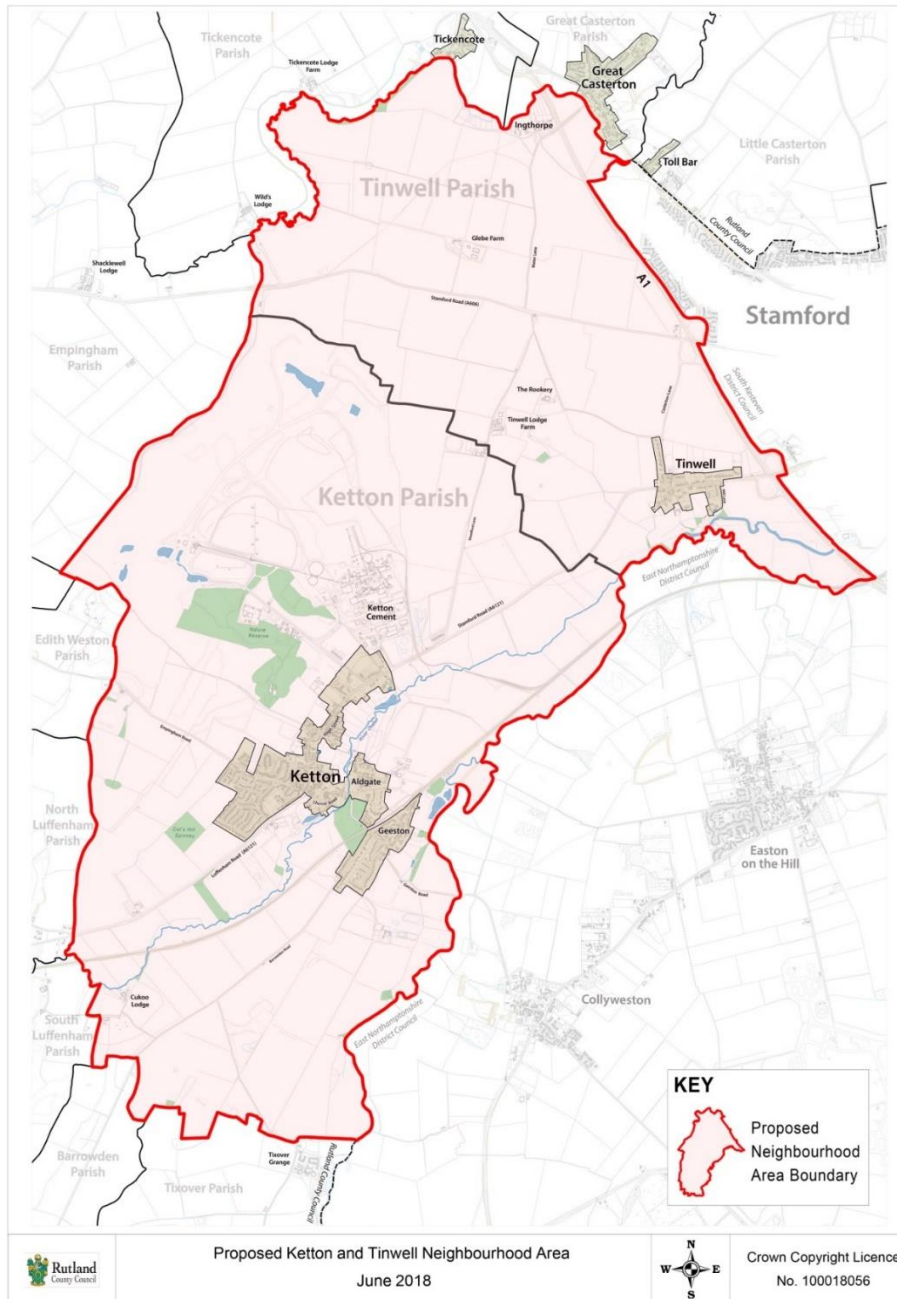
The County Council will again publicise the submitted plan for a six-week period and invite comments. An independent examiner will then be appointed to consider any representations and check that the Plan meets certain basic conditions, including conformity with national and local planning policies. The examiner may recommend modifications to the County Council to ensure that this is achieved.

The independent examiner will receive any representations made during the six-week consultation period. The examiner's role is limited to testing whether or not the Neighbourhood Plan meets the 'basic conditions' (see Section 2) and certain other matters. The examiner will then issue a report which will recommend whether the Plan should proceed to a referendum or not, and will indicate any changes that should be made to the document. RCC will consider the examiner's report; it will make any necessary changes to the Plan and take the decision on whether to send it to referendum.

The submitted Plan can only proceed to a community referendum of voters on the electoral roll once the County Council is satisfied that the Plan meets the basic conditions. A majority of people voting must then support the Plan at the referendum if it is to be eventually 'made' by Rutland County Council. Once 'made', the Neighbourhood Plan will become part of the Development Plan, and will become a material consideration when determining planning applications.

## The Plan Area and the Plan period

The Neighbourhood Plan covers the period 2021 to 2041. It includes a shared Vision and Objectives together with planning policies and actions which will contribute towards the Vision. The parishes of Ketton and Tinwell together were designated by Rutland County Council as a Neighbourhood Plan Area (the Plan area) on 18<sup>th</sup> October 2018. The Plan area is shown on the map below.



## SECTION 2 - POLICY CONTEXT

This section considers:

- A. ***the Overall Policy Context***: i.e. national legislation and guidance with which the Neighbourhood Plan must comply; and
- B. ***the Strategic Policy Context***: i.e. that provided by RCC Local Plans and policies, including the policy framework adopted by this Plan as a *modus operandi* following the withdrawal of the draft Local Plan.

(Note: All references to Local Authority documents in this section can be found on the RCC website)

### A. The Overall Policy Context

Although there is significant scope for the local community to decide on planning policies, the Neighbourhood Plan is required to meet The Basic Conditions, as follows:

#### ***National Planning Policy and Guidance:***

The Neighbourhood Plan must have appropriate regard to national planning policy and guidance contained primarily within the (July 2021) National Planning Policy Framework (NPPF). It states that Neighbourhood Plans should support the delivery of strategic policies contained in Local Plans and should shape and direct development that is outside of these strategic policies. It adds that Neighbourhood Plans should not promote less development than that set out in the strategic policies or undermine them. The Plan has also been mindful of the Planning Practice Guidance which explains how national policy should be applied.

#### ***Sustainable Development:***

The Neighbourhood Plan must contribute to sustainable development through improvements in environmental, economic and social conditions or through the consideration of measures to prevent, reduce or offset any potential adverse effects arising from proposals.

### ***European Union and successor obligations:***

The Neighbourhood Plan must be compatible with regulations now in force under UK law which carry forward requirements under EU legislation following the UK's departure from the EU. Most notably these involve consideration of the likely significant effects of the Plan on the environment and on any sites designated under the UK Habitats Regulations (following on from the EU Habitats Directive). Rutland County Council carried out a screening exercise in July 2022, including consultation with statutory agencies, to determine whether or not it would be necessary to undertake a Strategic Environmental Assessment (SEA) to meet these Regulations in the Plan Area. This screening exercise has concluded that an SEA was not required, and the full report is one of the documents submitted in support of the Neighbourhood Plan.

### ***The Development Plan:***

The Neighbourhood Plan must be in general conformity with the strategic policies of the Local Authority 'Development Plan'. At local government level, Ketton and Tinwell are within an area administered by Rutland County Council, which is a unitary authority.

The Adopted Local Plan sets out planning policies for Rutland up to 2026. It is made up of a number of Development Plan Documents (DPD). These are listed in detail in part B – Strategic Policy Context below. A Local Plan review had been progressing and a document had been submitted for Inquiry, but the plan was withdrawn in September 2021.

This Plan has therefore aimed to produce a framework within which development within the Plan area should be considered, alongside the current adopted planning policies for Rutland. In producing this framework, the formulation of the Plan has drawn on Local Authority policies that have previously been developed and could reasonably be seen as informing the development of a new Local Plan in due course.

Further details and analysis are given in ***part B - Strategic Policy Context*** - below.

At the same time, the formulation of the Plan has been directed by the clear views expressed by the residents of the community about the things they value most:

- Preserving the local landscape and the rural character of the Plan Area;
- Ensuring any development is of a type the community feels is required;
- Protecting wildlife and biodiversity;
- Maintaining a safe and healthy community.

It is hoped that this Plan will help ensure that where development takes place it prioritises the needs of local residents, and that it can help protect our local communities against inappropriate development which would compromise the character and heritage of the area we all love.

## B. Strategic Policy Context

This section sets out the Development Plan policies which have informed the creation of the policies in this Neighbourhood Plan, and argues the case for the policy framework and approach used in this Plan to deal with the impact of the withdrawal of the draft Local Plan.

### ***The Development Plan***

The Development Plan is the name for the collection of adopted local development documents or planning policy documents that shape development and manage land use in a particular area. It contains the policies and proposals against which planning applications are determined. To meet the Basic Conditions (see above), a Neighbourhood Plan must be in general conformity with the Strategic Planning Policies for the area, as set out in the Development Plan. As noted above, the Development Plan in Rutland is the adopted Local Plan which looks forward until 2026 and comprises three documents:

- (1) The Core Strategy Development Plan Document (CS DPD) adopted in July 2011.
- (2) The Site Allocations and Policies DPD (SAP DPD), adopted in October 2014.
- (3) The Minerals Core Strategy & Development Control Policies (MCS DPD), adopted in October 2010.

In the current Core Strategy (Policy CS4 - location of development) Ketton was identified as a Local Service Centre, noting that it can accommodate *“a level of growth mainly through small scale allocated sites, infill developments and conversion or reuse of redundant suitable rural buildings”*.

The Ketton and Tinwell Neighbourhood Plan does not include new housing or employment site allocations. Therefore, the provisions made in the Site Allocations and Policies DPD (SAP DPD) will apply in terms of proposed or committed housing sites, new employment land and protected employment sites. Policy SP 4 of the SAP DPD identifies four proposed housing sites in Ketton. These are as follows:

- |  |
|--|
| - H5 Land adjacent to Chater House, High Street (1.22ha providing 34 dwellings)                  |
| - H6 Home Farm, High Street (1.2ha providing 19 dwellings)                                       |
| - H7 Land at the Crescent, Stamford Road (0.75ha providing 20 dwellings)                         |
| - H8 Land adjacent to Empingham Road (also known as Wotton Close) (1.1ha providing 33 dwellings) |

It should be noted that as current applications stand the numbers of dwellings have changed, leading to an overall increase on the above figures - see Policy KT 13 below.

In addition, The Core Strategy DPD (Policy CS13) protects existing employment sites (e.g. the cement works) and the undeveloped (previously allocated) employment land at Pit Lane, Ketton.

The withdrawn Local Plan presented helpful information on the relationship between Local Plans and Neighbourhood Plans, and a list of Strategic Policies cross-referenced to the existing policies in the three DPDs which were to be replaced in the new Local Plan is set out below. By extension, those policies form the Strategic Policy Context for the Neighbourhood Plan, and an explanatory table is set out in the section below entitled ***“Suggested Neighbourhood Plan policies to complement and add value to the adopted Local Plan”***.

The DPD policies which are relevant to Ketton and Tinwell are listed as follows.

#### **The Core Strategy DPD**

- Policy CS1 – Sustainable development principles
- Policy CS2 - The spatial strategy
- Policy CS3 - The Settlement Hierarchy
- Policy CS4 - The location of development
- Policy CS7 - Delivering socially inclusive communities
- Policy CS8 - Developer contributions
- Policy CS9 - Provision and distribution of new housing
- Policy CS10 - Housing density and mix
- Policy CS11 - Affordable housing
- Policy CS12 - Gypsies and travellers
- Policy CS13 - Employment and economic development
- Policy CS15 – Tourism
- Policy CS16 - The rural economy
- Policy CS18 - Sustainable transport and accessibility
- Policy CS19 - Promoting good design

- Policy CS20 - Energy efficiency and low carbon energy generation
- Policy CS21 - The natural environment
- Policy CS22 - The historic and cultural environment
- Policy CS23 - Green infrastructure, open space, sport and recreation
- Policy CS25 - Waste management and disposal

### The Site Allocations and Policies DPD

Policy SP1	Presumption in favour of sustainable development
Policy SP2	Sites for residential development
Policy SP4	Sites for waste management and disposal
Policy SP5	Built development in the towns and villages
Policy SP6	Housing in the countryside
Policy SP7	Non-residential development in the countryside
Policy SP8	Mobile homes and residential caravans
Policy SP9	Affordable housing
Policy SP10	Market housing within rural exception sites
Policy SP13	Agricultural, horticultural, equestrian and forestry development
Policy SP14	Telecommunications and high-speed broadband
Policy SP15	Design and amenity
Policy SP16	Advertisements
Policy SP17	Outdoor lighting



Policy SP18	Wind turbines and low carbon energy developments
Policy SP19	Biodiversity and geodiversity conservation
Policy SP20	The historic environment
Policy SP21	Important open space and frontages
Policy SP22	Provision of new open space
Policy SP23	Landscape character in the countryside
Policy SP24	Caravan and camping sites
Policy SP25	Lodges, cabins, chalets & similar self-serviced holiday accommodation
Policy SP28	Waste-related development

#### **The Minerals Core Strategy & Development Control Policies DPD**

MCS Policy 1	Sustainable Development
MCS Policy 2	The Supply of Minerals in Rutland
MCS Policy 3	General Locational Criteria
MCS Policy 4	Ketton Quarry Area of Search
MCS Policy 7	Residential and Sensitive Land – Uses
MCS Policy 9	Transportation
MCS Policy 10	Minerals Safeguarding
MCS Policy 11	Recycled and Secondary Aggregates
MCS Policy 12	Restoration
MDC Policy 1	Impacts of mineral development
MDC Policy 2	Pollution, health, quality of life and amenity

MDC Policy 3	Sites with National Designations
MDC Policy 4	Impact on Landscape and Townscape
MDC Policy 5	Historic Heritage
MDC Policy 6	Biodiversity and Geological Conservation Interests
MDC Policy 7	Water Resources
MDC Policy 8	Flooding
MDC Policy 9	Recycled and Substitute materials
MDC Policy 10	Development in Mineral Safeguarding Areas
MDC Policy 11	Transportation
MDC Policy 12	Restoration and Aftercare

**Note:** Minerals and waste policies are precluded from Neighbourhood Plans by regulation. The Ketton and Tinwell Neighbourhood Plan will not, therefore, include any such policies. However, once it becomes part of the Development Plan it is expected that the Local Planning Authority will take Neighbourhood Plan policies into account in decision-making on minerals working, processing and site restoration. Neighbourhood Plan policies on landscape character and biodiversity will therefore be especially relevant.

### ***Implications for the Neighbourhood Plan***

It is unfortunate that the Local Plan review was not completed and that the adopted Local Plan only looks forward to 2026. Work on a new Local Plan has commenced, but is in its early stages.

Alongside an acknowledged shortfall in the Rutland 5-year Housing Land Supply, this is likely to lead to pressure for development on unallocated sites in Ketton and Tinwell. Sites already committed for development (see above) will provide for between 106 and 126 new dwellings in Ketton. In addition to this, and since the withdrawal of the Local Plan, there has been the resubmission of an application in respect of 75 dwellings in open countryside (outside the Planned Limits of Development) north of Park Road/Timbergate Road, Ketton, as well as recently submitted applications in respect of a site on Luffenham Road (16 dwellings), and a site at Hunt's Lane (41 dwellings). It is entirely possible that further proposed sites will come forward.

Whilst the NPPF (2021) is likely to result in weight being given to developer arguments about the need for more housing sites, it is considered that the existing Strategic Policies should be applied by RCC in its decision-making. A September 2020 Court of Appeal judgement held that: *“a development plan without strategic housing policies is not automatically “out-of-date” for the purposes of paragraph 11d, and it remains a question of planning judgment for the decision-maker.”* See - <https://www.localgovernmentlawyer.co.uk/planning/318-planning-features/44814-the-nppf-and-out-of-date>

In November 2021, a Rutland County Council cross-party working group was formed to support development of a new Rutland Local Plan. A programme has been developed, but it is anticipated that it will be 2024 before a new Local Plan is adopted. Therefore, in accordance with the Neighbourhood Plan Regulations, the Neighbourhood Plan will be prepared to be in general conformity with the adopted Development Plan.

However, the context for the withdrawal of the Local Plan review should be considered. The main area of contention was a reliance on a proposed new settlement at St Georges Barracks (between North Luffenham and Edith Weston) to meet a large part of the new dwelling requirement. There was, however, considerable support for many of the other policies in that document. The approaches used in those policies can be used to inform the detail of the policies to be included in this Neighbourhood Plan, without prejudice to the Basic Conditions being met. Appendix 2 of the Local Plan review (Reg. 19 Submission Document) is a list of replaced Local Plan policies, enabling cross-reference with the adopted Local Plan.

It is not a formal policy, but Para. 1.14 of the withdrawn document contained useful advice on the role of Neighbourhood Plans: *“Neighbourhood Plans provide policies on issues of a non-strategic, local nature. They should look to add locally specific detail to the strategic policies included in the Local Plan and should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area...”*

Para. 1.19 noted that: *“Neighbourhood Plans must be in general conformity with the strategic policies contained in the Local Plan. The strategic policies are those which are essential to delivering the overall planning... strategy, such as those that set out the number of homes that should be built and where...”*

### ***Suggested Neighbourhood Plan policies to complement and add value to the adopted Local Plan***

Duplication of the Strategic Policies should be avoided, and the principles of those policies should be retained. However, Neighbourhood Plan policies can add detail to the Strategic Policies where there is a justification for doing so, based on local evidence (facts, research

and local opinion). This approach is related to guidance in the National Planning Policy Framework (NPPF 2021) which states that Strategic Policies should not prevent local influence on planning, for example, in Neighbourhood Plans (See Paras. 13, 17, 18, 19, 20, 21, 22, 23 and 28 to 30 (21 and 28 are especially relevant):

*(21). Plans should make explicit which policies are strategic policies. These should be limited to those necessary to address the strategic priorities of the area.....Strategic policies should not extend to detailed matters that are more appropriately dealt with in Neighbourhood Plans...*

*(28) Non-strategic policies should...set out more detailed policies for specific areas, neighbourhoods or types of development....allocating sites, provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out development management policies."*

Based on this approach, the table shows Neighbourhood Plan policy areas apply, alongside the related adopted Local Plan policy: (CS = Core Strategy, SP = Site Allocations & Policies and MCS = Minerals Core Strategy & Development Control Policies). In addition, however, it is considered reasonable for the drafting and justification of the Neighbourhood Plan policies to be informed by the work which was undertaken on the Local Plan review, and the corresponding policies are listed in the third column.

<b>Adopted Local Plan</b>	<b>Proposed complementary Neighbourhood Plan policy area (locally justified)</b>	<b>Local Plan Review (now abandoned)</b>
Policy CS 4	<b>Design and housing mix.</b> The allocated Local Plan sites are in different parts of Ketton and require distinct layouts to reflect local character and the Conservation Area. (NB overall dwelling numbers will be achieved)	H1 Housing allocation and H5 Housing density
Policy CS 13	<b>Employment.</b> Need to improve environmental and sustainable development aspects of Pit Lane.	E3 - Protection of existing employment sites
Policy SP23 and Policy MDC 4	<b>Countryside.</b> To recognise the distinct plateau and valley (Chater and Welland) landscape of the parish.	E4 & E5 - Rural and visitor economies
Policy CS19 and Policy SP15	<b>Design and Local Character.</b> Adding value and local criteria, reflecting the distinct characters of Ketton and Tinwell, in respect of form, building design and materials, with an aspiration for sympathetic design that addresses climate change.	EN1 - Landscape character impact EN3 - Delivering good design

Reduce flood risk (No Policy)	<b>Flooding.</b> In Ketton, the intimate relationship between the River Chater and the village with its many heritage assets, justifies a bespoke, locally-focused, Neighbourhood Plan policy	EN5 - Surface water & drainage EN6 - Reducing the risk of flooding
Policies CS21 & CS23 Policy SP 19, Policies MDC1, 6, 7 & 8	<b>Biodiversity.</b> The natural landscape of Ketton is rich in habitat and biodiversity and the quarrying has created opportunities through restoration. This is unique within Rutland and a detailed local approach to habitat protection and enhancement is justified.	EN9 - The natural environment EN10 - Blue and green infrastructure
Policy SP 21 Policy MDC 1	<b>Character.</b> A policy with locally-derived criteria is important to protect character. The potential for Local Green Space designation will also be examined.	EN12 - Important open space and frontages
Policy CS 21	<b>Landscape.</b> Adding value and local criteria reflecting how landscape, geology and human activity underpin the history of the area and the individual characters of Ketton and Tinwell. Key views will be identified.	EN1 - Landscape character impact
Policy CS2 1 Policy SP 19 MDC1, 6, 7 & 8	<b>Natural environment.</b> Linking landscape and habitats by defining green corridors	EN9 - The natural environment
Policy SP 20 Policies MDC1, MDC3 & MDC5	<b>Heritage.</b> Adding value and local criteria, reflecting how the Conservation Areas, Listed Building and local assets underpin the individual characters of Ketton and Tinwell.	EN16 - Protecting heritage assets
Policy CS 18 Policies MCS 9 & MDC 11	<b>A1 and other major roads:</b> The overall policies cover sustainable transport and active travel, but the A1 runs through Tinwell parish and major trunk roads carrying high volumes of traffic bisect both parishes. Although national/strategic, it is reasonable that when improvements are planned, the landscape character and active travel needs of the Parishes are considered.	SC2 Delivering sustainable transport
Policy SP14	<b>Technological Connectivity.</b> To recognise the importance of IT to small rural businesses and home working. Less commuting supports local services/facilities.	SC3 - Promoting fibre to the premise Broadband
Policies MCS 12 and MDC12	<b>Mineral restoration.</b> Neighbourhood Plans cannot contain minerals policies, but the extent of existing and committed former minerals sites in the Parish is unique	MIN10 - Restoration and aftercare

	in Rutland and reference will be made to the role that former minerals sites play in habitat connectivity and the green corridors.	
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***Indicative Housing Numbers***

In a report approved by the Cabinet of Rutland County Council on 16th November 2021 – “Advice to Neighbourhood Plans – Proposed Methodology for the Provision of Indicative Housing Requirements”, Rutland Council set out a methodology for estimating new housing numbers in the county and how these should be allocated across the various settlements. Around 20% of such housing would be allocated to the larger villages, of which Ketton is one. The paper also addresses the case of smaller villages, such as Tinwell.

The report recognises that any average indicative supply for individual larger villages should be offset by specific commitments already in place at the time of preparing a Neighbourhood Plan in order to avoid potential “over-development” in these larger villages.

This methodology is directed at Neighbourhood Plans which wish to make site allocations. Whilst this Neighbourhood Plan has not sought to make site allocations, nevertheless the report provides important data and reference points for addressing the amount of new development that is appropriate for both Ketton and Tinwell. Consequently the Plan policies on the location and scale of new housing (policies KT 13 and KT 14) take it into account.

**Conclusion**

Given the context and status of the Local Plan, it is imperative that speculative planning applications are managed appropriately to ensure that there is no acceptance of commercial and landowner pressure for the release of greenfield sites on the edge of villages.

At the same time, whilst respecting Strategic Policies, the intention of the Neighbourhood Plan is to reflect community wishes to enable only an appropriate level of development in Ketton and Tinwell, to meet local needs and to provide market choice.

The Strategic Policy Context and approach set out above seek to create a framework to ensure both these aims are achieved.

## SECTION 3 - PORTRAIT OF THE AREA

### General Situation

The parishes of Ketton and Tinwell are located at the eastern edge of the county of Rutland. They cover in total 7.89 square miles (20.4 km<sup>2</sup>) with Ketton Parish containing 5.22 square miles (13.5 km<sup>2</sup>) and Tinwell parish 2.67 square miles (6.9 km<sup>2</sup>). The village of Ketton is the third largest settlement in Rutland.

To their south side they are characterised by the landscape along the Chater and Welland Valleys.

A large part of the south-western side of Ketton parish – together with the view for many miles around - is dominated by Grange Top Quarry and Cement Works. It is one of the largest quarries in Europe, operated by Hanson Cement (part of the Heidelberger Group) and the cement production at Ketton is a nationally important supply. Apart from this significant element, the Plan area is rural - arable or grazing land with some pockets of woodland - with two discrete settlements. Ketton, to the south-west, has 821 properties (2011 Census) and Tinwell, on the eastern boundary has 101 properties.

Ketton and Tinwell are the only major settlements in their respective parishes; other dwellings constitute isolated farms and houses, and a local business park.

**The village of Ketton** is comprised of three distinct settlements:

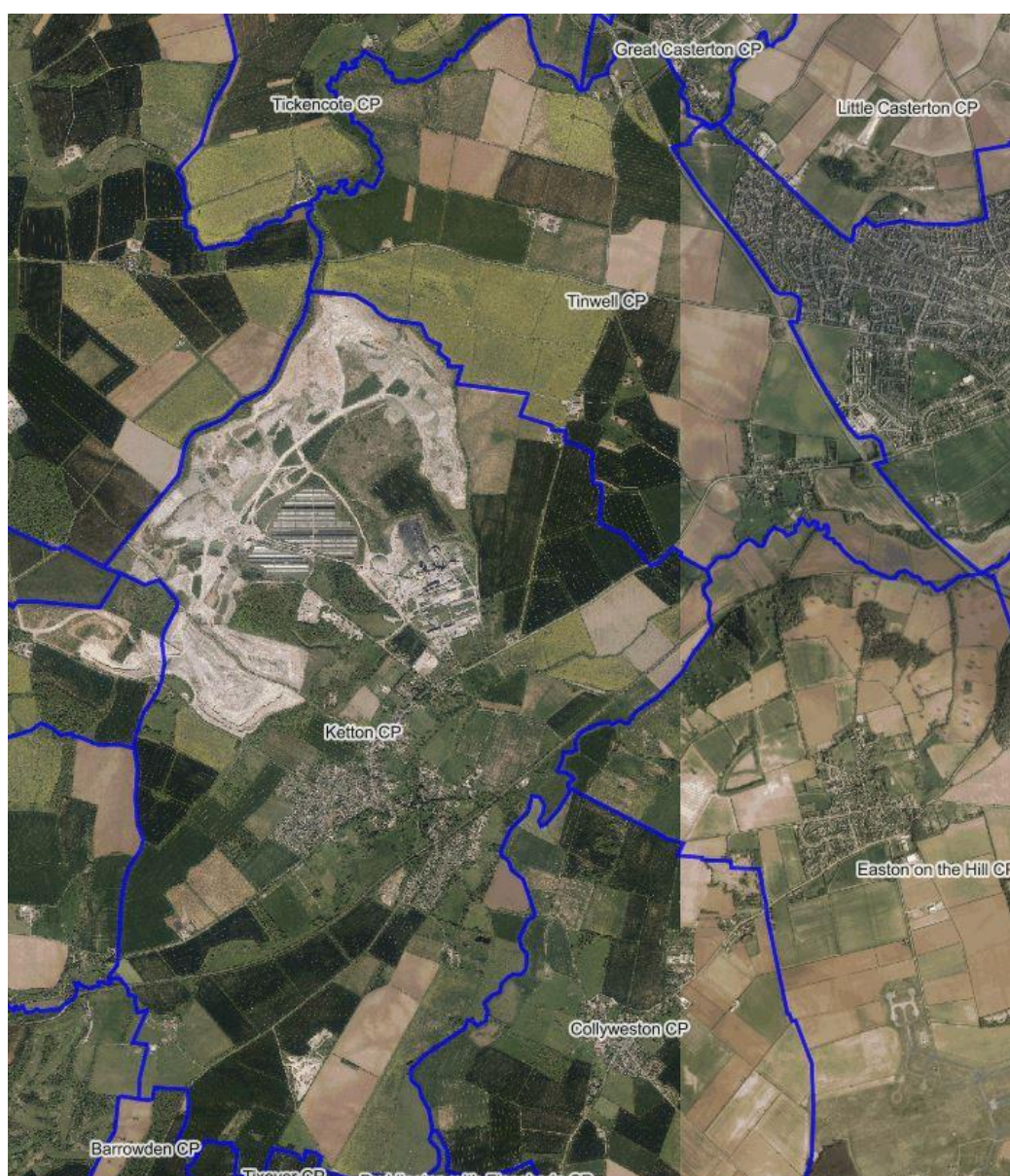
- Ketton main village – the largest section running northwards from the River Chater (approx. 614 dwellings);
- Aldgate - a large settlement just south of the River Chater (approx 59 dwellings); and
- Geeston - a hamlet between the Chater and Welland rivers (approx. 148 dwellings)

(Note: these figures are from the 2011 Census – Ketton main village has increased by 12 dwellings since then.)

**The village of Tinwell** stands at the extreme south-eastern edge of the parish, and is composed of approximately 100 dwellings. The village is predominantly linear, stretching along the main road heading towards Stamford, and lies directly on the county boundary with Lincolnshire. Notwithstanding the linear nature of the historical built environment in the village, considerable additional development has taken place in relatively recent years, increasing the developed footprint of the village. This includes the village hall, and the Messenger Business Park.



The geographical position of Ketton and Tinwell parishes is highlighted in the following map.



The southern boundary of both parishes, following the line of the River Welland, is with North Northamptonshire.

The major roads in the Neighbourhood Plan area are:

- the A6121, which runs from Bourne in Lincolnshire via Stamford to Morcott, where it joins the Lowestoft/Birmingham A47. This road provides important cross-country connections, and HGV traffic is frequent, especially that serving the Cement Works.
- the A606 from West Bridgford (Nottingham) to Stamford, which runs east-west across Tinwell parish, and carries heavy traffic to and from the A1.

The boundary of Tinwell parish with the Lincolnshire parish of South Kesteven is demarcated by the A1 trunk road (and takes in both southbound loops at the junctions for the A606 and the A6121); the edge of the village is less than 190 metres away from the A6121 Junction, and the centre of the village is 588 metres.

From Ketton, Empingham Road runs north-west towards that village, and roads from both Tinwell (Casterton Lane) and Ketton (Steadfold Lane) run north to intersect with the A606. From that point, Water Lane continues north to join the B1081 at Great Casterton. The road south-west from Ketton to Collyweston crosses both the railway line and the rivers Chater and Welland.

The railway line runs between the Welland and Chater rivers in the southern portion of the Neighbourhood Plan area, and a level crossing with a manned signal box is provided at Ketton, as well as pedestrian crossing (known as “Noyes Crossing”) 200m to the west. There is a further pedestrian crossing at Tinwell/Easton (although this is outside the Plan area).

In addition to passenger rail services (Birmingham to Stansted) the line carries a significant amount of freight, much of it being container traffic to and from the port of Felixstowe. An intersection 1 km east of the level crossing serves Grange Top quarry and cement works. No passenger stations exist in the Neighbourhood Plan area.

