

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



**CONSULTATION STATEMENT**

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## **1. Introduction and Overview**

The Ketton and Tinwell Joint Neighbourhood Plan Steering Group (JNPSG) has been committed in undertaking consistent, transparent, effective and inclusive periods of community consultation throughout the development of the Ketton and Tinwell Joint Neighbourhood Plan - referred to hereafter as Neighbourhood Plan (NP) - and associated evidence base.

The Neighbourhood Plan Regulations require that, when an NP is submitted for examination, a statement should also be submitted setting out details of those consulted, how they were consulted, the main issues and concerns raised, and how these have been considered and where relevant addressed in the proposed NP.

This consultation statement sets out in detail the process followed, and the results of the various consultations, which have informed the development of the NP policies.

### **Overview of the Consultation Process**

This Consultation Statement outlines the stages which have led to the production of the Ketton and Tinwell Joint Neighbourhood Plan in terms of consultation with residents, businesses in the parish, stakeholders and statutory consultees. In addition, this Statement provides a summary and, in some cases, detailed descriptions, of the numerous consultation events and other ways in which residents and stakeholders were able to influence the content of the Plan.

This Statement also sets out the results of these various consultation stages, thus indicating how the consultation undertaken has gone to shape the NP proposal.

The appendices to this Consultation Statement provide additional detail on the documents circulated at specific key point in the process, and the information obtained in the consultation process.

The main consultation stages for the Ketton and Tinwell Joint Neighbourhood Plan, and described in this Statement, are set out in the table in Section 3 below.

### **Approach**

From the start of the NP process, the voices of all sectors of the community have been essential to the formulation of the NP's vision, objectives and detailed policies.

The JNPSG (see below) was clear that the ideas which would be included in the NP should have their roots in the views, feelings and aspirations of people within the Neighbourhood Plan Area. This point was emphasised continually in all parts of the overall consultation exercise.

In addition, the JNPSG was aware that it was important that the community could see clearly, as the NP process took shape, that the proposals within the Plan sprang from the views that they had expressed at various stages.

There are clear benefits to this approach, including:

- more focus on priorities identified by our community;
- influencing the provision and sustainability of local services and facilities;
- an enhanced sense of community empowerment;
- an improved local understanding of the planning process; and
- increased support for our Neighbourhood Plan through the sense of community ownership.

Consequently, from individual residents to community groups to local businesses, people from across our community have contributed to producing the NP. Moreover, the views of Statutory Agencies and other external stakeholders have been sought and reflected in the Plan proposal. Everyone who offered their opinions, ideas, arguments or hands-on help has contributed in some way to the final Plan.

### **The Joint Neighbourhood Plan Steering Group (the JNPSG)**

Throughout the NP process, the JNPSG has been made up of volunteers who are resident in the Plan Area. The members over the course of the production of the Plan are set out in Appendix 3 of the Neighbourhood Plan document.

The JNPSG received targeted support from officers at Rutland County Council (RCC) at various stages in the Plan process, and was also advised by an independent planning consultant and supported by the local councillors for the Plan Area. This advice and support has helped to guide and direct the NP process.

In all other respects, however, the NP has been produced by the JNPSG which, as explained above, has been able to take the ideas and views of the local community and, by integrating those with the Steering Group's own research and ideas (being residents themselves) has created the Plan proposal.

The JNPSG has met 39 times between April 2018 and August 2022, on a roughly monthly timetable, although formal meetings could be more frequent at certain key times, and

conversely there was a short hiatus in 2021 occasioned by general uncertainty over the fate of the draft Local Plan then under consideration.

Meetings were held initially in the Ketton Parish Council office, and were open to the public. However this arrangement could not continue under Covid-19 restrictions, and the impact of those restrictions and the new arrangements required are explained below.

In addition to the formal meetings, considerable additional time was spent by JNPSG members in activities such as research, document drafting, meetings with RCC and others, designing and running events, and designing and distributing publicity materials. It needs to be recognised that the workload for the volunteers in producing any neighbourhood plan, not merely the NP being considered here, is significant and requires considerable commitment from the (generally few) individuals involved.

This NP has been prepared on the request of Ketton Parish Council (KPC), which is the responsible body as required by NP legislation, and Tinwell Parish meeting (TPM) (see below). The JNPSG reported back to both these bodies at key points in the process, and both bodies have approved the Submission Documents.

### **The NP Process and the impact of Covid-19**

With the arrival of the Covid-19 virus in the UK and the implementation in March 2020 of severe restrictions on public life, it became very clear that the arrangements for JNPSG meetings would need to be changed.

Up until that point, the formal meetings of the JNPSG had been held in-person in the Ketton Parish Council office, and there was an open invitation to the community to attend these meetings. Notification about the meetings was circulated as part of NP publicity work (see later section on 'Media Communication and Engagement') and Minutes of all meetings were posted promptly to the NP website.

From this point onwards, the JNPSG moved to the Zoom digital platform for its meetings. It was further decided to make a distinction between different types of JNPSG meetings.

"Working meetings" continued to be held on the usual monthly timetable, and these involved the processing of consultation information and results, and the design and drafting of policies.

It was felt that it would be more helpful for the community to have the chance to attend specific meetings where they would have the opportunity to raise their own questions, whether about the NP process as a whole or specific issues. When held, these public meetings generally occurred on the same night as the working meetings and the digital link to each public meeting was circulated widely.

The long experience of Covid-19 in the UK over 2020 and 2021, coupled with the health concerns of several of the JNPSG members, meant that it was decided to continue to use the digital platform even when restrictions were later lifted. The online approach proved a very flexible and easy method, facilitating the rapid sharing of documents on-screen.

The beginning of Covid-19 restrictions also coincided with the publication of the Community Survey in spring 2020. The JNPSG had already made plans for open events and meetings to be held in both Ketton and Tinwell to allow residents to discuss the survey questions and the NP process. The government restrictions meant that these had to be cancelled. Instead, there was additional effort made in terms of posters and social media posts to raise the profile of the Survey.

Likewise, restrictions meant that we were unable to hold a public event to announce the results of the Survey, but we were able to give significant publicity to the outcomes and next steps, whilst also thanking residents for their participation, via the NP website, the Parish Council's website and various parish publications.

### **Media Communication and Engagement**

Each facet of the NP process was accompanied by appropriate publicity. It was decided from the outset to use both social media and more traditional forms of communication. This was in view of the spread of age groups in the community, and the likelihood that different individuals would have different preferences for the type of communication they would like to read.

#### ***Printed media***

The agenda for each JNPSG meeting was posted in advance on the various notice boards (of which there are several) within Ketton and Tinwell villages.

Example agendas:

**Ketton & Tinwell Joint Neighbourhood Plan**

**A PUBLIC SESSION of the Joint Neighbourhood Plan Steering Group will be held on**

**Thursday 21<sup>st</sup> January 2021**  
**7.00PM TO 7.30PM**  
 via the Zoom digital platform

**PLEASE JOIN US AT 7PM USING THE FOLLOWING LINK:**  
 Join Zoom Meeting  
<https://us02web.zoom.us/j/82127493136>

Meeting ID: 821 2749 3136  
 Passcode: 046718

**AGENDA**

- Apologies for absence
- Conflicts of Interest (standard agenda item for disclosure)
- Overview of Neighbourhood Plan process and progress to date
- Questions to the Group from the public attendees
- Update from RCC (GB/KP)
- Minutes of the previous meeting – 17th Dec 2020
- Matters arising from the minutes
- Review of Draft Vision for the Plan, and updated draft of summary issues and Objectives
- Second opportunity for questions from public attendees
- Meeting closes 7.30pm (if time allows before 7.30pm, the Group will begin its further review of the list of draft Housing Design policies)

**Ketton & Tinwell Joint Neighbourhood Plan**

**A WORKING meeting of the Joint Neighbourhood Plan Steering Group will be held on**  
 Thursday 21<sup>st</sup> January 2021  
 Starting at 7.30 pm  
 via the Zoom digital platform

Join Zoom Meeting  
<https://us02web.zoom.us/j/82127493136>

Meeting ID: 821 2749 3136  
 Passcode: 046718

**AGENDA**

1. Quick review of matters arising from public session
2. Introducing Clive Kable – update from our consultant on work done to date and his first thoughts (CK)
3. INPSG response to Ketton planning applications (JT/MC)
4. Review of Housing Design policy list (to be circulated later) (FB/MC/AC)
5. Social media accounts and website (ALL)
6. Any other business (ALL)
7. Date of next meeting – to confirm Thurs 18<sup>th</sup> February

At key points, including the community events, the Community Survey, and the Regulation 14 consultation, this poster campaign was extended to wayside posters at focal points in the community, and also a series of roadside posters to catch the eye and remind people about NP events and dates.

Some examples:

*Roadside posters placed in line on road verges*

**Ketton & Tinwell Joint Neighbourhood Plan**

**NEIGHBOURHOOD PLAN SURVEY –**  
**DON'T FORGET!**

**Ketton & Tinwell Joint Neighbourhood Plan**

**NEIGHBOURHOOD PLAN SURVEY –**  
**HAVE YOUR SAY!!!**

**Ketton & Tinwell Joint Neighbourhood Plan**

**NEIGHBOURHOOD PLAN SURVEY –**  
**CLOSING DATE**  
**14<sup>th</sup> APRIL!!!!**

Individual posters used for Survey reminder, Covid-19 restrictions, and Regulation 14 consultation



### **Publications**

Updates on NP progress were included regularly in the village magazine “Chatterbox”, which is distributed to all residents in the Plan Area, and also in the parish magazine which covers both parishes.

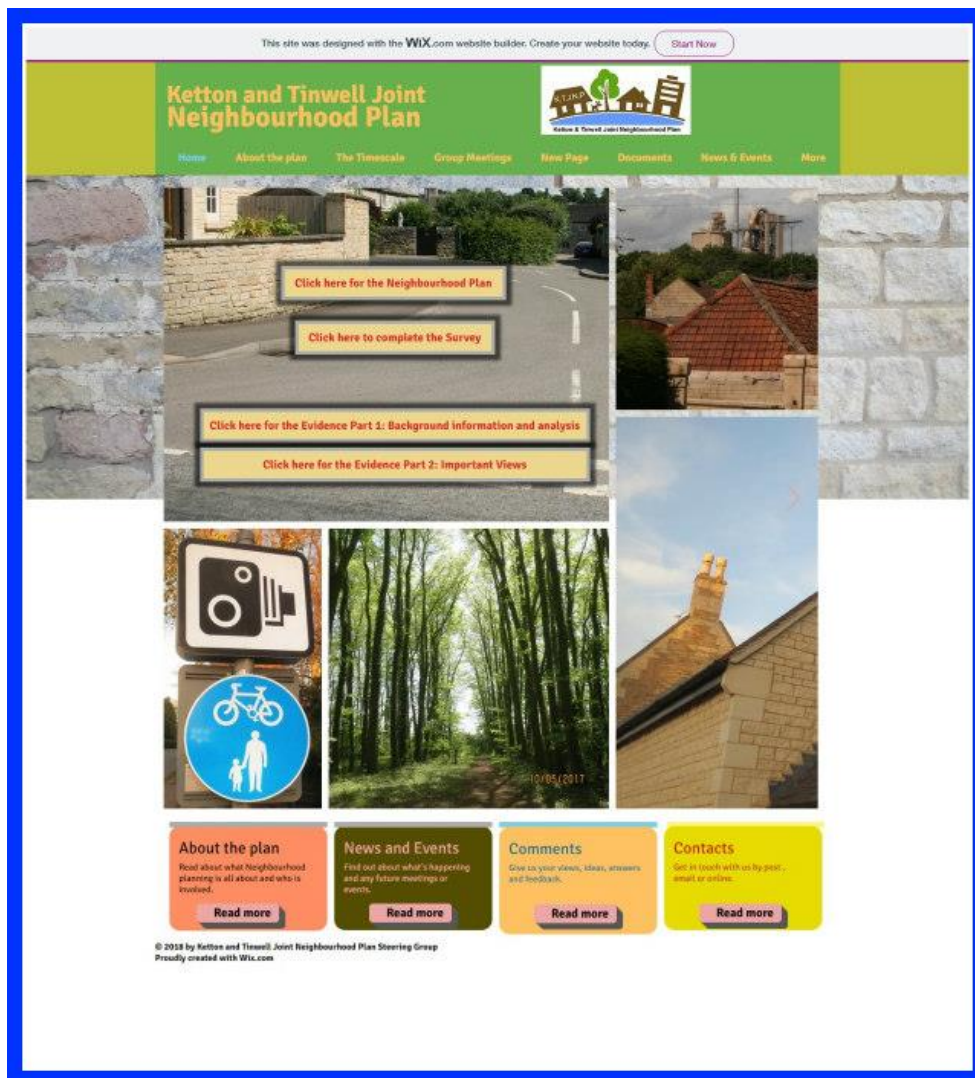
### **Website and social media**

The JNPSG created a website for the Plan from the very start of the process, and this was used to highlight important documents, act as a public archive for agendas and meeting minutes, provide regular bulletins on progress, and give contact details.

The website was also used as the online access point for residents to give their responses to both the Community Survey in 2020, and the Regulation 14 Consultation in 2022.



Screenshot - website front page set up to provide access to the Regulation 14 Consultation:



Social media accounts for Facebook, Twitter and Instagram were created at the start of the NP process. Traction on these accounts was difficult to generate and by the end of the process the best-used of these was Facebook, where regular updates were posted. The locally-focused website “Next Door” was also used to notify residents of key milestones.

## Example screenshots from social media

**Kettin - Ketton and Tinwell Neighbourhood Plan**  
26 March 2019 · 🌐

We have had a great response at our drop in events so far in Ketton. We have lots of comments to work on. If you missed them don't worry you can come along to Tinwell Village Hall this Friday 6-10pm or Saturday 10-4pm to share your views and ideas. If you want some food for thought I'll be uploading some pictures to help out!



1 1 comment 2 shares

**Kettin - Ketton and Tinwell Neighbourhood Plan**  
14 January 2021 · 🌐

Do come along to our next meeting where we have a session for questions from residents. Follow the zoom link here

PLEASE JOIN US AT 7PM USING THE FOLLOWING LINK:  
Join Zoom Meeting  
<https://us02web.zoom.us/j/82127493136...> See more

**Ketton & Tinwell Joint Neighbourhood Plan**

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Like Comment Share

**Kettin - Ketton and Tinwell Neighbourhood Plan**  
5 February · 🌐

### Notice of Regulation 14 Consultation

On behalf of the Ketton and Tinwell (Joint) Neighbourhood Plan Steering Group, you are invited to share your comments on the Draft Ketton and Tinwell (Joint) Neighbourhood Plan. This is a formal consultation in accordance with the Neighbourhood Planning (General) Regulations 2012 (Regulation 14) and it will run for just over six weeks from today, Friday 4th February 2022 until (midnight) on Friday 18th March 2022.

Ketton and Tinwell Par... See more

3

Like Comment Share

## **2. Legal Basis**

Section 15(2) of part 5 of the Neighbourhood Planning Regulations (as amended) 2012 sets out that, a consultation statement should be a document containing the following:

- Details of the persons and bodies who were consulted about the proposed Neighbourhood Development Plan;
- Explanation of how they were consulted;
- Summary of the main issues and concerns raised by the persons consulted; and
- Description of how these issues and concerns have been considered and, where relevant, addressed.

The Ketton and Tinwell Joint Neighbourhood Plan will cover the period 2021 to 2041. The NP proposal does not deal with County Matters (mineral extraction and waste development), nationally significant infrastructure, or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

### 3. Our Consultation Statement

#### The Consultation Process Timeline

The following table summarises the different stages of the consultation process, and logs both public awareness exercises and specific legal milestones, together with outcomes.

Each stage is dealt with in detail in the separate sections of this Consultation Statement.

<b>Timing</b>	<b>Milestone/event</b>	<b>Attendance/response</b>
2017/ 2018	KPC and TPM formally decide to produce a NP, to be led by a Steering Group	Public events held in 2017 and 2018 give support; subsequently open Council meetings where the decision is made (See section 4)
October 2018	RCC approval of NP area designation	Public consultation by RCC 18 <sup>th</sup> June to 30 <sup>th</sup> July 2018. No responses. RCC Cabinet approves on 18 <sup>th</sup> October 2018 (see section 5)
Feb/March 2019	JNPSG issues explanatory leaflet	Leaflet explaining NP process and timeline distributed to all households in the Plan Area, and also sent to local businesses. Informal discussions with community groups and others (See section 6).
March 2019	Community events and discussions	Five events held at three separate venues to explain the NP process and get feedback from the community about their thoughts and views. 137 attendees in total and around 450 comments given. (See section 7)
March 2020	Community Survey	Survey form distributed to all households (approx. 950) in the Plan Area and all identifiable business premises. Responses received from 315 households (see section 8)
January 2021	Notice of NP preparation to external consultees, and invitation to comment.	78 organisations and people sent emails on 11 <sup>th</sup> January 2021. Eighteen responses were received (see section 9)
Feb-March 2022	Draft Plan Consultation (Regulation 14)	The Regulation 14 Consultation ran from 4 <sup>th</sup> Feb to 18 <sup>th</sup> March 2022. The number of household responses received was 81, representing approximately 8.5% of Plan Area dwellings. 18 responses received from external consultees (see section 10).

## **4. Decision to produce a Neighbourhood Plan**

Community meetings held in 2017 and 2018 expressed overall approval for the production of a joint neighbourhood plan for Ketton and Tinwell.

Given those positive indications, Ketton Parish Council and Tinwell Parish Meeting agreed (13<sup>th</sup> February 2018 Full Council Meeting, and 25<sup>th</sup> October 2017 Annual General Meeting respectively) that a joint Neighbourhood Plan should be produced, combining the two parishes in the Neighbourhood Plan Area on the basis of a shared geography, environment and heritage. The meetings where these approvals were given were open to the public.

Subsequent to this, initial meetings were held, attended by residents from both Ketton and Tinwell parishes, to discuss the formation of a steering group (subsequently the JNPSG). The composition of this was finalised in April 2018 and meetings commenced from that date. The operation of the JNPSG is subject to Terms of Reference that were agreed by both Ketton Parish Council and Tinwell Parish Meeting.

## **5. Approval of designation by Rutland County Council**

In accordance with the Neighbourhood Planning Regulations (as amended) 2012, an application for designation was submitted to Rutland County Council (RCC) in early June 2018. This was published for a statutory public consultation between 18th June and 30th July 2018, to allow comments to be made.

The application was approved by RCC on 18<sup>th</sup> October 2018 and the Neighbourhood Plan Area is shown in the Neighbourhood Plan document. Information on the designation can be found in the Designation Statement on Rutland County Council's webpage:

<https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/neighbourhood-planning/ketton-and-tinwell-neighbourhood-plan/>

## **6. Explanatory leaflet and initial community contact**

The JNPSG decided that it was important to raise public awareness of the NP process and its role in determining planning and land use decisions in the Plan Area. A first step was therefore to design and distribute an explanatory leaflet.

This was distributed to all households in the Plan Area (approximately 950) in February/March 2019 and was also sent to local businesses listed in a business directory for the area.

Appendix 1 reproduces the explanatory leaflet, and Appendix 2 details the letter sent to businesses in March 2019, together with the list of businesses which received the letter and leaflet. The leaflet was aimed at giving basic information about the Plan process, and so the limited number of direct responses received was not unexpected.

Also during March 2019, the JNPSG organised a programme of informal presentations to and discussions with community groups and others. The results of this exercise are set out in Appendix 3 Part b.

## 7. March 2019 Community events

In order to collate the thoughts, views and aspirations of local residents which would go to shape the NP Policies and Community Aspirations, a series of open events was held in March 2019.



These were accompanied by local publicity via posters and social media (see section 1 above) and were attended by 137 people in all.

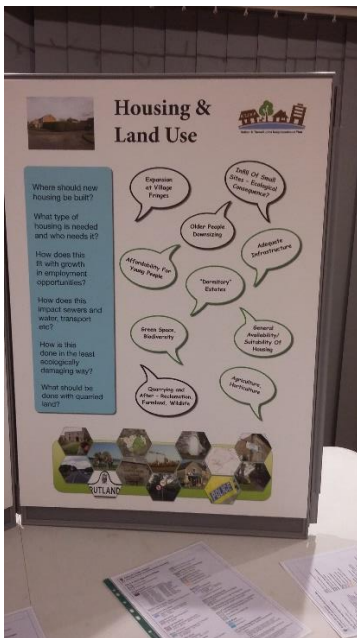
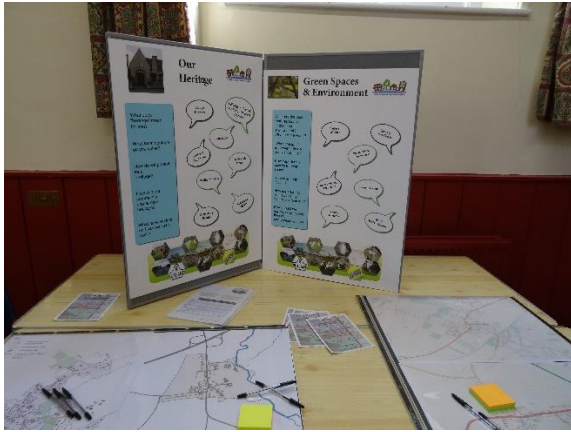
They were located as follows:

- Ketton Sports and Community Centre  
21<sup>st</sup> March, 6pm to 10pm – 11 attendees in total
- Ketton Congregational Hall  
23<sup>rd</sup> and 24<sup>th</sup> March, 10am to 4pm each day - 82 attendees in total
- Tinwell Village Hall  
29<sup>th</sup> March – 6pm to 9pm, and 30<sup>th</sup> March – 10am to 4pm, 44 attendees in total

A series of explanatory posters was prepared for the events, explaining the NP process and prompting questions for people to consider about the future of their community in the NP context.

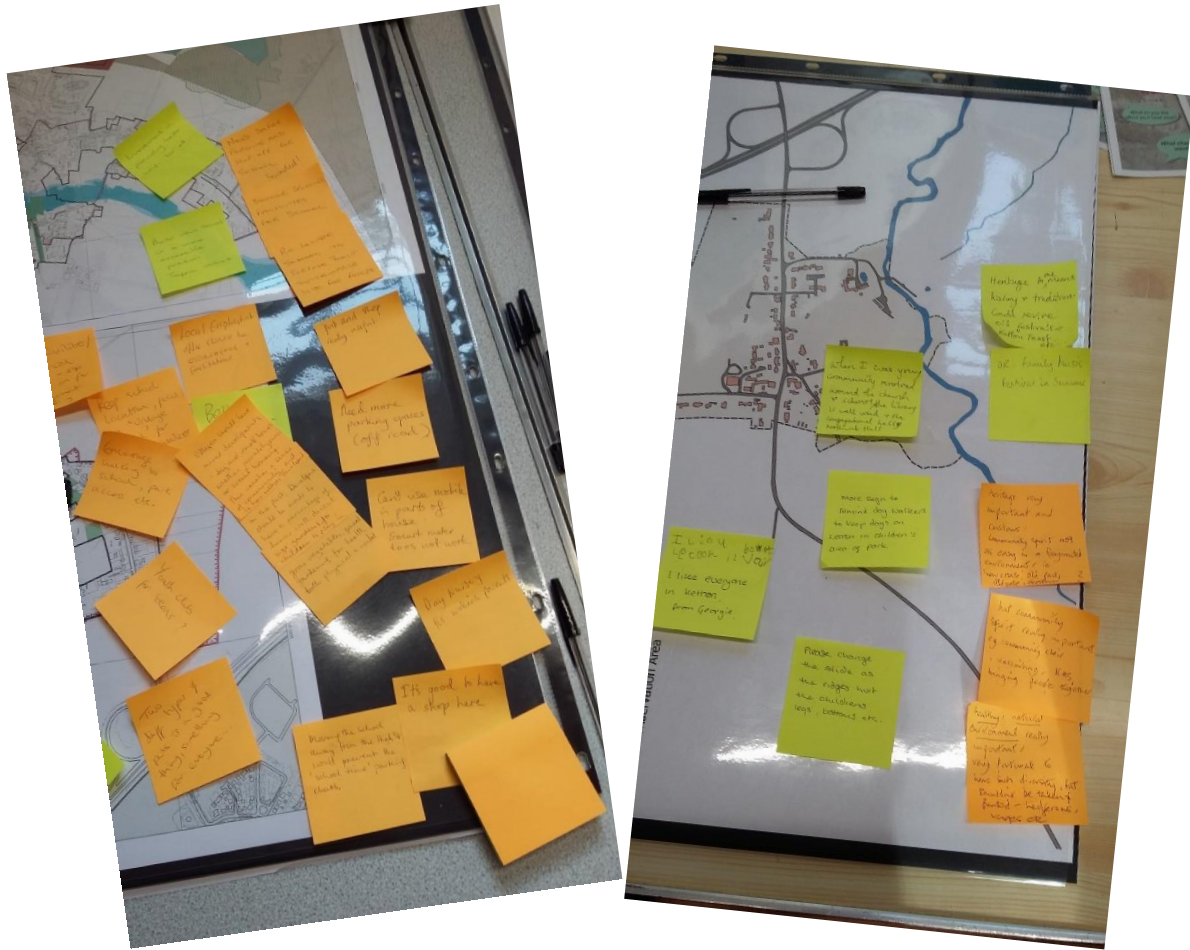
These were arranged in each venue in a roughly circular format and covered the following categories:

- community
- heritage
- housing and land use
- housing design
- green spaces and the environment
- transport and travel
- employment, business and community assets
- services and utilities.



Large-scale maps (supplied by KPC and RCC) of the Plan Area and related features were also produced, and attendees were invited to complete Post-it notes with their thoughts and ideas which they could leave on the relevant poster/map.





These Post-it notes were collected after each event and the comments transcribed (see Appendix 3 Part a). These comments, which number around 450, were analysed to assess the strength of local opinion about the categories considered, and were consequently used to shape the questions in the Community Survey (see section 8 below). To provide continuity, those same categories were used for the Survey format.

## **8. Community Survey - March 2020**

In March 2020, the Steering Group carried out a Survey to discover the views of all residents in the two parishes about issues that the NP might cover.

Following the results of the community events in 2019, the JNPSG developed a Survey form which took the ideas expressed at the events and developed them into questions which could help shape the Plan Policies and Community Aspirations.

This Survey form (reproduced as Appendix 4) was printed and distributed to all households in the area (around 950).

Survey forms were also provided to all identifiable business premises. Appendix 2 gives details of the letter distributed to local businesses. No responses were received from this part of the consultation exercise.

A 'Kids' Questionnaire' was also distributed with the main Survey forms. Appendix 6 reproduces that document and sets out the responses received.

Residents could complete the survey on behalf of their household, or individual family members could complete their own. Responses could be made via the paper copy that was distributed, but for ease of processing, residents were encouraged to complete the Survey online. This could be done via the NP website.

As explained in section 1, the introduction of COVID-19 restrictions meant that community events could not be held at the same time as the Survey was being done. However information about the consultation, and the results, was placed online and distributed via posters, local publications and social media.

A total of 315 responses was received to the main Survey. This represents approximately 33% of residents in the Plan Area.

The responses received, and in particular their weighting as regards different issues and concerns in the Plan Area, gave a very clear idea of the priorities of individual residents about future planning and land use matters in the local area. This allowed the JNPSG to then begin drafting the Vision, Objectives, and individual Policies and Community Aspirations for the NP.

Set out below is a narrative summary of answers to the Survey questions, followed by a graphical analysis. Additional written comments provided by residents are set out in Appendix 5.

## ***Narrative Summary***

### **GENERAL**

1. Around half wanted the parishes to be friendly and safe in future. "Tranquil" and "attractive" also scored highly.
2. Around half like living here because of the attractive villages and the local countryside. Being close to friends and family and to major transport routes also scored well.
3. Traffic speed controls and off-road parking were what most people believed were needed. Trees and wild spaces, and provision of health services, also scored highly.

### **HOUSING**

1. Almost half felt the two-storey house was the style of building most needed in the parish. One third however felt that none of the options presented were appropriate/needed.
2. Affordable homes and starter homes were the type of housing respondents felt were needed most (25% in favour of each).
3. Over 60% felt that any new housing development should be a mix of homes with 1-3 bedrooms. 27% had no opinion on the matter.
4. Respondents felt that any new developments over and above the sites already designated should be on brownfield land (over 70%), or in the space between existing buildings (33%).
5. 64% did not want any development outside the existing Planned Limits of Development.
6. 66% felt that the Planned Limits of Development should be kept as they are.
7. Around 70% of respondents either strongly or slightly agreed with the propositions that new housing and extensions should match the style and material of neighbouring buildings, especially in or near the conservation area, and that all new housing and extensions should have a high energy efficiency rating.
8. Around 80% of respondents felt that sustainable drainage, high-speed broadband, off-road parking, and front or rear gardens were the most important features of any new housing.

### **ENVIRONMENT**

1. Around 90% of respondents felt that the remaining green spaces surrounding the conservation area should be conserved.
2. The vast majority of respondents were very or slightly satisfied with the public open spaces in the parishes, with the largest favourable responses being for the recreational grounds.
3. The natural environment and landscape features suggested were rated as very or slightly important for the large majority of respondents. Over 80% felt that Ketton Old Quarry, trees, hedges and woodlands, and the river system were particularly important. Roadside verges also scored highly.

4. The most popular areas for additional amenities, scoring around 60 to 70%, were allotments, outdoor seating, footpaths and additional litter bins.
5. The vast majority felt that there could be more environmental improvements in the parishes, with well over 80% agreeing or strongly agreeing that more wildlife areas should be protected and more trees should be planted.
6. There was no strong trend identifiable in terms of satisfaction with local environmental controls. Responses were relatively evenly-balanced.
7. Over 60% of respondents noted their concern about climate change was high to very high.

#### TRAFFIC/TRANSPORT

1. Motor vehicles were by far the most used means of transport.
2. Traffic speed, traffic volume, and traffic noise were all noted as problems, but there were differences of view as to whether these were major or minor problems. Car parking, however, was noted as a problem by 89% of responses, with 60% of those regarding it as a major problem.
3. Foot paths and bridleways were by far the most used of the other transport options identified. By contrast, bus, taxi, and Call Connect were never or infrequently used by the vast majority of respondents.
4. 75% of respondents noted they had up to 2 vehicles at their property.

#### WORK/UTILITIES

1. 54% of respondents felt that new businesses should be encouraged in the parishes. Around 60% felt that these should be sited within the existing Planned Limits of Development.
2. Mobile phone reception was reported as mostly good, and O2 the most used supplier. Nevertheless, 40% of respondents noted difficulties with broadband/Internet connection.
3. Other utilities were not particularly noted as producing difficulties, and indeed 45% of respondents noted they had no difficulties at all.

#### COMMUNITY/HERITAGE

1. All the elements of community life identified scored highly as being either important or very important for respondents. The highest scorers were the two recreation grounds, and Ketton Post Office and Store (68% and 89% respectively)
2. Village notice boards, and both Diary Dates and Ketton Parish News in the Parish Magazine, all scored very highly in terms of sources of information used by respondents. The highest scoring of all, however, was Chatterbox (over 70%). By contrast, KPC Facebook and website were not well-used.
3. The majority of respondents said that they either agreed or strongly agreed with the need for the improvements suggested for the well-being of the parish community. The highest scoring of these were access to health services, activities for young

people, tearoom/café, and more community events.

4. 65% of respondents said they might be interested in hearing about more volunteering opportunities in the parishes.
5. On Community Bid for Purchase, where the public might be prepared to contribute money for the purchase of local amenities, responses of "Yes" and "Maybe" tended to outweigh the "Noes" for each of the categories, but some were more finely balanced than others. Highest scoring of all (over 50% each) were Ketton Shop and Post Office. 30% of respondents would contribute to purchasing Ketton library.

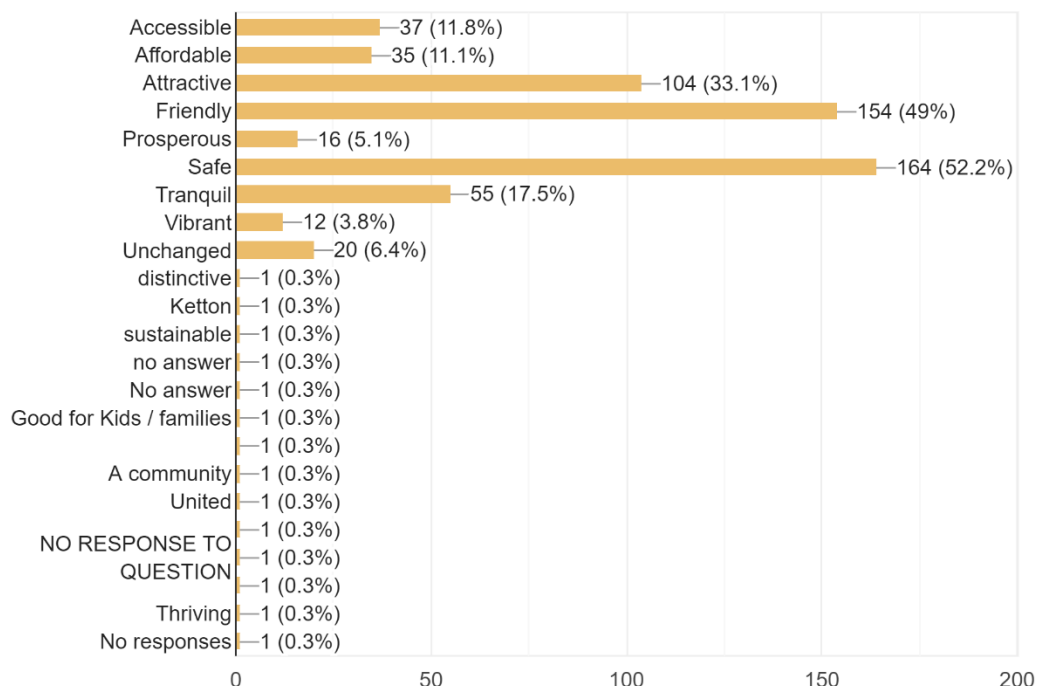
## YOU

1. 93% of respondents resided in Ketton, and 7% in Tinwell.
2. 42% of responses were in respect of residents in the 60+ age bracket, and 28% in the 40-59 age bracket.
3. 48% of respondents were employed outside the parish; 52% of respondents were retired.