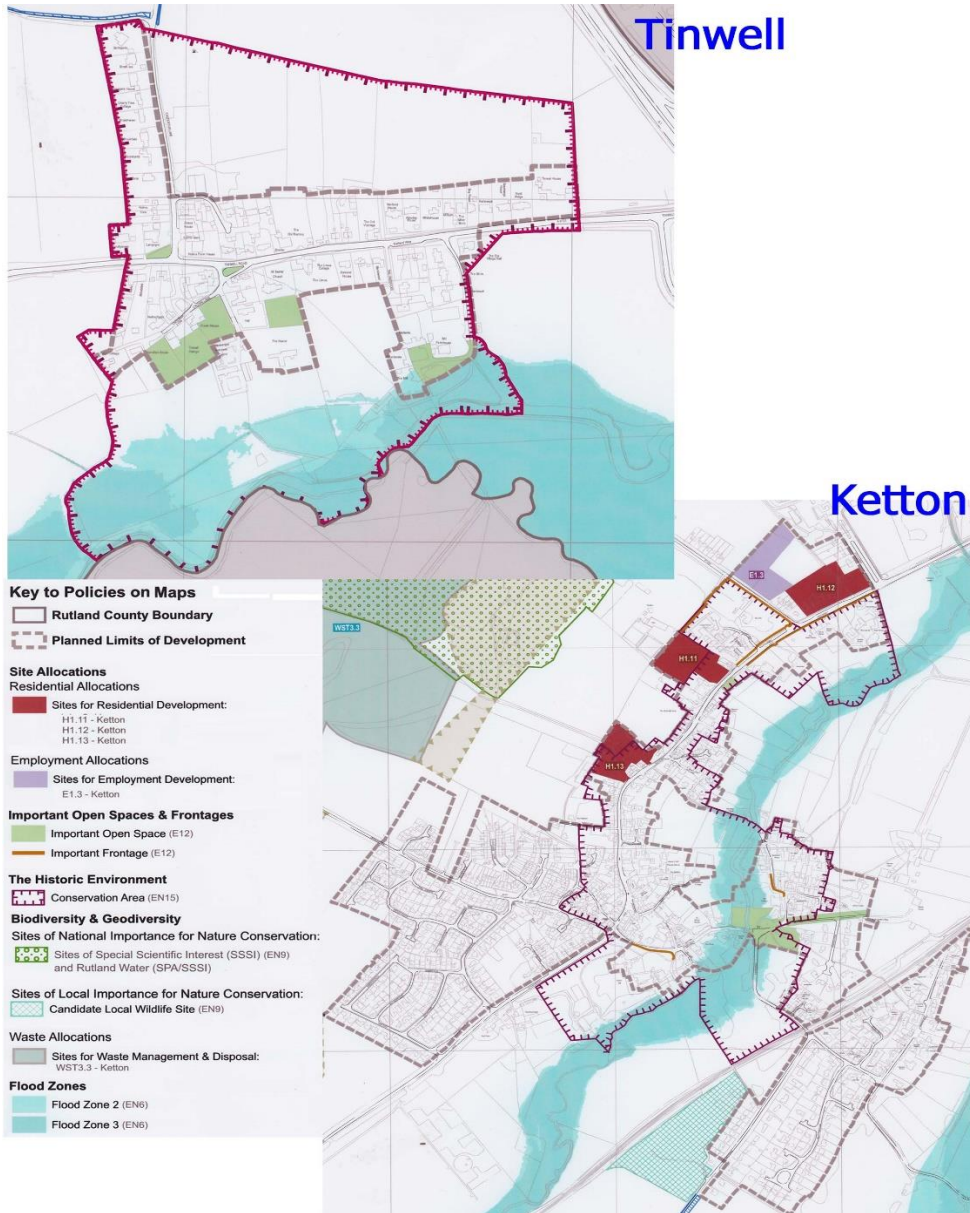
The closest towns are Stamford (2-4 miles), Oakham (10-12 miles) and Uppingham (9-11 miles). The City of Peterborough lies approximately 18 miles to the east. The nearest railway station is at Stamford, which connects to Oakham, Leicester and Birmingham as well as to Stansted Airport via Peterborough. Peterborough connects to London and the north via the East Coast Mainline.

### The villages of Ketton and Tinwell

The general situation and characteristics of the two main settlements in the Plan Area, Ketton and Tinwell, are set out below.

The following maps, taken from the most recent draft of the Rutland Local Plan, show the layout of the villages, together with other important information relevant to this document, such as: **Planned Limits of Development; Historic Heritage Conservation Areas; current allocated housing sites; and areas important for nature conservation.**





## Population

The populations of the two parishes, with data taken from the 2011 Census, are set out below (note: there may be an opportunity to update Census data when relevant information from the 2021 Census becomes available).

These figures indicate that whilst the proportions of infants and school-age children are roughly on a par with county and regional averages, the proportion of 20-29 year-olds is significantly lower.

The 30-44 year-old cohort is on a par with county averages but lower than regional figures. Proportions of 45 year-olds and above are roughly on a par with county figures (though Tinwell shows significantly higher figures for the 45-59 year-old category).

For ages 60 and above proportions are markedly above regional averages.

Age	East Mids %	Ketton Pop/%	Tinwell Pop/ %	Rutland %	Peterborough UA %
<b>0 - 9</b>	11.4%	219/11.3%	24/10.3%	9.9%	13.8%
<b>10 – 19</b>	12.4%	244/12.7%	38/16.2%	14.0%	12.4%
<b>20 – 29</b>	12.9%	94/4.9%	9/3.8%	9.8%	15.0%
<b>30 – 44</b>	19.8%	344/17.9%	29/12.4%	17.9%	22.0%
<b>45 – 59</b>	20.0%	379/19.7%	64/27.4%	20.1%	18.2%
<b>60 – 74</b>	15.5%	416/21.6%	49/20.9%	18.6%	12.0%
<b>75 – 84</b>	5.7%	139/7.2%	14/6.0%	6.8%	4.8%
<b>85 +</b>	2.3%	91/4.7%	7/3.0%	2.9%	1.8%
<b>Total</b>	100%	1926/100%	234/100%	100%	100%
<b>60+ %</b>	23.5%	33.5%	29.9%	28.3%	18.6 %
<b>45+ %</b>	43.5%	53.2%	57.3%	48.4%	36.8 %
	<b>Data from 2011 Census</b>				

The proposed and recently committed development sites (see Section 2 above and also Policy KT 13) could lead to an increase of over 250 dwellings in Ketton, a 30% increase over current supply.

In Tinwell, the recent construction of 19 new dwellings will lead to an increase of 35 to 45 residents, which is a considerable increase in the context of a small village.

## Housing stock

The proportions of properties in the parishes that are detached or semi-detached are significantly higher than the county and regional averages.

Conversely the proportion of terrace houses is lower than the average for the region, but on a par with the county. There are few flats or maisonettes in the parishes, in contrast with the regional averages; most of these are sheltered accommodation.

	Ketton / %	Tinwell / %	Rutland %	Peterborough UA%	East Midlands Region %
Detached	430 / 52.4%	61 / 60.4%	46.5%	27.1%	32.2%
Semi-detached	225 / 27.4%	27 / 26.7%	27.3%	31.1%	35.1%
Terrace	133 / 16.2%	10 / 9.9%	18.0%	25.2%	20.6%
Flat, Maisonette	33 / 4.0%	1 / 1.0%	7.5%	16.0%	11.7%
Other	- / -	2 / 2.0%	0.7%	0.6%	0.4%
Total	821 / 100%	101 / 100%	100%	100%	100%

## Dwelling types

The figures below indicate that whilst provision of housing with three bedrooms and one bedroom are roughly on a par with county and regional averages (though Peterborough has a high provision of one-bedroom stock – unsurprisingly, given the city context) the Plan area figure for two-bedroom stock is significantly lower than county and regional averages.

Conversely, the Plan area provision of four-bedroom stock is significantly higher than those averages.

	Ketton Ward No. / %	Rutland %	Peterborough UA %	East Midlands region %
1 bedroom or less	75 / 6.4%	5.6%	11.8%	8.3%
2 bedrooms	200 / 17.1%	20.7%	24.3%	26.5%
3 bedrooms	455 / 39.0%	40.8%	43.8%	45.4%
4 bedrooms or more	437 / 37.5%	32.9%	20.1%	19.8%
Total	1,167/ 100%	100%	100%	100%

Note: the area of Ketton Ward, which covers both Ketton and Tinwell civil parishes, also extends to cover parts of Barrowden and Tixover civil parishes.

### Community and leisure facilities

These are as follows:

- Local churches in both villages
- Tinwell Village Hall – used by the community and also hired out
- Ketton Congregational Hall - used by the community and also hired out
- Ketton Sport and Community Centre (“KSCC”)– a purpose-built sports and leisure facility in part established through KPC funding, and open to both parish residents and non-residents
- Tinwell play area – green space in village centre
- Ketton Post Office and Shop – the only such facility for several miles and much used by the community, residents of neighbouring villages, and passing trade
- Ketton Library and Hub – open two and a half days per week, and used for advice sessions, and as a polling station, as well as being a lending library
- Ketton Primary School – at capacity with around 40% of pupils coming from outside the parish
- Methodist Hall – used for community events
- Scout Hut – regular Scouting movement events and meetings
- Northwick Hall – adjunct to the Northwick Arms public house and hired out for community events (Note: Northwick Arms public house not currently operating)

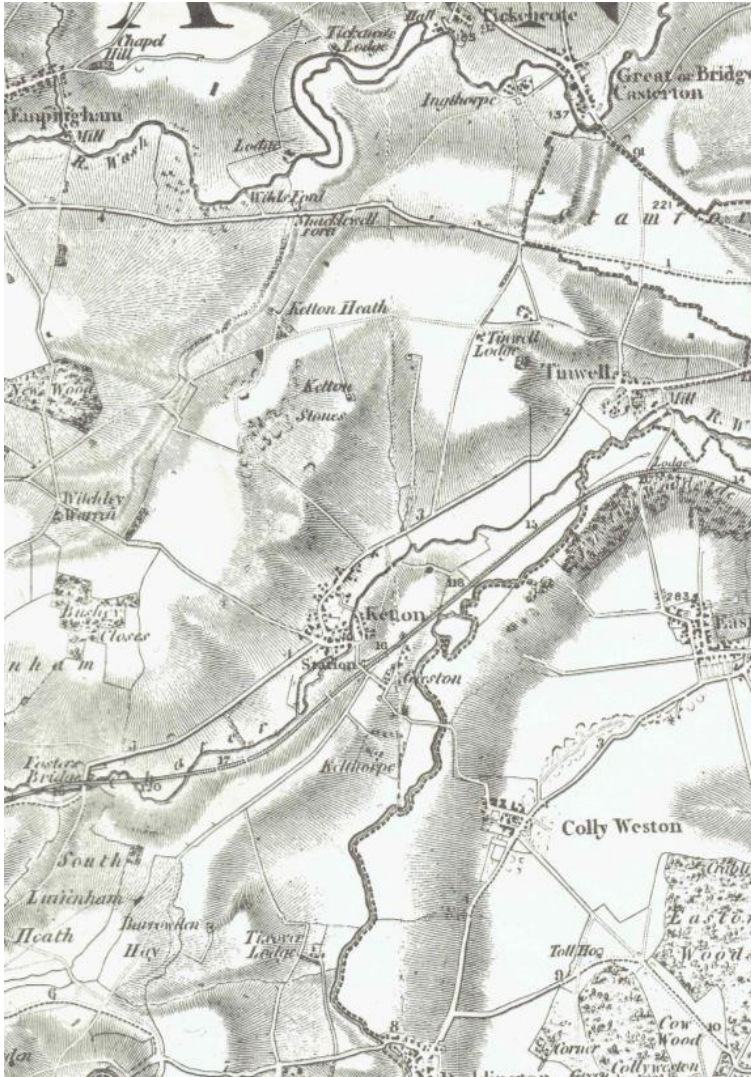
- Health services – no health services currently exist in the two parishes although until relatively recently there was a GP surgery in Geeston which temporarily moved to the Ketton Library building before finally closing . The loss of local health facilities is felt keenly by local residents
- Local employment: Whilst the local quarry and cement works are no longer a significant employer within the parishes and many residents commute to other centres of population for work, nevertheless there is business activity and employment of an above-average amount when compared with most rural parishes. This is because of the many firms situated at local business parks in both Ketton and Tinwell, and also a significant number of businesses run from private dwellings (see Evidence Document for further statistics)
- Public transport: Public Transport options are available to the villages from Monday to Saturday. The Number 12 bus service connects Stamford to Uppingham via Tinwell and Ketton along with other local villages while a Call Connect on-demand bookable minibus service also operates. Taxi services are also available, the closest being based in Stamford. Stamford also has a railway station with daily services to Leicester, Birmingham, Peterborough and Cambridge, with intermediate stops and connections to the national network (see above).

Both the villages of Ketton and Tinwell have a strong community focus. There are a large number of local groups and activities centred around Ketton. Tinwell also holds an annual “Boon Day” when villagers carry out charitable acts for the village and its residents.

The provision of good quality premises for community activities, such as KSCC, Ketton Congregational Hall and Tinwell Village Hall, are key to this aspect of quality of life.



## History of the villages



Ketton and Tinwell: the parishes in 1824

## History of Ketton

The name Ketton is of very old derivation and comes from the Celtic word for the River Chater, *Chetene*, meaning a forest stream.

In the Jurassic period, the regional area around Ketton was the bed of a shallow tropical sea. It was from this seabed, made up of deposits of sand and shells, that the oolitic limestone for which Ketton is famous was formed.

In 1902, several square yards of Roman tessellated pavement were discovered off the north side of High Street. This suggests that the area may have supported rural villas, with the main local settlement being at Great Casterton. A very recent find (2020/21) within Ketton parish has been a Roman mosaic of extremely high quality and extraordinary preservation (now a Scheduled Monument) indicating a significant dwelling and ancillary structures.

It was in the medieval period that Ketton first emerges as a settlement. Surrounding Ketton were a number of small hamlets and villages. Wytchley, on the high heath to the north, is now a lost village, but once gave its name to this administrative area of Rutland. Also to the north, but nearer, was Newbotle, while Frogthorpe stood to the east on the tip of the spur between the Chater and Welland valleys, and Kelthorpe lay to the south.

Remains of medieval strip farming methods can still be seen in pasture fields in Aldgate, which are accessible via a public footpath.



*Aldgate Fields,  
Ketton:  
Buttercups reveal  
the ridge and furrow*

By the early 16th century, Ketton supported almost 50 households, with a conjectured population of around 250 (1524 lay tax assessments). This is no larger than the village had been in the 11th century, probably the result of population reduction after the Black Death and the migration of the wool trade into East Anglia; Stamford suffered a similar decline.

It was during the 17th and 18th centuries that the quarrying industry in the stone pits to the north of the village became well-established. As well as local buildings, the stone was used in important buildings such as Burghley House, Cambridgeshire (1558-87), Audley End, Essex (early 17th century) and numerous Cambridge colleges including Clare College Old Court (1638), Pembroke College Chapel (1655) and the Wren Library of Trinity College (1676-95).





*Ketton: typical Georgian architecture showing use of high-quality ashlar block*

The village expanded through the 17th and 18th centuries, mainly along High Street towards Stamford, infilling the areas around farms, such as Home Farm and Manor Farm.

The open fields within the parish of Ketton were enclosed in 1768, allowing private owners to develop the land as they wished.



*Ketton: typical Georgian architecture*

The 19th century saw Ketton being gradually transformed through increasing industrialisation and population growth. In 1841, the population had risen to 954, while by 1881 it was 1,116.

The quarries, mainly owned by Lord Northwick, were further developed and local masons were able to rent and quarry certain sections. The growth of mechanisation allowed the stone to be more easily handled and transported, thereby increasing production. Prominent buildings using Ketton stone during this period were Downing College, Cambridge (1818-1820),

King's College Gatehouse, Cambridge (1824), the Chapel at Corpus Christi College, Cambridge (1824-27) and Victoria College, Jersey (1850).

After much dispute from local landowners, the Midland Railway opened the Peterborough to Syston line in 1848 to connect with the Midland mainline north of Leicester. Adjacent to the railway was established the Midland Hotel and the village Gas Works (1860).

Ketton became something of a brewing centre in the late 19th century and a large maltings was built close to the station to cater for the industry. Public house numbers grew to cater for an expanding population, boosted by several beer houses or retailers. By 1893, there were eleven licensed premises in Ketton. A group of pubs was clustered along and around the eastern arm of High Street and may have served thirsty quarry workers as well as the road trade. From 1860 to 1908 Rutland Brewery (a large steam brewery) off the High Street near the Northwick Arms supplied beer to customers as far away as London.



*Ketton: Jubilee monument, Stocks Hill*

St Mary's Church was extensively restored through the Victorian period. Sir Gilbert Scott undertook work in the nave in 1861, including the replacement of the west window. In 1863, Thomas Jackson was brought in to create a new chancel in the Early English style. A Congregational Chapel was opened in 1829, while a Methodist Church was erected in 1864 at the bottom of Bull Lane.

The 20<sup>th</sup> and 21<sup>st</sup> centuries saw a significant expansion in the size of the village, with several large estate developments. These began in the 1950s with the council estate off Empingham Road, and continued in the 1960s, '70s and '90s with estates off the main Luffenham Road to the west, and also in Geeston/Kelthorpe. The population of Ketton was 1,041 in 1901 - by 2011 it was 1,926.

The growth in housing has coincided with a decline in local trades and village employment. Many of the farms, which had been the mainstay of village life, such as Home Farm and Manor Farm, ceased to function. The number of public houses declined, so that now there are only two in the village. Likewise, retailers shut shop as shopping habits changed. Now there is only one village store and post office on the High Street. Most people who now live in Ketton commute elsewhere to work.

However, the stone quarries to the north-east of Ketton were the catalyst for a new industry - cement manufacture. This began in 1921, when a Sheffield builder called Frank Walker bought 1,174 acres in Ketton parish from Lady Northwick. In 1928, the Ketton Portland Cement Company was founded. This has since expanded into one of the largest cement works in Europe, currently operated by Hanson (Heidelberger Cement), with vast quarries stretching north and west towards Empingham.

*(The above information is courtesy of the Ketton History Group)*

### History of Tinwell

The parish of Tinwell lies on the eastern border of the county of Rutland. The village is in the south part of the parish on both sides of the road running from Morcott to Stamford, on the southern slope of the hill overlooking the valley of the Welland.

Ackarius, Abbot of Peterborough (1200–1210), built a hall at Tinwell and in 1321 there were a capital messuage, dovecot and water-mill. The present Manor House, said to have been a dower house of the Cecil family, stands between the church and the river Welland. It is a picturesque gabled stone building of two stories and attics, with mullioned and transomed windows and stone-slatted roofs, apparently of the late 16th or first half of the 17th century.

The hamlet of Ingthorpe, near to Great Casterton and about two miles to the north on the banks of the River Gwash, consists of a farm and some cottages.

The manor was held in demesne by Peterborough Abbey according to the Domesday Survey (1086), and was retained until the Dissolution in 1539.

In 1547, in fulfilment of the will of Henry VIII, Richard Cecil received a grant of the lordship and manor of Tinwell and the advowson of the rectory lately belonging to Peterborough Abbey, with lands, liberties, etc., in Tinwell and Ingthorpe. This grant was confirmed to Sir William Cecil in 1553 as son and heir of Richard Cecil. Consequently, a large part of property in Tinwell village is owned either by either Burghley Estate or the Cecil Trust.

All Saints' Church was built in the 13th century and has a distinctive tower with an unusual saddle-back roof, which is rare in England and was added in about 1350. The church was enlarged in the 14<sup>th</sup> century and in 1849 a general restoration took place.

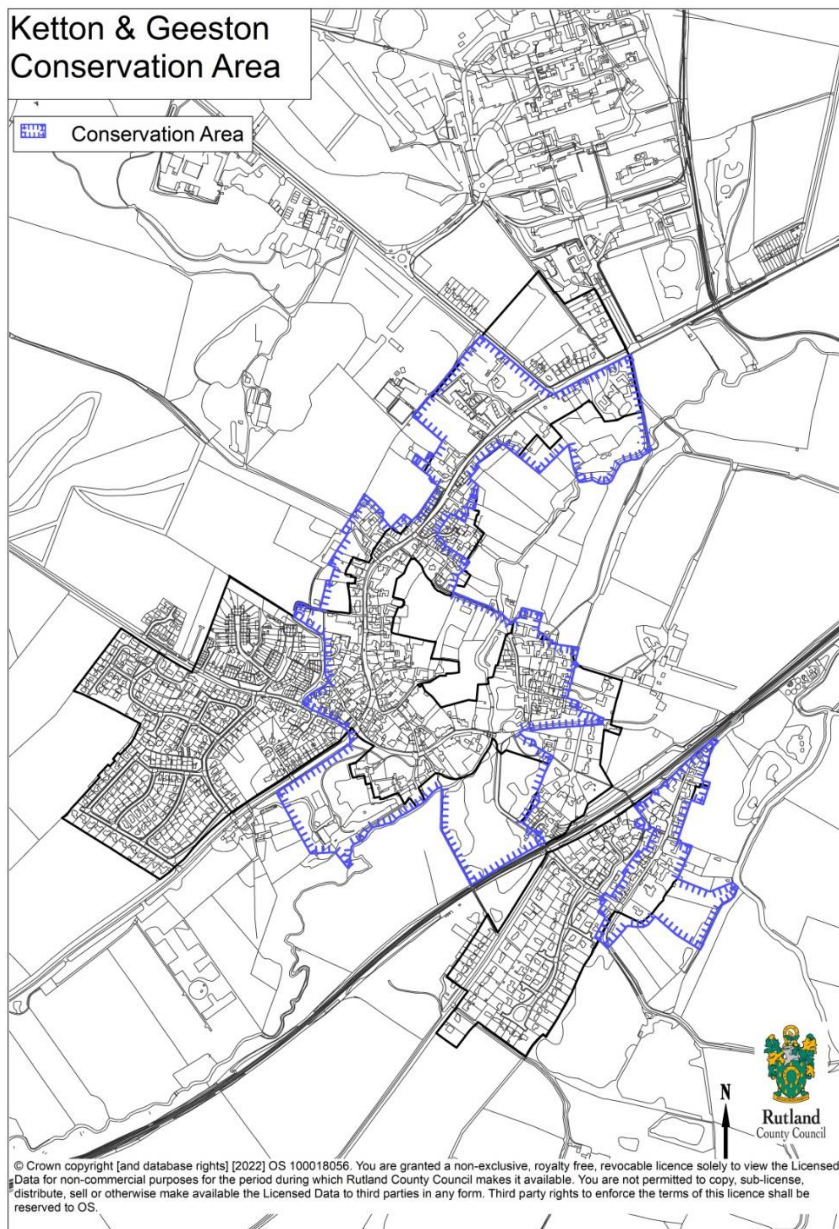


*Tinwell: All Saints' church*



## Historic built environment

**Ketton Conservation Area** was designated in 1972, extended in 1975 and again, recently, in 2020, to include the Station Road former railway building and Hunt's Lane, as well as additional green spaces – the Paddock in Hunt's Lane and at properties in Aldgate.



The Conservation Area contains 82 listed buildings, notable amongst which are the Grade 1-listed Parish church of St Mary's and the Grade 2\*-listed Priory opposite, which form the centre of the historic core of the village. The remaining listed buildings are all Grade 2 and



include vernacular and 'polite' architectural styles (e.g. Georgian, in The Vale and Orchard House in the High Street), as well as the four dovecotes which are representative of the importance of agricultural buildings to the character of the Conservation Area.



*Church Road, Ketton, showing varied built heritage and use of local limestone*

In 2019/2020, an Appraisal of the Ketton Conservation Area was carried out by RCC. This updated the boundaries of the Conservation Area, including references to important views and visual aesthetics. In addition, a new section of Conservation Area was created to cover a large part of the hamlet of Geeston.

The architecture of the village is characterised by two main features:

- Use of oolitic limestone from the local Ketton quarries: this is mainly used for walls of coursed rubble stone with ashlar dressings, but a proportion of façades are completely faced with ashlar blocks.
- Use of Collyweston roof slates: Ketton's proximity to Collyweston as the source of the tiles means that this roof material dominates. There is only one thatched building (the barn at Garden Cottage on Church Road). In comparison, Empingham, four miles to the north, has a high proportion of thatched properties.

The combined Conservation Area (Ketton and Geeston) shows strong visual cohesiveness due to the use of local oolitic limestone, Collyweston roof slates and boundaries delineated by coursed stone walls. The street scenes are lively and interesting with some buildings gable-end on, others parallel to the highway, aligned at an angle or set back behind a wall.



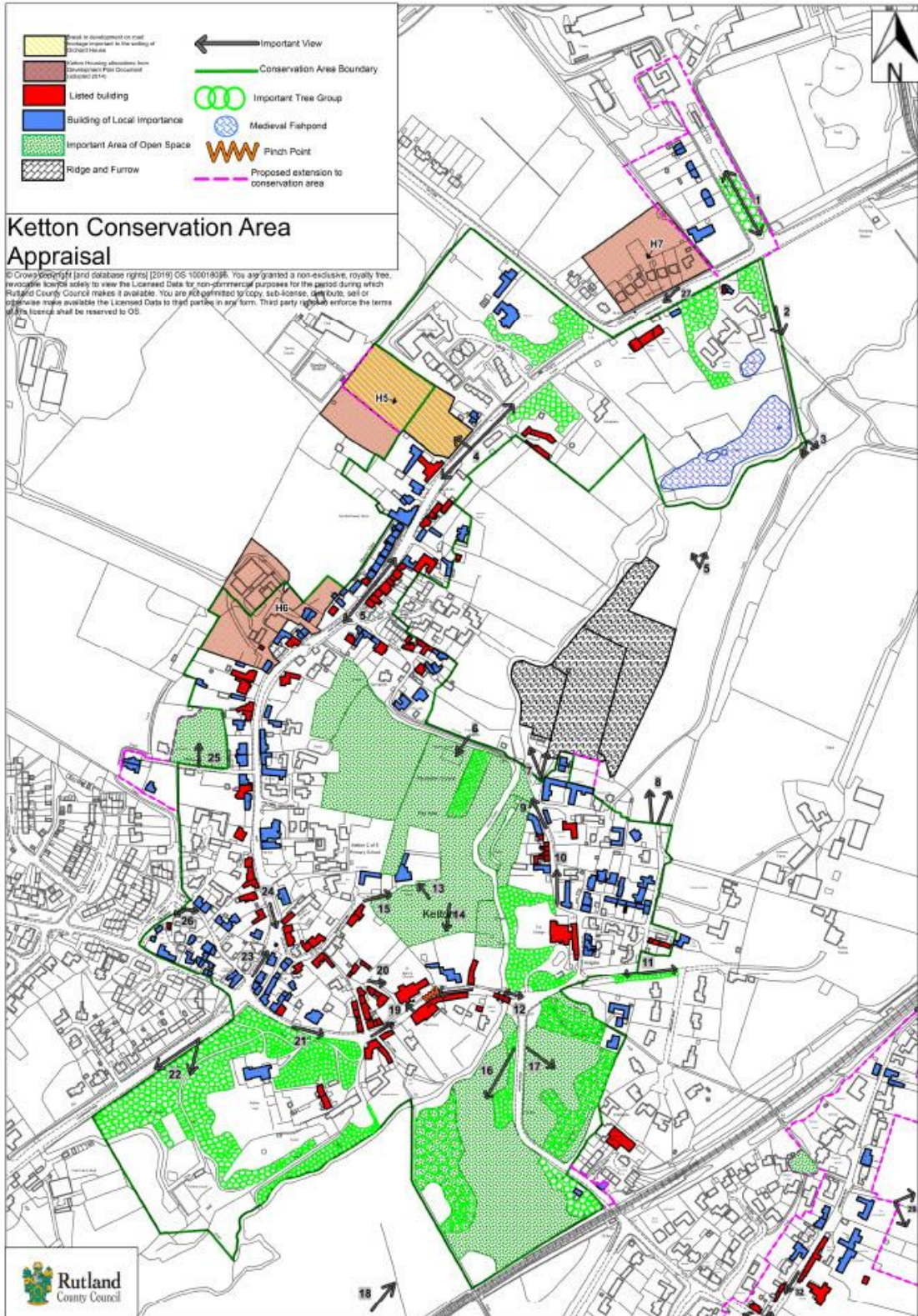
*Ketton – varied building techniques and successive changes shown in one house*

The visual impact of the Conservation Area structures set in their local landscape is one of great attractiveness. Moreover, the presence of important areas of green space contribute significantly to the setting. These areas are covered in more detail in the Evidence Document and also in the Natural Environment and Heritage section below.

There are also a number of Buildings of Local Importance. The NPPF 2021 and Historic England guidance stresses the importance of identifying and protecting such buildings by reason of their contribution to the character of the Conservation Area. For example, Hibbins House on the High Street, built by a master mason in 1890 and demonstrating a vast array of masonry skills; the Methodist Chapel and Hall built in 1864; the former police house, 106 High Street (1934), the style and age of which links it to the Ketton Quarry office building; and the Northwick Arms, High Street, named after the Northwick family who were large landowners in the village.

Further information about the historical heritage of the parish including Listed Buildings is given in the Evidence Document.

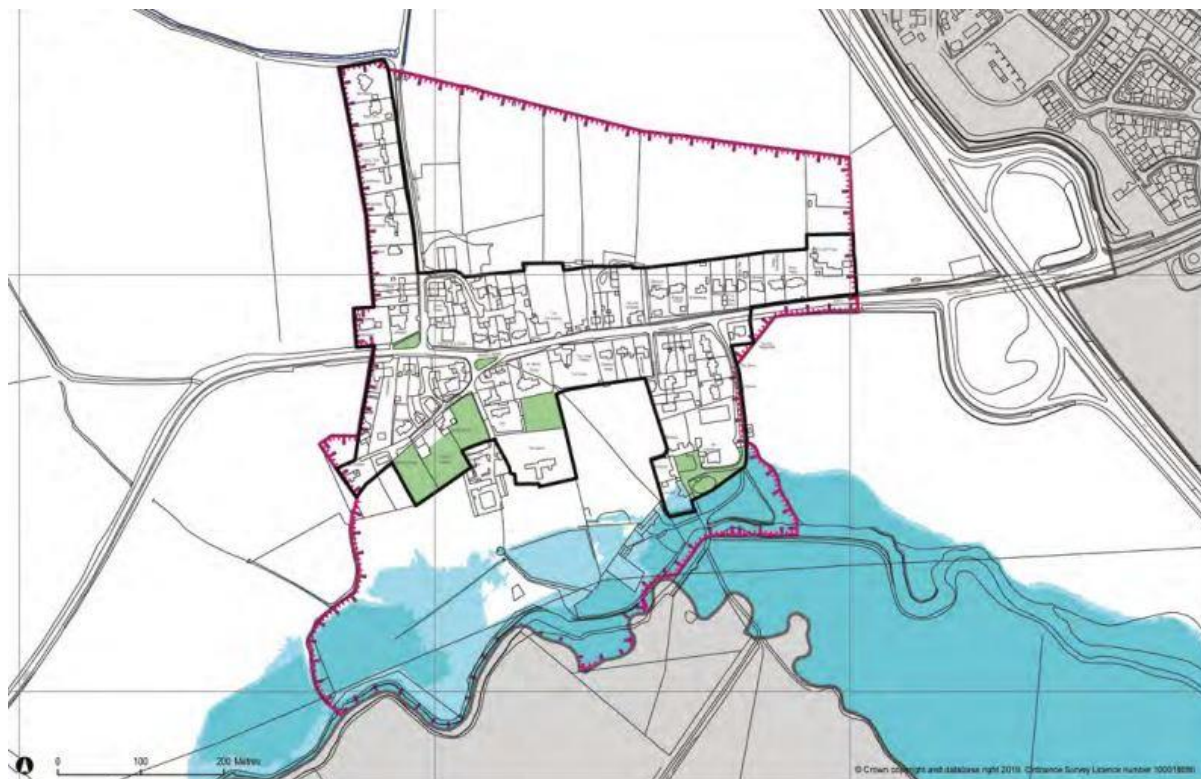
The following map is taken from the Ketton Conservation Area Appraisal, and shows the original Conservation Area together with the extensions made after the Appraisal in both Ketton, Aldgate and Geeston. Crucially, it also identifies important green and open spaces and important views in and around the Conservation Area.





**Tinwell Conservation Area** was designated in 1999 and includes all of the village, extending south to the River Welland, north to include the fields behind the High Street, and west to include Casterton Lane.

This map shows Tinwell Conservation Area



*Note: purple, crenelated line = Conservation Area; solid black line = Planned Limits of Development*

The core of the village, around The Green, was developed in the early part of the 19th century. However, Holme Farm and Tinwell Grange were constructed in the 17th century, and the Manor House and The Limes were built in the 18th century.

During the 20th century and to the present day, Tinwell expanded to include many brick-built buildings along Casterton Lane and Main Street towards Stamford. Later additions include small housing estates at The Paddocks and Holme Close (2005).

There are 21 Grade Two-Listed Buildings in Tinwell, mainly along Main Street and Crown Lane.



*Tinwell: old postcard showing Main Street houses still in situ*

Originally there were at least three farms. Two of these are no longer working farms and instead provide units for small companies and outbuildings. Ingthorpe Farmhouse was built in 1793 and remains a working farm.

By the riverside is Tinwell Mill. Although it is now a private house, a mill stood at the same site during the Domesday period.

Tinwell House was built in the early/mid 19<sup>th</sup> century with later additions in keeping. It was built of coursed rubble with ashlar dressings, and has a hipped Welsh slate roof.

A new village hall was opened in 1993 and is in good use. The former village hall was once a school in the late 19th century and is now a private house. There was an earlier school at No. 10 Main Street which was built by subscription aided by the National and County Societies in 1834.

The Old Vicarage, on Main Street, was formerly known as The Lodge and dates from the early 19th century. It is built of coursed squared rubble and has a Collyweston slate roof with deep eaves. It is a one and a half-storeyed building with a central gabled projection, and the windows have Gothic glazing bars in arched recesses.

Opposite the church is The Old Rectory, birthplace of Thomas Laxton (1830 -1893) who conducted plant breeding research for Charles Darwin and developed the Laxton Superb and Laxton Fortune apples, and the Royal Sovereign strawberry.

Nos. 26 and 27 Main Street were built as a combination of smithy and cottages as part of the Burghley estate. This building used to be the village Forge which was built in 1848. The entrance has a colossal horseshoe shape carved over it. Nearby there is a stone surround to the village spring which was built for the Golden Jubilee of Queen Victoria.