**The following tables provide a graphical summary of the Google survey form analysis**

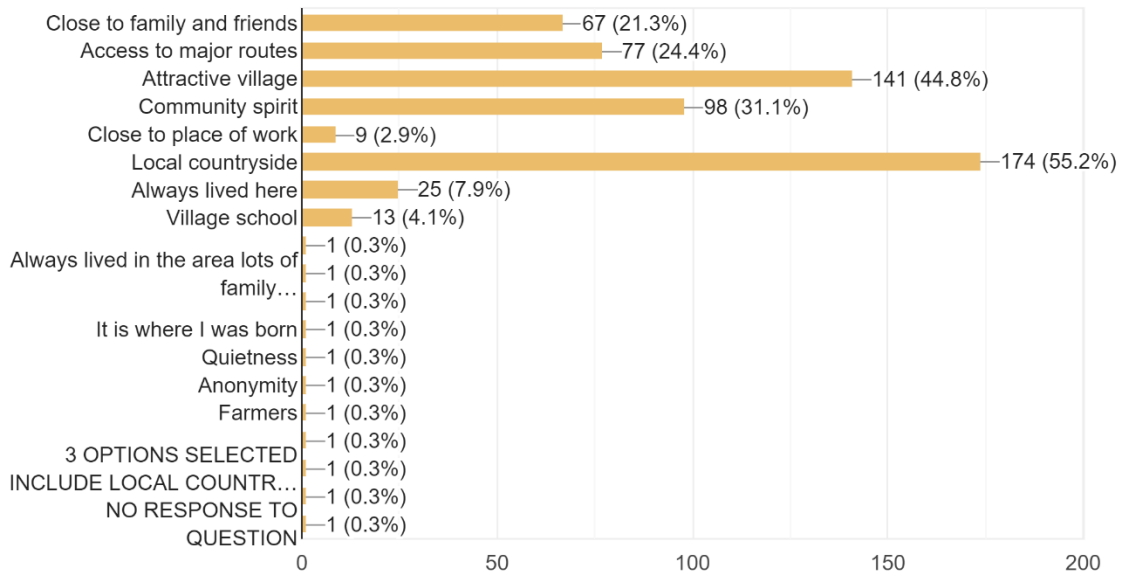
1. How would you most like your parish described in the future?

314 responses



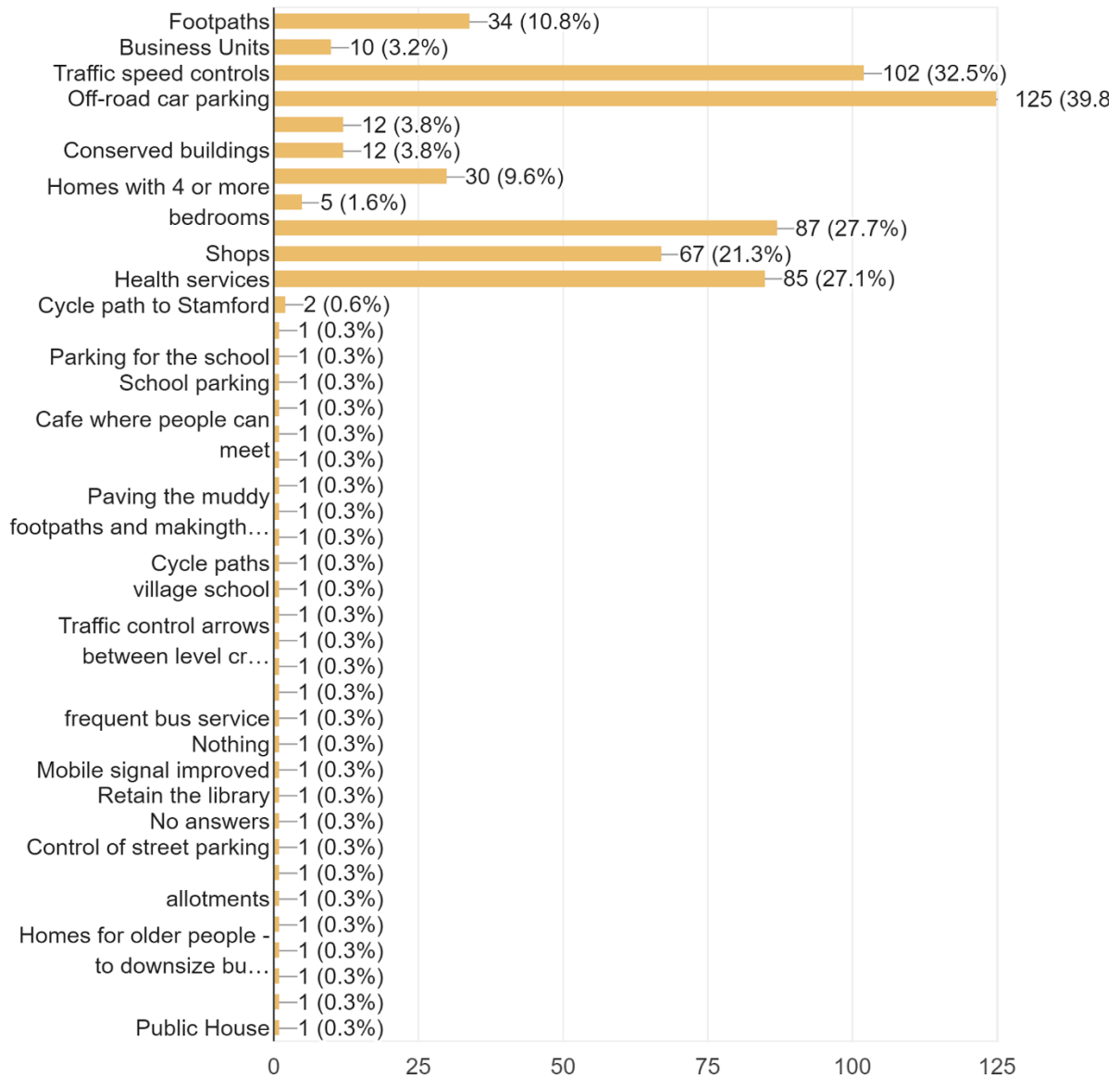
## 2. What do you like most about living in your parish?

315 responses



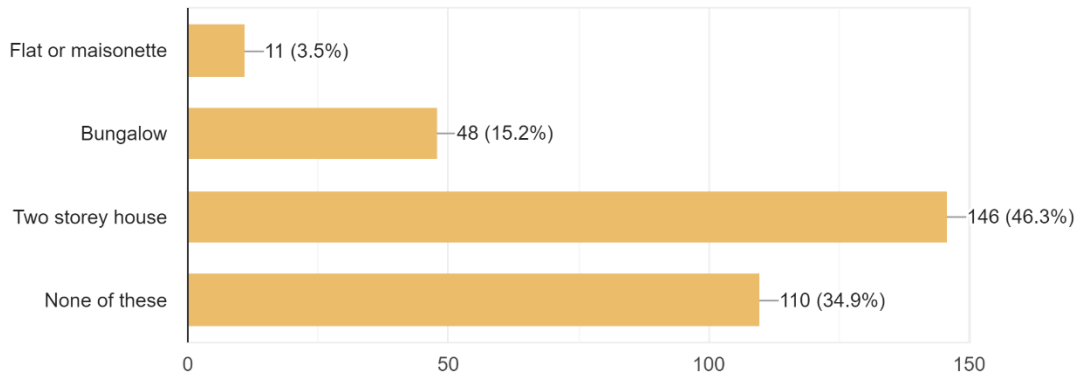
### 3. What is needed most in your parish?

314 responses



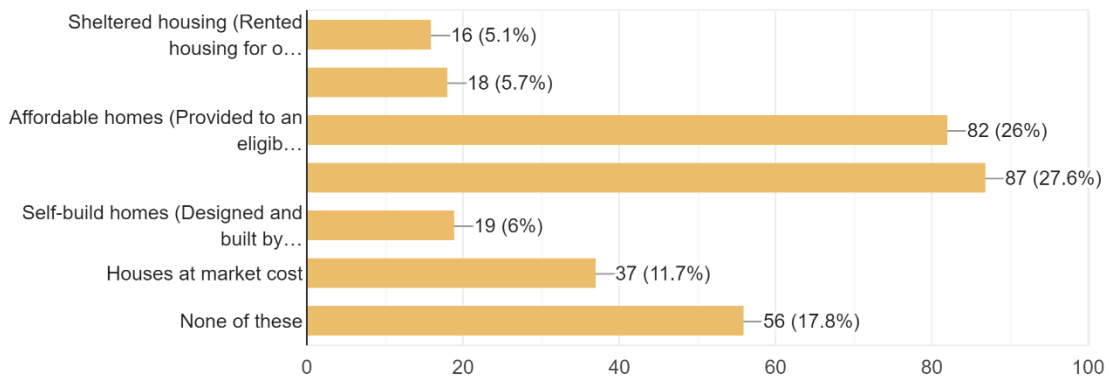
### 5. What style of homes are most needed in your parish?

315 responses



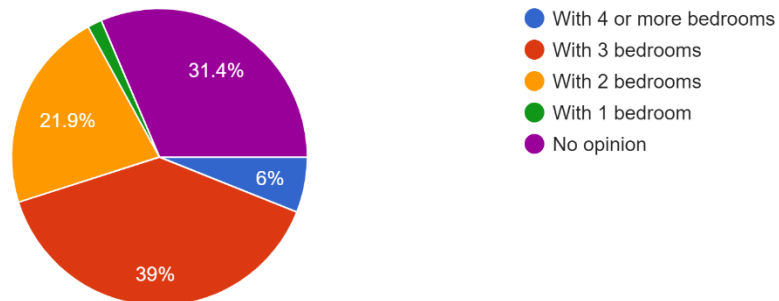
### 6. What type of homes are most needed in your parish?

315 responses



### 7. What size of homes are most needed?

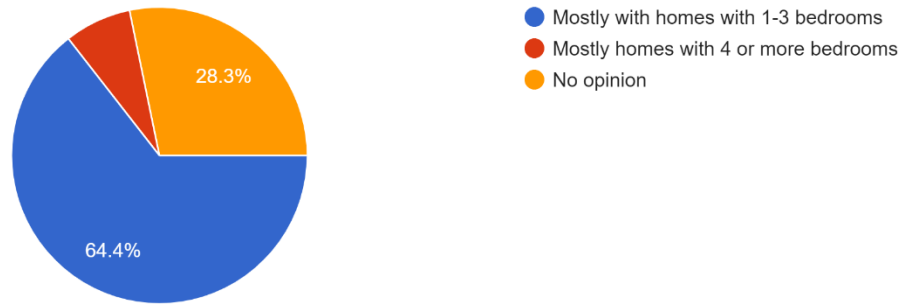
315 responses



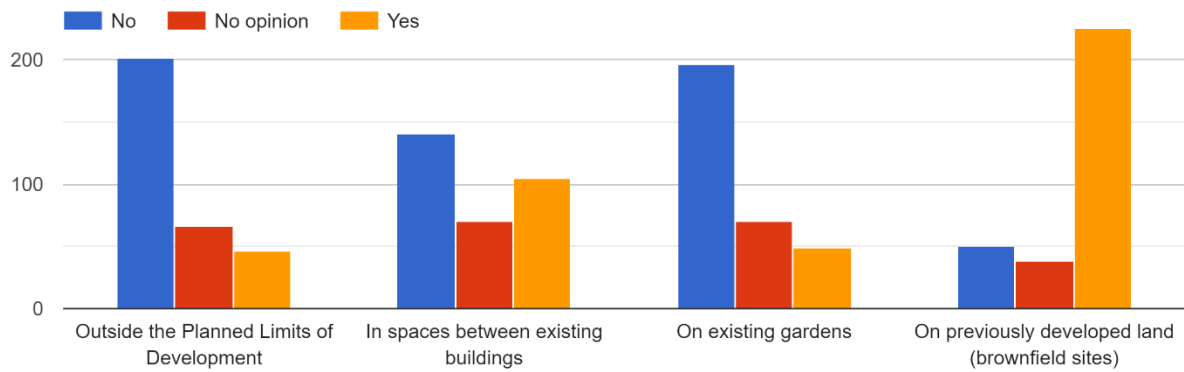


8. What mix of new housing developments are most needed?

315 responses

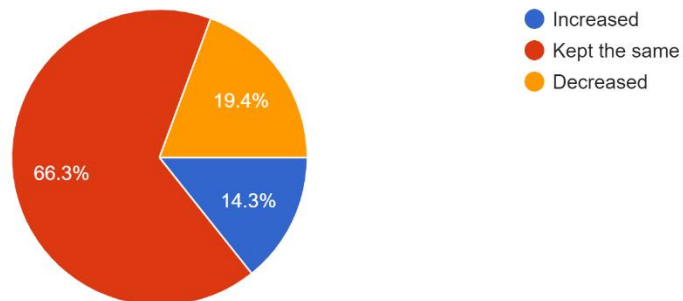


9. Where should any further homes be built, if required?

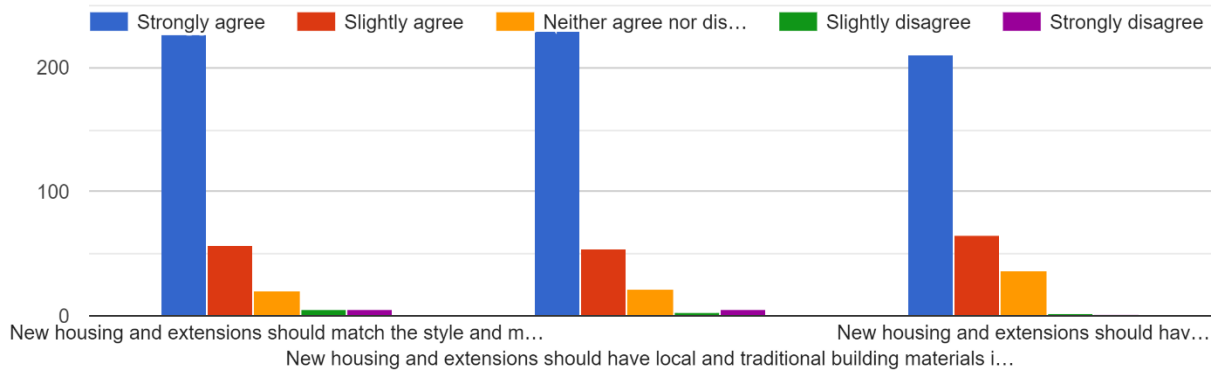


11. Should the Planned Limits of Development be changed?

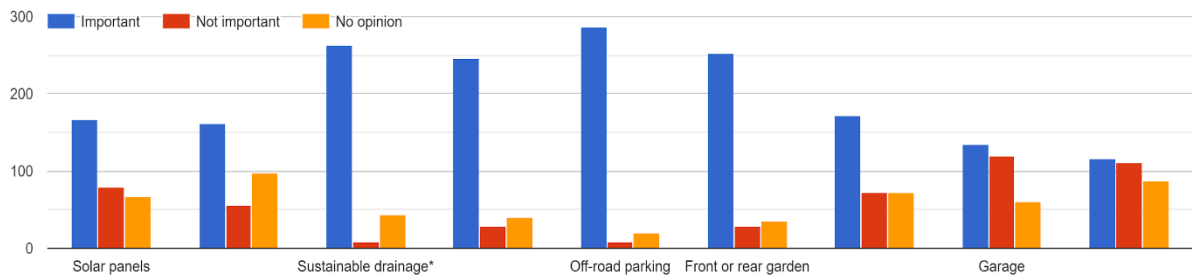
315 responses



12. Do you agree or disagree with the following statements about new housing and extensions?

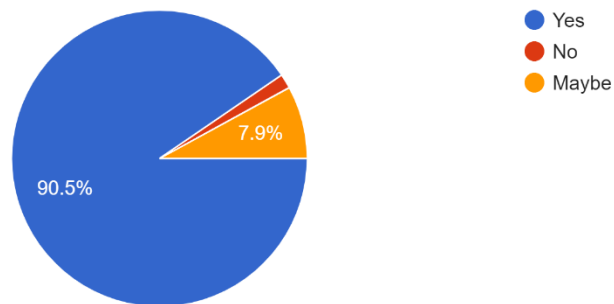


13. How important are the following features in any new housing?

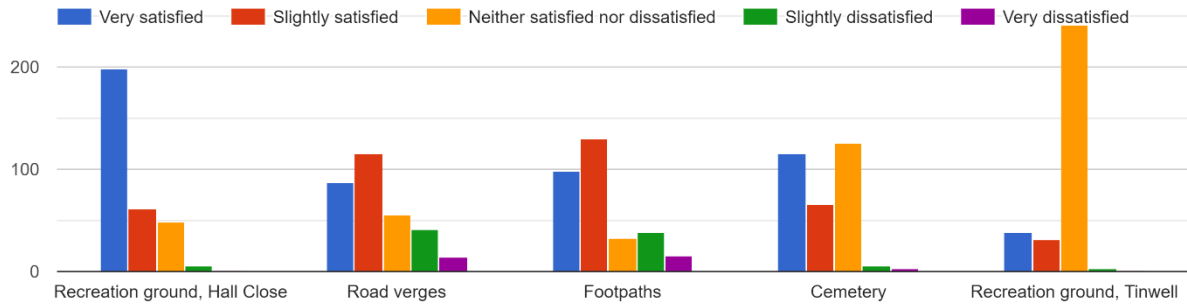


15. Should the remaining green open spaces surrounding the Conservation Area be conserved?

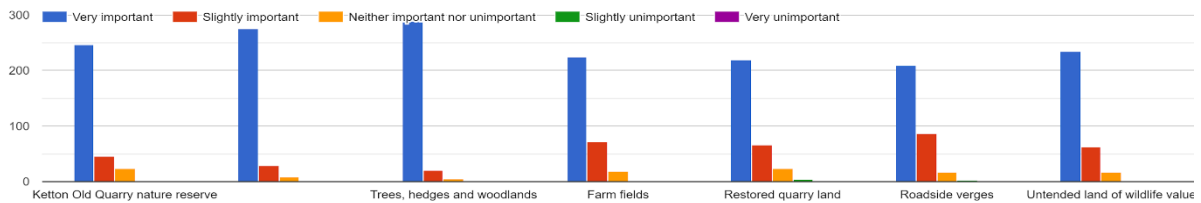
315 responses



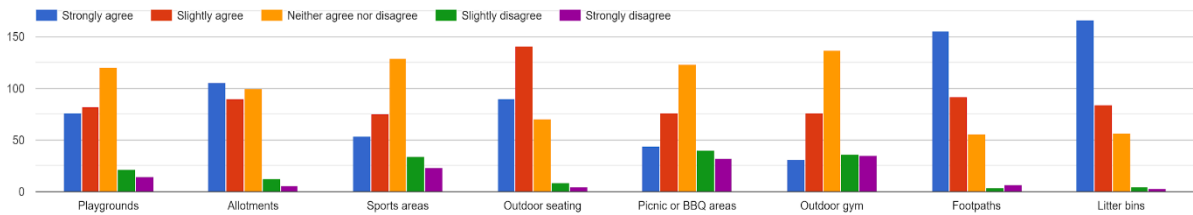
16. How satisfied are you with the public open spaces in your parish?