*Tinwell: aerial view of smithy and registered Village Green "The Triangle"*

Further information about the historical heritage of the parish including Listed Buildings is given in the Evidence Document Part 1 Section 5.

## The Natural Environment and Heritage

### Landscape

At the national scale, **three Natural England (NE) National Character Area (NCAs)** cover the parts of Rutland including Ketton and Tinwell; 75 (Kesteven Uplands), 92 (Rockingham Forest), and 93 (High Leicestershire). The Rutland Landscape Character Study is also relevant for an understanding of the local landscape (see Evidence Document).

There is much detail in the NCA profiles, which can be viewed online. In summary, the conclusions and Strategic Environmental Opportunities (SEOs) for each of the NCAs which are pertinent to Ketton and Tinwell are set out below:

#### **NCA 75 Kesteven Uplands** (only includes land around Tinwell)

*The Kesteven Uplands National Character Area (NCA) is a gently rolling, mixed farming landscape dissected by the rivers Witham and the East and West Glen. The area lies at the junction of Lincolnshire, Cambridgeshire, Northamptonshire, Leicestershire and Rutland. However, the majority falls within the historic Kesteven district of Lincolnshire which extends*

*south to the impressive stone town of Stamford. This is a deeply rural landscape which has only a very small urban area.*

*Picturesque villages and towns with buildings constructed in the local honey-coloured limestone, with roofs of the local yellowish Collyweston slate in the south. Also present is a concentration of historic country houses with their associated parklands.*

*The NCA is generally characterised by villages with low densities of dispersed settlement, with a local concentration of settlement along the fen edge in the east. Most villages are distinguished by local limestone houses and farm buildings, and retain a rich historic character, including the stone town of Stamford and its surrounding villages.*

**NCA 92 Rockingham Forest** (Only includes the Welland Valley on the Ketton Parish Boundary)

*This is essentially a broad, low, undulating ridge underlain by Jurassic limestone which falls away from a prominent, steep northern scarp overlooking the Welland Valley which lies largely in the adjoining High Leicestershire NCA.*

*Despite being in close proximity to several large towns, the absence of development across wide areas imparts a distinctive, remote and tranquil character. Where long-distance views are possible, a sense of exposure prevails. This contrasts with the more settled character along river valleys. Here landform, small woodlands and hedgerow trees serve to limit views and create a more intimate landscape.*

*Both limestone and ironstone deposits were formerly quarried for use in local buildings. Limestone was transported far afield and used in the construction of Ely and Peterborough cathedrals. The distinctive Collyweston slate was quarried and used extensively as a roofing material in the local area.*

**NCA 93 High Leicestershire**

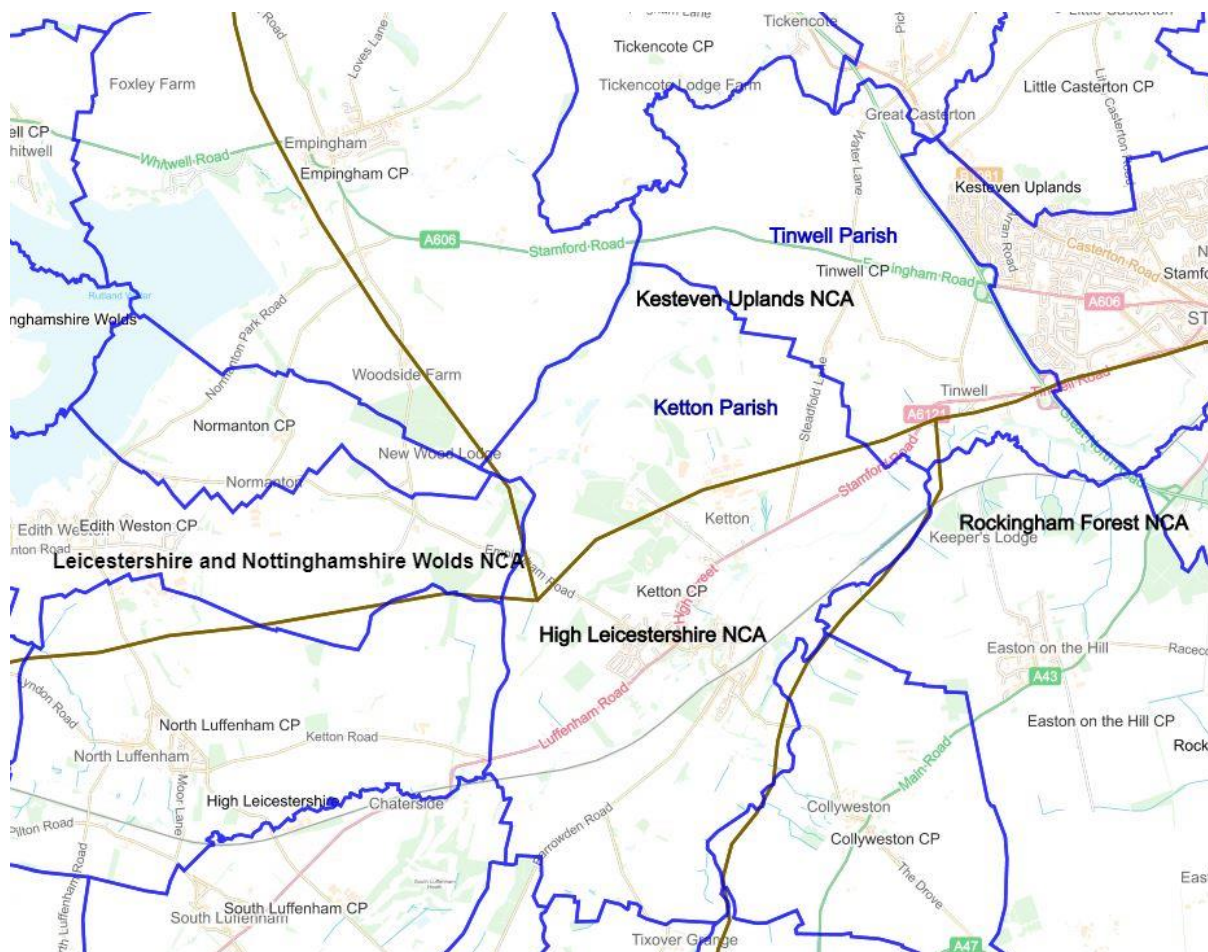
*High Leicestershire National Character Area (NCA) rises out of the clay of the Leicestershire and Northamptonshire Vales on the western and southern sides and above the lowland plains of the Soar, Wreake and Welland valleys and the Vale of Belvoir.*

*The area is important for agriculture, with a mix of arable farming in the lowlands and pasture on higher ground. The NCA also hosts important species.....Ketton cement works....local stones quarried and used extensively for building....The historic character is also important..... with archaeological interest, including numerous sites of remnant ridge and furrow and the relatively complete large areas of Midland open field systems which are of national significance. There is a strong historic and cultural connection to the keeping and riding of horses and field sports. The long history of countryside management for game has*



done much to preserve the character of the area. The NCA is facing significant challenges concerning the protection of its quiet, remote and rural character.

These National Character Areas are shown on the following map.



**Local Landscape**

Ketton and Tinwell parishes are characterised by their rural, agricultural nature, with this being the predominant use of land outside the villages. The exception to this is the large, quarried area in Ketton parish, which constitutes around one-third of the land area.

The rural landscape is notable for its gentle, rolling nature, dissected by the Chater and Welland valleys, and whilst the quarry and associated cement works can be said to



dominate the landscape for some distance around, nevertheless both parishes afford superb landscape views, both of open countryside and of the historic cores of the villages nestled within the valleys. These features form part of the Conservation Area designations. Areas of green space add to the generally open feeling of the villages.

The Evidence Document gives further details on Landscape Character, and RCC/Local Plan Landscape Assessments are also relevant (Evidence Document Part 1 Section 7a).

Whilst the East Midlands in general is poor in biodiverse areas, the parishes themselves are notable for their biodiversity. Much of this derives from the characteristic geology of the area which supports endangered plants and animals.

The villages are also notable for their many green spaces. Some of these are village-owned and/or open-access, notably Hall Close in Ketton and the Playing Field at Tinwell, but there are significant, additional, private green spaces which add to a general verdant feel to both villages. This is augmented by the many important tree species to be found in the Plan area, which boasts many important specimens. Overall, both villages retain a feeling of connection with the wider countryside, a feature which is valued by residents (see Consultation Statement).

### **Biodiversity**

Much of the important biodiversity of the Plan Area comes from the limestone substrate on which grows a great number of rare, uncommon, threatened or endangered species of flora. The impoverished soils of old quarries, of which there are several in the Plan Area, are particularly important as rare strongholds for this calcareous grassland flora, which has seen its range decrease hugely with the advent of modern agricultural practices and the increased use of pesticides and herbicides. Remnants also persist in roadside verges.

Where this grassland thrives, so also does biodiversity in general. In addition, the riverine habitat running through both villages and along the northern border of the parishes offers important habitat, refuge and travel-ways for wildlife.

More intensively-farmed areas are less rich in biodiversity, but nevertheless local natural history records demonstrate that these areas too can be an important resource for biodiversity improvement and protection, with a wide range of animals – insects, mammals and birds.

Old quarry sites are especially rich in wildlife value and they serve as hubs from which species can spread out to other areas. The remarkable chain of species that co-exist in the Plan area, in particular rare and uncommon plant life, invertebrate species, abundant

birdlife and a wide variety of bat species, attest to potential for further expansion of biodiversity if the right habitats are preserved and more created. The recovery of nature is essential to us all given the current biodiversity crisis ([Biodiversity loss risks 'ecological meltdown' - scientists - BBC News](#) ).

Further details regarding the biodiversity value of the area are given in the Evidence Document Part 1, section 7b.

There is one Site of Special Scientific Interest in the Plan Area – Ketton Quarry Nature Reserve which is owned by Hanson Cement and managed by Leicestershire and Rutland Wildlife Trust. There are also a number of Local Wildlife Sites which are focussed on the remaining wildflower refuges and other habitat along roadside verges. There are also Candidate Local Wildlife Sites which have been identified for their value in terms of invertebrates and flora. This Plan identifies further areas which could be considered for Local Wildlife Site status (see Section 6 Community Aspirations).

The potential for connectivity of habitats across the two parishes is significant, and the Plan process has identified a number of important wildlife corridors which can be used to guide this process (policy KT 4 and Evidence Document Part 1 Section 7c). These have a subsidiary benefit of being connectable with similar corridors in adjacent parishes to improve the biodiversity network across the county and local area as a whole (see Section 6 - Community Aspirations).

This provides an important framework for the recovery and enhancement of biodiversity which is critical for the health and well-being of all in both the national and the local context.

## Conclusion

The Plan policies are designed to ensure that appropriate weight is given to both landscape character and natural environment, as well as to the Plan Area's undoubted historic heritage. This reflects the community's appreciation of the rural character of the area and the setting of its villages, and the well-established health and well-being benefits to all of access to nature and green space

This Plan sees these important aspects as vital for the construction of well-rounded and comprehensive policies for the identification of sites that are inappropriate for development, and also for ensuring that where development takes place it is able to maximise the benefits of open space within design and access provision, and moreover has no undue adverse influence on the local landscape and biodiversity.

We have therefore paid particular attention to

- the visual appearance of the landscape and its underlying history and heritage;
- the importance of existing habitat and its connectivity in protecting wildlife;
- important views which both reflect the community's appreciation of their parishes, and/or views which should aim to be protected in view of their natural or built heritage value.

Policies elsewhere in this plan also emphasise the importance of open and green space in the contexts of development design, access to the countryside, and active travel.

## SECTION 4 - VISION, KEY ISSUES AND PLAN OBJECTIVES

### *Our Vision for Ketton and Tinwell*

*A friendly, attractive and safe community where:*

- *development is small-scale, in keeping with local character, and meeting the aspirations of the full spectrum of residents;*
- *housing, infrastructure and employment opportunities are adaptable and sustainable;*
- *the local landscape and the village green spaces within it, together with their associated nature and biodiversity, are protected and enhanced, with public access improved;*  
*and*
- *we work together to safeguard all we value, both now and in the future, about our local area.*

The Vision outlined above, together with the Objectives listed in the table below, forms the foundation of the Neighbourhood Plan. The Vision provides a short description of what the community has said it wants Ketton and Tinwell to be like in the period to 2041, while the Objectives set out what this Plan aims to achieve to help make the Vision a reality.

The Vision and Objectives have been drawn up after careful consideration of the following questions:

- What do we want to achieve during the Neighbourhood Plan period?
- What do we want Ketton and Tinwell to be like in the future?
- What land use and development challenges may need to be addressed to achieve the Vision?

To answer these questions, evidence has been gathered from a range of sources including:

- consultation with the local community and organisations (see Section 1 and Consultation Statement)
- the Local Plan and its associated evidence documents (see Sections 2 and 3 above)
- other information, including assessments undertaken by the JNPSG, and listed in the Neighbourhood Plan Evidence Document (see Sections 2 and 3 above).

The work undertaken has raised a number of issues, though not all of these can be addressed as part of the Neighbourhood Plan where the focus has to be on land-use related planning matters. Where this is the case, we have considered these issues together with suggested solutions in the Section 6 - 'Community Aspirations'.

The following table lists the key issues which the Neighbourhood Plan can help to address, along with the objectives and policies designed to contribute towards the achievement of each objective.

The policies are set out in Section 5 of this Neighbourhood Plan.

***It is important to state that, whilst national and local legislation and other statutory requirements dictate what this Neighbourhood Plan can cover, the ideas which have shaped its policies come directly from the community itself.***

## Summary of Major Issues and Related Policies

ISSUE	OBJECTIVE	POLICY REFERENCES
Land use should follow principles of sustainable development, and ensure community engagement and consultation	Any development in the Plan Area is sustainable, protects characteristics most valued by residents, and the community has a timely say in any proposals	KT1
Development should have no overall adverse impacts on the natural environment, and planning control needs to incorporate measures to protect and enhance biodiversity and nature for the health and well-being of all	Both new development and our community life as a whole respect and protect local green spaces, the surrounding countryside, the landscape character, and the natural environment with its related biodiversity	KT 1, KT 2, KT 3 KT 4, KT 8, KT 9, KT 10, KT 11, KT 13, KT 14, KT 15, KT 16, KT 18, KT 19, KT 21, KT 22, KT 23, KT 26 Community Aspirations Sections A, B and C
The community gets the right size and type of new homes	New development should aim to deal with demonstrable demographic aims and aspirations so that new housing is sufficiently varied in terms of type and size to suit the requirements of local people of all ages, allowing them to continue to live in Ketton and Tinwell	KT 1, KT 13, KT 14, KT 15, KT16, KT 17, KT 18
Development needs to be in the right place	Location of development sites must be compatible with measures aimed at preserving the landscape character and rural nature of the area, the local heritage, and the shared amenity value to all residents	KT 1, KT 2, KT 3, KT 4, KT 5, KT 6, KT 7, KT 13, KT 14, KT 15, KT 16, KT 18, KT 19, KT 26 Community Aspirations Section B, C, D and E
The design of any development needs to be right for the character of the local area	All development needs to be of a high-quality design that respects local distinctiveness, and protects and enhances the historic character and rural setting of the villages and their Conservation Areas	KT 1, KT 2, KT 3, KT 4, KT 5, KT 6, KT 7, KT 8, KT 10, KT 11, KT 16, KT 18, KT 19, KT 26 Community Aspirations Sections B and C

<b>New development needs to be fit for the future: sustainable, appropriate to the community it serves, and promoting health and well-being</b>	<b>New developments are constructed so as to promote sustainable living and a healthy community, and overall design takes account of the requirements of different types of residents.</b>	<b>KT 1, KT 9, KT 12, KT 15, KT 16, KT 18, KT 20, KT 21 Community Aspirations Sections A, B, C, D, E and F</b>
<b>New development needs to be accompanied by adequate provision for essential infrastructure and services so as to ensure it creates no detriment to the community as a whole</b>	<b>Infrastructure and utilities are at a scale which is adequate for the needs of the whole community, and are not prejudiced by the additional demands of new development</b>	<b>KT 1, KT 8, KT 9, KT 12, KT 13, KT 14, KT 15, KT 16, KT 18, KT 19, Community Aspirations Section E</b>
<b>Our transport infrastructure should adapt to the needs and wishes of the whole community, and should help encourage a sustainable lifestyle</b>	<b>A community better connected by road, river and footpath, where more speed controls and off-road parking provide a more pleasant and safe means of travelling, walking and cycling</b>	<b>KT1, KT 20, KT 21, Community Aspirations Sections C and D</b>
<b>Community facilities and access to them need to be adequate for the community as a whole</b>	<b>Safeguarding and enhancing the provision of local leisure activities and community facilities, to support all age groups and sustain a vibrant and friendly community</b>	<b>KT1, KT 4, KT 8, KT 9, KT 10, KT 11, KT 12, KT 25, KT 26, Community Aspirations Sections A, C, E and F</b>
<b>Within the overall planning context, how we can assist support for local businesses and employment opportunities</b>	<b>Supporting increased moves to homeworking and promoting measures to ensure facilities for local small businesses are adequate for their needs</b>	<b>KT 1, KT 19, KT 22, KT 23, KT 24</b>
<b>Ensuring major development and/or strategic activities can be addressed without harm to the community</b>	<b>Undertakings on the nature of quarried land restoration/ buffers to A1 development and Stamford overspill/impact of development on infrastructure</b>	<b>KT1, KT 2, KT 3, KT 4, KT 10, KT 11, KT 15, KT 21, Community Aspirations Sections D and E</b>

## SECTION 5 - NEIGHBOURHOOD PLAN POLICIES

This section sets out the policies that will help to deliver the Vision and Objectives outlined in Section 4 above.

However it is not the purpose of the Neighbourhood Plan to include all land-use planning policies for Ketton and Tinwell, which would otherwise be specified in the Local Plan policy framework. Rather, the Neighbourhood Plan contains a series of land-use policies which provide a distinct, local application of policies to complement those in the Local Plan where this will assist the community in achieving the Vision.

Accordingly, proposals for development must be judged not only against all relevant policies of the Neighbourhood Plan but also against all other relevant policies of the adopted Local Plan and national policy and guidelines.

The land-use Neighbourhood Plan policies are highlighted and are accompanied by a reasoned justification to explain the purpose of the policy. These land-use policies are supplemented by a number of 'Community Aspirations' which KPC and/or TPM will seek to deliver on behalf of the community, or which will require action by residents to be delivered with the support of KPC/TPM and/or other bodies. Unlike the land-use policies, the Community Aspirations are not tested as part of the independent examination into the Neighbourhood Plan and are not used in the determination of planning applications. They are, however, important to the way in which the Plan will be implemented, especially when working in partnership with RCC, other Parishes and outside organisations.

The Community Aspirations are set out in Section 6.

The Neighbourhood Plan policies are grouped as set out in the following table.



<b>Policy Area</b>	<b>Pages</b>
<i>A. Our Community</i>	<i>54 – 55</i>
Policy KT1: Overall Sustainable Development and Localism Principles	
<i>B. Our Environment</i>	<i>56 - 71</i>
Policy KT 2: Landscape character and important views	
Policy KT 3: Trees, hedges and watercourses	
Policy KT 4: Local Green Infrastructure Corridors	
<i>C. Our Heritage</i>	<i>72 - 75</i>
Policy KT 5: Designated Heritage Assets in and around Ketton	
Policy KT 6: Designated Heritage Assets in and around Tinwell	
Policy KT 7: Protecting and enhancing archaeological sites	
<i>D. Open Spaces</i>	<i>76 – 104</i>
Policy KT 8: Existing open space and recreation facilities	
Policy KT 9: Open space provision within new housing developments	
Policy KT 10: Proposed Local Green Spaces	
Policy KT 11: Other Important Open Spaces	
Policy KT 12: Allotments	
<i>E. Our Housing</i>	<i>105 – 120</i>
Policy KT 13: Location and scale of new housing (Ketton)	
Policy KT 14: Location and scale of new housing (Tinwell)	
Policy KT 15: Infrastructure requirements associated with new development	
Policy KT 16: Design requirements for new housing	
Policy KT 17: Housing mix for new developments	
Policy KT 18: Extensions and conversions	
Policy KT 19: Commercial development, including agricultural	
<i>F. Travel and Active Transport</i>	<i>120 – 123</i>
Policy KT 20: Rights of Way	
Policy KT 21: Impact of development on the Strategic Road Network, and development of the A1	
<i>G. Employment and Business</i>	<i>124 – 127</i>
Policy KT 22: Encouraging new businesses	
Policy KT 23: Working from home	
Policy KT 24: Fibre Broadband	
<i>H. Services and Facilities</i>	<i>128 – 131</i>
Policy KT 25: The protection of community facilities	
Policy KT 26: The provision of new community facilities	

## Detailed policies

### A. Our Community

#### Sustainable development and community engagement

**Preamble:** The initial policy to this Neighbourhood Plan provides a focus to the Plan policies overall, in that it reflects the need to ensure development in the future is sustainable, meets the needs of the community, takes full account of the local context both in terms of landscape and heritage, and protects and enhances biodiversity.

#### ***Policy KT1 - Overall Sustainable Development and Localism***

##### ***Principles***

*a ) Development proposals shall:*

- i) be appropriately located;*
- ii) be of an appropriate scale and demonstrate a high standard of design;*
- iii) have regard to their setting and the character of the local area;*
- iv) not unacceptably affect the amenity of nearby residents;*
- v) if appropriate, provide for sustainable transport modes (e.g. walking and cycling);*
- vi) respect the local built, social, cultural, historic and natural heritage assets, and*
- vii) demonstrate practical efforts to achieve (or preferably exceed) design and construction standards for sustainable development, to minimise carbon dioxide emissions.*

*b) In accordance with the RCC policy, this Plan encourages pre-application discussions for larger scale development proposals (i.e. 10+ houses or commercial development over 500m<sup>2</sup>) which should involve appropriate consultation with the Parish Council/Parish Meeting and local residents, preferably in advance of an application being submitted. In any event, it is expected that RCC will apply the policies of this Neighbourhood Plan in giving any pre-application advice.*

**Explanation:** Applying the principles of the Localism Act (2011) and the NPPF 2021, and ensuring developers, landowners and RCC recognise the importance of this Neighbourhood

Plan to enable the communities of Ketton and Tinwell to ensure that development is genuinely sustainable.

In Government advice: <https://www.gov.uk/government/get-involved/take-part/make-a-neighbourhood-plan> a key role of Neighbourhood Planning is to facilitate “... *communities to have a say in the future of the places where they live and work...the power to produce a plan with real legal weight that directs development in your local area.*” It is important, therefore, that landowners and developers give the Parish Councils and the local communities as early an opportunity as possible to get involved in the development process.

Development will only be encouraged where it can be shown that the scheme will help to achieve the Vision and Objectives of the Neighbourhood Plan. Locally, the concept of sustainability relates particularly to the need for sensitive design such that development reflects the character of the surroundings, thus meeting environmental, social and economic objectives, together with better facilities for pedestrians and cyclists, all of which contribute to the quality of life for residents. It is also intended that the policy would support national efforts, based in part on local action, to address the very real threat of climate change to all communities. In addition to the formal planning requirements of this policy, there is a wider intention to support the creation and maintenance of healthy and sustainable communities. However, the policy is drafted so as to provide a positive framework for decision-making, as required in the NPPF 2021.

## B. Our Environment

### *Landscape character and important views*

**Preamble:** The National Planning Policy Framework (NPPF 2021) requires that planning should recognise the intrinsic character and beauty of the countryside. Local plans should take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure and ensure that planning decisions contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, recognising the intrinsic character and beauty of the countryside, minimising the impact on and providing net gains for biodiversity, and remediating and mitigating despoiled, degraded and derelict and contaminated land.

These requirements play a vital part in trying to halt the general decline in biodiversity that has been occurring over recent decades.

As noted in Section 3 above, the East Midlands in general is an impoverished region in terms of biodiversity. And yet a healthy biodiverse environment is well-recognised as being key for:

- providing essential environmental benefits, a concept known as ecosystem services - processes of natural systems that directly or indirectly benefit humans or enhance social welfare and which can benefit people in many ways, either directly or as inputs into the production of other goods and services, such as agriculture, food production, flood defence, and soil protection; and
- contributing to human well-being, in that access to green spaces and nature is demonstrably important for mental and physical health.

Both these attributes are well-recognised in Government policy for their importance, and have been subject to considerable scientific confirmation (see Evidence Document Part 1 Section 9).

The Plan Area is characterised by its predominantly rural, agricultural nature, with farming being the major use of land outside the villages. The exception to this is the large quarried area in Ketton parish, which constitutes around one-third of the land area.

The local landscape and its related wildlife featured highly amongst features in the Plan Area that residents valued most. The local countryside was an aspect that drew many

residents to live in the Plan Area, and trees and wild places scored highly amongst things that residents wanted to see prioritised.

This evidence emerges from the Neighbourhood Plan Survey and other local consultation (see Consultation Statement). It is supported by evidence in the Natural England landscape profiles, the RCC Rutland landscape study, and other work in the Local Plan, as detailed in the Evidence Document.

The following policies KT 2 and KT 3 are designed to strengthen protection of the appearance of the local landscape, and of the villages and the countryside within the landscape as a whole, in order to fulfil the requirements of the NPPF 2021 to protect the intrinsic character and beauty of the countryside.

***Policy KT 2: Landscape character and important views***

*a) Development shall conserve and where practical enhance the positive characteristics and features of the local landscape outlined in the Rutland Landscape Character Assessment and in this Plan and the related Evidence Document. Proposals will only be supported where these will not detract from, and/or will not have an unacceptable and adverse impact on, the local landscape.*

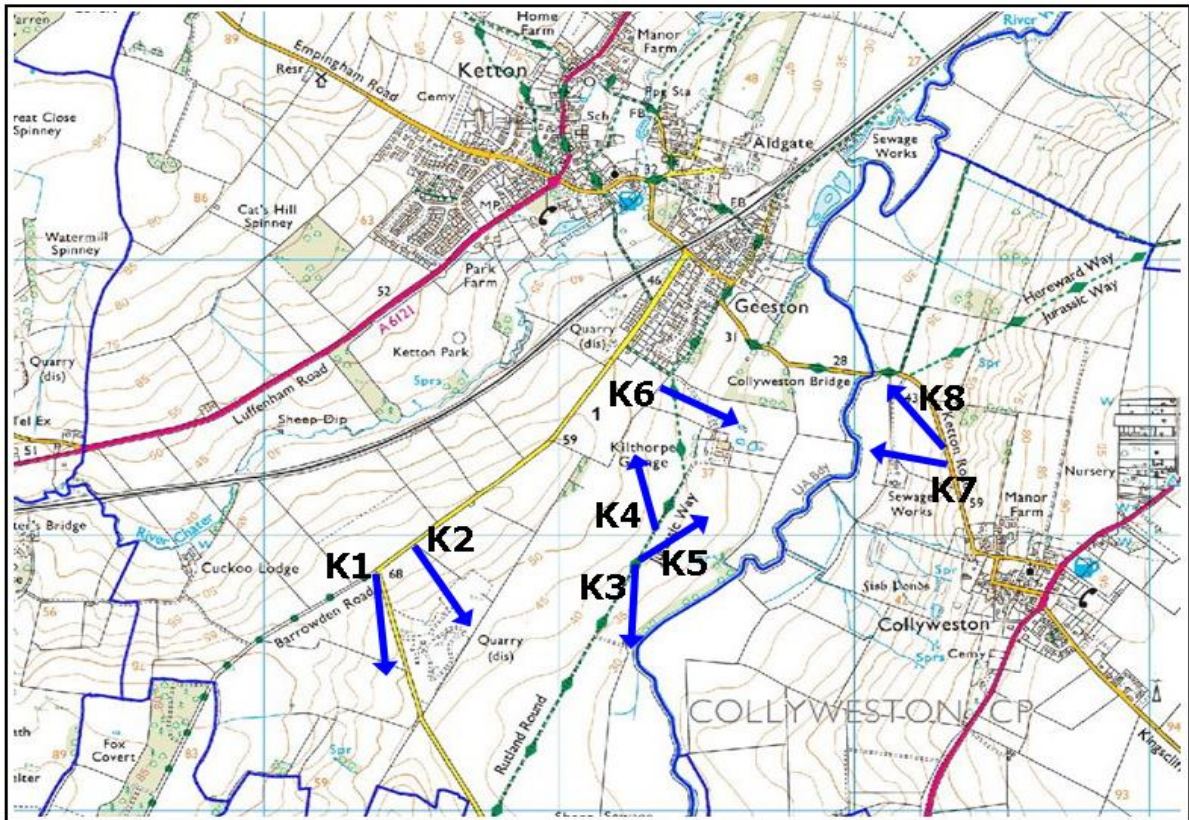
*b) Views important to Ketton and Tinwell are set out on the maps below and in the Evidence Document. Development proposals should safeguard and if possible enhance these views into and out of the villages, and incorporate sensitive layout, design, and mitigation measures, to minimise any adverse impact on the landscape.*

***The following eight maps relate to Policy KT 2.***

*Note – each map contains a specific run of numbers which are applied to the views relevant to that area alone. The numbers allocated to the views are therefore not sequential overall.*

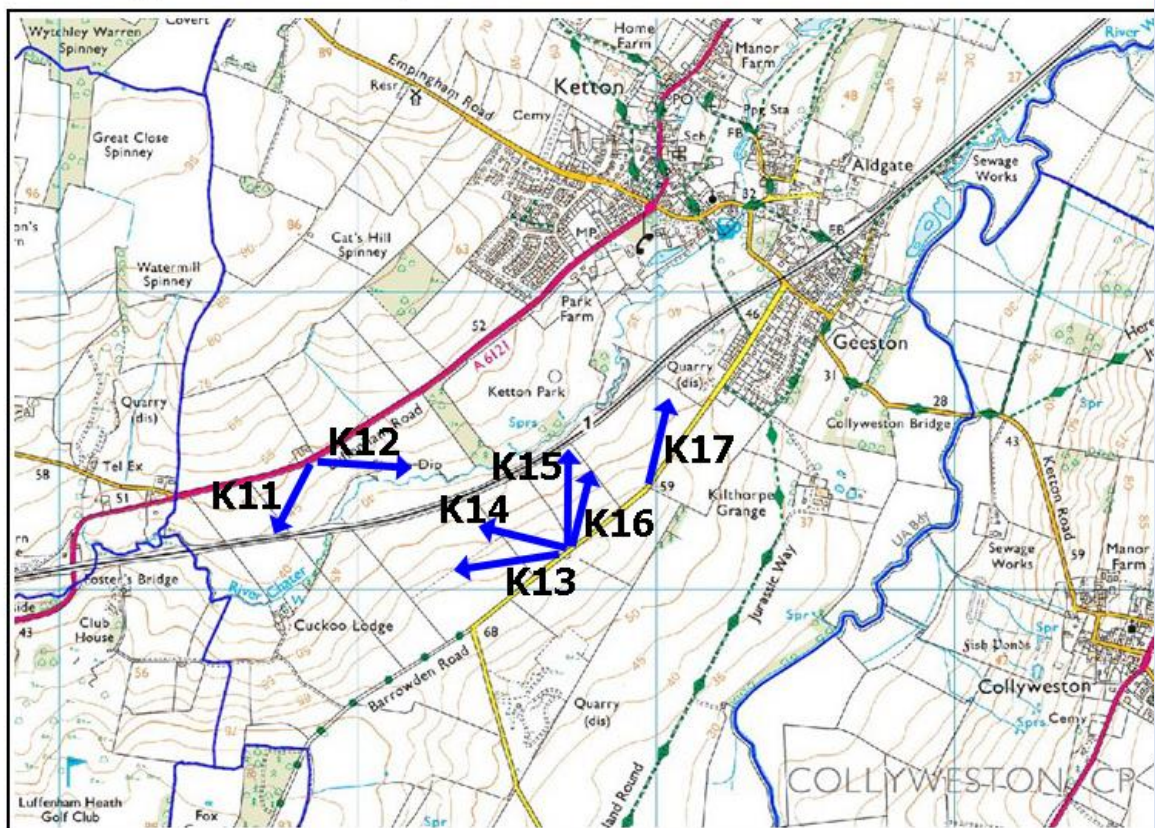


### Ketton Upper Welland Valley



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### Ketton Upper Chater Valley

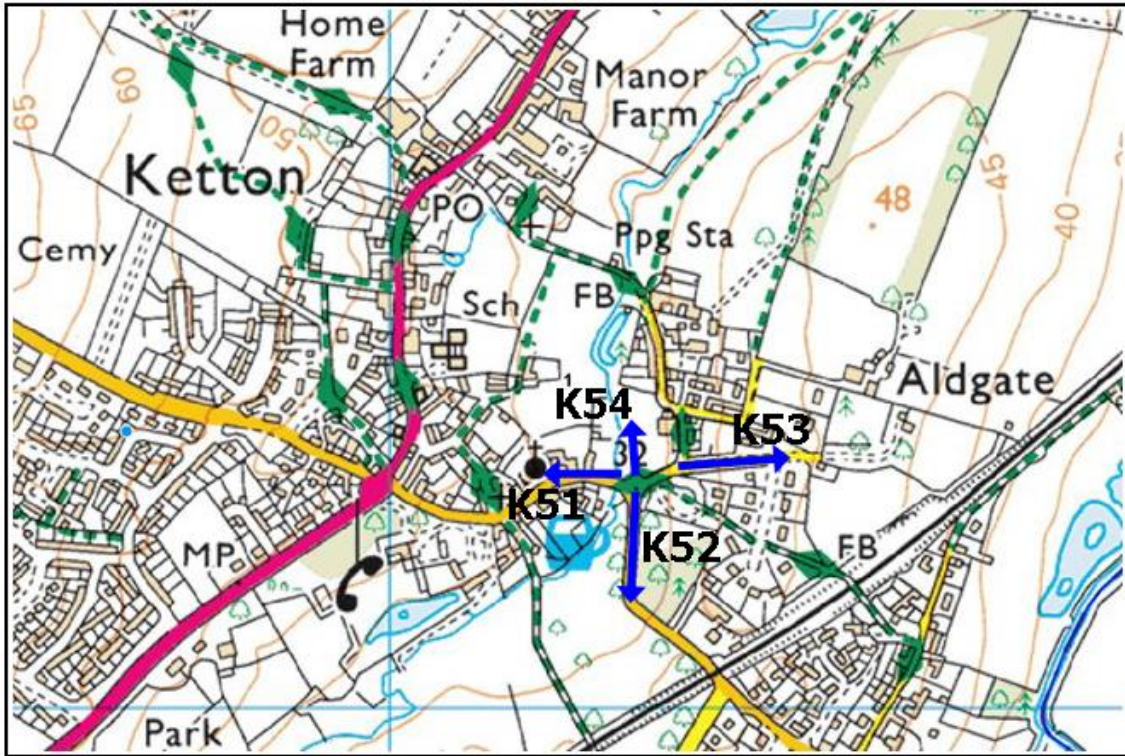






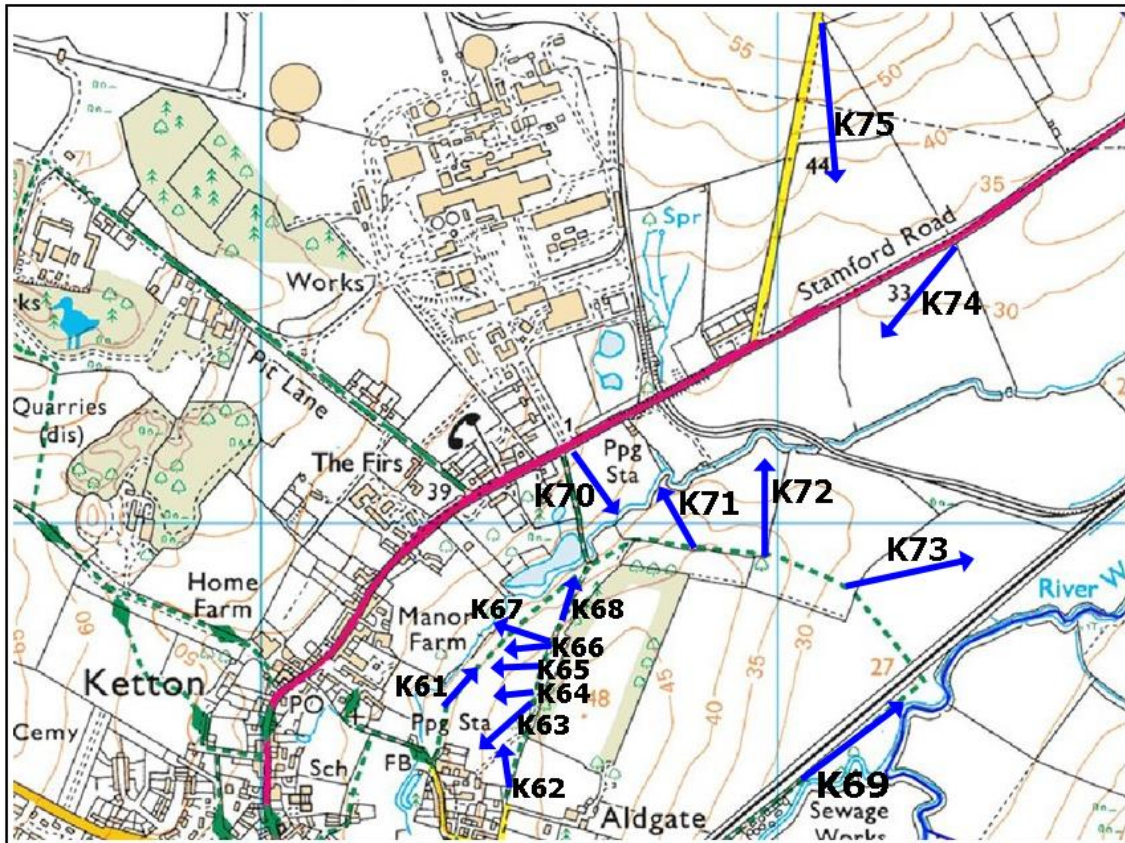


### Ketton Chater Bridge



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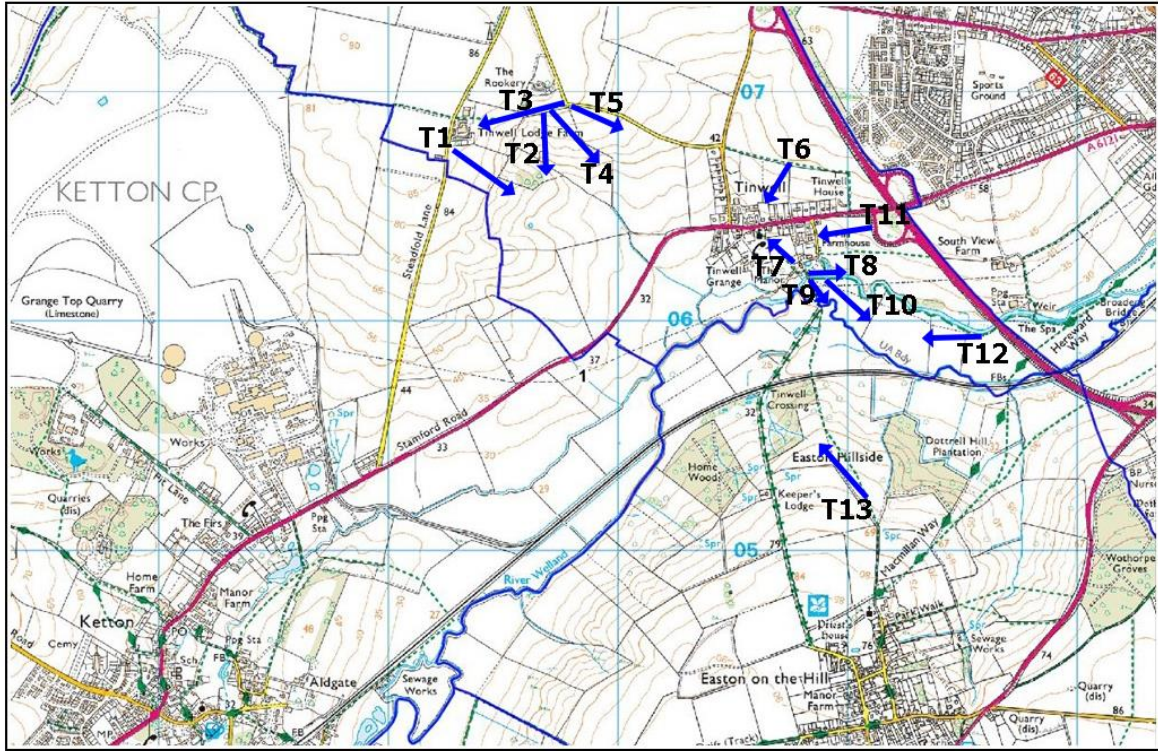
### Ketton Lower Chater Valley



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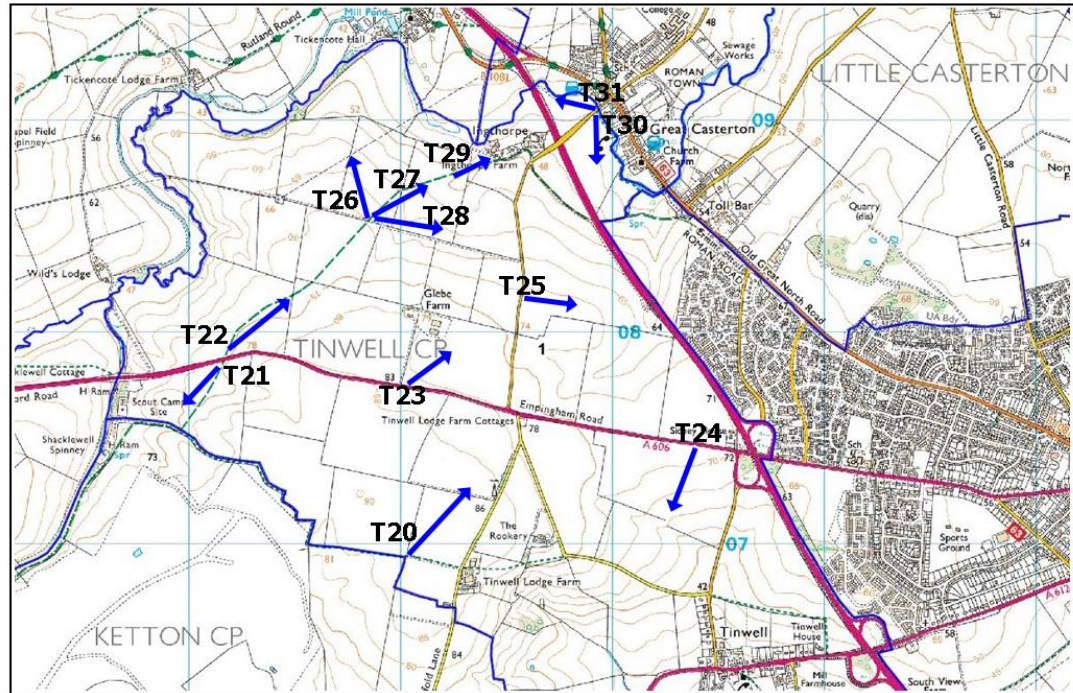


### Tinwell South



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### Tinwell North



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## Explanation

The protection of landscape character is a core objective of the Neighbourhood Plan. Section 12 of the NPPF (2021) (Achieving well-designed places) recognises that well-designed buildings and places improve the quality of people's lives and in para 130 states that *"Planning policies and decisions should ensure that developments... (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting..."* Section 15 (Conserving and enhancing the natural environment – para. 174) goes on to state that planning policies should contribute to and enhance the natural and local environment by: *"a) protecting and enhancing valued landscapes...and...b) recognising the intrinsic character and beauty of the countryside...and trees/woodland"*.

Accordingly, this Neighbourhood Plan has included policies (KT 2, KT 3, KT 4, KT 5, KT 6, KT 15, KT 16, KT 18, KT 19) on the quality of development that will be expected for the area, drawing upon the Natural England National Character Area profiles (No. 93 High Leicestershire and No. 75 Kesteven Uplands) and various Rutland landscape studies (see also Evidence Document).

Ketton and Tinwell parishes have a particular set of opportunities and challenges compared to other parts of Rutland and the wider landscape of Leicestershire, Northamptonshire and East Midlands.

There are elevated areas of landscape, but the valleys of the River Chater and River Welland are equally important landscape features which have positively influenced the form and character of both settlements over history.

The Ketton cement works and quarry are very distinct features of the landscape. Together with the A1 and the railway line, these intrusive features mean that it is important to protect the rural character of the rest of the Plan area and the rural setting of the villages and, where possible, to enhance the landscape.

The above policy KT 2 is supported by the objective analysis of views in and around the villages, and in the parishes generally.

The methodology for selection of the Important Views shown on all these maps, and the criteria used, are set out in Part 2 of the Evidence Document.

The approach of this Neighbourhood Plan has been assess each view in the context of the features that convey its perceived importance to the community, including method of access, experience of the viewer, landscape features and important biodiversity/habitat connectivity.

This assessment is included in the text to each view in Part 2 of the Evidence Document.

The visual setting of the parishes is a significant element in the overall heritage of the local area. Its importance to residents is documented in consultation. Noting the evidence in landscape character studies and in the Ketton Conservation Area Appraisal, and the strength of community opinion, the Steering Group undertook a detailed survey of the other key views across and beyond the Plan area. Views were identified using desk-based and field surveys, taking account of key public locations, including public footpaths, roads/lanes, and gathering places (see Part 2 of the Evidence Document).

The views are illustrated in the Evidence Document by photographs. However it is important to bear in mind that the experience of a view, and its value to the viewer, cannot be encapsulated by one photograph; the key to appreciating the value of a view is the experience at the location itself. In some places that results in a vantage point offering views in several directions, each with its own individual value (essentially a “panorama”), and many views are grouped in the maps for that reason.

The views have been categorised as follows:

- **Ketton: Upper Welland Valley** - Views to illustrate the landscape value of the broader Welland Valley as seen from higher elevations within the High Leicestershire National Character Area
- **Ketton: Upper Chater Valley** - views illustrating the landscape value of the Chater Valley as seen from higher elevations within the High Leicestershire National Character Area, with emphasis on displaying the setting of the settlement of Ketton within the broader landscape
- **Ketton: Village approaches** - Views identifying the characteristic approaches to Ketton Village along the main thoroughfares, highlighting the transition from countryside to settlement, and the importance of the trees in the village landscape
- **Ketton: North-west** – Views in close proximity to the village core, in particular highlighting access via side-road and footpath, and illustrating the village setting within the Chater valley
- **Ketton: Chater Bridge area** - Views highlighting the interplay of historic buildings and trees and broader green space in this area of Ketton
- **Ketton: Lower Chater** - Views to identify iconic vistas of the historic core of Ketton Village, and its setting in the broader landscape to the North, together with the

landscape of the Chater Valley, incorporating both historical and biodiversity interest as well as overall scenic value

- **Tinwell South** - Views grouped primarily to show:
  - a) key vistas from the elevations of the Kesteven Uplands National Character Area towards the broader Welland Valley; and
  - b) key views into and from Tinwell village itself, also highlighting the village's location in the Welland Valley
  
- **Tinwell North** - Views characterising the broader vistas across the Kesteven Uplands and in particular north-east towards the Gwash Valley and Ingthorpe

The Ketton Conservation Area Appraisal also includes important views, which contribute significantly to the character of the built environment. This Plan fully supports the selection of those views, and regards them as essential to an understanding and appreciation of the historic village cores and their immediate surroundings. They have been noted again as appropriate in the selection of views for policy KT 2 to underline their importance to the village setting.

The remainder and vast majority of the views which form part of policy KT 2 are additional and complementary to those already identified in the Conservation Area Appraisal which are, in the main, inward-looking. The Important Views identified in this Plan augment those chosen for the Conservation Area Appraisal within the villages, and also convey the importance of the wider landscape.

**Policy KT 3 - Trees, hedges and watercourses**

*Development proposals will only be supported where:*

*a) it has been objectively demonstrated that potential impacts on trees and hedgerows have been considered. As appropriate to their scale and nature, development proposals should incorporate appropriate measures to retain, protect and/or enhance trees, hedgerows and other existing natural structures and habitats and avoid fragmentation;*

*b) it has been objectively demonstrated that the benefits of a proposal outweigh the harm likely to be caused, and that where any natural structures are to be removed, acceptable schemes for their replacement, which may include trees on a like-for-like basis where appropriate, hedgerows or similar habitats, have been incorporated into the proposal;*

*c) the impact on water courses, including the rivers Chater and Welland, small streams, springs, ditches and ponds, have been properly considered and mitigated, and where possible enhancements committed.*

**Explanation**

The field pattern within the Chater and Welland valleys and immediately around Geeston and Tinwell is long-established. Many hedgerows and trees and several small woodlands have survived, and the railway line is lined with trees and shrubs. Within the two Conservation Areas, these have a degree of protection, but that is not the case outside the designated areas. However, these many other trees and hedges are intrinsically attractive, contribute to the character of the area and are important for habitat connectivity. Moreover, given the number of important tree species providing a large part of the character of the local area, it is considered reasonable to prioritise their retention and where necessary require new planting to reflect that established character.

As Historic England note in their guidance, trees can be vital to the general character of an area and can be at the heart of a particular historic or architectural interest in a site. This policy also reflects Historic England's guidance on Tree Conservation.

The importance of watercourses to the appearance and habitat value of the landscape has also been noted in this Plan (see Section 3).

It is reasonable, therefore, that these natural features are protected and where possible enhanced. This Neighbourhood Plan policy supports adopted Local Plan Policies, and reflects the increased emphasis on the natural environment in the withdrawn Local Plan review. It



also complements the Neighbourhood Plan Policy on Local Green Infrastructure Corridors (KT 4) by protecting and maintaining landscape and habitat links between and within settlements and the open countryside.

In that context it is expected that landscape and habitat assessments will be required by RCC to be submitted in respect of any development proposals in order to enable any benefits and harm to be assessed.

### ***Local Green Infrastructure Corridors***

**Preamble:** Green Infrastructure is a strategically planned and delivered network comprising the broadest range of high-quality green spaces and other environmental features. It should be designed and managed as a multifunctional resource capable of delivering ecosystem services, i.e. positive ecological and quality-of-life benefits. Its design and management should also respect and enhance the character and distinctiveness of an area with regard to habitats and landscape types.

Habitats in Ketton and Tinwell, such as limestone grassland, rivers and deciduous woodland, have increasingly become highly fragmented and/or adversely impacted, especially in the last 100 years, due to quarrying expansion, agricultural intensification and general development pressures. However, there is now growing UK Government and Rutland County Council support to reverse this fragmentation. The NPPF (2021) acknowledges the value of wildlife corridors and the stepping-stones that connect them.

The Neighbourhood Plan policies on landscape, heritage, and important views (KT 2, KT 3 and KT 5 – KT 7 inclusive) have an important connection with the need to preserve and enhance levels of biodiversity.

This Plan therefore includes the following Policy KT 4 on Local Green Infrastructure Corridors, which will help meet both national and local government targets for the restoration of biodiversity, and moreover reflect the clearly-expressed concern of residents for their local landscape and associated wildlife.

Whilst the mapping shows biodiversity connectivity with neighbouring parishes, it is fully recognised that the formal policies of this Plan can only apply to Ketton and Tinwell parishes, which comprise the designated Neighbourhood Plan Area.



However, it is hoped that RCC, and other Parishes with Neighbourhood Plans, will adopt a similar policy stance in relation to development proposals in the wider area, recognising the value of the identified wildlife corridors.

Alongside the application of a formal policy to planning applications in Ketton and Tinwell, the intention is to work proactively with other Parish Councils and partners (including RCC, Leicestershire and Rutland Wildlife Trust, landowners, and other stakeholders) to protect and enhance wildlife corridors. This cross-boundary approach is covered by a Community Aspiration in this Neighbourhood Plan (see Section 6).

***The Local Green Infrastructure Corridors are shown on the Map associated with policy KT 4*** and are based on features of zoological, botanical, geological, physiographical or habitat value within the Plan area (see also Evidence Base).

They cover the following:

<ul style="list-style-type: none"><li>• Gwash Corridor - riverine and related habitats along the River Gwash</li></ul>
<ul style="list-style-type: none"><li>• Shacklewell Corridor – capacity for wildlife connectivity in the Plan area between established SSSIs</li></ul>
<ul style="list-style-type: none"><li>• Quarry Corridor – incorporating Ketton Quarry SSSI and taking in restoration for wildlife value, either in place or scheduled, of quarried land</li></ul>
<ul style="list-style-type: none"><li>• Chater Corridor – riverine and related habitat along the River Chater</li></ul>
<ul style="list-style-type: none"><li>• Welland Corridor – riverine and related habitat along the River Welland</li></ul>

**Policy KT 4 – Local Green Infrastructure Corridors**

*a) Development proposals within the Plan area, which are proposed to be either within or in close proximity to any Local Green Infrastructure Corridor (“LGIC”) or part of any such LGIC located within the Plan area (as shown on MAP A below), will be supported only where:*

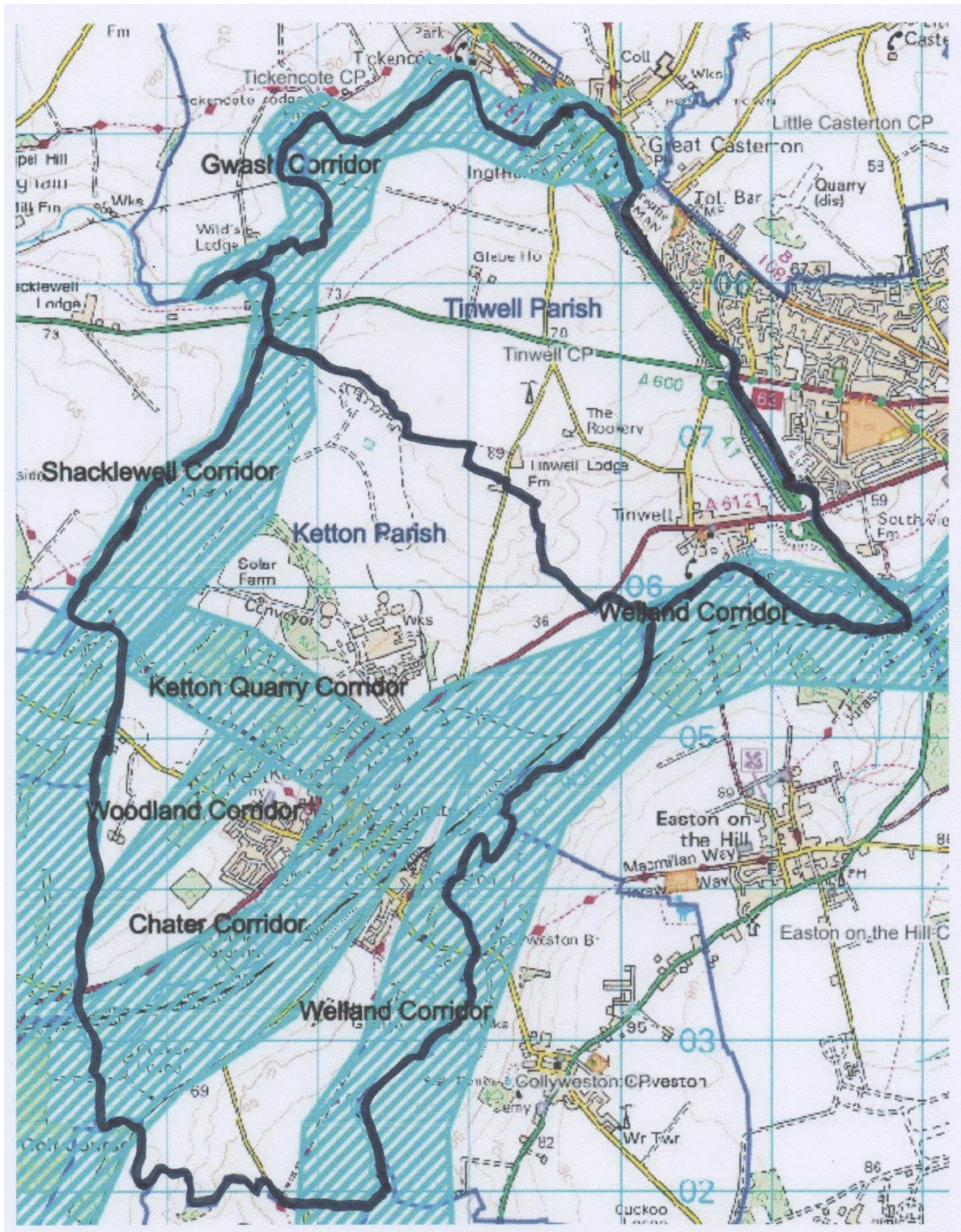
*(i) they do not compromise the existing integrity of that LGIC or harm its function or character; and*

*(ii) they include suitable measures to maintain and enhance the landscape, biodiversity, and where appropriate recreational values of and public access into the LGIC.*

*b) Ketton quarry restoration plans which extend or enhance LGICs for the primary purpose of wildlife habitat and connectivity will be supported.*

**MAP A: As noted above, policy KT 4 can only apply within the Plan area. The first map below is relevant to KT 4 specifically, and shows the application of the policy to land within the Plan area boundaries i.e. that within the dark blue lines which follow the parish boundaries and mark the Plan area.**

**MAP A**



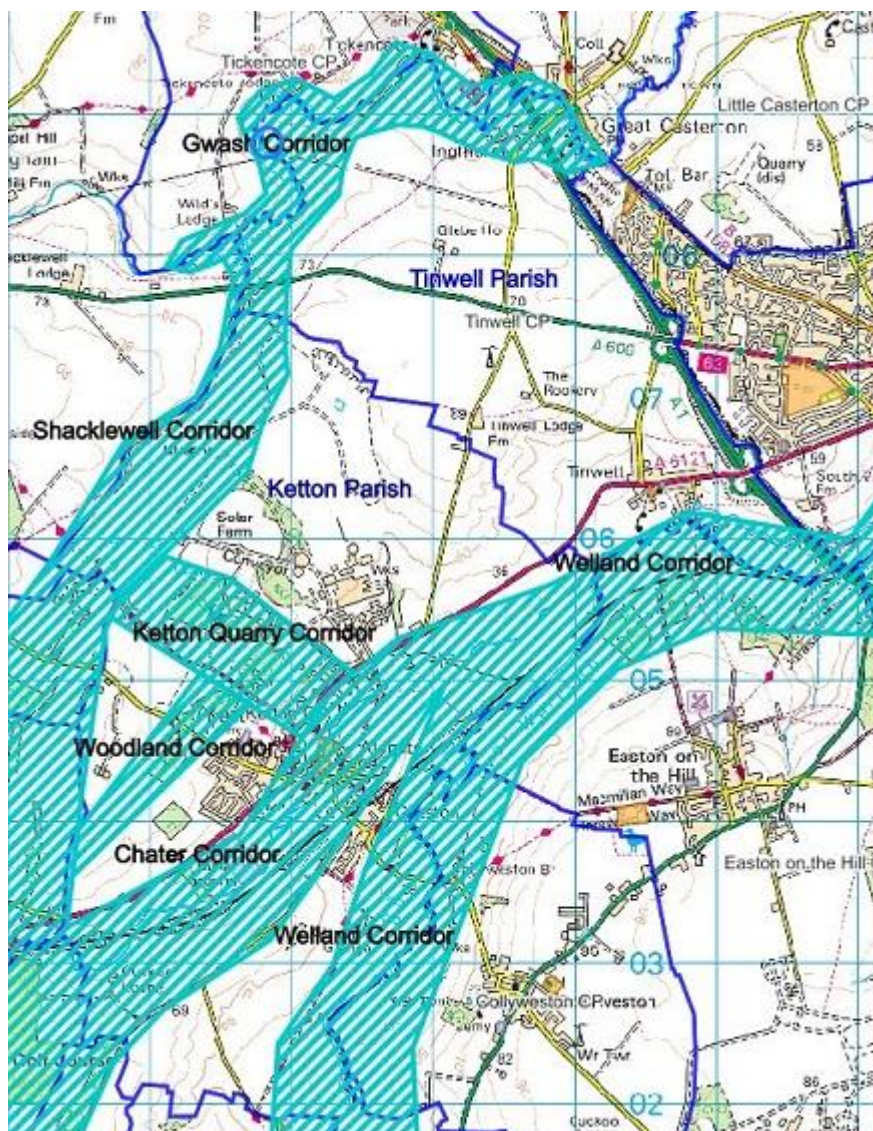
**Legend**

Parish boundary 

Wildlife corridor 



**MAP B, for illustrative purposes only, shows the broader application of the LGICs without clear interruption by parish boundaries.**



### **Explanation**

The policy context is provided by NPPF (2021) Paras. 170, 174 & 175) and the Natural Environment & Rural Communities Act 2006 (Secs. 40 & 41) and complements the Rutland Core Strategy DPD policy CS 21. The NPPF (2021) states that development resulting in the loss or deterioration of irreplaceable habitats should be refused unless there are wholly exceptional reasons and a suitable compensation strategy. Plans should be proactive to

mitigate and adapt to climate change, taking into account long-term implications for flood risk, water supply, biodiversity and landscapes.

This policy consequently sets a standard for consideration of any planning proposals within or adjacent to the identified Corridors.

The inclusion of these local Corridors in the Neighbourhood Plan highlights the importance of the Welland and Chater valleys as areas of scenic, cultural and ecological value, as outlined in this Plan and the Evidence Document, and supports the objective outlined in the Rutland Landscape Character Assessment : *'To conserve and enhance the more enclosed, wooded, sheltered valley landscape, to protect and enhance both natural and historic man-made river features, including the bridges and wetland habitats, and to protect the form and landscape setting of the riverside villages so they do not become more intrusive in the valley'*.

The Local Green Infrastructure Corridors as proposed continue a process started in the Barrowden and Wakerley Neighbourhood Plan, providing further connectivity between Neighbourhood Plan Areas for the preservation and enhancement of biodiversity. It is hoped that other local Neighbourhood Plans will take up the concept and extend these corridors in their own Neighbourhood Plan Areas in the future (see Section 6 - Community Aspirations).

The identified Corridors sit within both the Neighbourhood Plan area and its wider context, including that of the Rivers Welland and Chater. Plainly a Neighbourhood Plan can only apply policies within the designated area. For the purposes of this Neighbourhood Plan, Policy KT 4 only applies to those parts of the Local Green Infrastructure Corridors that fall within the Neighbourhood Plan area (see Map A).

Implementation of Policy KT 4 will ensure, in the first place, that development in and around LGIC areas is strictly circumscribed, and further that where any development is permitted in compliance with KT 4 and other policies in this Plan, it will enhance the quality and integrity of the relevant corridor.

This may be 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/or provide green routes for walking and cycling. Investment in infrastructure sympathetic to the rural nature and tranquillity of the corridor would also help to further the local visitor economy.

## C. Our heritage

Ketton and Tinwell contain a built environment of exceptional heritage value, and that value is enhanced by its overall setting, both within the villages and in the wider landscape.

### ***KT 5 Designated Heritage Assets in and around Ketton***

*Proposals affecting Ketton Conservation Area and its setting, and any Listed Buildings, will only be supported where they:*

*a) take full account of the Ketton Conservation Area Appraisal (January 2020) and,*

*b) take full account of the following heritage-related factors which are specific to Ketton:*

- i. the intimate relationship between the settlement and the valley and floodplain of the River Chater;*
- ii. the importance and impact of the river valley south of Luffenham Road and west of Station Road, as a gateway to the village and to the setting of The Priory, St Mary's church, and other historic buildings around Church Road;*
- iii. the character and setting of Ketton signal box;*
- iv. the Important Open Spaces identified on the adopted Local Plan Inset Maps, in the 2012 RCC Important Open Space/Frontage Review, and in the Conservation Area Appraisal of January 2020;*
- v. Important Open/Local Green Spaces as set out in policies KT 8, KT 10, and KT 11;*
- vi. the intimate nature of the street and lanes within Ketton, Aldgate and parts of Geeston.*

### **Explanation**

The Community Survey (see Consultation Statement) demonstrated the importance that residents attach to heritage and local character. Whilst the emerging Local Plan has a good coverage of heritage at a strategic level, it does not necessarily reflect the varied nature of many villages, such as Ketton and Tinwell. However, in Ketton, the Conservation Area Appraisal which was adopted by RCC in March 2020 focuses very successfully on detail.

In addition to providing local details on the Conservation Area and its setting, the Appraisal resulted in the designation of a new Conservation Area in Geeston, thus forming a smaller character zone of Ketton, together with a series of other extensions to the Conservation Area boundary. The appraisal documents can be seen at: <https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/conservation-area-appraisals/>

The policy will be applied alongside Core Strategy Policy CS22 and the Site Allocations & Policies DPD Policy SP20, which must also be satisfied in order for proposals to be acceptable.

The intention of this policy is not to duplicate the Local Plan policies or to repeat the detail of the Appraisal, but to highlight the special local character of Ketton. This adds local detail, taking account of the concentration and nature of assets in Ketton.