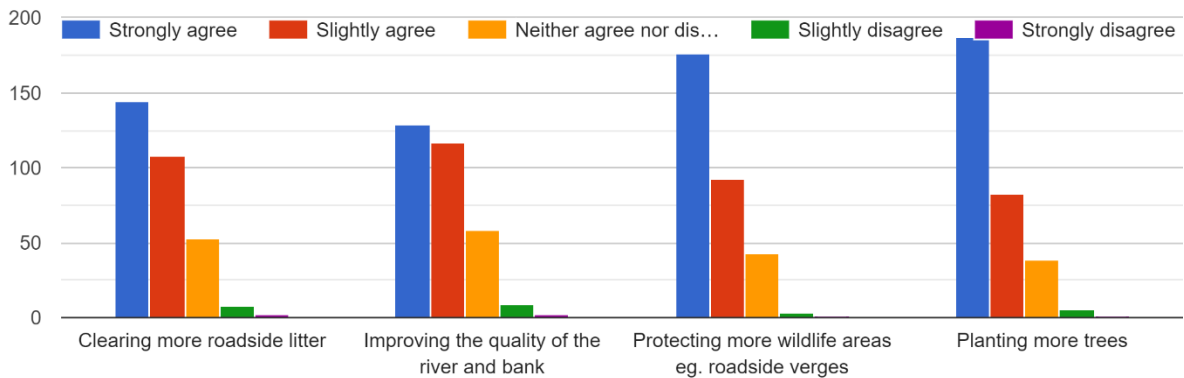
17. What aspects of the natural environment and landscape do you value?



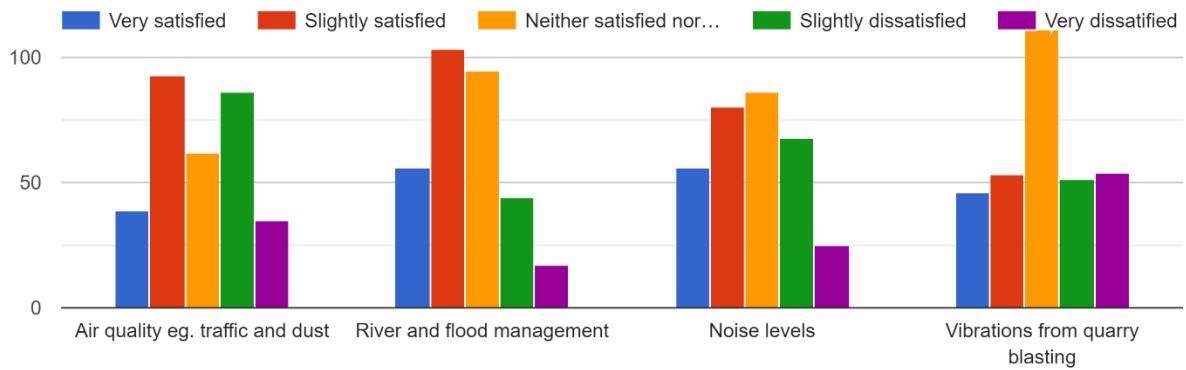
18. Should there be more provision for the following outdoor amenities in your parish, if at all?



19. Where should there be more environmental improvements in your parish, if anywhere?

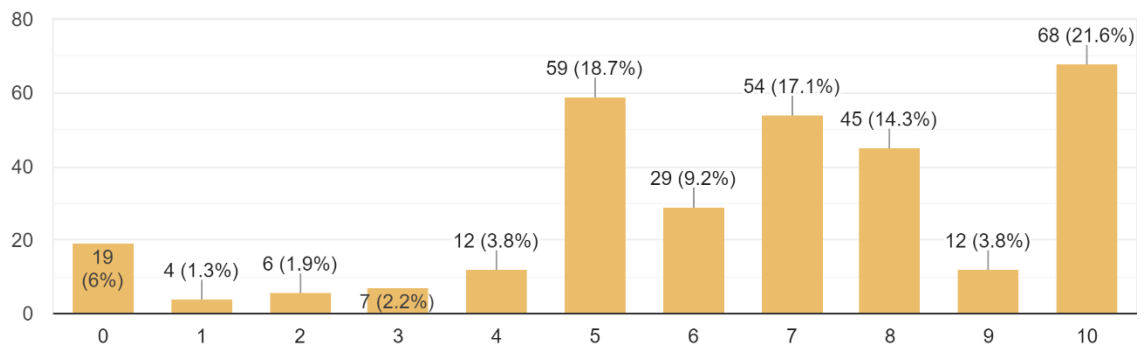


20. How satisfied are you with local environmental controls?

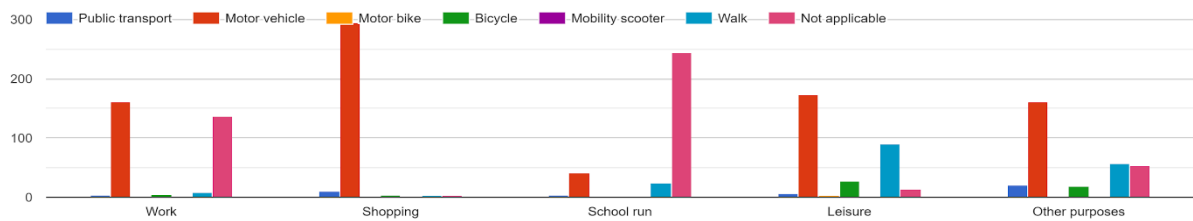


21. How concerned are you about the impact of climate change on your parish?

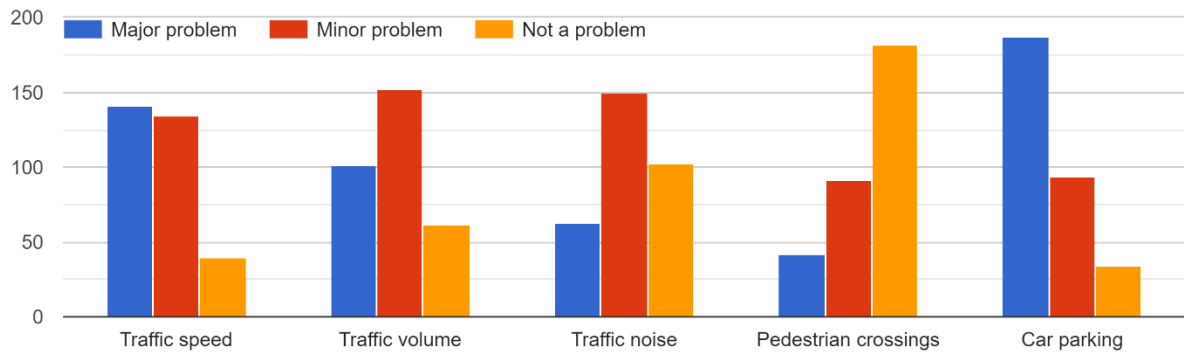
315 responses



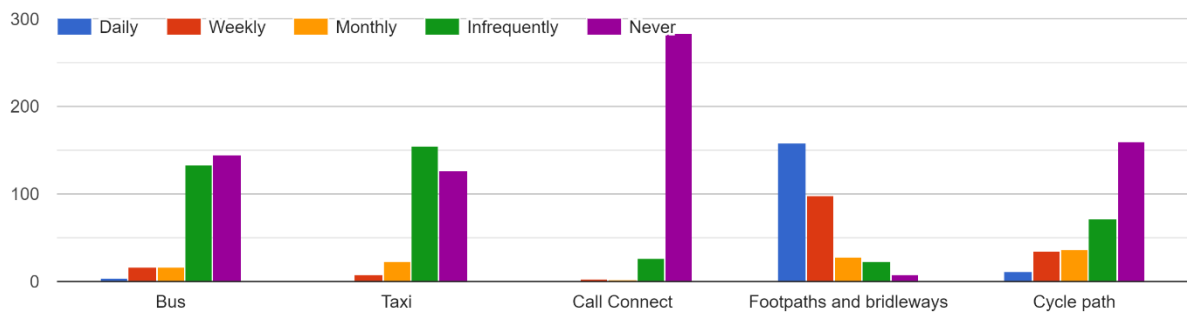
24. What main transport do you use for different purposes?



25. How much of a problem are the following traffic issues?

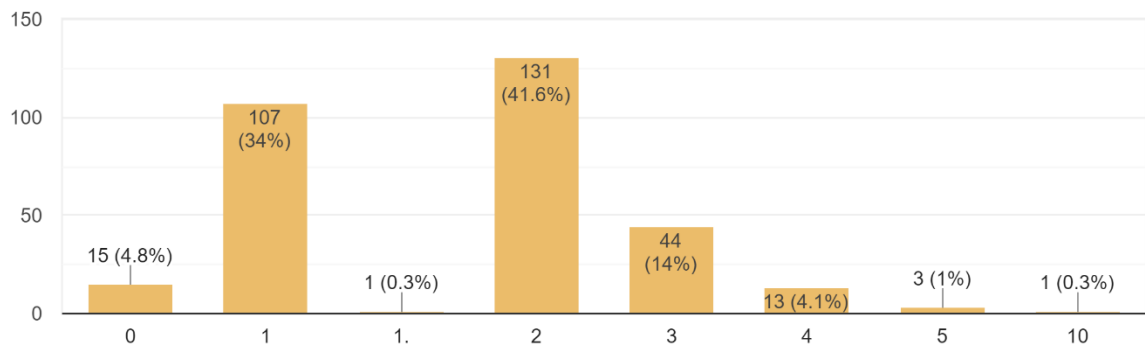


27. How often do you use these in your parish?



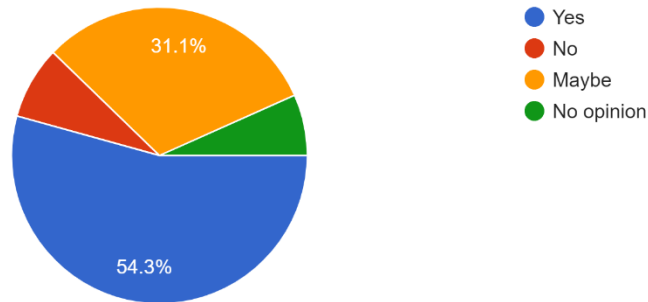
29. How many licensed vehicles are registered at your property?

315 responses



31. Should new businesses be encouraged in your parish?

315 responses



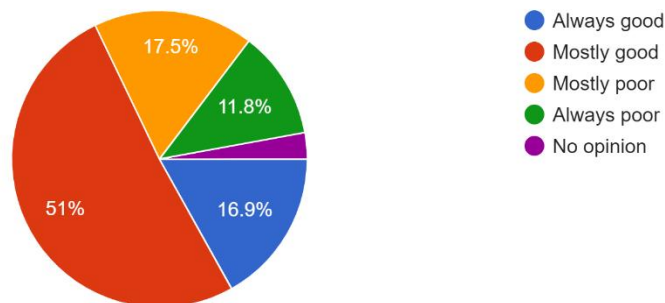
33. If any, where should new businesses be sited?

286 responses



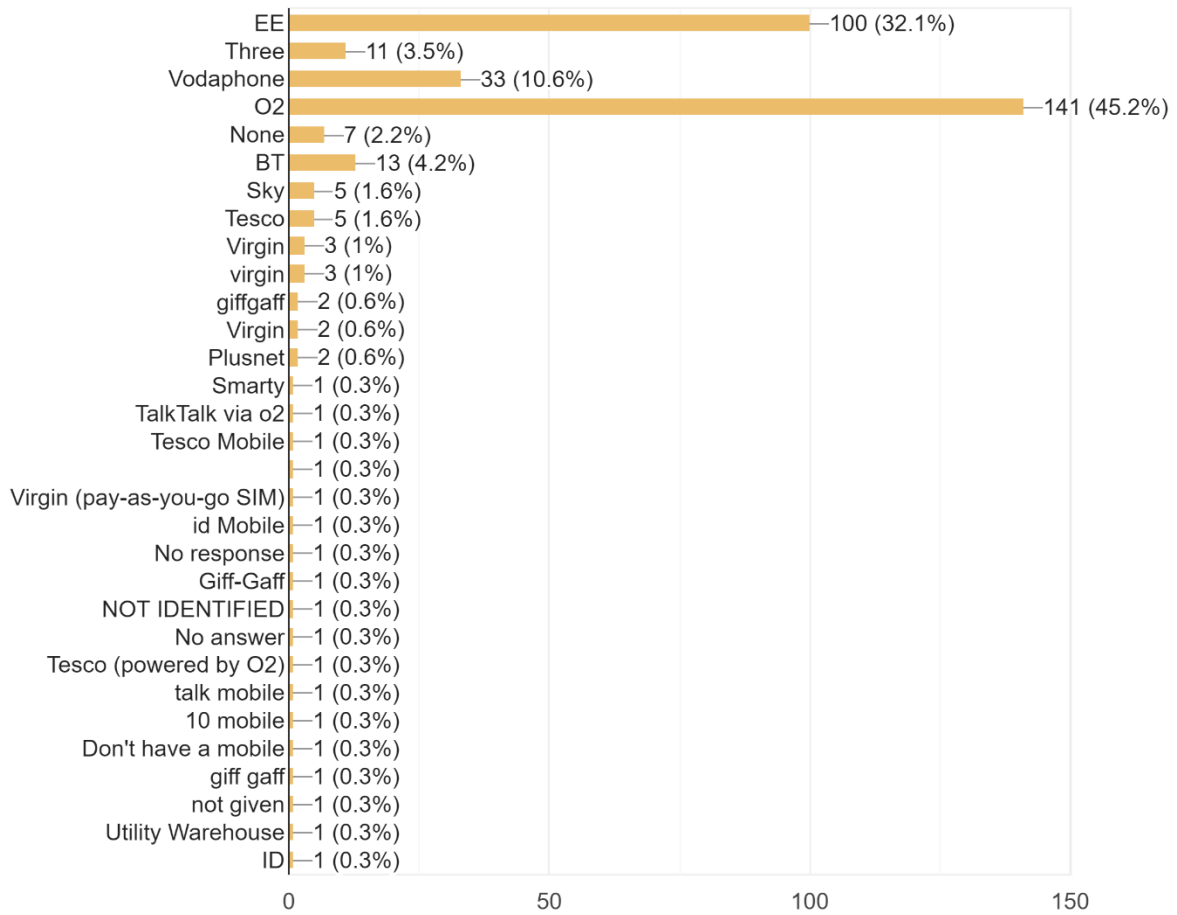
35. What is the quality of your mobile phone reception in your home?

314 responses



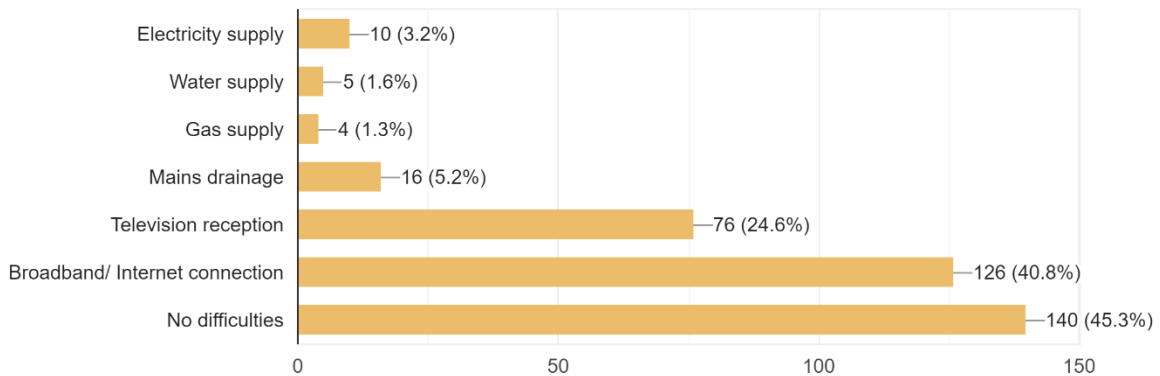
### 36. What is your mobile phone provider?

312 responses

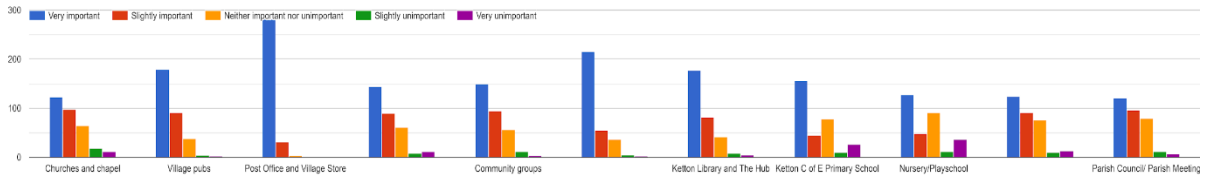


### 37. Do you experience difficulties with the quality or consistency of any utility service?

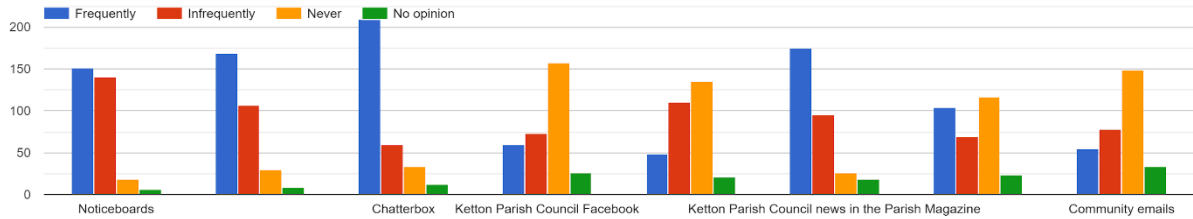
309 responses



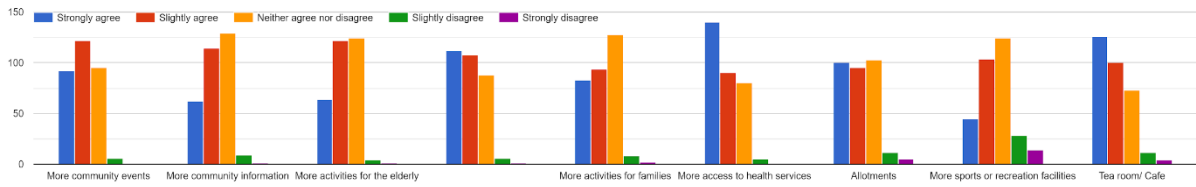
39. What elements of community life matter to you?



40. What sources of information about the parish do you use?

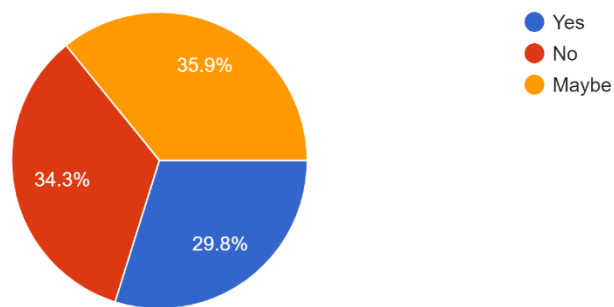


41. What would improve the wellbeing of your parish community?



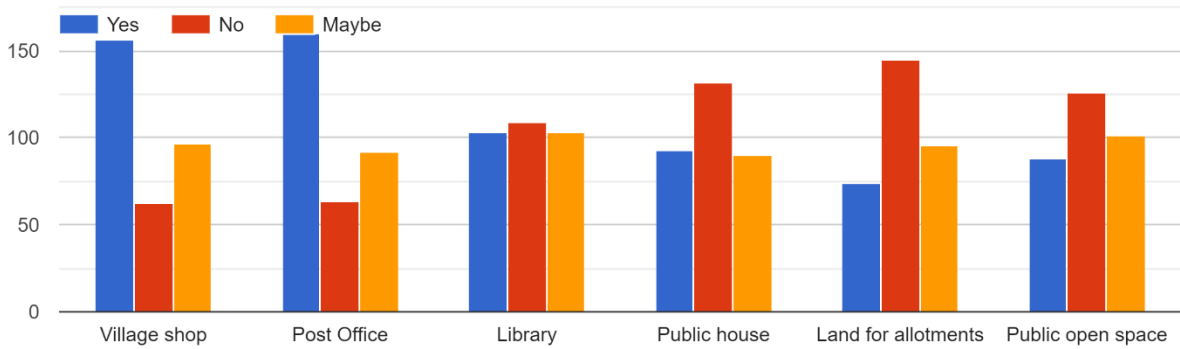
43. Would you like to hear more about some volunteering opportunities in your parish?

315 responses



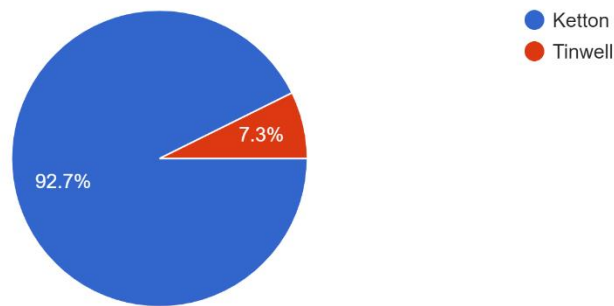


44. If any of these were for sale, would you contribute money for a community bid to purchase?

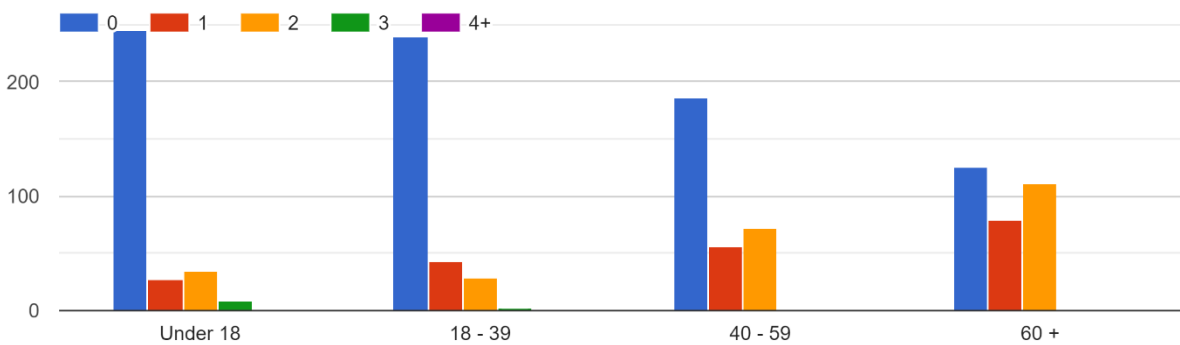


46. Where do you live?

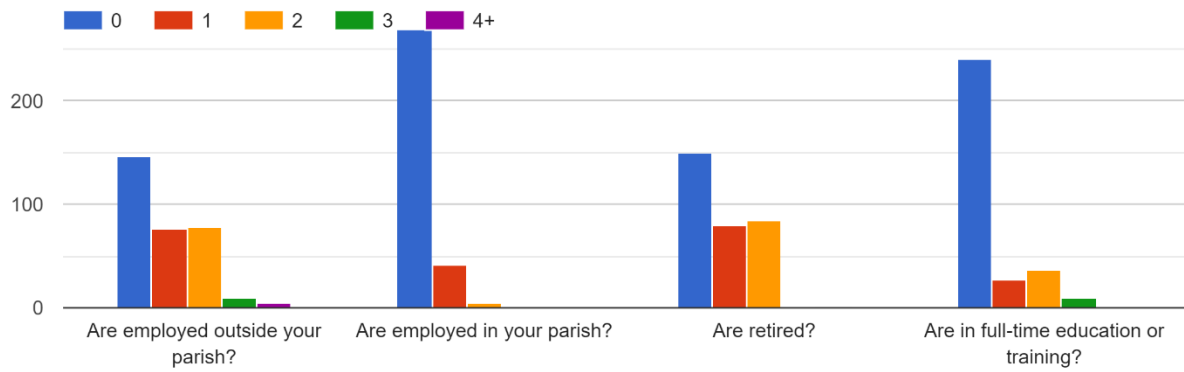
315 responses



48. How many people of each age group, live in your home?

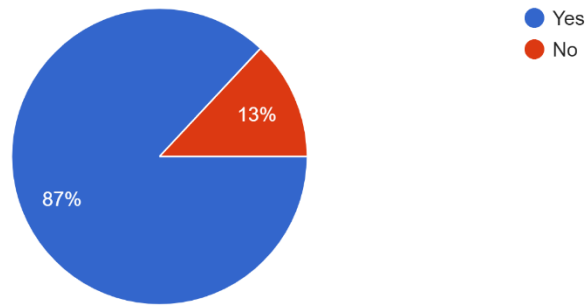


49. How many people who live in your home



50. Are you completing this survey for the whole household?

315 responses



## 9 Initial external consultee notification

**Introduction** The JNPSG was also keen to inform external consultees about the preparation of the Neighbourhood Plan (NP) in advance of formal consultation on the Draft Plan. Accordingly, an email notification was sent to around 78 organisations and people on 11<sup>th</sup> January 2021 (see Outcomes Record 1 below). Eighteen responses were received.

**Key points** The key points made by respondents, which were taken into account in the Draft Neighbourhood Plan, are summarised below.

**RCC (Planning Policy)** emphasised the importance of community consultation and the establishment of an evidence base containing factual material. They also mention the need for the NP to take into account the housing site allocations and the other Strategic Policies in the emerging Local Plan.

**Gt. Casterton PC** highlighted consideration of a footpath, on the border with Tinwell parish. This issue has been covered in NP policies to protect local footpaths (see Plan document).

**North Luffenham PC**, which is also producing an NP, highlighted the benefits of alignment between the two plans. Subsequently, the JNPSG has met representatives from North Luffenham.

**Stamford TC, with Tixover and Easton on the Hill PCs**, requested that they be kept in touch with progress on the NP.

**Natural England** produced nationally based advice/good practice which will be helpful but given the likely emphasis on landscape and biodiversity a more locally-specific input from NE would be helpful.

The **Environment Agency** emphasised the need to take flood risk into account and offered advice and information on the rivers Chater and Welland and adjacent land in terms of protection, enhancement, habitat creation etc.

**Historic England** noted that the NP area includes important designated heritage assets, advising liaison with RCC Heritage officers and reference to the Leicestershire County Council Heritage Environment Record. In addition to designated heritage assets, HE referred to locally important buildings, archaeological remains and landscapes.

**Avison Young** (agents for National Grid) confirmed that there is no record of assets in the NP area but requested inclusion in consultation on the Draft NP.

**Anglian Water** acknowledged the importance of flooding and drainage matters in Ketton and Tinwell, but a follow-up on detail would be necessary.

**Severn Trent** confirmed that they have no operational interest in the NP area. They can be removed from the consultee list.

**Sport England** requested that the NP plans positively for sport, protecting facilities, and adopts an integrated approach to providing new housing and employment land with community facilities. SE also provided useful, but nationally-based, advice.

**Eddisons** (agents for Beeson Wright, the owners of Home Farm) had no specific comments to make at this stage but requested that they be included in consultation on the Draft NP.

The **Welland River Trust** confirmed a strong interest in supporting NP measures to protect and enhance the water environment. Discussions have subsequently been held with WRT.

The **Cavendish Trust** noted a continued interest in development of a new/improved Plymouth Brethren meeting hall in Ketton, but in a rural location. It has subsequently been confirmed to the Trust that the NP will need to reflect RCC strategic planning policies which is likely to limit options for development in open countryside.

### **Non-Respondents**

It is a little disappointing, but not unexpected, that the consultation/notification elicited no responses from local business or local community and voluntary organisations (27 in number), other than the Cavendish Trust which has a specific planning application related interest. Of necessity, the consultation was non-specific, and businesses, charities and community organisations were still being affected by Covid-19 related measures and impacts; a low response rate could therefore have been anticipated. However, the benefit is that these organisations have been made aware of the NP. It is planned to ensure additional effort is made to give them an opportunity to engage/comment at Draft Plan stage.

As a matter of principle, based on good practice, it is intended to include the 78 organisations in future rounds, unless they have specifically requested to be excluded or have confirmed that they have no operational interest (e.g. Severn Trent Water).

### Outcomes record 1 – Consultees, responses and notes.

Consultee	Response	Notes
<b>Councils</b>		
RCC Planning Policy	<p>01/2 <b>I will be the named contact here at Rutland and will co-ordinate a RCC response at the Reg 14 stage.</b> We intend to submit the Local Plan on 3rd Feb. The Examination library will then be available online. This may be helpful to support or underpin policies for Ketton and Tinwell although more locally specific evidence may need to be developed. The evidence base will need to contain two elements:</p> <ul style="list-style-type: none"> <li>• Opinions and aspirations: ascertain the views of the local community – residents of all ages, local businesses and community organisations. The policies will be guided by the level of support for different proposals.</li> <li>• Factual information: undertake research about population, employment, education, health, environment and other topics; gather information about the condition and capacity of local infrastructure; describe local character and design and assess the feasibility / deliverability of different proposals.</li> </ul> <p>Other factors for the Neighbourhood Plan to consider are the proposed Local Plan allocations for Ketton and be aware of the Strategic Policies identified in the Submission Local Plan. Sharon Baker MRTPI - Senior Planning Officer</p>	<p>Noted and welcomed. A subsequent question on SEA Screening resulted in the following helpful comments (08/2).  <i>“RCC will undertake the SEA/HRA Screening report. Our normal practice is to screen the draft neighbourhood plan post Reg14 consultation, once all responses have been considered and any amendments have been incorporated prior to formal submission. We will screen the plan at this time and will consult with the SA bodies, depending on the timing we normally allow 3 weeks for consultation. It would be helpful if you allow 6 weeks for this stage in the work programme.”</i></p>
RCC Culture & Registration	4/2 Many thanks for your email. I’d be happy to receive a copy of the draft plan and comment when it is available. Robert Clayton, Head of Culture & Registration.	Noted
LCC Planning policy		
SKDC Planning		
East Northants Planning		
<b>Parishes</b>		
Great Casterton	28/1 - The Parish of Great Casterton abounds the Parish of Tinwell along a short area of the River Gwash between Water Lane and the Lincolnshire boundary where it rejoins the B1081. Along this river bank is a Rutland Public Footpath. This is a very	Need to acknowledge this and confirm that the route will be recognised in the NP – note : issue

	well used and popular path for residents to exercise themselves, their children and their dogs. The Parish Council would like the existence of this amenity to be recorded in the neighbourhood plan as it would not welcome any changes to it. I am attaching a copy of the map which shows the footpath. Derek Patience - Parish Clerk	covered in NP policies to protect local footpaths
Little Casterton		
Tickencote		
Empingham		
Normanton		
Edith Weston		
North Luffenham	19/1 Thank you for your email concerning Ketton and Tinwell's NP. As discussed North Luffenham is also developing a NP and our SG would appreciate being kept informed of Ketton and Tinwell's NP. As we have a parish boundary in common there are areas that could be beneficial to both of us such as foot and cycle paths. We will also inform you when we inform other stakeholders of our developing NP. kind regards Tim Smith. Chair North Luffenham Parish Council	SG s follow-up meetings on partnership approach on countryside/design issues, with positive outcomes. "to note our common and cross border interests and how we can best take them forward in the contexts of our individual NPs: <ul style="list-style-type: none"> <li>• Biodiversity - Blue (Chater) and Green Corridors for wildlife and ecosystems</li> <li>• Footpaths/cycleways etc</li> <li>• SGB issues."</li> </ul>
South Luffenham		
Barrowden		
Tixover	11/1 Thanks for your mail this morning. I will pass it on to those I think most likely to have thoughts on your plan – these being our local farmer Percy Gilman whose territory borders your area, and the residents at Tixover Grange who would be your nearest neighbours from this Parish. If they have any comments I will pass them back to you asap, but in any case please keep me in the loop as the Plan goes to consultation. Many thanks, Tom Murie.	Noted, but no further comments received. To be retained as a consultee.
Stamford TC	13/1 Stamford Town Council Planning Committee would like to thank you for your recent email informing of the above consultation. In a meeting on 12 January 2021, the Committee Members wished to be kept informed of developments regarding your	Noted, Stamford TC will be retained as a consultee.