This is in accordance with Chapter 16 of the NPPF (2021) which states that neighbourhood plans should set out a positive strategy for the conservation and enjoyment of the historic environment taking into account, in particular (Para. 185) “...*Opportunities to draw on the contribution made by the historic environment to character*” and “...*the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring...*”

(See also Evidence Document Part 1, Sections 5, 6 and 8)

Moreover, the aim of this policy chimes with comments made by Historic England in their response to the Neighbourhood Plan consultation. They note: “*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*”.

#### ***KT 6 - Designated Heritage Assets in and around Tinwell***

*Proposals affecting Tinwell Conservation Area and its setting, and any Listed Buildings, will only be supported where they take full account of the following heritage-related factors which are specific to Tinwell:*

- *the spacious nature of properties and the importance of trees throughout the village;*
- *the importance and impact of the River Welland to the setting of the village;*
- *The setting of All Saints’ Church and other key historical buildings*
- *the Important Open Spaces identified on the adopted Local Plan Inset Maps and in the 2012 RCC Important Open Space/Frontage Review;*
- *Other Important Open Spaces/Local Green Spaces as set out in policies KT 8, KT 10, and KT 11*
- *the intimate nature of the street and lanes within Tinwell*



## Explanation

As in the case for Ketton, the Community Survey demonstrated the importance that the residents of Tinwell attach to heritage and local character. Tinwell has a different form and character to Ketton, and the Conservation Area is not documented in the sort of detail which is included in the Ketton Conservation Area Appraisal. However, local survey work reveals distinct characteristics which need to be protected and where possible enhanced (see Section 3 above and Evidence Document Part 1, Sections 5, 6 and 8).

The policy will be applied alongside Core Strategy Policy CS22 and the Site Allocations & Policies DPD Policy SP20, which must also be satisfied in order for proposals to be acceptable.

In the absence of detail about Tinwell from RCC documents, this policy adds local detail, taking account of the concentration and nature of assets in the village. It draws upon the Community Survey carried out for this Plan (see Consultation Statement). This is in accordance with Chapter 16 of the NPPF (2021) which states that neighbourhood plans should set out a positive strategy for the conservation and enjoyment of the historic environment taking into account, in particular (Para. 185) “...*Opportunities to draw on the contribution made by the historic environment to character*” and “...*the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring...*” (See also Evidence Document).

Moreover, the aim of this policy chimes with comments made by Historic England in their response to the Neighbourhood Plan consultation. They note: “*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*”.

The Community Aspirations in Section 6 draw attention to the need for a Conservation Area Appraisal for Tinwell.

**KT 7 - Protecting and enhancing archaeological sites**

*a) Development proposals affecting Scheduled Monuments, other archaeological sites, and areas of archaeological potential or their settings should demonstrate that they:*

- i) have taken into account the impact on above- and below-ground archaeological deposits, as recorded by Historic England and Rutland/Leicestershire County Councils;*
- ii) identify mitigation strategies to ensure that evidence which could contribute to the understanding of human activity and past environments is not lost; and*
- iii) include an appropriate desk-based assessment or, if necessary, a field evaluation.*

*b) In addition, measures should be taken to minimise impacts of development upon the historic landscape character of the area.*

**Explanation**

The NPPF (2021) (Para. 189 states “...Where a site on which development is proposed includes, or has the potential to include, **heritage assets with archaeological interest**, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation”. Leicestershire County Council provides a specialist archaeological advisory service to RCC and further details of the rich and important archaeology of the Neighbourhood Plan area can be found in LCC Historic Environment Record - see:

<https://www.leicestershire.gov.uk/leisure-and-community/history-and-heritage/historic-environment-record>

The extent of archaeology is a key element of the historic environment and character of the parishes, and this policy will ensure that development takes proper account of recorded archaeological interest.

At the time of writing it is pertinent to note that a major Roman mosaic has been recently discovered in the Plan area. This has now been designated a Scheduled Monument.

It is only one of many finds in the area over the years, and as such indicates that archaeology is extensive and important in Ketton and Tinwell. Whilst Local Plan policy SP20 also covers archaeology, this local significance makes it reasonable to have a dedicated policy in the Plan.

## **D. Open space important to the character of the villages (Local Open Space and Local Green Space)**

### ***Introduction***

The character of the villages of Ketton and Tinwell depends not only on the buildings, but also upon the open spaces and frontages, and their relationships to the surrounding buildings and features. The particular character of a settlement may be determined largely by the arrangement of buildings around these open areas and the views they give of the surrounding countryside.

Both villages are well-provided with an open setting and green spaces, all of which contribute to the green and leafy feel to the village communities. As noted above, responses to the Survey (see Consultation Statement) indicated great appreciation for the natural features within the Plan area and the attractiveness of the villages. The vast majority of respondents were satisfied with the public open spaces in the parishes, with the largest favourable responses being for the village recreation grounds, Hall Close in Ketton and Tinwell Playing Field. Moreover, around 90% of respondents felt that the remaining green spaces surrounding the conservation area should be conserved.

The juxtaposition of green "breathing space" and the historic built environment creates the essential personality of the villages. It follows therefore that any erosion of the green areas will have a detrimental impact on the community.

Important open spaces and frontages in both Tinwell and Ketton are defined on the Rutland Local Plan Policies Map, and these are shown in the maps below and/or in the Evidence Document. Government policy enables land which is demonstrably special to the local community to be designated as 'Local Green Space'.

A Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities. Parish and Town Councils, through Neighbourhood Plans, can identify green areas of particular importance to them for special protection as Local Green Spaces. By designating land as a Local Green Space, local communities will be able to rule out new development other than in very special circumstances.

The NPPF (2021) identifies that the Local Green Space designation will not be appropriate for most green areas or areas of open space, and should only be used where:

- The green space is in reasonably close proximity to the community it serves;
- The green space is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- The green area is local in character and is not an extensive tract of land.

There are many important public open and green spaces in Ketton and Tinwell. Not all of these are identified in the Rutland Local Plan maps. These are listed below in this section of the Plan and marked where possible on the relevant maps (some are omitted because of their small size).

Many of these sites are classified as being important open spaces identified within the Local Plan, or are identified as such in the Ketton Conservation Area Appraisal. Those outside the Planned Limits of Development may be covered by the Core Strategy CS 4 and Site Allocations Policy SP 20 on Blue and Green Corridors. Others will form part of areas identified as Important Views (Policy KT 2) and Local Green Infrastructure Corridors (Policy KT 4) above. There are also those existing Local Green Spaces and Open Spaces as listed and included in the maps below.

Given the importance of open spaces and green spaces to the two parishes, this Plan includes the following policies:

- (formal) open spaces to be protected
- preferred locations for new/extended/improved spaces to be provided to meet current standards and needs generated by new development
- proposed Local Green Spaces
- additional Important Open Spaces

These Open/Green Spaces are additional and complementary to those areas already identified in the RCC maps or in the Ketton Conservation Area Appraisal noted above.

### **Formal Open Spaces**

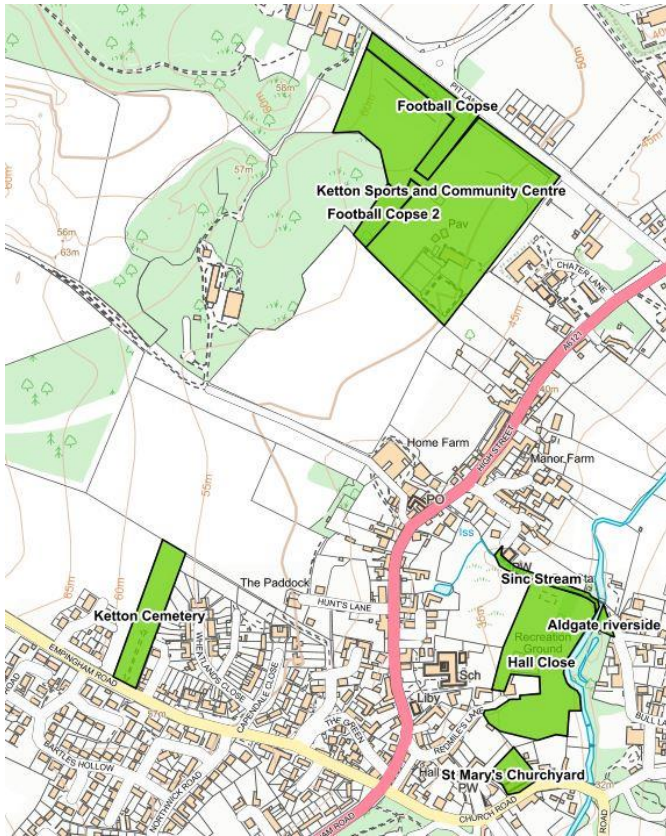
The Government Planning Guidance (Open space, sports and recreation facilities, public rights of way and local green space – 2014) provides the following definition: “*Open space, which includes all open space of public value, can take many forms, from formal sports pitches to open areas within a development, linear corridors and country parks.*”

Paragraph 96 of the NPPF (2021) states that: “*Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities....*”.

In **Ketton**, the public open spaces comprise:

- Ketton Sports and Community Centre, off Pit Lane, which has football and cricket pitches, tennis courts and provision for other sports;
- Hall Close open space, off Bull Lane/Redmiles Lane/Aldgate which includes a playground, a Multi-Use Games Area (“MUGA”), a story-telling area, and fruit orchards;
- St Mary’s Churchyard, off Church Road;
- Ketton Cemetery, off Empingham Road
- Whitebread Copse.

Some other gardens/paddocks/green areas are defined in the Local Plan as Important Open Spaces, but these are not public open spaces. The following map shows existing public open space in Ketton.



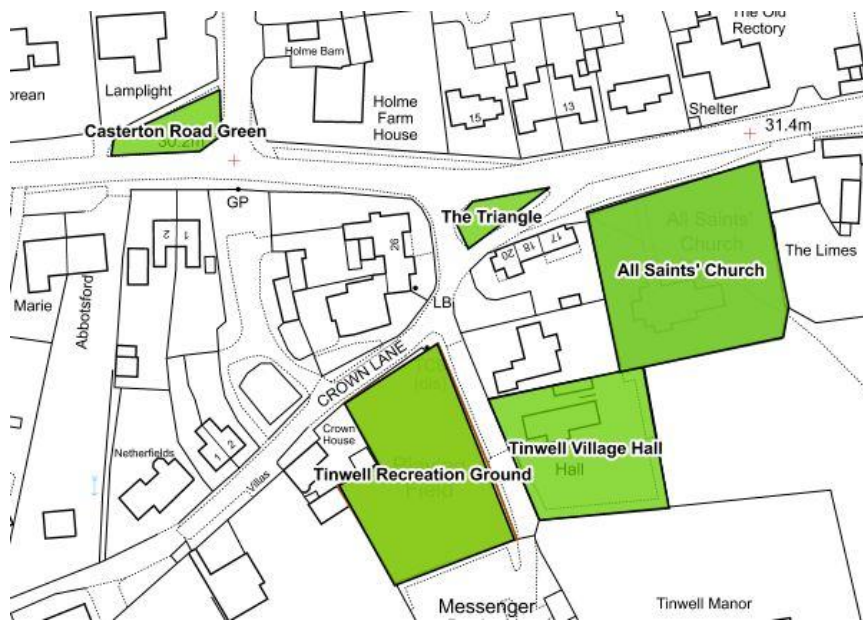
In **Tinwell**, the public open spaces comprise:

- Recreation ground (football pitch and playground) across the road from the village hall;
- Village Hall grounds;
- All Saints' Churchyard;
- Land at the junction of Casterton Lane/Stamford Road. This is grassed with several trees and a village sign. It is of heritage, landscape and informal recreational value;
- Land at the junction of Main Street/Crown Lane, known as The Triangle. This is a registered Village Green of heritage, landscape and informal recreational value.

Other gardens/paddocks/green areas are defined in the Local Plan as Important Open Spaces, but these are not public open spaces. These and the spaces listed above are all within the Conservation Area.



The following map shows these existing public open spaces in Tinwell.



### Existing provision related to standards

Whilst they reflect an intent to protect existing sites, it is considered a weakness of the existing Development Plan and the now-abandoned Local Plan Review that the open space needs in villages such as Ketton and Tinwell, where new housing has been allocated or committed, has not been quantified. However, the Site Allocations and Policies DPD Policy SP22 sets standards for the provision of new open space.

Type of Open Space	Proposed Standard
Parks, gardens and amenity green space	0.4 ha per 1,000 population
Provision for children and young people	0.6 ha per 1,000 population
Outdoor sports, playing fields and kick-about areas	0.57 ha per 1,000 population
Indoor village/community hall	500sq/m per 1,000 population

The policy requires that all residential development which results in a net gain in floorspace will be required to make provision for open space in accordance with these standards.

**Ketton** (which is the third largest settlement in Rutland) had 1,926 residents in 2011. Taking into account proposed allocations, commitments and other changes it can reasonably be assumed that the population will increase to at least 2,200 within the Plan period (without factoring in known additional planning applications). This would result in the following requirements:

Parks, gardens and amenity green space	0.84 hectares
Provision for children and young people	1.26 hectares
Outdoor sports, playing fields and kick-about areas	3.99 hectares
Indoor village/community hall	1050 sq/m

**Tinwell** had 234 residents in 2011. Taking into account changes since then and the 19 houses currently under construction, a reasonable estimate of the future population would be 300. This would result in the following requirements.

Parks, gardens and amenity green space	0.12 hectares
Provision for children and young people	0.18 hectares
Outdoor sports, playing fields and kick-about areas	0.57 hectares
Indoor village/community hall	150 sq/m

Note: the assumed population growth in both villages can be verified once a new Local Plan is in place and when the results of the 2021 Census become available

The explanation for Policy KT 9 states that any new open space provision should, as a priority, be provided on-site within the new development. However, it acknowledges there may be some cases where it would not be possible to provide the open space on the application site. In this case, the developer should consider, as a priority, open space on an alternative site to serve the development. Alternatively, an off-site contribution could be sought towards the costs of providing the necessary facilities in an off-site location.

The problem arising in small communities, where there are several new housing sites rather than a larger strategic site, is that on-site provision is likely to be limited to amenity spaces

and any contributions to create and/or improve larger formal open spaces can become dissipated.

Preliminary calculations of the extent of current formal open space carried out in the work for this Plan (see Evidence Document Part 1 Section 8) indicates that Ketton more than fulfils the formal open space requirement with more than 10 hectares covered by the formal open spaces identified above. Tinwell, however, at 0.65 hectares, is underprovided.

It is emphasised that these calculations are based on a very basic review. The need for improvement to formal open spaces and for new provision should be based on a clear and up-to-date assessment of current provision and future needs. RCC will be requested to support an assessment in parallel with the preparation of this Neighbourhood Plan.

## Open Spaces Policies

**Preamble:** The Introduction to this section explains the importance of open and green space to both villages, in terms of local character and visual impact, as setting for the built heritage, and as areas to promote health and well-being.

The following policies augment the list of open spaces and green spaces included in Local Plan documents to strengthen their protection from the impact of inappropriate development, and to reflect the importance of these additional spaces to the local community.

### **KT 8 - Existing open space and recreation facilities**

- (i) *The Plan designates the following facilities as open spaces and recreational facilities:*

#### Ketton

- a) Ketton Sports and Community Centre (off Pit Lane)*
- b) Hall Close Open Space (off Bull Lane/Redmiles Lane/Aldgate)*
- c) St Mary's Churchyard (off Church Road)*
- d) Ketton Cemetery (off Empingham Road)*
- e) Linear open space (to rear of Wheatlands Close)*
- f) Linear open space (alongside Empingham Road and Capendale Close)*
- g) Green Burial Site, Luffenham Road*
- h) incidental and amenity open spaces within housing areas including: Bartles Hollow, Wheatlands Close/Capendale Close, Kelthorpe Close, Holmes Drive, Manor Green*
- i) open spaces created within committed new housing sites (see KT 9 below).*

#### Tinwell

- a) Recreation Ground (off Crown Lane)*
- b) Grounds of Village Hall (off Crown Lane)*
- c) Churchyard of All Saints' (off Main Street)*
- d) incidental and amenity open spaces within housing areas including The Paddocks*
- e) open spaces created within new housing sites (see KT 9 below).*

- ii. Existing open spaces, recreation facilities and school playing fields should be protected from development.*
- iii. Development proposals which enhance or improve existing sites will be supported.*
- iv. Development proposals which would reduce the quality or quantity of these facilities will only be supported if existing facilities are replaced at a better quality or quantity and in a sustainable location (and are consistent with the requirements of policy KT 9 below).*

### **Explanation**

Open spaces and recreation facilities spaces will be protected in line with Paragraphs 92(c) and 97(a, b and c) of the NPPF (2021). Where development is proposed that affects playing fields and recreation areas, the Sport England guidance should be followed and, if necessary, advice sought from that organisation, which is a statutory consultee.

Sport England, in its response to the Neighbourhood Plan consultation, makes clear that *“consideration should ... be given to how **any new development**, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities”*.

To that end, Sport England produces helpful guidance on active design, building healthy communities, and health and well-being.

The spaces listed in this policy are well-used and valued community assets which support social and recreational activity and help to define the landscape and character of the area, adding to the quality of life for local residents. Whilst some are small, their nature, context and location makes them nonetheless important to the whole community.

In addition, KPC/TPM will support proposals to enhance and improve the local open space and recreation facilities in the Parish, both in terms of facilities and habitat creation/management, as and when opportunities emerge and where the locations are appropriate.

Several of these spaces are also proposed as Local Green Spaces (Policy KT 10 below).

The response to the Neighbourhood Plan consultation from the Leicester, Leicestershire and Rutland Clinical Commissioning Groups (NHS) notes support for the aims of this policy.

### ***KT 9 - Open space provision within new housing developments***

- a) *Larger-scale new housing development (10+ dwellings) must include the provision of:*
- (i) suitable green spaces to meet the recreation needs arising from the development and for the benefit of wildlife;*
  - (ii) green corridors to help bring the countryside into the built environment;*
  - (iii) tree planting and other landscaping using native species to enhance the appearance.*

*The level of provision under (a) (i) above should be in accordance with the standards operated by Rutland County Council, set out in the adopted Site Allocations & Policies DPD Policy SP22.*

- b) *The provision under (a) (i) above should be made within or adjoining the development unless it has been clearly demonstrated not to be practical or viable to do so and agreement has been reached on that point with the County Council and KPC/TPM. In such circumstances, land and/or a commuted sum should be made available to those authorities to enable appropriate provision to be made.*
- c) *The investment and type of facility at any alternative site under (b) above must be proportionate and appropriate for the character of the location.*
- d) *Arrangements must be put in place for the long-term maintenance of any open spaces created or improved.*

### **Explanation**

This policy complements the strategic approach in the Local Plan but recognises the particular circumstances of Ketton and the surrounding area, which is already well-provided with facilities via the Ketton Sports and Community Centre. It is in accordance with the guidance in the NPPF (2021) (Section 8: Promoting healthy and safe communities and Section 12: Achieving well-designed places) and with Sport England recommendations. The purpose of this policy is to ensure that provision is made in Ketton and Tinwell when and where it will be of most benefit to local people.

It is considered that given the likelihood of a number of development proposals being brought forward in the absence of a Local Plan, the provision of new open spaces and recreational facilities could be fragmented and limited to small/incidental spaces within the individual housing sites. Whilst incidental open space and landscaping should be provided as part of good design in new housing schemes, there is also a need for investment in the larger spaces/facilities which serve the whole community.



Where there is need to demonstrate the impracticality or unviability of including provision within housing schemes, then this must be based on objective data including: design, layout, topography, housing types and densities.

As with other physical and community infrastructure (see policy KT 15), it is important that open spaces are provided to ensure that existing infrastructure is not over-stretched as a result of the potential scale and pace of new development over the next five years or so.

The response to the Neighbourhood Plan consultation from the Leicester, Leicestershire and Rutland Clinical Commissioning Groups (NHS) notes support for the aims of this policy.

The policy does not identify specific locations where recreation provision would be of most benefit locally. It will be important for consideration of new facilities to start at source with the development proposals themselves and their design. Moreover, whilst there is already good provision of facilities within the Plan area (see Evidence Document Part 1 Section 8), it is insufficient merely to count on those existing facilities coping with expansion. For example, Hall Close and Ketton Sports and Community Centre are important and well-used existing facilities but there may be constraints on expansion (e.g. land availability, threat to habitat and character etc, in particular regarding Hall Close). They should therefore not be seen as 'easy options' for the location of new areas.

With regard to the final clause (d) of the policy it is important that long-term ownership and maintenance arrangements are put in place, including initial and ongoing financial contributions related to the development. The discussions on this should involve the developer, RCC and KPC/TPM, and any interested third parties (e.g. a land management organisation). KPC/TPM will wish to ensure that unreasonable financial burdens associated with open space provision and management are not placed upon them.

### **Policy KT 10 - Proposed Local Green Spaces (LGS)**

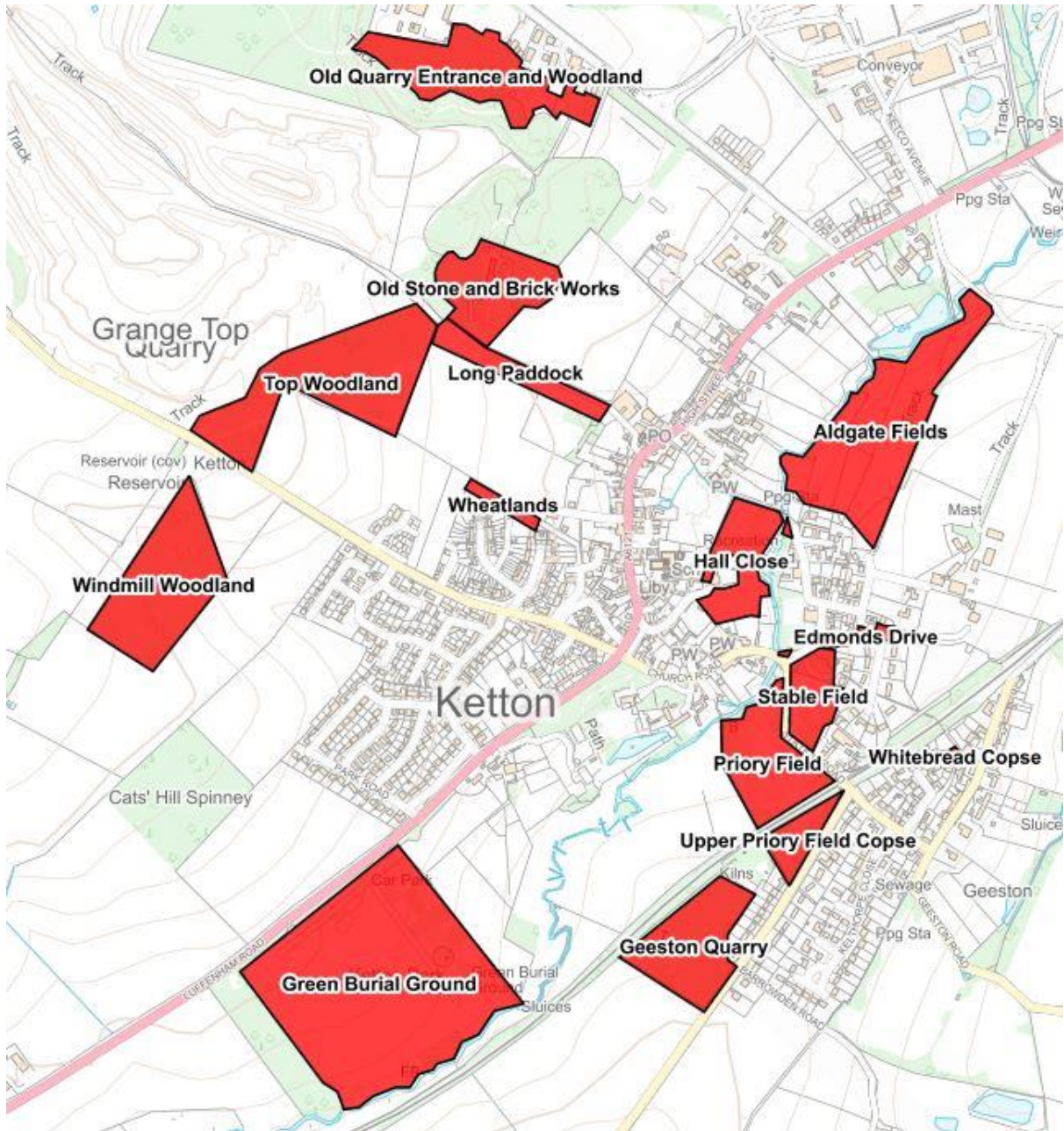
a) *The Neighbourhood Plan designates the following green spaces as Local Green Spaces:*

<ul style="list-style-type: none"><li>• <i>LGS 1 Ketton - Top Woodland (woodland next to restored quarried area NE of Empingham Road)</i></li></ul>
<ul style="list-style-type: none"><li>• <i>LGS 2 Ketton – Windmill Woodland (woodland next to area to be quarried SW of Empingham Road)</i></li></ul>
<ul style="list-style-type: none"><li>• <i>LGS 3 Ketton - Wheatlands (linear open spaces off Empingham Road and Capendale Close)</i></li></ul>
<ul style="list-style-type: none"><li>• <i>LGS 4 Ketton - Hall Close ( within Conservation Area - recreation area at village heart)</i></li></ul>
<ul style="list-style-type: none"><li>• <i>LGS 5 Ketton - Geeston Quarry (former quarry site, also candidate Local Wildlife Site, NW of Barrowden Road )</i></li></ul>
<ul style="list-style-type: none"><li>• <i>LGS 6 Ketton – Aldgate fields (field complex including ridge and furrow E of R Chater and N of Aldgate, including various paddocks and grazing land)</i></li></ul>
<ul style="list-style-type: none"><li>• <i>LGS 7 Ketton - Whitebread Copse (enclosed space with trees, native shrubs and wildflowers between Ketton and Geeston)</i></li></ul>
<ul style="list-style-type: none"><li>• <i>LGS 8 - Ketton - Aldgate riverside (grassy triangle by R. Chater and Sinc Bridge)</i></li></ul>
<ul style="list-style-type: none"><li>• <i>LGS 9 - Ketton - Long Paddock (adjacent to Home Farm)</i></li></ul>
<ul style="list-style-type: none"><li>• <i>LGS 10 Ketton - Edmonds Drive (Land adjacent to protected avenue of lime trees)</i></li></ul>
<ul style="list-style-type: none"><li>• <i>LGS 11 Ketton Upper Priory Field, (part of historical field system now woodland NW of Barrowden Road)</i></li></ul>
<ul style="list-style-type: none"><li>• <i>LGS 12 Ketton – Lower Priory Field (historical field in Conservation Area)</i></li></ul>
<ul style="list-style-type: none"><li>• <i>LGS 13 Ketton – Big and Little Stable Fields (historical fields in Conservation Area)</i></li></ul>
<ul style="list-style-type: none"><li>• <i>LGS 14 Ketton – Green Burial Ground (public access area )</i></li></ul>
<ul style="list-style-type: none"><li>• <i>LGS 15 Ketton - Old Stone and Brickworks (woodland and farm buildings area directly adjacent to Ketton Quarry SSSI on the SW side)</i></li></ul>
<ul style="list-style-type: none"><li>• <i>LGS 16 Ketton - Old Quarry entrance and Woodland (area directly adjacent to Ketton Quarry SSSI on the NE side)</i></li></ul>
<ul style="list-style-type: none"><li>• <i>LGS 17 Tinwell - (land E of Village Hall/SE of All Saints church)</i></li></ul>

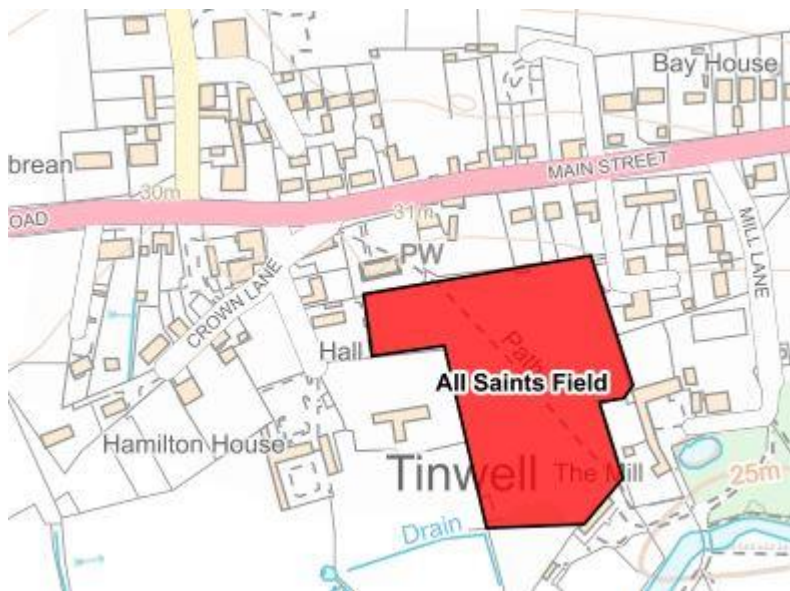
b) *Proposals for development on a Local Green Space will not be supported except in very exceptional circumstances. The proposed Local Green Spaces are described and mapped below.*

The proposed sites are indicated on the following maps.

### Ketton Proposed Local Green Spaces



## Tinwell Proposed Local Green Spaces



### Explanation

Protection is afforded to the defined Important Open Spaces in the Conservation Areas and within the Planned Limits of Development, in Local Plan policies and in the Ketton Conservation Area Appraisal. It is, however, also important that other open land in and adjoining the villages is identified and protected to maintain local character. Local research has identified spaces which are valued by the community, including in the way that they are intertwined with landscape, local character, and wildlife habitats. The proposed designation of these areas as Local Green Spaces (LGS) underpins their value to the character, heritage and/or biodiversity of the villages.

With reference to the final clause in the policy – ‘*very exceptional circumstances*’ - which would absolutely be the exception rather than the rule, these would be considered by the County Council on a case-by-case basis, but in consultation with KPC/TPM.

The NPPF (2021) (Paras. 99 -101) provides for the designation of Local Green Spaces in Neighbourhood Plans subject to three criteria:

*“The Local Green Space designation should only be used where the green space is:*

- a) in reasonably close proximity to the community it serves;*
- b) demonstrably special to a local community, holding a particular local significance, e.g. because of beauty, historic significance, recreational value, tranquillity or rich wildlife;*
- c) local in character and is not an extensive tract of land.”*

It should be noted that the policy is intended to complement rather than replace the Important Open Spaces and Frontages in Tinwell and Ketton, as defined on the Rutland Local Plan Policies Map, and the Evidence Document lists these. The Local Plan indicates that development will only be acceptable where it will not have an adverse impact on the qualities and characteristics of the important open space. Further policy background on the application in the Plan of NPPF Local Green Space criteria is given in the Evidence Document, Part 1 Section 8.

It is considered that each of the proposed Local Green Spaces fulfils the NPPF criteria and a restrictive policy approach towards development is reasonable. The following paragraphs demonstrate this.

### **Demonstrating how a site meets the NPPF 2021 criteria**

The following table sets out how each of the proposed sites for designation meet the three main criteria of the NPPF:

- proximity to the settlement
- demonstrably special in terms of its beauty, history, recreation value or biodiversity
- local and not extensive in nature.

The table also notes these LGS in the context of RCC's DPDs.

The question of how to meet the test of '*demonstrably special*' needs particular care. The NPPF 2021 does not explain what '*special*' means.

In some cases an area could be very clearly of special character because of well-documented features, for example because of its historical connections or biodiversity value. But equally, areas in and around settlements can be valuable to the community for many other reasons.

Perhaps it is because they form part of the overall assemblage of built and green space in the settlement which gives it its particular local character and which is especially beloved; perhaps it is because they are places where the community gets together with friends and family, for walking, socialising and general recreation. The NPPF does not say that recreational value means the area needs to be a playing field, but rather that an area with special recreational value *could include* a playing field.

So the social role of certain areas will create a value which is clearly '*special*' in the minds of residents.

It is reasonable to argue that there is no single arbiter of what is '*special*', and that intrinsic value to the community is as important a factor in ensuring a particular green space remains open and undeveloped as any more tangible evidence might be. To gainsay this argument would be to deny that the community has a real voice in determining which areas it feels should be regarded as '*special*' and worthy of significant protection.



In order to elucidate this further, the paragraphs following the table present an additional analysis of why the nature of these particular LGS can be seen to be "demonstrably special".