	<p>Joint Neighbourhood Plan. The contact email below should be used in all correspondence. Richard Tracey - Administration Officer.</p> <p>12/1 I would be interested in seeing this plan, as T&amp;K are very close to Stamford and I also live in Great Casterton. Kind Regards, Marion Pitt (Town Councillor)</p>	
Easton on the Hill	<p>22/1 Thank you for this. The next Parish Council meeting is 8th February and so I will put this on the agenda and let you know if there are any comments after that. The Planning Committee had no comments to make following their meeting last night but feel all Councillors should be asked. PC Clerk</p>	Noted, the PC will be retained as a consultee.
Collyweston		
Kings Cliffe		
<b>Politicians</b>		
Alice Kearns MP		
Gordon Brown CC	30/1 Provided advice on contacts in RCC and progress on the emerging local plan	Noted and welcomed.
Karen Payne CC		
<b>Govt. Depts &amp; Agencies</b>		
Coal Authority		
Homes & Communities		
Natural England	<p>27/01 Natural England does not wish to make comment on the suitability of the proposed plan area or the proposed neighbourhood planning body. However, we would like to take this opportunity to provide you with information sources the neighbourhood planning body may wish to use in developing the plan and to highlight some of the potential environmental risks and opportunities that neighbourhood plans may present. We have set this out in the annex to this letter. Dawn Kinrade Consultations Team Operations Delivery</p>	Take note of the general advice provided in the Annex.
Environment Agency	<p>01/2 Thank you for inviting the Environment Agency to contribute to this neighbourhood planning process. We note that the River Welland and its tributary the Chater flow through the parishes, with associated narrow areas of flood zone 3. They are mostly in open areas where built development would not be expected, although the Chater does go through the outer built up area of Ketton. I understand the emerging Rutland local plan has allocated housing sites in Ketton, so it seems unlikely that local residents would wish to allocate further sites: but, if they do Flood Zone 3 a should be avoided.</p>	Advice notes and interest in further support/advice will be followed up.

	<p>If residents have any aspirations regarding the rivers and their adjacent land (protection, enhancement, habitat creation etc) we would be happy to provide relevant information or advice on request.</p> <p>Although we do not have any significant concerns, please do include us in the formal consultation on the draft plan. The best address for correspondence is <a href="mailto:Inplanning@environment-agency.gov.uk">Inplanning@environment-agency.gov.uk</a> Nicola Farr Sustainable Places - Planning Specialist Lincolnshire &amp; Northamptonshire Area.</p>	
Historic England	<p>15/1 Thank you for consulting Historic England about your Neighbourhood Plan. The area covered by your Neighbourhood Plan includes 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.</p> <p>If you have not already done so, we would recommend that you speak to the planning and conservation team at your local planning authority together with the staff at the county council archaeological advisory service who look after the Historic Environment Record. They should be able to provide details of the designated heritage assets in the area together with locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway <a href="http://www.heritagegateway.org.uk">http://www.heritagegateway.org.uk</a> It may also be useful to involve local voluntary groups such as the local Civic Society or local historic groups in the production of your Neighbourhood Plan. Historic England has produced advice which your community might find helpful in helping to identify what it is about your area which makes it distinctive and how you might go about ensuring that the character of the area is retained. These can be found at:- <a href="https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/">https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/</a> You may also find the advice in "Planning for the Environment at the Neighbourhood Level" useful. This has been produced by Historic England, Natural England, the Environment Agency and the Forestry Commission. As well as giving ideas on how you might improve your local environment, it also contains some useful further sources of information. This can be downloaded from: <a href="http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf">http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf</a></p> <p>Beth Hendy (for Clive Fletcher Principal Adviser, Historic Places)</p>	Useful advice noted and will be followed.



Highways Agency		
Marine Management		
Sport England	11/1 Thank you for consulting Sport England on the above neighbourhood plan. Government planning policy, within the NPPF, identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.....Generic advice follows (see Outcomes record 2)	Useful advice noted and will be followed
<b>Services</b>		
National Grid (Avison Young)	26/1 National Grid has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.....Proposed development sites crossed or in close proximity to National Grid assets: An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines. National Grid has identified that it has <b>no record of such assets</b> within the Neighbourhood Plan area.... <b>Further Advice</b> Please remember to consult National Grid on any Neighbourhood Plan Documents or site specific proposals that could affect our assets. We would be grateful if you could add our details shown below to your consultation database, if not already included:	Noted.
Severn Trent	21/1 Thank you for contacting Severn Trent regarding the Ketton and Tinwell Neighbourhood Plan. However, <b>the Severn Trent operational region does not cover the Ketton Parish</b> , We would therefore recommend that you contact Anglian Water for comments on water supply or sewerage.	Noted, see response from Anglian Water, below.
Anglian Water	14/1 Thanks for your e-mail. I am aware that there has been flooding in several locations over the Christmas period in our company area.	14/1 Good afternoon Stuart, We have corresponded in the past on several NPs in the Anglian district

	<p>Could I ask what specifically the query(s) relate to? As it may better to speak to our Water Recycling Team who manage the sewerage network at Ketton rather than myself. I will reply separately to your request for feedback from Anglian Water to inform the preparation of the Neighbourhood Plan. Stewart Patience, MRTPI Spatial Planning Manager</p>	<p>and this morning I sent you a general notification email concerning Ketton and Tinwell. As always input from Anglian Water into NP preparation is welcomed and I hope to hear from you with any general comments over the next three weeks or so. In the meantime, however, I believe that Ketton PC and the NP Steering Group (SG) wish to engage Anglian on specific matters related to recent flooding and sewage issue in Ketton. Ann Tomlinson is the SG Chair and if you or a colleague are able to talk to the PC about this matter, could you get in touch with her to make the necessary arrangements. (note: subsequent email correspondence ensued but limited detail provided)</p>
Police		
Clinical Comm., Group		
Network Rail		
Cross Country Trains		
<b>Landowners/developers</b>		
Balfour Beatty (agents)		
Beeson Wright (agents)	<p>11/1 Thank you for getting in touch about the proposed Neighbourhood Plan. I have consulted with my client, who is a landowner in Ketton, and we do not wish to make comments at this stage. However, please can you keep my detail on file for inclusion in the formal consultation later in the year. Kate Wood (Eddisons).</p>	<p>Noted, retain on consultee list.</p>
Vistry Homes (agents)		

<b>Others</b>		
LRWT		
Rutland Natural History Soc		
Welland Rivers Trust	18/1 Thank you very much for your email and invitation to contribute to the preparation of the Ketton and Tinwell Joint Neighbourhood Plan. The water environment forms a significant part of the identity of these parishes and I am keen to ensure that their protection and enhancement underpins future development proposals. Please count me in for any upcoming meetings and discussions, but in the meantime if you wish to have a chat over the phone it would be most welcome. Chris French, Project Manager	Noted and welcomed WRT is involved in ongoing discussions about blue and green infrastructure.
Gtr. Lincs. LEP		
Primary School		
Mobile Operators		
Hanson Cement		
Cecil Estate Trust		
Longhurst Housing		
NFU		
Peterborough Diocese		
<b>Community/Voluntary</b>		
Sports & Comm. Centre		
Methodist Church		
Ketton St Mary Church		
Playschool		
Cavendish Trust	27/1 - Thanks for reaching out and giving us the opportunity to contribute to the Ketton and Tinwell Neighbourhood plan. As a Trust we have a mandate to provide and maintain Meeting Halls for the Stamford area Plymouth Brethren Christian Church. We have a growing congregation, and a significant number of the congregation are within the Ketton and Tinwell communities. As you would know we have an existing Meeting Hall, on Luffenham Road, and we recently applied for planning permission (refused) for an additional small meeting hall at Steadfold Lane. This was to provide for Tinwell and Ketton households.	Noted and response provided on 04/02, that the NP will need to reflect RCC strategic planning policies which is likely to limit options for development in open countryside.

	As local Policies are (almost invariably) silent currently as to Community Use allocations, it is very rare to find suitable allocated locations within settlement boundaries, and when we do, these sites are very sought after for higher value residential and industrial applications, pushing the values beyond where we, as a Charitable organisation can compete with. So we have current and future needs for Community D1 use, and we would welcome the opportunity to validate/discuss our needs in more detail. Ben Whyles (Trustee) The Cavendish Gospel Hall Trust.	
Rutland Learning Trust		
<b>Local Businesses</b>		
Barchester Care Home		
Rutland Poultry		
Bespoke Design		
Finance Services		
Cell Regeneration		
Vaughan Heaney Architects		
Emission Free Solutions		
Fire Solutions		
Bakers Dozen Brewing		
Alfred Poppins		
Fastbyme Turbo		
RCS Digital		
JJ Detailing		
Matthew Loughton		
Altech.		
Fluid Signs		
Stone Masonry		
Connection Legal Mgt.		
Max Studios		
Bell Fragrances		
Bespoke Developments		
Cuckoo Farm Camping		

## Outcomes record 2 - Sport England advice (provided 11/1/21)

Government planning policy, within the **National Planning Policy Framework (NPPF)**, identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.

It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 96 and 97. It is also important to be aware of Sport England's statutory consultee role in **protecting playing fields** and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document. [https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing\\_fields\\_policy](https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy)

Sport England provides guidance on **developing planning policy** for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded. [https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning\\_applications](https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications)

Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 97 of the NPPF, this takes the form of **assessments of need and strategies for indoor and outdoor sports facilities**. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.

Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on

assessing needs may help with such work.

<http://www.sportengland.org/planningtoolsandguidance>

If **new or improved sports facilities** are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.

<http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

Any **new housing** developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.

In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how **any new development**, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.

Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.

NPPF Section 8: <https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities>

PPG Health and wellbeing section: <https://www.gov.uk/guidance/health-and-wellbeing>

Sport England's Active Design Guidance: <https://www.sportengland.org/activedesign>

*(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)*

If you need any further advice, please do not hesitate to contact Sport England using the contact details below.

Yours sincerely, Planning Administration Team, [Planning.north@sportengland.org](mailto:Planning.north@sportengland.org)

## 10. Regulation 14 consultation (2022)

This section:

- a. explains the process for the Regulation 14 Consultation for the draft NP;
- b. sets out a summary of the results of responses from households;
- c. sets out in detail the Outcomes of external consultation (under Regulation 14).

### a. Process

The Regulation 14 consultation was conducted by means of an explanatory booklet containing a response form which could be filled in online or by using the paper copy. The form asked respondents to state their views (support/not support) on each of the Neighbourhood Plan policies and on each of the Community Aspiration sections, or where applicable to state they had no opinion.

Respondents were encouraged to add further detail via narrative comments.

The booklet, delivered to all dwellings in the Plan Area (approximately 950), explained how to access all the Plan documents and how to make a response, together with details of events providing further background and explanation. There was also a poster campaign around the two villages and social media posts to raise awareness.



Three events were held, on 13<sup>th</sup> and 27<sup>th</sup> March, and on 3<sup>rd</sup> April, to explain the Regulation 14 Consultation and to talk people through the response form. A total of 70 people

attended these events. A new presentation layout was prepared to illustrate the individual Policy sections and the Community Aspirations proposed in the draft Plan.

### **b. Household responses**

The number of response forms returned (paper or online) was 81, representing 8.8% of the dwellings in the Plan area, on the reasonable assumption that each reply relates to an individual dwelling.

The responses are overwhelmingly supportive of the Plan proposal, with those not answering “*support*” mostly selecting “*no opinion*” rather than “*not support*”.

Two aspects of the results require additional clarification:

1. Policy KT 15 (numbering per the Reg 14 Consultation Document) on infill developments had an above-average number of “*not support*” responses. It is believed this result highlighted concern about the unclear drafting of that policy, and it has prompted a review of all the policies in that section of the Plan, to create clearer structure and content.
2. Responses to policy KT 4 are markedly lower than to all the others. It is believed this is because of a temporary software issue in the Google Drive form being used which meant that this policy was not visible to respondents for a period of a few days. The problem was identified and corrected, but has meant that the responses here do not match response rates overall. However, the proportions of respondents selecting a particular answer on KT 4 reflect similar proportions to the answers to the other policies.

The following table gives a summary of the votes on each policy and on each Community Aspiration section. Written comments from residents are set out in Appendix 10

<b>Policy No.</b>	<b>Policy Area</b>	<b>Support</b>	<b>Not Support</b>	<b>No Opinion</b>
	<b>Our Community</b>			
1	Overall Sustainable Development	77	2	2
	<b>Our Environment</b>			
2	Landscape character and important views	79	0	2
3	Trees, hedges and watercourses	80	0	1
4	Local Green Infrastructure Corridors	37	1	0
	<b>Our Heritage</b>			
5	Designated Heritage Assets in and around Ketton	76	0	5
6	Designated Heritage Assets in and around Tinwell	74	0	7
7	Protecting and enhancing archaeological sites	78	0	3



	<b>Open Spaces</b>			
8	Existing open space and recreation facilities	80	1	0
9	Open space provision within new housing developments	74	4	3
10	Proposed Local Green Spaces	75	4	2
11	Other Important Open Spaces	75	5	1
12	Allotments	63	3	15
	<b>Our Housing</b>			
13	Location and scale of new housing (Ketton)	64	6	11
14	Location and scale of new housing (Tinwell)	50	5	26
15	Infill housing	63	12	6
16	Infrastructure requirements associated with new housing	73	5	3
17	Design requirements for new housing	71	5	5
18	Housing mix for new developments	73	6	2
19	Extensions and conversions	69	5	7
20	Commercial development, including agricultural	62	8	11
	<b>Travel and Active Transport</b>			
21	Rights of Way	81	0	0
22	Impact of A1 development	67	2	12
	<b>Employment and Business</b>			
23	Encouraging new businesses	65	6	10
24	Working from home	68	5	8
25	Fibre Broadband	77	1	3
	<b>Services and Facilities</b>			
26	The protection of community facilities	80	1	0
27	The provision of new community facilities	74	3	4
	<b>Community Aspirations</b>	<b>Support</b>	<b>Not Support</b>	<b>No Opinion</b>
A	Landscape and environment and open spaces	77	2	2
B	Heritage and amenity	78	0	3
C	Access in and around parishes	77	2	2
D	Traffic and transport Issues	78	1	2
E	Health services	78	0	3
F	Access to facilities	74	0	7

## **c. Outcomes of external consultation (Under Regulation 14)**

### **Introduction**

The formal consultation on the Draft Neighbourhood Plan (NP) ran for just over six weeks, from Friday 4<sup>th</sup> February 2022 until midnight on Friday 18<sup>th</sup> March 2022. Alongside the community consultation, an email notification was sent to over 100 external organisations and individuals on 6<sup>th</sup> January 2022. A reminder email was sent on Monday 7<sup>th</sup> March. Details of all the above, together with the list of consultees, are given in Appendix 9.

Substantive responses were received from 18 consultees, and these are set out in Table 1 in this section. There was also one acknowledgement, and two organisations stated that they had no interest in the Plan area.

Rutland County Council, who have been supportive throughout the Neighbourhood Plan process, submitted a comprehensive set of comments which have been considered by the Steering Group in the same way as the others. Their comments are outlined in Table 2.

Ketton Parish Council has also formally considered the Draft Plan, and their comments are set out in Table 3.

The Tables include an analysis of the comments and responses to them, including details of amendments which have been made post-Consultation where it is considered these would be of benefit to the Draft plan.

### **Summary and key issues**

Several comments, in effect, are seeking to promote new housing development which is the subject of recent or current planning applications. There is, however, no requirement for the NP to make site allocations and to do so would mean stepping back, issuing a call for sites, undertaking site assessments and re-consulting on a new draft version of the Plan – a lengthy and complex process. Similarly, the NP does not have to address a new indicative housing requirement, as it can rely on the context provided by the current Development Plan (i.e. the Site Allocations DPD). That said, the RCC comments refer to a recent calculation of an indicative housing figures, and this has now been used to reformulate the housing policies in the draft Plan, based on the fact that recent approvals exceed the level of new housing in the current Development Plan **and** the indicative requirement which has been calculated by RCC.

Two objections relate to proposed Local Green Spaces. The first, LGS 4 (Regulation 14 version numbering) in respect of land north of Luffenham Road, is straightforward because the site is covered by a planning application which, although not yet determined, is likely to be approved. This proposed LGS has therefore been removed from the current draft Plan.

The second concerns LGS 5 (Regulation 16 numbering) relating to land off Barrowden Road, is a complex and wide-ranging objection. The question of the extent to which NPPF criteria can operate for this LGS is finely-balanced and it is a matter which has been carefully considered by the JNPSG, as detailed below. On reflection and in view of additional corroborating information on biodiversity

which subsequently came to light, confirming the JNPSG's initial stance, no change has been made to the proposal, although clarificatory wording has been added.

A further landowner comment concerns the two proposed "Other Important Open Spaces" east of Tinwell (Great North Field and Great South Field). The point of debate in this case relates to the extent of the designated areas and whether countryside policies offer a reasonable and sufficient degree of protection. Again, this point has been carefully considered by the JNPSG, as detailed below. The JNPSG considered that no fundamental amendment was necessary, although clarifying wording has been added to the draft Plan.

As a consequence of a response from Ketton Parish Council proposing that the area of woodland and old/derelict farm buildings adjacent to the Ketton Quarry SSSI should be made an LGS, the JNPSG reassessed the area around the SSSI and have included two additional LGS (new, Reg 16, references: LGS 15 and LGS 16), being the area proposed by KPC and a further area to the north-east, owned by Hanson. Justification for this is set out in the explanation to Policy KT 10 in the Plan document.

Both owners were sent letters to explain this proposal. Hanson have replied, agreeing with LGS 16. However no response has been received from the owner of LGS 15.

The analysis below is incorporated in this Consultation Statement to present the Examiner with a clear explanation of how consultee comments have been recorded and addressed, in accordance with regulations.