Site/Location/Use	NPPF (2021) Proximity	NPPF (2021) Qualities B=Beauty H=history R=recreation T=tranquillity W= Wildlife	NPPF(2021) Local or Extensive	RCC Plan. Status	RCC Accessibility
LGS 1 Ketton - Top Woodland (woodland next to restored quarried NE of Empingham Road with native woodland and grassland)	Within 200m of village	History of quarry. Views. Habitats and adjoins SSSI. Access/rec.  T/H/R/W	Local.  Strong boundaries	In wider mineral safeguarding and waste management area.	Public Right of Way (PROW).  Visible from road. Permissive access
LGS 2 Ketton - Windmill Woodland (woodland next to area to be quarried SW of Empingham Road) - native woodland and grassland. Listed (Grade II) windmill)	Within 200m of village	History of quarry. Views. Habitats and adjoins SSSI. Access/rec.  T/H/R/W	Local.  Strong boundaries	In wider mineral safeguarding and waste management area.	Visible from road. Permissive access
LGS 3 Ketton - Wheatlands (linear open space off Wheatlands Close and Capendale Close, together with mown spaces/footways between houses/road)	Within village	Amenity.  Access/rec.  R/T	Local.  Strong boundaries	Within PLoD, adjacent to Conservation Area	Local street access and via footpaths

LGS 4 Ketton - Hall Close (recreation area at village heart)	Within village	Much-used public space for general access and recreation, play and sports area; Heritage tree assemblages, riverbank access. B/H/R/T/W	Local Strong boundaries	In Conservation Area	Access via streets and footpaths, visible from footpaths
LGS 5 Ketton – Geeston Quarry (former quarry site, NW of Barrowden Road )	Within village	Habitat W	Local. Strong boundaries	Candidate Local Wildlife Site. Adjoins roadside verge Local Wildlife Site	Visible from road and railway.
LGS 6 Ketton - Aldgate Fields (E of R Chater & N of Bull Lane/Aldgate). Riparian zone with small paddocks and grazing areas	Within village	Heritage; much-use local access for walkers B/H/R/T/W	Local. Strong boundaries	Adjoins Conservation Area. Ancient field system containing strong remains of ridge and furrow, provides key views across historic village core and towards northern fields and woodland. Flood Zone	PROW. Views from and of Conservation Area and wider village.
LGS 7 Ketton Whitebread Copse (enclosed space with trees, native shrubs and wildflowers)	Within village between Ketton and Geeston	Access, rec, habitat B/R/T/W	Local. Strong boundaries	Open space for public recreation. Close to newer development	Next to PROW
LGS 8 Ketton Aldgate (grassy triangle by R. Chater and Sinc Bridge)	Within village	Habitat, access, rec. Open space for public recreation. Part of Hall Close complex, though	Local. Strong boundaries	In Conservation Area	PROW, visible from Hall Close, houses and road

		separated by R Chater B/H/R/T/W			
LGS 9 Ketton Long Paddock (adjacent to Home Farm)	Old field structure related to Home Farm.(no longer operating) Directly adjacent to village	Access, rec, habitat, heritage B/H/R/T/W	Local. Strong boundaries	Adjacent to Conservation Area.	PROW. See also LGS 15.
LGS 10 Ketton - Edmonds Drive (Land adjacent to protected avenue of lime trees)	Within village	Heritage, habitat, visual impact B/H/R	Local. Strong boundaries	Related to Conservation Area Appraisal	Visible from roadway
LGS 11 Ketton (Upper Priory Field, NW of Barrowden Road)	Within village. Part of historical field structures now bisected by railway. Mixed woodland with biodiversity value (see also LGS 12 and LGS 13)	Habitat B/H/T/W	Local. Strong boundaries	Adjacent to Conservation Area	PROW adjacent. Visible from road and railway.
LGS 12 Ketton – Lower Priory Field (historical field in Conservation Area)	Between Ketton historic core and Geeston	Agricultural/grazing field, part of old field system (see also LGS 11 and 13), visually important green space at entrance to Ketton historic core; tree assemblages including old	Local Strong boundaries	In Conservation Area; also a Conservation Area Appraisal important space	Visible from roadway/footway; adjacent to PROW

		orchard and specimen trees  B/H/T/W			
LGS 13 Ketton – Big and Little Stable Fields (historical field in Conservation Area)	Between Ketton historic core and Geeston	Agricultural/grazing field, part of old field system (see also LGS 11 and LGS 12); visually important green space at entrance to Ketton historic core; tree assemblages  B/H/T/W	Local  Strong boundaries	in Conservation Area; also Conservation Area Appraisal important space	Visible from roadway/footway
LGS 14 Ketton – Green Burial Ground (public access area)	Directly adjacent to village	Much-used space for walkers  B/R/T/W	Local  Strong boundaries	Close to village, burial ground	Key green space in Chater valley as viewed from SW (Barrowden Road approach)
LGS 15 – Old stone and brickworks woodland	Directly adjacent to village	Woodland established around old industrial site, latterly farm buildings. Connects with LGS 9 Long Paddock and is directly adjacent to Ketton Quarry Nature Reserve and SSSI area, connected via permissive footpath  R/T/W	Local  Strong boundaries	Adjacent to SSSI	Directly off PROW, permissive footpath
LGS 16 – Old Quarry Entrance and Woodland	Directly adjacent to village	Open ground and woodland, part of Ketton Quarry Nature Reserve but not included in SSSI  B/R/T/W	Local  Strong boundaries	Adjacent to SSSI	Accessed from Pit Lane roadway and footway to NE, or via PROW, and by permissive footpath and SSSI footpaths from SW (see also LGS 9 and LGS 15)
LGS 17 Tinwell (land E of Village Hall/SE of All Saints' church). Field with	Directly adjacent to village	Heritage. Habitat, access, rec.  B/H/R/T/W	Local.  Strong boundaries	Within Conservation Area	PROWs.  Visible from Village Hall and churchyard.

boundary trees and footpath SE to river and woodland.				Adjacent to Important Open Spaces. Flood Zone.	
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***Commentary on the sites selected for LGS designation***

The above table shows that each proposed LGS is capable of meeting a number of the NPPF criteria, but each site has particular strengths. These are further explained below, to emphasise that each site is appropriate to be designated as a Local Green Space.

A number of these sites are outside the Planned Limits of Development. Nevertheless the experience of development pressure in the Plan area indicates that it is no longer appropriate to regard such areas as not being at risk from development simply because they are outside the Planned Limits.

***Demonstrating “historic significance”***

**LGS 6:** important area showing distinct ridge and furrow markings well-preserved within the current grazing activities and horse paddocks. This area is identified in the Ketton Conservation Area Appraisal. The historic significance extends at the north-east end to the mediaeval fishponds on the north side of the Chater that fall within the Conservation Area, and which are also identified under KT 11 – Other Important Open Spaces below.

*LGS designation would help ensure this area in its entirety retains its visual and historic importance and its connection with the agricultural past and present in the village. The designation would not necessarily prevent any development relating to agricultural activity taking place.*

**LGS 11, LGS 12 and LGS 13:** A group of fields kindly donated by the Burroughs family to the Leicestershire and Rutland Wildlife Trust; these fields are held within the Trust’s Heritage Assets. They mark a connection with the past in terms of ancient field systems, and are remarkable for assemblages of trees and particular specimen trees, planted by the Burroughs family. Taken together they represent one of the most striking features of the village in their juxtaposition with the start of the historic core at the junction of Aldgate and Church Road.

Leicestershire and Rutland Wildlife Trust has indicated their consent to the designation of these areas as LGS.



*LGS designation would help ensure these important features would remain part of the overall distinctive character of the village of Ketton.*

**LGS 17:** whilst being of great recreational value for the residents of Tinwell and other users of the public footpath, this area has a particular historical significance, being old river meadows in the setting of the 13th century church at Tinwell.

*LGS designation would help ensure the open nature of the landscape at this point and its relationship with the ancient buildings is preserved.*

### ***Demonstrating “recreational value”***

**LGS 1, LGS 2, LGS 9:** These are three areas closely interconnected by rights-of-way or permissive footpaths around the area of the old quarry and arising directly in the cases of LGS 1 and LGS 2 with quarry restoration. The connection of the distinctive old paddock of LGS 9 with these new creations in LGS 1 and LGS 2 create a clear hub for access to countryside outside the settlement, and form an important part in recreational activity for residents. All the areas are outside the Planned Limits of Development.

*LGS designation would help ensure there is no disruption to the amenity use of these areas for public recreation, and taken together they will also serve to provide a clear demarcation between the built section of the village and the wider countryside.*

**LGS 4, LGS 8:** Land owned by KPC for village recreation, and marked by their pleasant open setting with assemblages of trees on the banks of Chater. These areas are very much regarded as the green heart of the village and the size and scale of Hall Close, together with the smaller area just across the river in Aldgate, makes them both valuable areas for the community.

*Whilst the current status of these sites is secure, LGS designation would help ensure their preservation for the community in the future.*

**LGS 3, LGS 7:** These are both areas of green space that fall between developed parts of the village. They are small in comparison with the other proposed sites, but they have a particular significance in providing open green areas for the amenity of residents. However they could be seen as opportunities for infill development at some point in the future. Any such development would remove the green space benefit to residents and change the character of the village at those points.

*LGS designation would help ensure that these sites were not compromised by inappropriate development.*

**LGS 14:** The green burial ground obviously has significant cultural and civic value as well as being an area of new parkland available for recreation.

*LGS designation of the green burial site would help ensure it remains in perpetuity for access by local residents.*

***Demonstrating “rich wildlife”***

**LGS 5:** This area was subject to a survey in 2003 by Leicestershire County Council which indicated it held important and rare invertebrate species. The owners of the site have registered their objection to the proposed designation, on the grounds they feel it does not meet the criteria of the NPPF for designation as a Local Green Space.

On further consideration of information available, the Steering Group nevertheless felt that there is sufficient evidence, which was obtained with all proper authorisations, to demonstrate that at the time of the survey LGS 5 was a site of significant wildlife value. This Plan therefore continues to propose this site as a Local Green Space.

Clearly some time has elapsed since the survey was done and the data would need to be refreshed to reconfirm the site’s biodiversity quality.

*LGS designation would signal the site’s importance in terms of biodiversity in the area (as well as being on a Local Green Infrastructure Corridor) and help ensure that the biodiversity value was afforded suitable protection until such time as clear, up-to-date information can be established.*

**LGS 10:** This site is intimately connected with the avenue of lime trees identified in the Ketton Conservation Area Appraisal. This as well as clear attributes of beauty, there is significant wildlife value in the preservation of the tree avenue, and this argues that the area next to the avenue should be similarly protected.

*LGS designation would help ensure that the protected avenue of trees is not compromised by any development or changes in the very near vicinity.*

**LGS 15 and LGS 16:** These are sites directly connected with the Ketton Quarry SSSI site. They facilitate actual and potential migration of species from the SSSI into those areas, as well as providing buffers between the SSSI and other land use.

Both these sites have been added to the listed of proposed designations following the Regulation 14 consultation. In their response (see Consultation Statement), KPC suggested that the site identified here as LGS 15 should also be designated in view of its wildlife and recreation value (see above).

This suggestion prompted the Steering Group to reconsider the areas around Ketton Quarry SSSI generally and their potential biodiversity and protective value to the SSSI. Consequently the sites identified here as LGS 15 and LGS 16 were added to the list of proposed designations.

In respect of LGS 16, both Hanson, the owners of the site, and Leicestershire and Rutland Wildlife Trust, who are its long-term managers, have indicated their agreement with the designation of LGS 16.

*LGS designation would help create a buffer between the important SSSI site and other parts of the countryside and developed areas, as well as facilitate further habitat enhancement and species expansion.*

## **Other Important Open Spaces**

### **Preamble**

The Adopted Local Plan, in policy CS 23 of the Core Strategy DPD, sets out the general strategy for green infrastructure and open space.

Building on this, the Site Allocations and Policies DPD (SAP DPD) in paragraphs 8.37 – 8.42 deals with open spaces and frontages, identifying them as *“an integral part of the built environment and ... [adding] to the rural character of the market towns and villages by affording views into the countryside, providing the setting and relationship between buildings and providing openness to the settlement”*.

The SAP DPD goes on to say: *“These open spaces also add to the distinct character of a settlement and their removal could dramatically alter the character and setting of buildings of a village or town. It is therefore important that the value of these open spaces is safeguarded.*

*“Important frontages can include stone walls, high hedges, a belt of trees or other features of significance to the character of an area or settlement. Their disruption would often adversely affect this character and their retention is therefore important.”*

Policy SP2 21 of the SAP DPD specifies that any development should not have an adverse impact on an Important Open Space having regards to:

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

A number of important open spaces and frontages are identified in respect of Ketton and Tinwell in the SAP DPD. However local research has identified additional spaces which are of value to the community for the same reasons. It is acknowledged that some of these additional sites have been considered previously by RCC as potential Important Open Spaces but were excluded because they are outside the Planned Limits of Development and regarded as open countryside.

Policy KT 11 therefore applies the criteria of DPD policy SP 21 to spaces which were not identified by that DPD, but which nevertheless have particular significance in terms of the local distinctiveness and character of Ketton and Tinwell, and are particularly relevant to the setting of the villages.

**Policy KT 11 - Other Important Open Spaces**

*a) Development will not be supported where it would have an adverse impact on an Important Open Space or Frontage shown on RCC Local Plan-related maps, or as shown on the Conservation Area Appraisal for Ketton, or as listed below:*

- i. Riparian Meadows North - Meadow areas south of Bull Lane complex and north of R. Chater, Ketton between Sinc Lane and Fishponds complex*
- ii. Riparian Meadows South – meadow areas in Ketton along southern bank of R Chater SW of Church Road*
- iii. Pumping Station Meadow - Grazing meadow at eastern entrance to Ketton*
- iv. Spring Field, Ketton – adjacent to Hanson site, N of A6121*
- v. Great North Field and Great South Field, Tinwell - open field spaces NE and SE of A 6121 between Tinwell village and A1 road*

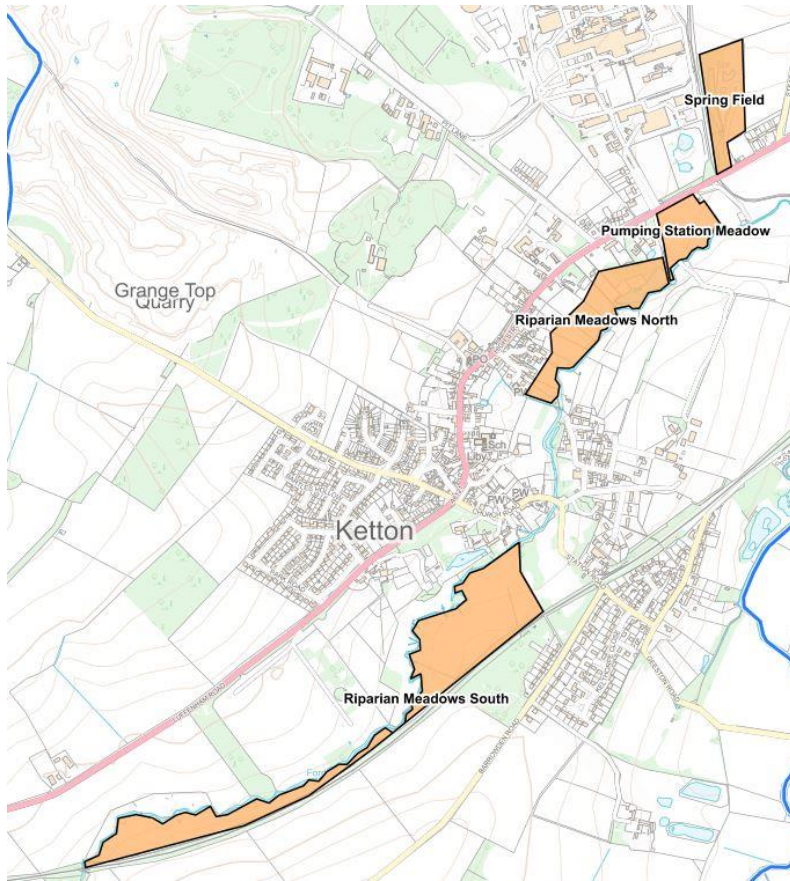
*Any development proposals will be considered in relation to the criteria (a to g) set out in Policy SP21 of the Site Allocations DPD.*

*b) Development of quarried areas associated with Grange Top Quarry, Ketton (Hanson Cement) will not be supported other than as specified in permissions granted by RCC which have a presumption in favour of (i) restoration for biodiversity and (ii) restoration for agriculture.*

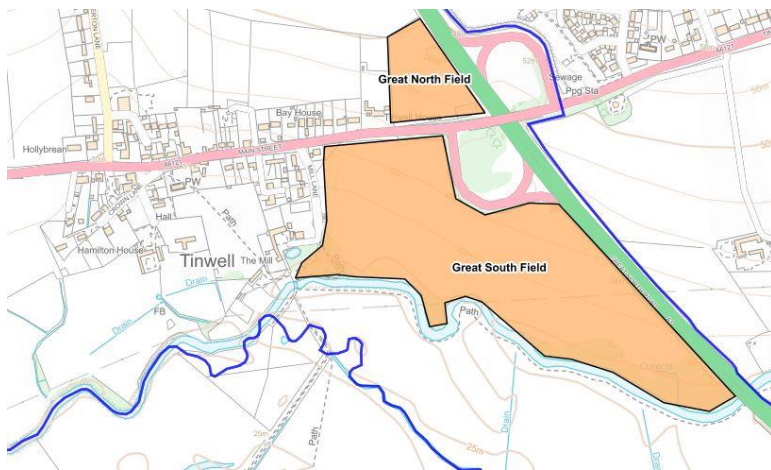
The sites in part (a) of the policy are shown on the following maps



## Ketton – Other Important Open Spaces



## Tinwell – Other Important Open Spaces



**Explanation:** Given the existing uncertainty over the future policy context and the continued pressure for development in both Ketton and Tinwell (especially outside the Conservation Areas), it is important that sites which are valued locally are afforded protection.

*Re. part a) of Policy KT 11:* The protection afforded to the defined Important Open Spaces in the Conservation Areas and within the Planned Limits of Development by the Local Plan and by the Ketton Conservation Area Appraisal is acknowledged. There are, however, other locally important open spaces in and adjoining the villages which contribute to local character, and meet the criteria set out in SAP DPD policy SP 21.

Depending on the comments received during consultation the designation of other Important Open Spaces as Local Green Spaces may be considered.

The experience of development pressure in the Plan area indicates that it is no longer appropriate to regard such areas as not being at risk from development simply because they are outside the Planned Limits of Development. In view of the visual and other attributes of these identified Important Open Spaces, this Plan proposes that the conditions and criteria of SP 21 of the SAP DPD should apply.

The following table sets out the rationale for the designation of these areas as Important Open Spaces.

<b>Proposed Other Important Open Space</b>	<b>Explanation</b>
Riparian Meadows North - Meadow areas south of Bull Lane complex and north of R. Chater, Ketton between Sinc Lane and Fishponds complex	Visually and historically important collection of old meadows adjacent to historic village core, framing the setting of the village (see also KT 2)
Riparian Meadows South – meadow areas along southern bank of R Chater SW of Church Road	Visually important; biodiversity importance re. Chater river system (see also KT 2)
Pumping Station Meadow - Grazing meadow at eastern entrance to Ketton	Visually important meadow marking the boundary between open agricultural fields and the start of Ketton historic core (see also KT 2)
Spring Field – adjacent to Hanson site, N of A6121	An area combining broad-leaved damp woodland and spring-line marsh, with associated flora of biodiversity value
Great North Field and Great South Field, Tinwell - open field spaces NE and SE of A 6121 between of Tinwell village and A1 road	Visually important agricultural and grazing land marking boundary between Tinwell village and the A1/Stamford urban development

A respondent to the Neighbourhood Plan Regulation 14 Consultation stated that they disagreed with the inclusion of Great North Field and Great South Field between Tinwell and the A1 within Other Important Open Spaces (OIOS) in view of the extent of land covered under this proposed designation. They suggested further work should be undertaken to identify the most important areas within these sites looking at landscaping etc. to protect the setting of Tinwell, rather than designating large areas of open countryside.

The respondent makes a valid point in citing the overall size of the area. However, to try to select “*the most important areas*” begs the question of what makes an area ‘*less important*’.

More crucially, though, it should be noted that policy KT 11 is targeted at development that would have an adverse impact. By definition, this would not prevent appropriate and acceptable development in the context of the criteria of SP 21 of the SAP DPD. It is not the intention of the Neighbourhood Plan to create a ‘*de facto*’ Green Belt.

On consideration, therefore, the Steering Group feels that it is reasonable that the full conditions and criteria of SAP DPD SP 21 are applied, via this policy KT11; KT 11 requires the consideration of criteria to ensure there is no adverse impact, and that can be looked at on a case-by-case (and indeed area-by-area) basis.

*Re. part b) of Policy KT 11:* Grange Top quarry dominates the landscape of both parishes. The national strategic importance of the quarrying and cement production carried on there is fully recognised. However, there needs to be clarity about what happens to the land once quarrying has been completed.

Restoration needs to be sensitive to the character of the area and therefore in keeping with the policies of this Plan, in particular those covering local landscape character and biodiversity. Current restoration plans are for wildlife areas and agriculture, which are consistent with the policy approach of this Plan, and which would accord with the views of the local community.

It is consequently important that the overall restoration plan continues to prioritise landscape character and biodiversity in perpetuity, whether or not the area in question has ceased to be commercially operated, and that it should always exclude commercial or residential development.

## Allotments

**Preamble:** There were formerly allotments on Pit Lane in Ketton, which were owned by a local charity, The Whitebread Trust. However, use declined, and they were sold. The Trust used the funds from the sale to buy a farm in the Fens and the rent from this gives the Trust a substantial yearly income which benefits the community through a grant scheme. The former allotment site, which adjoined the cement works, was subsequently allocated for employment uses in the Local Plan and has been developed for business units and a gym.

The Neighbourhood Plan community consultation responses (see Consultation Statement) included four requests for allotments (three in Ketton and one in Tinwell). An earlier, but more focused, survey identified 20 villagers who would be interested in an allotment.

Allotment provision is also included as a Community Aspiration – see Section 6

### ***Policy KT 12 – Allotments:***

*Ketton Parish Council will support the provision of an allotment site, within or adjoining the village and with adequate parking and water supply, subject to the requirements of any other relevant policies of the Neighbourhood Plan being met.*

### **Explanation**

Allotments fall within the definition of (formal) open space. The Open Space and Informal Recreation Assessment (October 2015 by Nortoft) which RCC commissioned in support of the Local Plan confirmed that there are no allotments in Ketton (or Tinwell). In that report it was acknowledged that “(6.43) *The new housing growth in Rutland will generate demand for allotment space, but this demand cannot be met by the existing provision.*”

*A recommendation was made that (6.44)....confirmation of the local need for additional allotment space will be required at the parish or town level. It is therefore proposed that the parish councils at Cottesmore.....Ketton....should assess their local allotment needs.....to enable effective planning for delivery to be put into place ... to cater for both existing needs and new housing growth up to 2036.”* It is considered that the survey identifying a demand for 20 allotments fulfils that recommendation. In addition, the report suggested a standard for provision of 0.23 hectare of allotments per 1,000 population.

The response to the Neighbourhood Plan consultation from the Leicester, Leicestershire and Rutland Clinical Commissioning Groups (NHS) notes support for the aims of this policy.

## E. Our housing

**Preamble:** The county of Rutland, and in particular the Plan area, has always been seen as an attractive place to live. The Plan area benefits from attractive countryside, historic heritage, good communication links, and close access to services in Stamford (across the county boundary). A common response in the 2020 community Survey (see Consultation Statement) was that living within the two parishes allowed people to stay close to family, move around easily, and make their homes in a safe and attractive environment.

Over the past two decades, however, there has been a marked change in development in Rutland and the surrounding counties. The region has increasingly been seen as commutable to business centres such as Cambridge and London, but providing houses at far below the asking-prices in those areas. This trend has gone hand-in-hand with Government policy for increased house-building in the regions. The net result is that many new housing developments are dominated by large dwellings and which are thus often not affordable to local residents, or do not address local needs, for example for smaller properties.

Government policy requires Neighbourhood Plans to positively support the strategic policies for the area and not promote less development than is required by the Local Plan. The Local Plan requires areas within the county to absorb the housing growth determined by national requirements.

For Local Service Centres, of which Ketton is one, the Local Plan provides for *"small scale growth to support their service role through the allocation of sites and infill developments, redevelopment of vacant or previously developed land and conversion or reuse of suitable redundant rural buildings"*.

In respect of Smaller Villages, a category which includes Tinwell, the Local Plan provides for *"small scale development on infill sites, redevelopment of previously developed land and the conversion or reuse of existing buildings. Development which is demonstrated to be necessary to support and/or enhance community facilities that are considered important to the maintenance or enhancement of a sustainable community will be supported"*.

For *affordable housing and rural housing*, no specific policies are put forward here, and reliance is placed on the adopted (2011) Core Strategy DPD: Policy CS11 (Affordable housing), and (2014) Site Allocations & Policies DPD: Policy SP9 (Affordable Housing), Policy SP10 (Market housing within rural exception sites) and Policy SP6 (Housing in the countryside) respectively.

### ***KT 13 Location and scale of new housing (Ketton)***

*(a) Proposals for new residential development will be supported where:*

- (i) they satisfy Policies CS3 and CS4 of the Rutland Core Strategy, and Policy SP5 of the Rutland Site Allocations and Policies DPD; and*
- (ii) they would not result in housing provision in Ketton exceeding the indicative supply for Ketton (plus a 10% buffer) as an “individual larger village”, had this Neighbourhood Plan made its own site allocations (see Explanation).*

*(b) Any proposals that come forward under (a) above should satisfy the locally-based criteria, where applicable to the location, set out in policies KT 1 to KT 11 inclusive, and should be located inside the Planned Limits of Development unless they are subject to the RCC Rural Exceptions policy.*

### **Explanation**

In a report approved by the Cabinet of Rutland County Council on 16th November 2021 – “Advice to Neighbourhood Plans – Proposed Methodology for the Provision of Indicative Housing Requirements”, it is recognised that any average indicative supply for individual larger villages should be offset by specific commitments already in place at the time of preparing a Neighbourhood Plan in order to avoid potential ‘over-development’ in these larger villages.

According to this report, the minimum indicative housing figure for Ketton, as a larger village, is 47 dwellings up to 2041. As a Neighbourhood Plan should plan for growth, a recommended buffer of 10% on 47 dwellings to address market contingency would provide a housing requirement of 52 dwellings.

The SAP DPD (2014) allocated four sites in Ketton. These allocations all have planning applications submitted that are awaiting determination. The draft indicative housing figures from the planning applications per the SAP DPD are:

H5 Chater Field, High Street – 34 dwellings

H6 Home Farm, High Street- 19 dwellings

H7 The Crescent, High Street – 35 dwellings

H8 Land off Empingham Road (also known as Wotton Close) – 33 dwellings



On the basis of these figures from the SAP DPD, if these planning applications are granted permission, this will exceed the indicative housing requirement of Ketton.

Moreover it should be noted that the figures for all the above sites have been subsequently revised as follows, creating a higher overall figure (although planning permission has not yet been determined):

H5 Chater Field, High Street – 21 dwellings

H6 Home Farm, High Street- 15 dwellings (plus 2 offices)

H7 The Crescent, High Street – 50 dwellings

H8 Land off Empingham Road (also known as Wotton Close) – 36 dwellings

and there have been further planning applications to date as follows:

Luffenham Road – 16 dwellings

Land off Hunt's Lane – 41 dwellings

Land off Park Road – 75 dwellings (a resubmitted application which is also subject to an appeal by the developer)

These figures illustrate the evident pressure on the local community. Whilst this Neighbourhood Plan has not itself sought to make site allocations, the policy approach set out in the RCC report on Indicative Housing Numbers gives a clear indication of what is seen to be the appropriate level of housing supply for a community such as Ketton, bearing in mind population, housing need and overall sustainability. It therefore supports a requirement and supply argument against further larger-scale housing development, beyond those already allocated in Ketton, to 2041.

This approach is underpinned by both local opinion on further development over and above the allocated sites noted, and by the need to take account of evidence related to population, amenities, heritage, landscape, flood risk and biodiversity, to ensure that the location and scale of new housing sites do not have an unacceptably adverse impact. This approach reflects the NPPF 2021 (Section 5 - Delivering a Sufficient Supply of Homes, and Section 12 – Well-Designed Places).

The 'Planned Limits of Development' are shown on the Policies Maps in the 2014 Site Allocations and Policies DPD: Inset 26 (Ketton) and Inset 27 (Ketton Central), and Inset 53 (Tinwell). They are also shown in the maps in Section 3 of this Plan. Community views are overwhelmingly against development outside these Limits (see Consultation Statement).

It is recognised that the RCC Rural Exceptions policy will apply outside the Planned Limits of Development.

Small-scale development and infill development (see Glossary and as set out in Core Strategy policy CS 4) are also covered by this Neighbourhood Plan policy.

In that context, it is useful to note that the NPPF (2021) indicates that local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area. Similarly, the Core Strategy policy CS 19 highlights the need for development to meet the principles of good design and protect the amenity of the wider environment.

Gardens in a settlement - in other words a 'built-up area' - are no longer considered by the NPPF 2021 as being previously-developed land. There is therefore no longer any presumption in favour of their development.

Whether gardens outside settlements are regarded as being in a 'built-up' area will be a matter of planning judgement, taking into account factors such as the number of dwellings, and density and cohesion of the properties. It is unlikely that a small group of houses or a farmstead in the countryside would be considered 'built up'.

The results of the Neighbourhood Plan Survey revealed that there was a weighting against infill development between buildings, but not a strong one. However there was strong opposition to building on existing gardens, by 63%, rising to 81% of those with an opinion. There was also a strong preference for building on previously developed "Brownfield" sites - 72%, rising to 82% of those with an opinion.

Consideration of all these factors in the context of Ketton would argue against infill development in gardens.

***KT 14 - Location and scale of new housing (Tinwell)***

*(a) Proposals for small-scale development will be supported where:*

- (i) they satisfy Policies CS3 and CS4 of the Rutland Core Strategy, and Policy SP5 of the Rutland Site Allocations and Policies DPD; and*
- (ii) they are proportionate in scale to Tinwell's nature as a smaller village; and*
- (iii) they do not result in Tinwell bearing a disproportionate amount of housing provision to be delivered in the smaller Rutland villages (see Explanation).*

*(b) Any proposals that come forward under (a) above should satisfy the locally-based criteria, where applicable to the location, set out in policies KT 1 to KT 11 inclusive, and should be located inside the Planned Limits of Development unless they are subject to the RCC Rural Exceptions policy.*

**Explanation**

The Core Strategy DPD envisages that the smaller service centre villages in Rutland (of which Tinwell is one) have a more limited range of services and facilities, and as such can only accommodate a minor level of development where appropriate to the scale and character of the village.

In Tinwell, the recent construction of 14 dwellings at Casterton Lane and the commitment to five dwellings through the redevelopment of the Crown Inn site, means that 19 new dwellings will ultimately be completed. This is an 19% increase in the dwelling stock (101 in the 2011 census). There is, therefore, a requirement and supply argument against further housing development in Tinwell.

This conclusion is reinforced by a report approved by the Cabinet of Rutland County Council 16<sup>th</sup> November 2021 – “Advice to Neighbourhood Plans – Proposed Methodology for the Provision of Indicative Housing Requirements”, which states that indicative provision of an additional 151 dwellings to 2041 for smaller service centre villages in Rutland (of which Tinwell is one) is assumed to be delivered through infill/windfall.

Whilst this Neighbourhood Plan has not itself sought to make site allocations, the policy approach set out in this report gives a clear indication of what is seen to be the appropriate level of housing supply for communities such as Tinwell, bearing in mind recent development, current population, housing need and overall sustainability.

This approach is underpinned by both local opinion on further development over and above sites currently being developed, and by the need to take account of evidence related to population, amenities, heritage, landscape, flood risk and biodiversity, to ensure that the location and scale of new housing sites do not have an unacceptably adverse impact. This approach reflects the NPPF (Section 5 - Delivering a Sufficient Supply of Homes, and Section 12 – Well Designed Places).

The “Planned Limits of Development” for Tinwell are shown on Policies Map (Inset 53) in the 2014 (adopted) Site Allocations and Policies DPD. They are also shown on the map in Section 3 of this Plan.

It is recognised that the RCC Rural Exceptions policy will apply outside the villages.

Small-scale development and infill development (see Glossary and as set out in Core Strategy policy CS 4) are also covered by this Neighbourhood Plan policy.

In that context, it is useful to note that the NPPF (2021) indicates that local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area. Similarly, the Core Strategy policy CS 19 highlights the need for development to meet the principles of good design and protect the amenity of the wider environment.