**Table 1 Consultation Responses and suggested responses (note: policy numbers/pages quoted refer to the Regulation 14 draft version of the Plan**

Organisation/date	Comment	Suggested response
Alicia Kearns MP 04/02 and 02/03	Acknowledgment and general constituency information.	No action needed.
Sport England 07/02	<p>Thank you for consulting Sport England on the above neighbourhood plan. Government planning policy, within the <b>National Planning Policy Framework (NPPF)</b>, identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.</p> <p>It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 98 and 99. It is also important to be aware of Sport England’s statutory consultee role in <b>protecting playing fields</b> and the presumption against the loss of playing field land. Sport England policy is set out in our Playing Fields Policy &amp; Guidance document. <a href="https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy">https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy</a></p> <p>Sport England provides guidance on <b>developing planning policy</b> for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded. <a href="https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications">https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications</a></p>	<p>Sport England advice has been taken into account in the drafting of the plan.</p> <p>However, these comments and the links provided are helpful and cross references can be made in the preamble and explanatory texts for Policies KT8 and KT9.</p> <p>Draft Plan text augmented in explanation</p>

Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 99 of the NPPF, this takes the form of **assessments of need and strategies for indoor and outdoor sports facilities**. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.

Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.

<http://www.sportengland.org/planningtoolsandguidance>

If **new or improved sports facilities** are proposed Sport England recommend you ensure they are fit for purpose; designed in accordance with design guidance notes.

<http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

Any **new housing** developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.

	<p>In line with the Government’s NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how <b>any new development</b>, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England’s Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.</p> <p>Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance and checklist could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.</p> <p>NPPF Section 8: <a href="https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities">https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities</a></p> <p>PPG Health &amp; wellbeing section: <a href="https://www.gov.uk/guidance/health-and-wellbeing">https://www.gov.uk/guidance/health-and-wellbeing</a></p> <p>Sport England’s Active Design Guidance: <a href="https://www.sportengland.org/activedesign">https://www.sportengland.org/activedesign</a></p> <p>If you need any further advice, please contact Sport England using the contact details below. Planning Administration Team <a href="mailto:Planning.central@sportengland.org">Planning.central@sportengland.org</a></p>	
<p>Mrs Sandi Parsons 07/02, 14/03, 15/03, 16/03</p>	<p><b>This concerns the proposed LGS 6 (Land off Barrowden Road)</b></p> <p>16/03 My son has forwarded his objection to the chair of the NP I am still amazed this land has been put forward for wild life when there is none and very unsafe for wildlife and it fits none of the criteria, visually, community use etc.</p> <p>Housing would be much better use of the site and there is a shortage of land in Rutland</p> <p>15/03 Sorry to be a pain I now have another PS I have walked the whole of the site and there is no trace of wildlife I also spoke to someone who lived there he has only seen red kites flying over This site was completely dug up ten years ago.</p> <p>14/03 This is my response to the NP consultation re LGS.</p> <p>To be approved as a LGS the site has to be considered against the following:-</p>	<p>Responses noted but after further research LGS kept in and draft Plan text augmented.</p>

It has to be demonstrably special to the local community, holding particular local significance, e.g. because of beauty, historic significance, Recreational value, tranquillity or rich with wildlife.  
Visibility I have attached a photo of the only place visible, not even from the railway line.



Tranquil how can this be when it borders a railway line.  
Beauty it is not beautiful it has the remains of a coal yard, lots of rubbish left from when it was a working quarry and builder's yard etc. Attached photo



Wildlife maybe some rabbits.

Histrionic significance nil, it's an old line quarry and coal storage yard, and builders' storage. With rubbish left behind.

It is private not for community use. The only access is a gate on Barrowden road which is padlocked with a sign stating private no access. There is also two very large boulders inside the gate. It is not for public use it is not safe.





This site is not special to the community:- It is not very visible not even from the trains, it is not beautiful. It is not tranquil (next to railway line) it is private not for public use it is not safe.  
It does not fit any of the criteria for LSG site.

There is a shortage of land for building in Rutland this would be a very good site.  
Please forward these comments and photos to the inspector.

Mr Oliver Parsons  
09/03, 14/03, 15/03,  
16/03 and 17/3

**This concerns the proposed LGS 6 (Land off Barrowden Road)**  
16/03 My mother and I would like our objections to be logged separately. And yes I will be submitting a separate objection prior to the deadline.

15/03 Thank you for reaching out. Very happy to have a quick call on the matter. Also a face to face if necessary, as I am sure many of you are aware my mother is local as well and has a long standing connection to Ketton have run Ketton Trading Company from a premises on the High Street for many years. Also very aware that you are all

Noted and acknowledged.

Telephone meeting held with JNPSG Chair on 15/3/22 following this email *"Thank you for your various emails to Clive Keble. The*

	<p>volunteers, again my mother Chairs the parish council in Duddington. Let me know if there is a good number and time to call in the first instance.</p> <p>14/03 Is the membership of the steering group publicly available? If so would be able to share the make-up please?</p> <p>09/03. Great to catch up earlier. As promised here is my email address. Also my mobile is (XXXX) I am supporting my mother on all things concerning this site so please include both of us.</p> <p>Also as discussed it would be good to understand who is on the NP steerco as we would be keen on a quick conversation with them to better understand the thinking behind the proposal. Would you be able to introduce us or share the make up?</p> <p>As I said on the call it did take us by surprise. It is a private site, previously used for industrial purposes, which has no public access, and it is visible from few (if any) areas in Ketton. In fact the land is actually sunken down in comparison to any public areas meaning it is somewhat shielded.</p>	<p><i>composition of the Steering Group is set out on page 130 of the Consultation Document. The current members are as follows:</i></p> <ul style="list-style-type: none"> <li>• <i>Ann Tomlinson (Ketton) – Chair</i></li> <li>• <i>Graham Layne (Ketton) - Treasurer</i></li> <li>• <i>Mary Cade (Ketton) - Joint Secretary</i></li> <li>• <i>John Tomlinson (Ketton) – Joint Secretary</i></li> </ul> <p><i>Secretary</i></p> <ul style="list-style-type: none"> <li>• <i>Fiona Blackburn (Ketton)</i></li> <li>• <i>Adam Cade (Ketton)</i></li> <li>• <i>David Jarvis (Tinwell)</i></li> </ul> <p><i>For your information, and as explained in the Document, we are all residents of one or other of the parishes, and we are all volunteers.</i></p> <p><i>The criteria on which we have selected the site in question as a potential Local Green Space is set out on page 80 of the Consultation Document.</i></p> <p><i>One of the criteria under the NPPF for designation of Local Green Space is wildlife value. As you will see from the Document, this is of particular relevance to the proposed designation.</i></p> <p><i>I am very happy to talk through this with you at any point. Do let me know.”</i></p> <p>Message forwarded to JNPSG Chair.</p> <p>Interest noted and referred to JNPSG. Consideration of JNPSG and their conclusion set out below</p>
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	<p>17/03 Email and (identical letter)</p> <p>I am writing to you to lodge my objection to the inclusion of LGS 6 Ketton (former quarry site, Barrowden Road) as a local green space (LGS). The objection is founded on a multitude of factors that I will outline below. There are also a number of other items concerning the presentation of this site in the wider neighbourhood plan document that I would like to object to.</p> <p>Any site being put forward as an LGS needs to:</p> <ul style="list-style-type: none"> <li>• The green space is in reasonably close proximity to the community it serves; D. Open space important to the character of the villages (Local Open Space &amp; Local Green Space)</li> <li>• 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), tranquility or richness of its wildlife; and</li> <li>• The green area is local in character and is not an extensive tract of land.</li> </ul> <p>To help shape the objection I will frame it in the terms outlined in the NPPF policy:</p> <p><b>Local Significance:</b> we do not believe the site holds any local significance and should it do so, that significance would be as an industrial/commercial site that provide employment to local residents in the earlier parts of the 20<sup>th</sup> Century. More recently it was both a coal and wood store that provided fuel to local residents. Which directly contradicts the proposal, for over 90% of the 20<sup>th</sup> Century this site served as a commercial venture, only ending in the late 1990s.</p> <p><b>Beauty:</b> the site is by no means beautiful it is a disused industrial estate filled with the detritus of years of use, which are potentially dangerous to those entering the site.</p> <p><b>Visibility:</b> connected to above the site is not visible from the public road nor any other public vantage point, the site is sunken beneath the horizon and bordered with trees. Even the briefest inspection will reveal that one needs to fully approach the site entrance to gain sight of the site. On page 14 of the evidence and page 54 of the NP proposal view K12 is included across the site, this evidence and photograph of said view actually confirm that the site is sunk into the landscape and is as such out of</p>	<p>The comments are wide ranging and the qualities of the land need to be considered in relation to LGS criteria in the NPPF.</p> <p>Land does not need to be directly accessible to the public to fulfil the NPPF LGS designation criteria. The adjoining footpath to the North East and path on the other side of Barrowden Road, leading south east to connect to the Jurassic Way and Kiltorpe Grange across rising land, means that it can be enjoyed by the community as part of the rural fabric and setting of the village. It is, however, part of a view rather than land that can actually be used and enjoyed by residents.</p> <p>The site can also be seen, albeit fleetingly, from the railway line and Barrowden Road, but these routes impinge on the tranquillity of the site. The presence of mature hedges, with some trees, means that the site has nature conservation value. It is acknowledged that the hedges block views of the land in summer and autumn, but the screening effect is less in winter and early spring.</p>
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	<p>sight. Evidence included in the NP evidence pack contradicts the argument laid out in the actual Neighbourhood Plan.</p> <p><b>Tranquility:</b> the site is located on one side next to a working railway line with regular trains, which in spite of electrification, are audible and cause a commotion on the site. On the other there is a road, which albeit is quiet, has fast cars as it adjoins next to the increase in speed limit from 30 to 60.</p> <p><b>Wildlife:</b> there is no wildlife of note on site. The site is scattered with rusting metal, old brickwork and concrete that could be potentially damaging to some wildlife. Confusion has arisen concerning some proposals from Leicestershire County Council (LCC) in mid-2013 where it was proposed as a wildlife site. Subsequently this was rejected, and the site was not designated as such. However, this has caused some confusion amongst local residents. There is nothing unique to this site beyond the norm, and if anything, there is limited wildlife. A brief comparison with any of the other green spaces in Ketton would reveal the folly of the claim; this is not a site of beauty or wildlife by any stretch. It should also be noted that this designation was suggested by LCC, and Rutland County Council (RCC) had no input. There are RCC council documents from the period that label the same site a potential residential development opportunity.</p> <p>I strongly object to the proposal, as I believe the Neighbourhood Plan has failed to demonstrate why this site is in any way 'special'. There is no evidence contained in the plan that can support the assertion. This site is private land with no public access, it is not visible from the road and the tranquility is subjective as the presence of the train line causes a regular disturbance. I am concerned that LGS designation may encourage further trespassing on the land, which we have been vigilant to stop. Trespassing could have potential consequences both for the trespasser and my family as the landowners. As previously stated, disused materials from this site industrial past litter the site, and should someone injure themselves we, as landowners, would be liable. Whilst we would not grant access such a misunderstanding based on the LGS designation must be considered.</p> <p>I have already raised an objection to the view described on page 54 numbered K12. This view would be unaffected by any potential use of the site due to its sunken</p>	<p>The brownfield nature of the site also increases the habitat value when compared to intensively farmed land.</p> <p>However significant biodiversity value has been officially recorded. The site was surveyed (with permission) as a prospective LWS in 2003. It was not designated as such at the time but it was further included in a list of candidate LWS when the Local Plan was being reviewed in 2013/14. The prospective LWS designation has not been rejected, and it remains on LERC (Leics Environmental Records Centre) records as candidate, though requiring updated survey information.</p> <p>The Submission draft notes the objections but after further research, which included evidence that wildlife value of significance had been recorded in the earlier Survey carried out with landowner permission, the LGS has been kept in the Draft Plan</p>
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nature and leads me to suspect that this is a cynical attempt to designate the site, especially when the evidence pack proves the stated visibility to be untrue. A further point relates to the wildlife too, on page we see the proposed green infrastructure corridors. The Chater Corridor contains this plot of land. Again, this seems hugely misguided as a large part of this corridor where it relates to this site is in fact blighted by a railway line running through the middle of it. The river Chater is also a very minor river, which actually follows the train line, the inclusion as it features in the NP again feels cynical as bar a short stretch near Luffenham Heath Golf Club it almost exclusively runs north of the railway. It seems far more likely any nomadic wildlife would remain north of the railway line when traversing this corridor. The site does not affect the Welland Corridor.

Elsewhere I would draw attention to the demographic make-up of Ketton in comparison with the wider community where it severely under-indexes in the 20 to 40 demographics. A demographic cruelly excluded from the housing market by both the direct and indirect actions of older generations. Whilst not stating a desire to develop this site, it is puzzling why a site such as this would not be considered for new housing to support the first demographic to experience a decline in standard of living in living memory. It does not live in the shadow of the cement works and would be in keeping with the other housing on Barrowden Road, some of which is less than 20 years old.

Overall, I am very concerned that this is simply an attempt to prevent future development of the site rather than an identification of a local site that is special to the community. There is very limited evidence to support the recommendation, what evidence there is appears contradictory, and I can see no justification for why it should be accepted as a LGS in the NP. I would also like to return to RCC site maps from 2011, where the site was labeled for future residential usage.

As a final point, I have it on authority that a number of local residents may actually support the use of the site in some sort of redeveloped capacity and consider it a bit of an eyesore, and they were unaware of the consultation. It strikes me as quite naïve to think that Facebook, Twitter, etc....are appropriate for the publicizing of this NP. Some of the language around social media in the plan itself is very concerning and

The Chair of the Steering Group had a long conversation with the respondent over this passage as the Chair felt that it cast unwarranted aspersions on the integrity of the volunteers who worked as the SG to put the N Plan together. The Plan made clear the scope and scale of all manner of communications used during the plan exercise, much of which was face to face or paper-based. Even if the respondent was not resident in the area, awareness of basic local websites such as Next Door and the KPC website would mean they could have obtained information. There was no intention to limit access to people; on the contrary great pains were taken in carrying out in the external consultation to discover the landowner's contact details. The respondent subsequently apologised for the inference that the steering group had run the campaign incorrectly and said it had not been his intention to do so.

	<p>exclusionary. In a period where more and more people are shunning these platforms due to the volume of misinformation and the severe mental health problems they create, I am aghast at this methodology. Not to mention the demographic exclusion, assuming one was going to use social media the ones chosen severely under-index in some age groups, I would suggest that a familiarity heuristic/bias might be affecting those running the publicity campaign. I will not pass judgment on the impact Covid-19 may have had on the consultation at this time, as it would appear that consideration was made to this, but it is certain that this will have limited the general engagement across the local population.</p> <p>Many of my assertions above can easily be supported by photographic evidence, please advise on an appropriate way to submit these. Please also confirm receipt of this objection letter.</p>	
Coal Authority 08/02	<p>Thank you for your notification below regarding the Draft Ketton and Tinwell (Joint) Neighbourhood Plan Regulation 14 Consultation.</p> <p>The Coal Authority is only a statutory consultee for coalfield Local Authorities. As Rutland County Council lies outside the coalfield, there is no requirement for you to consult us and / or notify us of any emerging neighbourhood plans.</p> <p>This email can be used as evidence for the legal and procedural consultation requirements at examination, if necessary.</p>	Noted - no action necessary.
Historic England 08/02	<p>Thank you for consulting Historic England about your Neighbourhood Plan. The area covered by your Neighbourhood Plan includes a number of important designated heritage assets. In line with national planning policy, it will be important that the strategy for this area safeguards those elements which contribute to the significance of these assets so that they can be enjoyed by future generations of the area.</p> <p>If you have not already done so, we would recommend that you speak to the planning and conservation team at your local planning authority together with the staff at the county council archaeological advisory service who look after the Historic Environment Record. They should be able to provide details of the designated heritage assets in the area together with locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway (<a href="http://www.heritagegateway.org.uk">www.heritagegateway.org.uk</a>). It may also be useful to involve local voluntary groups such as the local Civic Society or local historic groups in the</p>	<p>Historic England advice has been taken into account in the drafting of the plan.</p> <p>Although the plan does not include housing site allocations, the comments in the guidance on maximising enhancements and avoiding harm are helpful. A cross reference made to this in the preamble and explanatory texts for Policies KT13 and KT14 (housing criteria).</p>

	<p>production of your Neighbourhood Plan.</p> <p>Historic England has produced advice which your community might find helpful in helping to identify what it is about your area which makes it distinctive and how you might go about ensuring that the character of the area is retained, see:- <a href="https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/">https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/</a> You may also find the advice in “Planning for the Environment at the Neighbourhood Level” useful. This has been produced by Historic England, Natural England, the Environment Agency and the Forestry Commission. As well as giving ideas on how you might improve your local environment, it also contains some useful further sources of information. This can be downloaded from: <a href="http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf">http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf</a> If you envisage including new housing allocations in your plan, we refer you to our published advice available on our website, “Housing Allocations in Local Plans” as this relates equally to neighbourhood planning. This can be found at <a href="https://content.historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/heag074-he-and-site-allocation-local-plans.pdf">https://content.historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/heag074-he-and-site-allocation-local-plans.pdf</a> Clive Fletcher, Principal Adviser, Historic Places.</p>	<p>Wording consequently added to KT 17 (old numbering) re design, and also KT 3 and KT 4 - heritage assets</p>
<p>Rutland Natural History Society 08/02</p>	<p>The document Ketton strategic plan covers a wide range of aspects on the proposals for the future of development in the Ketton and Tinwell parishes. It has important ideals which will impact upon the lives of local residents and wildlife.</p> <p>We therefore apologise for the tardiness of our comments and hope that they will still be of value. We have confined our comments to those aspects affecting the environment and natural history of the area and its surrounds. The Rutland Natural History Society strongly supports many points made in your plan. In particular :-</p> <ul style="list-style-type: none"> <li>i) Those proposals which aim to protect the rural character of the villages, and maintain the local green environment, of importance for the wellbeing of inhabitants, as demonstrated during the recent pandemic, and of increasing value as local populations increase.</li> <li>ii) The aspiration to plant more trees, protect existing woodlands, and develop possible Local Wildlife Sites, in cooperation with local conservation bodies.</li> <li>iii) The plan to enhance biodiversity by maintaining and improving connectivity, designating and protecting “green corridors” which are essential to the movement of wildlife around the parishes, linking with neighbouring parishes. Connectivity is</li> </ul>	<p>This support is noted and welcomed</p> <p>No further action</p>