As noted above in the context of Ketton, gardens in a settlement - in other words a ‘built-up area’ are no longer considered by the NPPF 2021 as being previously-developed land. There is therefore no longer any presumption in favour of their development.

Whether gardens outside settlements are regarded as being in a ‘built-up’ area will be a matter of planning judgement, taking into account factors such as the number of dwellings, and density and cohesion of the properties. It is unlikely that a small group of houses or a farmstead in the countryside would be considered ‘built up’.

The results of the Neighbourhood Plan Survey (see Consultation Statement) revealed that there was a weighting against infill development between buildings, but not a strong one. However there was strong opposition to building on existing gardens, by 63%, rising to 81% of those with an opinion. There was also a strong preference for building on previously developed “Brownfield” sites - 72%, rising to 82% of those with an opinion.

Consideration of all these factors in the context of Tinwell would similarly argue against infill development in gardens.

### ***Protecting and providing adequate local infrastructure***

The actual and potential increase in housing in the Plan area to 2041 identified above raises serious concerns amongst the local community about the strain this will place on existing local infrastructure. This was evidenced in the Community Survey and other consultation events (see Consultation Statement), and is a prominent concern expressed by residents when commenting about individual planning applications.

#### ***KT 15 - Infrastructure requirements associated with new development***

*In addition to meeting the Plan policy requirements in terms of location, scale, design and mix (see Policies KT 13, KT 14, KT 16, KT 17, KT 18, KT 19) new housing and other development must address local infrastructure needs. Development will not be supported unless it can meet the following local infrastructure criteria:*

*1) It can be accommodated without creating, increasing or exacerbating existing surface water drainage and foul water drainage problems.*

*2) Amenity provision:*

*(i) in respect of housing development, open space is provided on site to meet the needs of that development and a contribution is made to the provision of formal open space (on- or off-site) to meet the needs resulting from the increase in population that will result from the development (see also KT 9);*

*(ii) adequate space for public as well as private parking generated by the new development is provided.*

*3)*

*(i) Contributions must be made such that existing community facilities/services (schools, health, library, social care and community buildings) can be expanded to meet the needs resulting from any increase in population that will result from the development;*

*(ii) Where a development requires investment in services and utilities by the appropriate providers, new dwellings/buildings should not be occupied until that investment has taken place.*

#### **Explanation**

As noted in the Explanation to policies KT 13 and KT 14 above, there is already considerable development pressure on the Plan Area. If all the sites identified in that Explanation were to result in development taking place, this could result in anywhere between 100 to 250

additional houses in the Plan Area over the years to 2041. This does not take account of any further planning proposals arising in the period.

This is an unprecedented rate of growth compared within the last 40 years or so, and could lead to almost 600 additional inhabitants, based on the RCC formula of 2.3 people per household. Moreover, as a result of the withdrawal of the Local Plan, the pressure for further sites to be released for development could mean the potential for even greater numbers.

In terms of open spaces and community facilities/services, there is a real need to ensure that new and improved facilities should be provided alongside any development. As noted in the NPPF (2021) (Sections 8: Healthy and Safe Communities, 12: Well-Designed places and 14: Climate Change), investment in physical and community infrastructure is necessary to ensure that communities undergoing growth and change remain sustainable, cohesive and healthy.

In this respect the Community Infrastructure Levy (CIL) is important. RCC sets the level of CIL, but it is reasonable for this Neighbourhood Plan to establish the local facilities that require investment.

The response to the Neighbourhood Plan consultation from the Leicester, Leicestershire and Rutland Clinical Commissioning Groups (NHS) notes support for the aims of this policy.

The intimate relationship between the villages and the rivers Chater and Welland means that some areas are designated as Flood Zones 2 and 3. In addition to the requirement that the location and scale of new development, whether residential or commercial, should take account of this risk, there are known locations with problems of surface water flooding and sewage outflows under heavy rain/flood conditions which need to be considered (see also Evidence Document).

### ***Design and construction***

Responses to the Neighbourhood Plan Survey indicate a strong agreement - 72% - that new housing and extensions should match the style and materials in existing buildings.

Moreover, 73% of respondents indicated strong agreement with the principle that new housing and extensions should use local and traditional building materials if in or near the Conservation Area.

The Rutland and South Kesteven Design Code provides an important structure to design principles. In addition, the Local Plan, the Rutland and South Kesteven Design Code, and



Building Regulations together already specify significant elements of sustainability within new developments, for instance in terms of energy efficiency and drainage.

The Neighbourhood Plan policies set out below supplement the Code with important local details relevant to the Plan area.

***Policy KT 16 - Design requirements for new housing***

*Development proposals, which otherwise meet the location and scale requirements of Policies KT 13, KT 14 and KT 18, will be supported where they meet the following criteria:*

- a) they demonstrate that local context has been comprehensively analysed and responded to;*
- b) they create high quality places, incorporating streets, spaces and buildings which respond to and reflect the predominant characteristics of Ketton and Tinwell so that local character and distinctiveness is enhanced;*
- c) in doing so, their design pays particular attention to:
  - (i) the choice of materials and quality of architectural detailing;*
  - (ii) the scale of development including roof heights;*
  - (iii) layout within the plot;*
  - (iv) density of dwellings;*
  - (v) the relationship with and impact on the character of the area, including matters covered by policies KT1 – 11 inclusive and KT 15)**
- d) they are sensitive to the local topography and landscape, incorporating and protecting water features, trees and hedges, habitats and any existing buildings of local interest, and ensuring that such pre-existing built or natural heritage is not adversely compromised;*
- e) they are sensitive to views into and from the site, so as to ensure the design harmonises with the local character and distinctiveness of Ketton and Tinwell;*
- f) they ensure that new edges to settlements are sensitively designed, creating soft transitions between built development and open countryside or green space;*
- g) they provide buildings, landscaping, boundary treatments and planting to create well-defined streets and spaces;*
- h) They address the following specifics:
  - i. there is adequate provision of off-street parking;*
  - ii. they provide safe and convenient access to community services and facilities;*
  - iii. they have good access to public transport, and are designed to encourage walking and cycling;*
  - iv. they provide streets to encourage low vehicle speeds, and which function as safe, social spaces;*
  - v. they integrate car parking within plots and landscaping so that it does not dominate;*
  - vi. Where they incorporate sustainable design features these form part of an overall design that complements the distinctive character of the local area.**

The NPPF (2021) makes clear that well-designed buildings and places improve the quality of life and that it is a core planning principle to secure good design.

This Neighbourhood Plan recognises the important framework provided for design criteria by the NPPF, the National Design Guide, and the Rutland and South Kesteven Design Code (which has been adopted as a Supplementary Planning Document (SPD)).

This policy KT 16 aims to reflect the design process as set out in that SPD, which is to fully assess the site and context first, then show how this context has been responded to, followed by the vision and broad design concepts, then the detailed design.

In particular, policy KT 16 draws attention to the characteristics in both the built and natural environments of Ketton and Tinwell which make these settlements special, and is aimed at ensuring that where development occurs, local character and distinctiveness, which include the character of both individual structures and groups of buildings, boundaries, streets and lanes, spaces, features of natural heritage, and the landscape, are enhanced. It is expected that any proposals should be of high quality and innovative; contemporary proposals that enhance local character are also possible.

The aim of this policy chimes with comments made by Historic England in their response to the Neighbourhood Plan consultation. They note: *“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”*.

The Evidence Document (Part 1, Section 6) includes a discussion of the particular local architectural and other characteristics of Ketton and Tinwell in the context of this policy, to support the design principles needed to reflect them.

In addition, the Ketton Conservation Area Appraisal draws attention to the contribution of views, and also of open spaces, both those occurring between dwellings or groups of dwellings, and also larger areas which form part of the intrinsic character of the village. These principles can apply equally to both settlements in the Plan area, and are reinforced by policies KT 1 – 11 of this Plan.

***Housing mix - meeting the needs of all sectors of the population***

The Rutland Local Plan expresses a clear intention to create more homes that are affordable for younger people and young families.

Creating homes for local people is a desire that is shared by the residents of the Neighbourhood Plan Area. As noted in statistics set out in Section 3 above, the parishes show a below-average population of younger people, and a higher weighting towards older generations. A wish frequently expressed in the Neighbourhood Plan consultation exercises was that housing in the parishes should provide better opportunities for those under-represented age-groups, particularly as this would allow extended families to stay in the locality (see Consultation Statement). Much of the issue here is in people's ability to afford the homes available.

At the same time, there was a clear perception that the homes being prioritised within planned developments were those of four bedrooms and above, but that these were not the types of homes that local people wanted to see.

The majority of respondents favoured two-storey houses over bungalows and maisonettes/flats. As regards the size of dwelling, those in favour of "4 or more" beds was a tiny proportion, a mere 6% of total.

Those in favour of "2 or 3" beds constituted 61% of total, or 88% of those with an opinion. This indicates that, despite what developers wish to provide, there was no appetite at all in the villages for developments comprising larger dwellings, being of 4 or more bedrooms.

As regards affordability, aggregating the responses to the Survey in respect of the various categories of Social, Affordable and Starter homes shows 59% in favour of a priority towards homes available at a cost below that set by the market. If those expressing a view that none of the development options mentioned should occur, this rises to 72%.

Affordable housing is defined in the National Planning Policy Framework as 'housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)".

Affordability was highlighted as an issue in public consultation. Local Plan policies (see Strategic Policy Context in Section 2 of this Plan) would provide for the relevant allocation. However this Plan strongly encourages the provision of social housing within any new housing developments.

**Policy KT 17 - housing mix for new developments**

- (i) *New housing development on sites of 10 or more dwellings should include a range of house types and sizes to reflect the population structure and existing housing stock. Smaller (one-, two-, and three-bed) homes, homes suitable for young families and for older people, and homes which meet the needs of people with disabilities, should be prioritised in any new development which otherwise meets the requirements of relevant policies of this Neighbourhood Plan;*
- (ii) *Where development proposals for a site consisting of multiple dwellings propose the construction of homes with predominantly 4+ bedrooms, the statistical basis for the proposal for homes of that size in the context of existing community demographics should be clearly demonstrated by the developer.*

**Explanation**

There is both a local aspiration and a statistical need (as explained in the Consultation Statement and in Section 3 above) to encourage a wider range of house types in Ketton and Tinwell, taking account of the bias in the population structure towards older people and the preponderance of larger houses in recent developments.

As noted in Section 3, data provided by the 2011 Census shows that the proportion of residents aged 60 and above is markedly above Rutland averages. By contrast, age groups 20-44 are significantly under-represented.

The 2011 Census also indicates that whilst provision of housing stock with three bedrooms and one bedroom is roughly on a par with county and regional averages, the Plan area figure for two-bedroom stock is significantly lower than county and regional averages. Conversely the Plan area provision of four-bedroom stock is significantly higher than the corresponding averages.

There is a clear link from this policy to the demographic and housing provision data noted above, showing a higher-than-average level of older, one- and two-person households in the population structure, and to the wishes expressed in public consultation on the Plan (see Consultation Statement). This policy also recognises local circumstances.

The requirements to provide for the housing needs and aspirations of all sections of the community, including provision for specialist needs and the elderly, will help to maintain housing choice and may result in the greater availability of housing for young people and families.

### **Policy KT 18 - Extensions and conversions**

*Proposals for residential extensions and conversions will be supported where they meet the following criteria:*

- a) they demonstrate that local context has been comprehensively analysed and responded to;*
- b) the proposed extension or conversion is of high quality, and responds to and reflects the predominant characteristics of Ketton and Tinwell so that local character and distinctiveness is enhanced;*
- c) in doing so, their design pays particular attention to:*
  - i. the choice of materials and quality of architectural details;*
  - ii. the scale of development including roof heights;*
  - iii. layout within the plot;*
  - iv. the provision and/or the retention of off-street parking;*
  - v. the relationship with adjoining and nearby properties to ensure there is no detrimental impact on either the amenity of occupiers or the distinctive character of the local area, including matters covered by policies KT1 – 11 inclusive and also KT 15 and KT 16 as appropriate);*
  - vi. sustainable design features where they form part of a design that complements the character of the area;*
  - vii. any other design criteria set out by policy KT16 as appropriate.*

### **Explanation**

Residential extensions comprise the majority of planning applications in the area. Permitted Development rights enable a wide range of types and sizes of extensions to be built without the need for planning permission. However, depending on the type of existing dwelling, larger extensions or those at the front of a property require planning permission.

The purpose of this policy is to ensure that, in addition to residential amenity, the general design of the extension/conversion is taken into account, along with the need to reflect local character and distinctiveness. It will encourage detailed design that is appropriate to the setting and character of the area whilst also enabling energy efficiency and water management features to be incorporated into that design.

In that context, it is useful to note that the NPPF (2021) indicates that local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area. Similarly, the Core Strategy policy CS 19 highlights the need for development to meet the principles of good design and protect the amenity of the wider environment.

The approach to gardens in a settlement is discussed in detail in Policies KT 13 and KT 14, and is similarly applicable to this policy KT 18.

This policy KT 18 is envisaged as complementing the Rutland and South Kesteven Design Code SPD in detailing criteria for extensions and conversions. Policy KT 18 concentrates on ensuring the maintenance and enhancement of the local character and distinctiveness of Ketton and Tinwell.

**Design standards for commercial development  
(incorporating rural/farm based and tourism)**

**Preamble:** The immediately dominating presence of the quarry and the cement works in the landscape of Ketton and Tinwell, and the impact that it has on local roads, is unlike that found in other rural parts of Rutland and the adjoining counties. It is even more important, therefore, that other commercial development, within and outside the villages, is sensitively located and well-designed, so as to minimise intrusion. In addition, Pit Lane industrial estate in Ketton and Tinwell Business Park are on a larger scale than is generally found in other villages in Rutland. Finally, there are several large farms in the Plan Area where there will be pressure for investment in new buildings, and potential for the conversion of farm buildings which subsequently become redundant.



**Policy KT 19 – Commercial development, including agricultural**

*Proposals for new commercial development, extensions to existing units, farm-based units, agricultural buildings and tourism development will be supported providing that the following criteria are met:*

- a. The proposals safeguard, and if possible enhance, the key views into and out of the villages as shown on the Important Views Maps and incorporate sensitive layout, design and mitigation measures to minimise any adverse impact on the landscape (see also KT 1, KT 2, KT3, KT 4, KT 5, KT 6 and relevant parts of KT 16);*
- b. it can be demonstrated that there will be no significant adverse impact resulting from increased traffic, noise, smell, lighting, vibration or other emissions or activities generated by the proposed development;*
- c. The proposals are of a type and of a scale which can be satisfactorily incorporated by the local highway network. Developments that would generate a significant amount of movement or would affect a known and evidenced traffic hazard should be accompanied by appropriate measures to maintain highway safety and avoid vehicular and pedestrian conflict;*
- d. Smaller roads and lanes, and in particular existing rural road verges, should not be adversely compromised or damaged by traffic generated by the development, whether during or after construction;*
- e. Where it can be achieved within the above parameters, and can be incorporated into a design that complements the character of the area, developments should include measures to improve sustainability, including those to minimise energy use, minimise water use and run-off, and generate renewable energy;*
- f. Adequate off-road parking is provided;*
- g. Signage is appropriate to the character of the location.*

**Explanation:** Whilst supporting local employment as part of enabling sustainable development, KPC and TPM are also concerned that new development does not have an adverse impact on the local area. Recognising the individual qualities of the landscape in Ketton and Tinwell, the policy is intended to complement the Rutland and South Kesteven Design Code SPD.

The impact of commercial development on the highway network is of importance to the local community given the concern expressed during consultation about the increased levels of traffic arising from development.

Additional employment sites would need to demonstrate that they do not detrimentally affect the operation of existing transport infrastructure.

A response received from National Highways states their support for this policy, and notes their requirement that any developments with the potential to impact the Strategic Road Network are subject to the development of Transport Assessments. Such assessments would be considered through the development management process to ensure impacts are appropriately gauged.

Development in a largely rural county such as Rutland will undoubtedly have an impact on smaller roads and lanes, many of which are both visually attractive and have a known biodiversity value. This policy therefore includes reference to the need to protect against damaging impact on any such smaller roads and lanes.

#### **F. Transport and active travel**

Traffic and transport matters registered highly amongst residents' concerns in public consultation. The issues raised were many and various (see Consultation Statement).

Dealing with these issues is difficult in the context of the Neighbourhood Plan Land Use policies, as these are not able to cover traffic and transport issues, except in very limited circumstances in relation to new development.

A number of matters are included in Section 6 - Community Aspirations, so that their resolution may be able to be progressed outside the Neighbourhood Plan process.

The Plan strongly supports the provision of traffic management solutions in the Rutland Local Plan and Rutland Local Transport Plan to address the impacts of traffic arising across the Plan area.

This includes either directly-provided solutions or the use of developer contributions to provide the cost of improvements.

The following policies address issues which fall to be covered by the Neighbourhood Plan.

### Protection of rights of way.

**Preamble.** There is a limited public right of way network in Ketton and Tinwell, which is not as dense as some other parts of Rutland and the adjoining counties. In addition, the quarry, railway line, the river valleys and the A1 all impact on the overall connectivity of the network. It is a long-established principle that access to the countryside is good for physical and mental well-being, and the recent impact of Covid-19 has highlighted the importance to residents of footpaths and cycle ways. In addition, accessible countryside on the edge of settlements contributes to overall sustainability by reducing the need for travel by car for recreation.

There are no opportunities for off-road cycling and only five or so lanes/minor roads in the Plan area. Furthermore, the presence of the quarry and cement works, three junctions on the A1, tourist traffic generated by Rutland Water, and daily movements of heavy goods vehicles generally, mean that these routes and the A6121 and A606, which are themselves important cross-country routes, are very busy.

It is important therefore that the rights of way network is protected, enhanced and wherever possible added to.

#### ***Policy KT 20 – Rights of Way:***

- a. Development proposals should not adversely affect the existing rights of way network, and development that would result in the loss of existing footpaths, cycle paths or bridleways, or create obstacles to the use of these routes by the community, will not be supported.*
- b. Development proposals (which meet other policy requirements) will be supported if they improve or extend the existing network of public footpaths, cycle paths and bridleways in and around the villages, especially where they allow greater access to services and facilities or to the surrounding open countryside.*

#### **Explanation**

This policy seeks to protect and enable the enhancement of the limited public right of way network in Ketton and Tinwell. In doing so, it complements the Local Plan Policy SC2 (Securing Sustainable Transport) clauses 4, 6 and 7, by focusing on local needs and opportunities. It is acknowledged that transport is the responsibility of the highways authority (RCC) but there are local issues which it is appropriate to address in this Neighbourhood Plan. In addition, it is hoped to support an increase in safer walking and cycling which will help promote the social health and well-being of the community.

The response to the Neighbourhood Plan consultation from the Leicester, Leicestershire and Rutland Clinical Commissioning Groups (NHS) notes support for the aims of this policy.

Moreover access to the countryside is a major contributor to health and well-being, as documented in various reports (see Evidence Document Part 1 Section 9), and such access needs to be developed and encouraged within communities.

See also Community Aspirations in Section 6.

### The impact of the A1

**Preamble:** The A1 has a very considerable impact on Tinwell, and also has an impact on Ketton. In addition to the traffic generated by the nearby junctions, of which there are three, this strategic road has a visual impact, especially when viewed from the wide, open and rural valley of the River Welland. Vehicle noise can be heard in some parts and lighting has an impact, when it is in use.

#### ***Policy KT 21 – Impact of development on the Strategic Road Network (SRN), and development of the A1:***

*a) Development proposals within the Plan Area must produce Transport Assessments to ensure that the following issues related to the SRN, and in particular the A1, are adequately considered both in terms of individual and cumulative impacts on the Plan area, and mitigated appropriately, particularly in the following respects:*

- i) traffic generation and highway safety issues;*
- ii) the need to retain (and preferably enhance) connectivity for pedestrians and cyclists;*
- iii) the need to maintain landscape quality within and along the Welland and Chater valleys and floodplain.*

*b) Developments related to the upgrading of the A1 should maintain safe highway and pedestrian connections to ensure that the amenity for local residents is not further harmed by noise, visual intrusion or general disturbance. In addition, road lighting should be carefully designed to avoid intrusion into the landscape and detriment to wildlife.*

**Explanation:** It is acknowledged that transport is the responsibility of the County highways authority (RCC) and that the A1 is the responsibility of National Highways. However, there are local issues which it is correct to address in this Neighbourhood Plan. Traffic flows are heavy and will increase along with commercial/logistics parks outside the Plan Area, and new housing, including that within the Plan Area. Indeed, it is known that as part of national infrastructure investment, improvements to the local section of the A1 are likely to be formulated within the Plan period, even if they are not physically constructed.

National Highways in their response to the Neighbourhood Plan Regulation 14 Consultation Document have noted that development proposals for Ketton and Tinwell, both allocated and potential, constitute a significant amount of growth located in close proximity to the Strategic Road Network which will likely affect the operation of the A1, and which therefore needs to be carefully considered.

The A1 has an adverse impact on the area, but the convenient access it provides is acknowledged as a benefit to residents. Consequently, both establishing and requiring mitigation for the impact of development within the Plan area on the A1, together with engagement in the detailed design and implementation of any improvements to the A1, are considered to be legitimate objectives of this Neighbourhood Plan.

Meanwhile, the subject is also covered in Section 6 – Community Aspirations

## **G. Employment and business**

Historically, the Plan Area has been dominated by agriculture, and to a large extent this is still the case in that much of the Plan Area is still part of farming business. However, over the past century, the numbers of people employed by this sector have dwindled.

In common with many areas in the country, increasingly residents work outside their home parishes, and statistics from the 2011 census, supported by data from the Neighbourhood Plan Survey, indicate that a large proportion of residents of working age are not employed within the Plan Area, but commute out daily, for varying distances (see Consultation Statement).

Moreover the type of employment for residents in the Plan area has changed over time, especially with the decline of the local engineering industry based around Stamford, which was once a major local employer.

One constant presence in the Plan area has been the quarrying and cement industry. The quarry site, cement works and proposed employment land are recognised in the Local Plan as strategic matters.

Whilst current quarrying and related activity in the Plan area account for fewer jobs amongst Plan area residents than formerly, nevertheless the operations at Grange Top Quarry constitute a huge presence in the area. Quarrying and cement production is an activity of national strategic importance and, as such, Hanson's operations will take priority over many other land uses in the Plan area. Moreover, Hanson's large estate in the Plan Area means that it can have considerable impact as a landowner, in terms of land use outwith its industrial operations.

Overall, Census statistics show that the employment profile of the Plan Area (see Evidence Document) has become diverse. In 2011, out of just under 1,250 people of employment age, only 2.6% worked in agriculture, and 12.5% in quarrying and manufacturing .

There are however a number of small and medium-size enterprises that operate at specific business facilities in the Plan area, which will be a source of local jobs. Varied industries are provided for at: the Pit Lane Business Area, Ketton; the Tinwell Business Park on Steadfold Lane; and in the Messenger Business Park in Tinwell village. In addition, a substantial number of small businesses of varied kinds operate from residential premises in the Plan area.

All businesses that could be identified have been included in the consultation process for the Neighbourhood Plan.



## ***Supporting the rural economy***

### ***New businesses***

**Preamble:** The NPPF (2021) indicates support for economic growth in rural areas. The economic strategy outlined in the Rutland Local Plan is essentially urban-orientated, with the focus in rural areas being on employment opportunities of a small scale that respect the quality and character of the environment.

Comments to Neighbourhood Plan consultations were received on the perceived burden of business rates which discouraged smaller businesses. The Plan cannot deal with this issue, as it is determined by national Government policy.

### ***Policy KT 22 - Encouraging new businesses:***

*Proposals for the establishment of a new business within the Plan Area will be supported, provided:*

- a. the scale of the proposal is appropriate to its location and sensitive to its surroundings; and*
- b. it will not have an adverse impact on the character and setting of the local area; and*
- c. it will not have an unacceptable impact on local roads; and*
- d. it will not have an unacceptable impact on neighbouring land uses through visual, noise, traffic or pollution considerations; and*
- e. it exploits any opportunities to make a location more sustainable; and*
- f. It meets all other applicable Neighbourhood Plan policies; and*
- g. where it relates to non-residential development in the countryside, it is related to tourism or rural diversification.*

**Explanation:** Responses to the Survey (see Consultation Statement) were broadly supportive of further small businesses being able to operate in the Plan area, leading to an increase in local jobs, but with the proviso that such new businesses that constitute light industrial development should be located in the brownfield areas already earmarked in the Rutland Local Plan for that purpose.

## ***Working from home***

**Preamble:** Providing the opportunity for small scale businesses compatible with a residential environment to operate from people's own homes can help to reduce the need to travel and can make a positive contribution towards economic growth. Such businesses can also provide opportunities for people to work flexible hours that suit their domestic arrangements.

Moreover, with the impact of COVID-19, working arrangements will likely see considerable restructuring over coming years, which may well lead to further developments within larger companies of systems that allow employees to work out of their own homes, in addition to those people operating their own business from their dwelling.

### ***Policy KT 23 - Working from home:***

*a. Insofar as planning permission is required, proposals for the use of part of a dwelling for office and/or light industrial uses, or for small-scale free-standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported where:*

- 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; and*
- ii) the proposal does not involve changes to the appearance of any building which would substantially alter its residential character and appearance of the surrounding area.*

*b. 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 scale, intensity and type of activity, including vehicular movements and hours of operation; and*
- ii) adequate on-site arrangements for the parking and/or storing of vehicles, equipment and materials.*

**Explanation:** Working from home will not often require planning permission and residents intending to start or expand a business are advised to discuss their proposals with the local planning authority. Where planning permission is required, it will be essential to ensure that proposals will not have harmful effects on the valued residential amenity of neighbouring properties or the surrounding area as a result, for example, of noise, traffic, or changes to the appearance of a building. Businesses that seek to expand beyond what could be described as 'home working' are best located in employment areas in nearby towns, or in the designated brownfield sites in the Plan area as noted above.

### ***Improving the quality of telephone, mobile and broadband services***

**Preamble:** A high-quality fibre-network is of vital importance in enabling working from home and general businesses operations, and reducing the need to travel. It also provides residents with improved access to an increasing number of on-line applications and services provided by the public and private sectors, and can help to reduce social exclusion. The importance of online connections has been emphasised during the COVID-19 pandemic.

#### ***Policy KT 24 - Fibre broadband:***

*Proposals for new residential or commercial development shall include the provision of ducting to support the provision of fibre to the premises (FTTP) technology to individual premises unless it can be demonstrated that such provision would not be practicable or viable.*

**Explanation:** Policy KT 24 is intended to ensure that connectivity requirements are considered at an early stage with all new homes and businesses provided with ducting to enable the delivery of fibre to the premises at a future date. Taking fibre to the premises ("FTTP") is costlier than using fibre to the cabinet in combination with a copper cable from the cabinet to the home or business. However, fibre to the premises can support higher speeds and demand is likely to increase as a consequence.

## H. Improving access to services and facilities

**Preamble:** In contrast with many rural villages in Rutland, the Plan Area has a reasonable range of community facilities available, and their value is recognised in responses to the Survey (see Consultation Statement).

Shops in Ketton village (there are none in Tinwell) have decreased in recent years. At present the village and surrounding area are well-served by the Ketton Post Office and Stores, which is a much-valued part of community life.

Whilst Tinwell has now lost its public house, two remain *in situ* in Ketton: the Railway, and the Northwick Arms (though at the time of writing the latter has not yet opened after the Covid pandemic). When operating, in addition to food and drink, the Northwick Arms has also provides the community with additional space for meetings, functions, the cinema club, and concerts.

Ketton is well-provided with sporting facilities; the Ketton Sports and Community Centre located on Pit Lane is capable of providing space for functions and community activities as well as providing a base for a variety of sports. There is also a commercially-operated gym site on Pit Lane.

Tinwell Village Hall is a purpose-built facility providing space for community groups and others. The Congregational Hall in Ketton serves a similar purpose for the many village activities and societies.

The play areas at both Hall Close in Ketton and the Playing Field at Tinwell are valued highly by the community, and indeed Hall Close in particular draws visitors from outside the Plan Area.

The Ketton Library and Hub is also a resource highly valued by the community.

The Anglican churches of St Mary's, Ketton, and All Saints', Tinwell, together with Ketton Methodist Church, also provide community hubs, with venues for meetings, concerts and events as well as church services.

Ketton Surgery, which was a branch of Uppingham Surgery, has been closed for several years and is a much-missed part of village life. The Ketton Good Neighbour Scheme provides a number of community support functions, one of which is collection of medical prescriptions for those who find it difficult to travel themselves.

Responses to the Community Survey indicated that these facilities and services act as an important and valued resource; they make a significant contribution to the vitality, viability and quality of village life and can act as an important focal point for social interaction, as

indicated in the recent Platinum Jubilee celebrations. They can offer an important service, particularly for those who do not have access to a car, and can reduce the need to travel. In some instances, they also provide local employment opportunities.

The response to the Neighbourhood Plan consultation from the Leicester, Leicestershire and Rutland Clinical Commissioning Groups (NHS) notes the importance of initiatives that support community cohesion.

Other than as set out below, a Neighbourhood Plan is not able to make policies about access to and provision of specific amenities. However a number of Community Aspirations set out in Section 6 deal with related matters which can be addressed by KPC, TPM and RCC to improve the local situation.

The National Planning Policy Framework and Local Plans indicate that valued community facilities such as local shops, meeting places, and sports venues should be retained unless they are no longer viable, no longer needed for a community use, or are to be relocated (NPPF (2021) Chapter 28 and Rutland Plan CS7). Planning permission, however, is not always required to change the use of a building or land and this may restrict the opportunity to secure the continued use of a facility threatened with closure.

Notwithstanding this, Policy KT 25 (The Protection of Community Facilities) and the following text explain how the Neighbourhood Plan will contribute towards the objective of safeguarding existing provision. Survey responses were generally supportive of this concept, though they drew attention to the practical concerns of funding and running a community enterprise.

Where planning permission is sought for a change of use that would result in the loss of a community facility, Policy KT 25 requires the applicant to demonstrate that there is no reasonable prospect of securing either the continued use or an alternative community use of the land or building.

***Policies KT 25: The protection of community facilities***

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

- 1. a replacement facility of sufficient size, layout and quality to compensate for the loss of the existing facility is to be provided on an alternative site in accordance with the criteria for a new community facility listed in Policy KT 26 (The Provision of New Community Facilities) of the Neighbourhood Plan; or*
- 2. 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 the property has been marketed by a commercial property agent for a period of at least 12 months at a price which reflects an independent professional valuation and it is verified by the agent that no interest in acquisition has been expressed, and for a property which is a Listed Asset under the Community Right to Bid, that the local community has been provided the requisite opportunity for community purchase.*

**Explanation:** The Community Right to Bid allows communities and parish councils to nominate buildings or land for listing by the local authority as an asset of community value.

An asset can be listed if its principal use furthers (or has recently furthered) the community's social well-being or social interests (which include cultural, sporting or recreational interests) and is likely to do so in the future. When a listed asset comes to be sold, a moratorium on the sale (of up to six months) may be invoked, providing local community groups with a better chance to raise finance, develop a business and to make a bid to buy the asset on the open market.

The creation of a list of such assets is identified below in Section 6 - Community Aspirations as an issue to be progressed.



**Policy KT 26 - The provision of new community facilities:**

- a) Proposals for the provision of new community facilities within the Planned Limits of Development of Ketton and Tinwell will only be supported where they:*
- i) would not result in unacceptable traffic movements, noise, fumes, smell or other disturbance to residential properties;*
  - ii) would not generate a need for parking that cannot be adequately catered for;*
  - iii) would be only of a scale appropriate to the needs of the community;*
  - iv) would be intended to satisfy a clear, local need for the facility which demonstrably cannot be met by the use of existing spaces available to the community;*
  - v) would genuinely provide facilities open to the whole community;*
  - vi) would not be visually intrusive to the form and character of the village and the wider countryside; and*
  - vii) would not result in the loss of biodiversity and green space.*

**Explanation:** Policy KT 26 makes clear the criteria that need to be applied as regards the siting, scale and the local benefits that might arise in relation to any proposed new community facilities, and by doing so ensures this policy is consistent with other policies in this Plan in respect of new development.

## SECTION 6 - COMMUNITY ASPIRATIONS

This section sets out those other important aspirations which, although they are not formal planning policies, are linked to development in and around the Plan Area.

It is important to demonstrate how the Neighbourhood Plan meets the needs of local people. These are local aspirations and do not constitute or suggest agreement with RCC or other bodies to fund or act on them.

However, KPC and TPM as appropriate will consider ways of fulfilling them in an ongoing manner as part of the implementation of the Neighbourhood Plan.

Section	Contents	Ref	Pages
A. Landscape and Environment and Open Spaces	Environment and biodiversity enhancement through partnership working	KTCA 1, KTCA 2	133 – 138
B. Heritage and amenity	Heritage and the community's enjoyment of its setting	KTCA 3 – KTCA 7	139
C. Access in and around the parishes	Improvements to public access via footpaths	KTCA 8 - KTCA 12	140 - 141
D. Traffic and Transport Issues	Traffic volume and safety, parking, public transport	KTCA 13 – KTCA 21	141-143
E. Infrastructure and amenities	Access to and adequacy of services	KTCA 22, KTCA 23	144
F. Access to facilities	Community assets register	KTCA 24	144 - 145

## Section A. Landscape and Environment and Open Spaces

A number of initiatives are suggested here which will help enhance biodiversity and encourage countryside access. They necessarily require a partnership approach.

### ***Community Aspiration KTCA 1 - Countryside Management/Nature Conservation.***

*KPC/TPM intend that nature conservation sites and habitats will be protected and enhanced through:*

- (a) Working with the Leicestershire and Rutland Wildlife Trust, RCC, landowners and other stakeholders to increase landscape and habitat connectivity in and beyond the Parish. In particular, there will be a focus on the river valleys and on road verges, in the latter case using good practice from Leicestershire and Rutland Wildlife Trust, to seek further designation and protection of roadside nature reserves, and to designate further Local Wildlife Sites;*
- (b) Working with adjoining Neighbourhood Plan areas to create a county network of 'local green infrastructure corridors' as proposed by this Neighbourhood Plan (Policy KT 4)*
- (c) Taking opportunities to add to the local conservation records from other studies and possible community-based species and habitats surveys as part of implementing the Neighbourhood Plan;*
- (d) Working with farmers and other landowners to encourage the take up of government environmental stewardship schemes and other locally-focussed support;*
- (e) Supporting projects which enable the sympathetic management of the landscape and enable and/or improve access to the countryside for walkers, cyclists and horse-riders;*
- (f) working with Hanson Cement to ensure restoration quarried areas remain as specified for wildlife value and agriculture, and community access to restored areas is maximised;*
- (g) working to ensure the continued urban development of Stamford does not adversely affect the individual location and character of Tinwell.*

**Explanation:**

The following paragraphs address each of the constituent parts of KTCA 1 in turn to provide an explanation for the proposed Community Aspiration.

**Enhancement of biodiversity and countryside access:** In the community survey, the benefits of access to adjoining countryside emerged as one of the main things that people like about living in Ketton and Tinwell parishes. The community also greatly values and appreciates the landscape of their local area, and its associated wildlife (see Consultation Statement).

The aspirations grouped above are aimed to encourage a proactive partnership-based approach. The policy will complement others in the plan aimed at protecting and enhancing the quality of rural lanes, footpaths, cycle routes, Local Green Spaces and Other Important Open Spaces. It is recognised, however, that more detailed surveys of these locations will be needed.

**Local Green Infrastructure Corridors:** As this Plan makes clear, habitat connectivity is key to biodiversity enhancement, hence Policy KT 4 covering Local Green Infrastructure Corridors.

To work most effectively this connectivity needs to be in place over a wide area, and this Aspiration works towards the enhancement of biodiversity value within individual parishes via partnership work with other parishes, RCC, and other stakeholders.

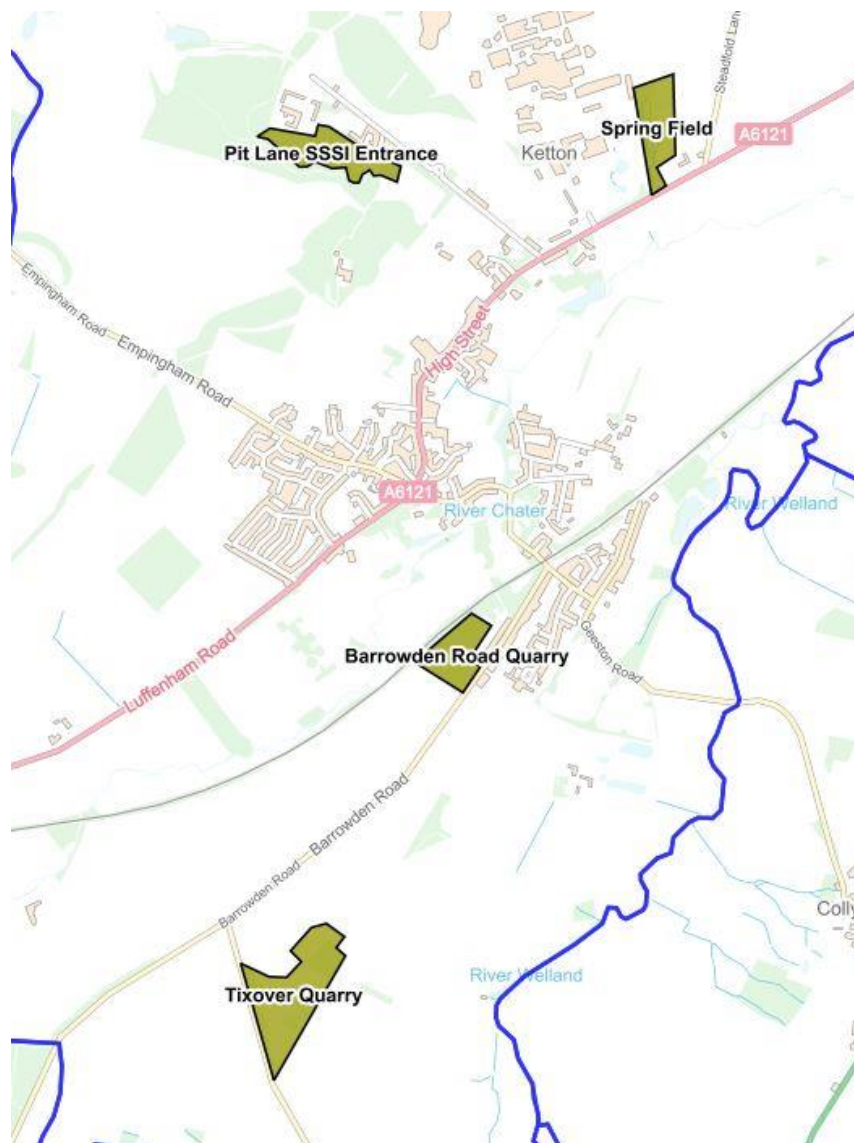
Local Green Infrastructure Corridors are a prime method of achieving this. Corridors proposed in the Neighbourhood Plan (See Policy KT 4) across Ketton and Tinwell can be connected to neighbouring parishes as follows:

i.	Linking three SSSIs from the river Gwash to Ketton Quarry SSSI through Tickencote, Tinwell and Ketton parishes.
ii.	Linking two SSSIs through Edith Weston, Normanton and Ketton parishes
iii.	Linking two SSSIs through Edith Weston, N Luffenham and S Luffenham parishes
iv.	Along the River Welland through Tinwell, Easton on the Hill parishes and Stamford

v.	Along river Chater through Ketton, N and S Luffenham parishes
vi.	Along river Welland through Ketton, Easton on the Hill and Collyweston parishes
vii.	Along the two Barrowden Road Local Wildlife Sites through Ketton , Tixover and Barrowden parishes via Local Green Spaces and other designated areas
viii.	Along roadside verge Local Wildlife Sites through Tinwell parish
ix.	Quarry restoration for wildlife conservation, where it links to the above
x.	The nationally-recognised Rutland Round and Jurassic Way long-distance public footpaths
xi.	The Welland Valley and its banks which has been defined as a Candidate Wildlife Site

**Local Wildlife Sites:** A number of areas in the parishes are deemed suitable for designation as Local Wildlife Sites, and this action should be pursued in cooperation with relevant partners. This designation would not affect or be affected by the designation of relevant sites as Local Green Space or Other Important Open Space within this Plan (policies KT 10 and KT 11).

The following map shows the location of these sites.



**Restoration of quarried land:** Grange Top quarry dominates the landscape of both parishes. The national strategic importance of the quarrying and cement production carried on there is fully recognised. However, restoration needs to be sensitive to the character of the area and therefore in keeping with the policies of this Plan, in particular those covering local landscape character and biodiversity. Current restoration plans are for wildlife areas and agriculture, which are consistent with the policy approach of this Plan, and which would accord with the views of the local community. It is consequently important that the overall restoration plan continues to prioritise landscape character and biodiversity, and that it should always exclude commercial or residential development.

**Pressure from major infrastructure development:** Tinwell village is potentially under pressure from development arising from the Stamford urban expansion and upgrading of



the A1. Efforts need to be made to ensure the character of Tinwell village and parish is preserved, including by ensuring the areas of land identified in Neighbourhood Plan policy KT 11 (Great North Field and Great South Field – see policy map) remain as green buffers to major infrastructure development.

***Community Aspiration KTCA 2- Tree and hedge planting and habitat creation/management, and access to nature, including allotment provision***

- (i) KPC/TPM intend that woodland cover should be increased, and nature conservation sites/habitats created and enhanced through working with farmers and other landowners to encourage tree-planting and hedgerow creation/management through the take-up of government environmental stewardship schemes and other locally-based support and advice, including via Leicestershire and Rutland Wildlife Trust, the Woodland Trust and other eNGOs and stakeholders*
- (ii) KPC/TPM will take opportunities to incorporate semi-natural elements within the public green spaces in the villages, and publicly-accessible conservation management plans for all village open spaces will be put in place*
- (iii) Opportunities for the creation of allotments will be pursued*

**Explanation:** Tree planting can be a valuable element, recognised nationally, in maintaining and improving the landscape quality of the parishes and addressing climate change. Moreover “wilding” of community spaces will improve biodiversity, and will recognise the value the community places on their local wildlife and green spaces.

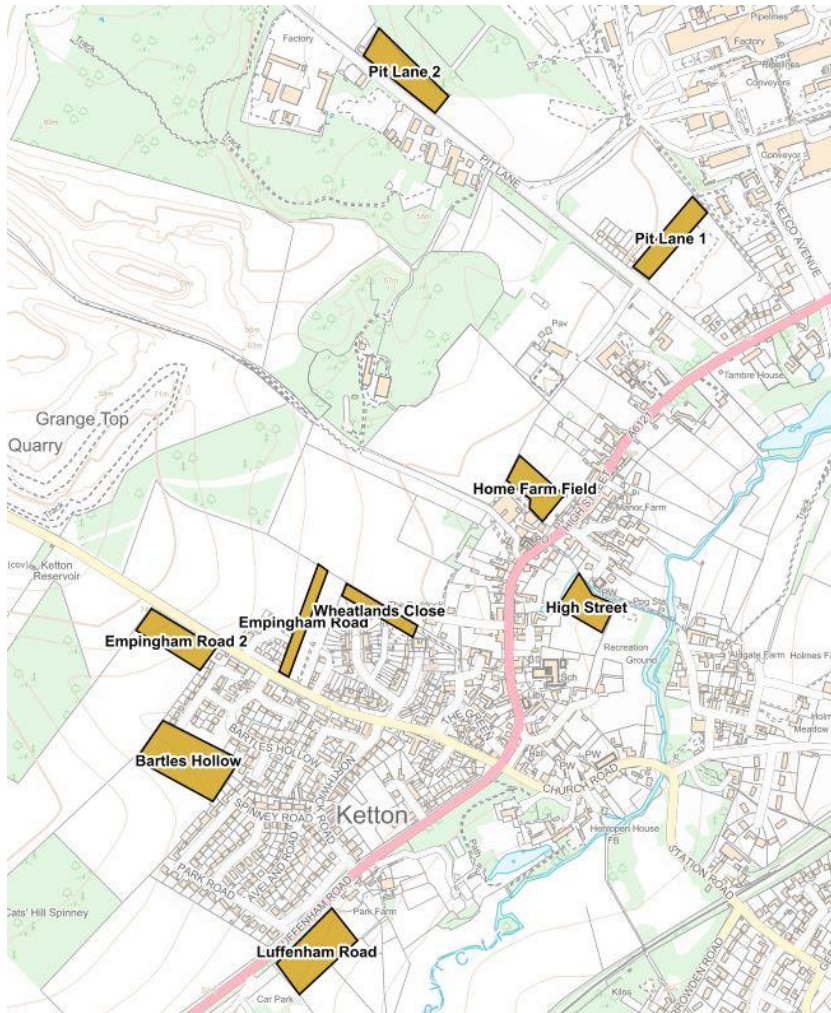
In the community survey, the benefits of access to adjoining countryside emerged as aspects that people like about living in the Plan Area (see Consultation Statement).

The creation and enhancement of wildflower-rich limestone grassland and native trees and hedgerows would be a priority. This would benefit both wildlife and the health and wellbeing of residents.

Landowner and farmer engagement will be critical, and the post-EU reform of farming subsidies (Environmental Land Management Schemes and similar) may offer future opportunities.

The action will complement policies in the Plan aimed at protecting and enhancing the quality of rural lanes, footpaths, cycle routes and Local Green Spaces.

In addition, the creation of allotments will enhance the opportunities for “greener lifestyles”. The following map sets out potential areas for their creation in Ketton.



## Section B. Heritage and amenity

Our communities value the built heritage of the Plan Area, both for its intrinsic value, and as the background to where they live.

**Community Aspiration KTCA 3** - KPC and TPM to survey and record assets of heritage value within the parishes.

**Explanation:** A full survey of assets of heritage value will help in safeguarding them for the future.

**Community Aspiration KTCA 4** – A request that RCC carries out a Conservation Area Appraisal for Tinwell.

**Explanation:** Tinwell Conservation Area had not had a formal review since inception.

**Community Aspiration - KTCA 5** – to map precisely within the villages all of the public/Parish Council-/Parish Meeting-owned land in the villages, including verges, small areas within housing etc, so creating an up-to-date audit record as a basis for protection and effective management of land assets.

**Explanation:** Small areas of land between houses or groups of houses, such as wide verges and open green space, may be in public ownership, but if ownership rights are unclear, this could cause problems in dealing with development proposals. An up-to-date record of ownership of all such areas would be of value to both KPC and TPM.

**Community Aspiration KTCA 6** - Further provision for outdoor seating, footpaths and additional litter bins.

**Explanation:** specifically requested by residents in the Community Survey carried out.

**Community Aspiration – KTCA 7** – to establish an additional play area, together with suitable planting and management to encourage wildlife.

**Explanation:** to provide further play facilities in Ketton where suitable land exists.

## Section C. Access in and around the parishes

(See also Neighbourhood Plan policy KT 20 on Public Rights of Way)

Some ancient public footpaths have been diverted or are not well-managed or signed. Most public footpaths do not provide off-road, circular walks.

Popular, well-trodden footpaths (used for over 20 years) are not able to be adopted as Permissive Footpaths due to much of the area covered by Section 31 Designations set up by landowners not permitting the creation of Permissive Footpaths. Moreover the current Ketton / Tinwell cycle route (which give access to facilities in Stamford) is dangerous owing to poor maintenance and its proximity to fast traffic.

**Community Aspiration KTCA 8** – *Improve the maintenance of existing pedestrian routes and where possible make them wheelchair/pushchair-friendly. Adapt footpaths and create segregated paths for walking and cycling. Interconnect existing paths around the villages.*

**Community Aspiration KTCA 9** – *Introduce a new footpath/cycleway between Ketton and Tinwell and onward to Stamford, and a footbridge over the Welland adjacent to the Collyweston Rd bridge.*

**Community Aspiration KTCA 10** - *Create cycle routes through adjacent parishes for safer cycling including routes to Rutland Water, Peterborough etc*

**Community Aspiration KTCA 11** - *KPC and TPM to work with neighbouring parish councils to identify and implement a wider, more cohesive network of public access tracks.*

**Community Aspiration KTCA 12** - *In conjunction with the County Council, investigate opportunities to extend and improve routes to increase pedestrian and cycle connectivity into surrounding countryside and to provide better connectivity to Stamford, subject to the wildlife and landscape value of roadside verges and the surrounding countryside being maintained and if possible, improved.*

**Explanation:** While the number of respondents who use the footpaths and bridleways that radiate from our villages on a regular basis was high at over 80%, the number of people who use the cycleway between Ketton and Tinwell was low. Many respondents commented that there were no safe traffic-free walking and cycling routes to local amenities and leisure centres (principally Stamford and Rutland Water) to encourage these activities as a travel option.

The above Community Aspirations seek to improve these situations via work by KPC and TPM with RCC.

#### Section D. Traffic and Transport Issues

##### Traffic Volume and road safety

**Community Aspiration KTCA 13** - *The relevant County authorities to clarify their proposals to mitigate the additional pressure of the increasing traffic flow including that arising from development both within and around the Plan area, as described in the Plan and in part 1 of the Evidence Document.*

**Community Aspiration KTCA 14** - *Walking/Cycling access routes to local facilities, green spaces and Public Rights Of Way are provided to reduce the need for car use.*

**Community Aspiration KTCA 15** - Replacing/diverting rights of way that are impacted, and enhancing them to make them more accessible to everyone in the community.

**Community Aspiration KTCA 16** - Traffic management solutions to restrict/discourage speeding along the following roads:

- Ketton - Luffenham Road (A6121); Empingham Road; Stamford Road (A6121);
- Tinwell – Casterton Lane; Main Street (A6121)

**Community Aspiration KTCA 17** - Creating safer pavements adjacent to the Ketton village school

**Community Aspiration KTCA 18** - A safe pedestrian crossing for the A6121 in Tinwell.

**Explanation:** Traffic levels in the Plan area are increasing – see Plan Section 3 and Evidence Document Part 1 section 4. The above Community Aspirations seek to mitigate the negative impacts of increased traffic flows on pollution levels, and to improve community access and road safety across the parishes.

### **Parking**

Parking was identified as a common concern amongst residents in Ketton.

**Community Aspiration KTCA 19** – further work required with Ketton School to resolve term-time parking

**Community Aspiration KTCA 20** - work with RCC on the management of traffic flows from construction.



**Explanation:** Whilst Ketton Parish Council has been working on solutions, the proposed new developments within the village will potentially add to this issue. This increase, when combined with limited and over-subscribed parking provision, may compromise road safety.

### **Public Transport**

Whilst currently the impact of COVID-19 on the use and thus the long-term future of public transport is a key strategic issue for the country, public transport still has an important role to play in community life, both in terms of tackling climate change and supporting more sustainable lifestyles, as well as ensuring access to services for many residents, especially in rural areas, without access to their own transport.

**Community Aspiration KTCA 21** - *A more frequent service, improvement in buses, with better connections / links with other bus / train services*

**Explanation:** Ketton and Tinwell are served by the number 12 bus service which operates between Stamford and Uppingham; it runs 2-hourly between 7.45am and 18.15pm Monday to Saturday. In addition, the on-demand Call Connect service also supports the villages and is available between 7am-7pm, Monday-Friday, and 7.30am-6.30pm on Saturdays. Taxis are also available for hire, the closest being based in Stamford.

The level of use of these public transport services is very low and Survey respondents gave a number of proposals to make their use more appealing. These have resulted in the above Community Aspiration.

## Section E. Infrastructure and Amenities

**Community Aspiration KTCA 22** – KPC and TPM to support action by RCC to facilitate better local access to doctors' surgeries and dispensing facilities, and to maximise health care provision, including access to hospital and ambulance services, particularly in view of the additional pressures of new development.

**Explanation:** The closure of the local surgery in Ketton/Geeston is a cause for concern amongst residents. In this context it is also important to note the response to the Neighbourhood Plan consultation from the Leicester, Leicestershire and Rutland Clinical Commissioning Groups (NHS) who stated: *“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”* (See also policy KT 15).

**Community Aspiration KTCA 23** - KPC/TPM to work with RCC to ensure that the provision of important infrastructure and amenities serving the Plan area, including water and sewerage services, are sufficient to meet the cumulative demand of new development.

**Explanation:** Plan policy KT 15 is aimed at ensuring essential local infrastructure keeps pace with new development. This Community Aspiration points to the importance of partnership working with RCC, to deal with both the demands of new development in the Plan area and also the impacts on the Plan area of development outside the Plan area boundaries.

## Section F. Access to facilities

For context, see Neighbourhood Plan policies KT 25 and KT 26 regarding community assets.

**Community Aspiration KTCA 24** - work to develop a register of Listed Assets under Community Right to Bid legislation.

**Explanation:** to enable community assets to be preserved where feasible. The Community Right to Bid allows communities and parish councils to nominate buildings or land for listing by the local authority as an asset of community value.

An asset can be listed if its principal use furthers (or has recently furthered) their community's social well-being or social interests (which include cultural, sporting or recreational interests) and is likely to do so in the future. When a listed asset comes to be sold, a moratorium on the sale (of up to six months) may be invoked, providing local community groups with a better chance to raise finance, develop a business and to make a bid to buy the asset on the open market.

## **SECTION 7 - IMPLEMENTATION, MONITORING AND REVIEW**

This section outlines the approach to the implementation, monitoring and review of the Ketton and Tinwell Joint Neighbourhood Plan, including:

- working in partnership;
- monitoring/review;
- funding mechanisms; and
- priority projects.

### **Partnership working**

The approach will be that new development, which is in other ways appropriate and acceptable with reference to the Development Plan, should be supported by the timely delivery of the infrastructure, services and facilities necessary to provide a vital and viable community, with the highest possible quality of life for residents.

KPC and TPM are both committed to Localism and locally-informed influence over planning decisions, building upon an excellent track record in engaging in planning decisions. They will work:

- reactively through consultation; and
- proactively through promoting the policies of this Plan and by delivering related projects for the local community.

It is recognised that partnership working is needed for the potential of the Neighbourhood Plan to be realised.

In particular, landowners and developers are encouraged to engage both with residents and also KPC or TPM as appropriate at the earliest possible stages in development, including pre-application enquiries and discussions.

In particular, it is of vital importance that new development does not lead to flooding or pollution problems. RCC, the Environment Agency and Anglian Water will be key partners in this.

The planning, design and delivery of new development will need to take account of:

- i. flood risk management;
- ii. water quality and water resources;
- iii. waste management;
- iv. land contamination and soil quality;
- v. environmental permitting and other regulation.

## Monitoring and Review

### *The ongoing process*

The adopted Neighbourhood Plan will be monitored by the Local Planning Authority (RCC), and by Ketton Parish Council and Tinwell Parish Meeting.

The policies in this Plan will be implemented by Rutland County Council as part of their development management process. Ketton Parish Council and Tinwell Parish Meeting will also be actively involved, using the Neighbourhood Plan to frame representations on planning applications and, where appropriate, as part of the pre-application process.

This Plan provides a 'direction of travel' through its Vision, Objectives, Policies and Community Aspirations. Flexibility may be needed as new challenges and opportunities emerge and it is intended to review the Plan periodically (e.g. every 5 years), in line with the Neighbourhood Planning Act (2017). That review would be based on the following elements which will be considered in periodic monitoring reports:

- a) public and private sector investment in the parishes, where securing the right type and nature of investment through adaptations and new development will be crucial;
- b) the statutory planning process, and in particular how the Plan is used to determine local planning applications;
- c) the state of public services (and community assets), together with other measures to support local services for the vitality and viability of the parishes;
- d) engagement in the preparation of the new RCC Local Plan.

It is expected that the County Council will support the monitoring of the Neighbourhood Plan by providing dedicated data for the Plan Area.

The views of RCC, as the Local Planning Authority, will be sought on these matters.

Monitoring reports might conclude that a partial or comprehensive review of the Neighbourhood Plan is necessary at any time and accordingly trigger that process. In any event, and as noted above, KPC/TPM will need to reconsider the Plan with a view to determining any necessary changes after five years or so.

An annual monitoring report on the Neighbourhood Plan will be produced using a table listing each of the Neighbourhood Plan Policies, Proposal and Projects, as indicated below.

<b>NP Policy</b>	<b>Usage</b>	<b>Decision in accordance</b>	<b>Decision against</b>	<b>Commentary</b>
KT 1				
KT 2 etc.				
<b>Community Aspiration</b>	<b>Completed</b>	<b>In progress</b>	<b>Not yet started</b>	<b>Commentary</b>
KTCA 1				
KTCA 2 etc.				
<b>Priority project</b>	<b>Completed</b>	<b>In progress</b>	<b>Not yet started</b>	<b>Commentary</b>
PP1				
PP2 etc.				

The report will also include a listing of all planning applications in the Neighbourhood Plan Area and the decisions made on them together with a schedule of approved development for new housing, from conversions and single plots to larger sites. A narrative section will describe the extent to which the Neighbourhood Plan has been successful in influencing planning and development decisions. The outcome of, and consistency with, pre-application discussions will also be considered

In addition, the progress on achieving the Community Aspirations, including partnership, project work and funding will be considered. Amongst others, Natural England,



Leicestershire and Rutland Wildlife Trust and other land-based organisations and landowners are likely to be important partners in nature conservation policies and projects.

### ***RCC Local Plan review***

In accordance with the regulations, the Neighbourhood Plan has been prepared to be in General Conformity with the current (RCC) Development Plan. However, KPC/TPM will pay particular attention to the review of the Local Plan, which at the time of writing is in its early stages.

The eventual adoption of that document will be a key element in the assessment of the need or otherwise for a review of the Neighbourhood Plan. In this context, KPC/TPM will assess the need for a 'Made' Neighbourhood Plan to be reviewed within six months of the adoption of the review of the Local Plan.

### **Funding Mechanisms**

KPC or TPM as appropriate will direct funding from Community Infrastructure Levy (CIL) receipts toward Neighbourhood Plan-related projects and other local priorities which are identified, as set out in a three-year action programme which will be reviewed annually. Under current arrangements, a Parish Council with a "Made" Neighbourhood Plan in place can receive 25% of the CIL generated by development,

KPC and TPM will engage with RCC on the production of its CIL-related Infrastructure Development Plan (IDP), to ensure that wider CIL priorities reflect the needs of Ketton and Tinwell.

Where necessary, direct investment and/or other financial contributions will also be sought from developers, service providers and utilities to address other needs and opportunities arising from proposed development.

In addition, KPC/TPM will seek to influence budget decisions by RCC, including on transport and other infrastructure investment. Work will also be undertaken with other organisations on funding bids to help fulfil Neighbourhood Plan aspirations, including sources such as the National Lottery's Heritage Fund and Community Fund, central Government, and Local Enterprise Partnership programmes.

**Local Priority Projects (to be confirmed)**

The list of infrastructure projects below will reflect local priorities. This should inform the negotiation of Section 106 agreements and priorities attached to relevant spending programmes and external funding bids, for the following areas:

- *Local heritage;*
- *Infrastructure and community facilities;*
- *Countryside management, nature conservation and access to the countryside;*
- *Local Green Infrastructure Corridors*

Consideration will also be given to projects from other plans, strategies and projects prepared by KPC/TPM or other partners which relate to local aspirations.

**Priority Projects**

<b>PP1</b>				
<b>PP2 etc</b>				

## SECTION 8 – APPENDICES

### APPENDIX 1 – Glossary of terms used in the Plan

**Affordable Housing:**

Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential workers.)

**Biodiversity:**

The biological diversity in an environment as indicated by numbers of different species of plants and animals.

**Brownfield Sites:**

**(Previously Developed Land)**

Land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings: land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures: land in built-up areas such as residential gardens, parks, recreation grounds and allotments: and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

**Community Infrastructure Levy (CIL):**

The Community Infrastructure Levy is a charge which can be levied by local authorities on new development in their area. It is an important tool for local authorities to use to help them deliver the infrastructure needed to support development in their area.

**Conservation Area:**

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

**Core Strategy Development Plan Document:**

This document sets the strategic planning framework and policies to guide development within the area.

**Developer Contributions:**

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

**Development Plan:**

Adopted Local Plans and “made” Neighbourhood Plans which collectively set out the policies and proposals for the development and use of land and buildings in an area.

**Evidence Document:**

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

**Geodiversity:**

Geodiversity is the variety of rocks, fossils, minerals, natural processes, landforms and soils that underlie and determine the character of a landscape and environment.

**Green Infrastructure (GI):**

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

**Greenfield Land:**

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

**Habitats Regulations:**

Habitats Regulations are the successor regulations to European Union legislation to ensure the conservation of a wide range of rare, threatened or endemic animal and plant species. Some 200 rare and characteristic habitat types are also targeted for conservation in their own right. A Habitats Regulations Assessment (HRA) refers to the several distinct stages of Assessment which must be undertaken in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended) to determine if a plan or project may affect the protected features of a habitats site before deciding whether to undertake, permit or authorise it.

**Infill Development:**

Infill development involves the filling of a small gap in an otherwise built-up frontage; proposals usually consist of dwellings which front directly onto an existing road.

Residential infilling is defined as an individual development of up to 2 dwellings within a gap in an otherwise built-up frontage to an existing road, provided that it is not sufficiently large to accommodate up to 2 dwellings on similar curtilages to those adjoining; or the redevelopment or sub-division of an existing residential curtilage; or the conversion or redevelopment of a non-residential building where this would not result in a loss of local employment. In very exceptional circumstances a small-scale development may be permitted where this would lead to the sustainable recycling of a brownfield site bringing positive overall benefit to the village.

**Listed Buildings:**

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

**Local Green Space:**

A designation to apply special protection to a green area of particular importance to the local community, using criteria in the NPPF (2021) and NPPG.

**Local Plan:**

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

**Local Wildlife Site:**

A locally designated site of nature conservation importance.

**Localism Act 2011:**

The Act which enables the Parish Council or other Qualifying Body to prepare the Neighbourhood Plan.

**Minerals Core Strategy and Development Control Policies:**

This provides the vision, objectives and spatial strategy for minerals developed for the period to 2026 and the key policy framework for minerals development control, together with a monitoring framework.

**National Planning Policy Framework (NPPF):**

The main document that sets out the Government's planning policies and how these are expected to be applied. This Neighbourhood Plan references the 2021 version of the NPPF.

**National Planning Practice Guidance (NPPG):**

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

**Plan Area:**

The Plan area is the geographical area to be covered by the Neighbourhood Plan. It consists of the parishes of Ketton and Tinwell.

**Public Right of Way (ProW):**

A public right of way is a right by which the public can pass along linear routes over land at all times. Although the land may be owned by a private individual, the public have a legal right to cross that land along a specific route.

**Rural Exception Site:**

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

**Scheduled Monument:**

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

**Sheltered Accommodation:**

Sheltered housing is for people who are normally able to live quite independently, but need occasional help and support. Often sheltered housing will have a warden who can be called in an emergency.

**Site of Special Scientific Interest:**

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



**Social Housing:**

Social housing consists of houses or apartments that are made available to people on low incomes or with particular needs, to be rented at a low cost

**Strategic Environmental Assessment (SEA):**

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

**Sustainable Drainage Systems (SuDS):**

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

## APPENDIX 2 – The Evidence Document

The research and analysis carried out to support the Vision, Objectives, Policies and Community Aspirations in the Plan are collectively presented in the Evidence Document, which is itself in two parts:

### **Part 1: Background information and analysis**

This part of the Evidence Document covers data providing additional information, research and analysis to support the Vision, Objectives, Policies and Community Aspirations in the Plan, including:

- housing policy background
- planning history
- population and housing
- employment data
- traffic flows
- flood risk and capacity of infrastructure
- the historic environment and listed buildings
- local housing design features
- landscape and environment
- biodiversity (including green infrastructure corridors)
- Green and other Open Spaces, including important frontages
- reference to third-party research re. nature and health and well-being

### **Part 2: Important Views**

This part of the Evidence Document sets out the rationale and methodology for the selection of the Important Views covered by Policy KT 2, including related maps.

It also includes a photograph for each view, together with a description of the key features which make the view 'important', including local heritage, landscape character, biodiversity value, and public access and amenity.

A separate document, the **Consultation Statement**, also forms part of this Neighbourhood Plan, and gives details of how consultation on the Plan has been carried out.

## **APPENDIX 3 – Composition of the Joint Neighbourhood Plan Steering Group, and other key individuals**

The following is a list of the people, all volunteers, who have been part of the Steering Group for the Plan throughout:

- Ann Tomlinson (Ketton) – Chair
- Graham Layne (Ketton) - Treasurer
- Mary Cade (Ketton) - Joint Secretary
- John Tomlinson (Ketton) – Joint Secretary
- Fiona Blackburn (Ketton)
- Adam Cade (Ketton)
- David Jarvis (Tinwell)

Other individuals who have provided support during the period were:

- John Burke (Tinwell)
- Jodie Knowles (Ketton)
- David Naylor (Ketton) - until his death in December 2019
- Sarah Weaving (Ketton)

The Steering Group would also like to express their appreciation for the help and support provided by: Sarah Ayling, Clerk to Ketton Parish Council; Clive Keble, of Clive Keble Consulting; Andy Bullimore (Ketton) for printing services; and our local Ward councillors.