	<p>vital way to protect and improve local biodiversity. The adoption and protection of “green corridors” should be of very high priority locally (and nationally). The aspiration to cooperate with other parishes and conservation organisations to improve and develop the biodiversity along these corridors is strongly supported.</p> <p>iv) The protection of local green spaces (LGS), for the benefit of the communities, and their possible enhancement to benefit biodiversity. LGS at present in being to be protected both for their enjoyment and aesthetic value to inhabitants, but also as potential sites where wildlife can benefit from measures to improve biodiversity, for example reducing mowing at margins to allow the increase of wildflowers and associated invertebrates, which in turn positively affect other wildlife species.</p> <p>v) Conservation and protection of riparian meadows, to prevent development which would increase run-off from hard surfaces associated with housing, or commercial developments. To conserve and avoid increased agricultural pressure involving greater use of agricultural fertilisers and chemicals to result in increased pollution of aquatic environments.</p> <p>In conclusion, as a society concerned with the natural history of Rutland and its parishes we wish to endorse the proposals outlined in your plan and wish you success with its adoption. We hope that its aims and objectives will be respected and considered by future planning. Yours sincerely, Linda Biddle (Chair RNHS).</p>	
<p>Welland Rivers Trust 11/02</p>	<p>I am responding to your note of 4th February in connection with the above. There are two issues from the perspective of the Welland River Catchment, which we believe must be set in the context of RCC's Environmental Vision (and assumed related action plan). These are:</p> <ol style="list-style-type: none"> <li>1) The Environment Agency Challenges Data for the Welland Management Catchment, published on 14th Sept. 2021, highlights the Reasons for Not Achieving Good (RNAG). <ol style="list-style-type: none"> <li>i) Changes to the Natural Flow and Level of Water - primarily driven by abstraction</li> <li>ii) Pollution from Rural Areas</li> <li>iii) Pollution from Waste Water</li> <li>iv) Pollution from towns, cities and transport</li> </ol> </li> </ol> <p>As you are aware RCC are committed to improving these issues.</p> <ol style="list-style-type: none"> <li>2) The likely development in Ketton and Tinwell will be housing. We recognise that the changes to Building Regulations will not come into force until April 2025.</li> </ol>	<p>This context is important to the Plan, and is reflected in Policies KT1 and KT18, but it is primarily related to the monitoring the effectiveness of EA action.</p> <p>This is noted and appreciated but the Plan as drafted already goes as far as it reasonably can in setting building standards.</p>



	<p>We would ask you to note that all development approved prior to this date can then be constructed over a period up to 10 years from the date of approval, meaning that the impact of these changes to regulations may not be brought into effect until c.2035!! We consider this wholly unacceptable.</p> <p>We would highlight two features of the Stamford North Development by Larkfleet, which greatly concerned us, and which may have relevance to your Parish Council:</p> <p>i) The likely increase in run-off</p> <p>ii) The fact that the building standard proposed by Larkfleet did not envisage construction based upon the minimum standard of water neutrality which should apply in areas such as Rutland, where water resources are already limited.</p> <p>The argument by the developer was that such standard would increase the cost of housing. This reason is difficult to reconcile with the increasing profitability and ROCE (return on capital employed) that has been enjoyed by Larkfleet and other builders in our area. Best regards, Ramsay Ross, Chair, Welland Rivers Trust.</p>	<p>It is important that the EA, the water authority, the drainage authority and developers recognise and address wider needs, but the NP cannot set policies for land or development outside the designated Plan Area.</p> <p>No further action</p>
Severn Trent Water 14/02	<p>Ketton and Tinwell are both located outside of Severn Trent's operational region therefore we have no comments on the proposals within your neighbourhood Plan and recommend that you consult with Anglian Water.</p>	<p>Noted, Anglian were also consulted. No further action</p>
Anglian Water 15/02	<p>Anglian Water is now targeting our strategic planning engagement to work with local authorities on their Local Plans and supporting documents. This is to ensure that there are district wide policies that can support sustainable development and assist Council's in selecting development locations that can be served by low carbon water supply and water recycling options. We are currently working with the Environment Agency on Rutland's emerging plan.</p> <p>While we are currently unable to directly support the preparation of Neighbourhood Plans we continue to welcome local policy which supports higher levels of water efficiency in new development and requires the use of Sustainable drainage systems (SuDS). Local Authority planning officers will be able to direct you towards local and national best practice examples of policies which support Local Plan objectives.</p> <p>If development sites would be served by Anglian Water developers should be encouraged to complete a <a href="#">pre-application enquiry</a> to develop a feasible solution for drainage requirements. Advice on water use can be found at <a href="https://www.anglianwater.co.uk/help-and-advice/save-water/">https://www.anglianwater.co.uk/help-and-advice/save-water/</a></p>	<p>It is disappointing that Anglian Water cannot provide detailed input, given the pressure for development and the known drainage issues in Ketton.</p> <p>However, the general guidance and links are useful and can be referred to in the Implementation process.</p> <p>Note: AW published guidance was in fact used in framing the relevant NP policy.</p>

	Advice on drainage and flooding can be found at <a href="https://www.anglianwater.co.uk/help-and-advice/flooding-guidance/reduce-the-risk-of-flooding/">https://www.anglianwater.co.uk/help-and-advice/flooding-guidance/reduce-the-risk-of-flooding/</a> Darl Sweetland (MRTPI), Spatial Planning Manager	
Avison Young 15/02	<p>National Grid has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed to submit the following representation with regard to the current consultation on the above document.</p> <p><b>About National Grid</b> National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators across England, Wales and Scotland. National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use. National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States.</p> <p><b>Proposed development sites crossed or in close proximity to National Grid assets:</b> An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines. <b>National Grid has identified that it has no record of such assets within the Neighbourhood Plan area.</b> National Grid provides information on assets at the website below. <a href="http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/">http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/</a> Distribution Networks Information regarding the electricity distribution network is available at the website below: <a href="http://www.energynetworks.org.uk">www.energynetworks.org.uk</a> Information regarding the gas distribution network is available by contacting: <a href="mailto:plantprotection@cadentgas.com">plantprotection@cadentgas.com</a></p> <p>Please remember to consult National Grid on any Neighbourhood Plan Documents or site specific proposals that could affect our assets. We would be grateful if you could add our details shown below to your consultation database, if not already included.</p>	Noted, no action needed.
NHS East Leicestershire & Rutland CCG 03/03	We are writing in response to the draft Neighbourhood Plan for Ketton and Tinwell (Joint). The LLR Clinical Commissioning Groups (CCGs) are supportive of the vision set out in your draft plan and would want to work collectively with you to understand in more detail how the local NHS can contribute to its delivery. Many of the themes	Noted and the support is welcomed.

	<p>identified in the plan will impact upon the wider determinants of health and as a result population health outcomes. We would therefore welcome working together to maximise the opportunity for health and wellbeing within the vision outlined in your plan. In particular we would welcome:</p> <ul style="list-style-type: none"> <li>• Actions to support the development of community identity; maximising opportunities for residents to come together to create community cohesion and support each other.</li> <li>• Maximise the opportunities and provision of green space and local recreational facilities that actively promote enable residents to access and undertake physical activity with ease (both formal and informal). Consideration for this type of provision should be varied, evidenced based and compatible with local leisure, and open space strategies. Types of provision could range from (but not limited to) built leisure centre facilities, community centres to play areas to structures walking trails, café / social facilities, or semi nature accessible open space.</li> <li>• That the development is designed in such a way to encourage and enhance physical and mental health and wellbeing and demonstrate compatibility with published national guidance from Sport England, Public Health England, NHS, Design Council, and others e.g., Active Design Guidance, Building for Life 12, Manual for Streets, Spatial Planning for Health</li> <li>• Ensure that there are a range of options for travel (including active travel) within the development that enables residents to get to and from work and leisure easily.</li> <li>• Infrastructure for Active Travel should be actively encouraged with provision for high quality cycling and walking routes within the development, good connectivity to surrounding settlements and ease of access to public transport.</li> <li>• Designs that support the reduction in carbon emissions, as this has a direct impact on some resident's health.</li> </ul> <p>As well as the above generic comments it is important to note that an increase in the number of new residents in any area will have a direct impact upon local NHS services whether that is primary, hospital or community care. Local primary care services are already under high demand and therefore any additional demand from housing developments will require developer contribution to mitigate this.</p> <p>Thank you for the opportunity to comment on your vision and I look forward to working together to make the most of the opportunity and mitigate any impacts from</p>	<p>These suggestions are helpful and cross references can be made in the preamble and explanatory texts for Policies KT8, KT9, KT12, KT16, KT21, KT26 and KT27.</p> <p>Explanatory text to cross-ref inserted as follows:</p> <p>“The response from the Leicester, Leicestershire and Rutland Clinical Commissioning Group notes support for the aims of this policy.”</p> <p>Also noted in CA re health service</p>
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	<p>increases in population upon local NHS services. Joanna Clinton - Head of Strategy and Planning</p>	
Collyweston PC 07/03	<p>Thank you for contacting the Council again. They have no comments to make. Please acknowledge receipt of this email by return.</p>	Email acknowledged.
British Pipeline Agency 09/03	<p>I have taken a look through the neighbourhood plan. Our pipeline runs in between the villages of Ketton and Tinwell. All housing development is to be infilling or redevelopment of previously developed land and the conversion or reuse of existing buildings. We would be informed of any development near our pipeline from the planning application process. But we would not allow building within our 3m easement of the pipeline. Please let me know If you require any further information.</p>	<p>The presence of this 250mm oil pipeline is noted. <i>Their statement "All housing development is to be infilling or redevelopment of previously developed land and the conversion or reuse of existing buildings". – Note not necessarily correct</i></p> <p>NB Any mention of the pipeline in policies would give it an unnecessary emphasis over all other factors that development proposals need to take into consideration, and it is judged that we should leave this to notifications required by RCC under all development proposals</p>
Manor Oak Homes (Alex Munro Planning) 09/03	<p>Please find attached representations towards the draft NDP on behalf of my client, Manor Oak Homes, which reflects on both the plan but also the way in which it has influenced the composition of MOH's current application at Manor Green. In the event either yourself or members of the Steering Group wish to discuss any matter raised we would be pleased to do so. Otherwise, I would be grateful if you could confirm receipt of this email.</p> <p>We write to you on behalf of our client, Manor Oak Homes', who you will be aware are the applicants in respect of planning application reference 2022/0066/MAF for 41 dwellings on land at Manor Green, Ketton. Specifically, the proposal seeks to provide a residential-led development comprising 4x1-bedroom units, 18x2-bedroom units, 15x3-bedroom units, 4x4-bedroom units alongside a significant amount of new public open space, allotments, improved site access including off-site highway works and ecological enhancements.</p>	<p>Email acknowledged. No further action</p> <p>The comments essentially promote the planning application in relation to the Draft NP. There is no requirement for the NP to make site allocations. Unless any inaccuracies are identified in relation to the evidence base or there are</p>

	<p>On this basis we are pleased to provide a response on behalf of our client in respect of the Ketton and Tinwell Neighbourhood Plan which has now reached Regulation 14 stage. We acknowledge that this consultation is on what the Parish Council intends to be the draft plan which will eventually be submitted to Rutland County Council (RCC) for publicity and examination. We therefore have considered the document on this basis with a critical review of relevant policies. This is accompanied by an assessment of the implications the draft policies may have on the delivery of our client’s proposals and indeed the way in which the application scheme would in fact further the objectives of the Parish Council.</p> <p>Whilst it is appreciated that the plan seeks to present a framework and policies applicable to both Ketton and Tinwell our comments are presented in respect of Ketton specifically.</p> <p><b>General comments on the draft plan</b></p> <p>The plan seeks to retain the current adopted Planned Limits of Development for Ketton which were last reviewed on the production of RCC’s Site Allocations Plan in 2014. On this basis it seeks to present a framework that principally directs new development inside these boundaries then supporting only incremental and small-scale growth at the village. At the same time the plan also includes a range of policies (some of which are reviewed below) that present several development aspirations at the village including a need for specific types of new houses alongside public open space and community facilities.</p> <p>It is clearly stated within the plan that it is not the intention of the Parish Council to allocate additional development sites or facilitate a greater level of growth at the village than would otherwise be anticipated by the Core Strategy, albeit this was adopted as long ago as 2011. Instead, its purpose is to shape and influence any development that does come forward at Ketton and Tinwell. As will be made clear from our comments in respect of the various policies of the Plan, however, there would be value in its strategy supporting appropriate levels of growth on the edge of the village that correspond with the overall aspirations of the community and present a range of benefits that directly meet identified needs.</p> <p>The draft plan includes commentary on the recently withdrawn Local Plan, correctly recognising that the result of this will inevitably lead to applications on unallocated sites to make up the shortfall in housing delivery over the coming years. We contend</p>	<p>any errors in policy drafting, the comments do not justify any amendments to the plan.</p> <p>Any minor changes which are made are separate from and without prejudice to comments that have or may be submitted on the planning application by the PC.</p>
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	<p>that in such circumstances planning applications such as that of our clients are invaluable in not only securing as pipeline of supply across Rutland but also securing much needed development that will secure the vitality and viability of its villages – in this instance Ketton.</p> <p>Concluding on this point the Plan states that <i>“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.”</i></p> <p>In the absence of an up-to-date plan and the subsequent lack of housing land supply in the county the Parish Council is well placed to devise a positive vision for Ketton that overcomes the blockage in the delivery of new homes and helps facilitate positive developments such as that of our client which include a range of benefits to the community.</p> <p>Generally we welcome the fact that the draft plan includes a very helpful synopsis of the community consultation undertaken to date. This presents a clear list of needs and aspirations that are largely reflected in the policies of the plan. We consider that this approach provides a helpful understanding of the things that new residential schemes should seek to achieve to help deliver some of the main community objectives. We can confirm that helping the community secure a form of development that is correct for Ketton is precisely our client’s ambition and is reflected in the composition of the application proposal.</p> <p><b>Comments on background and evidence</b></p> <p>Firstly, in terms of the background to the plan, and the various community needs of Ketton, the evidence paper accompanying the draft plan provides the first detailed understanding of the community survey work undertaken back in March 2020. We consider the following matters identified by the community are happily captured by our client’s current application – indeed, as reference below we consider it responds to each positively:</p> <ul style="list-style-type: none"> <li>• On house style and the need for new dwelling types almost half of respondents felt that 2-storey houses represented the style of building most needed in the parish. Our</li> </ul>	<p>There is not a blockage on the delivery of new homes; several planning permission have been granted over the past few months.</p> <p>Noted no amendments necessary.</p> <p>Important to be clear here that the research quoted is NPlan’s own</p>
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client's application comprises predominantly 2-storey dwellings along with much needed new bungalows.

- In terms of tenure there was a clear recognition of affordable need and the needs of first-time buyers - affordable homes and starter homes were the type of housing respondents felt were needed most (25% in favour of each). Our client's proposal obviously includes a vital supply of affordable and smaller dwellings suited to the needs of households seeking to establish themselves on the housing ladder.
- Over 60% of respondents felt that any new housing development should be a mix of predominantly homes with 1-3 bedrooms. Of the 41 units proposed by our client, 37 are 1-3 bedroom properties or over 90% of all dwellings on site.
- The most popular areas for additional amenities, scoring around 60 to 70%, were allotments, outdoor seating, footpaths and additional litter bins. As you will note from our client's proposals the detailed scheme comprising the application seeks to deliver all of these amenities in generous quantity.
- The vast majority felt that there could be more environmental improvements in the parishes, with well over 80% agreeing or strongly agreeing that more wildlife areas should be protected, and more trees should be planted. The application proposal of course includes a significant scheme of rewilding and habitat creation representing approximately two thirds of the site.

The background paper then provides a level of analysis around housing mix and supply at Ketton, largely drawn from Census and local survey data. The figures provided indicate that whilst provision of 1 and 3-bedroom homes is roughly on a par with county and regional averages the plan area figure for 2-bedroom stock is significantly lower than the same averages. The application scheme seeks to provide 50% of the market properties as 2- bedroom.

Our client commends the inclusion of this data in the draft plan and considers it to provide a vital understanding of the needs of Ketton and the matters that should carry material weight in the determination of planning applications.

**Comments on draft policies**

Our client's principal interest is in the policies relevant to the consideration of their proposal at Manor Green. We have therefore reviewed the policy section of the draft plan on this basis.

**Policy KT2: Important Views** This identifies a long list of deemed “important views” throughout the village, two of which (K29 and K30) essentially comprise the view corridor from the top of our client’s site towards the church – see diagram below with our client’s land highlighted in red:



In respect of these views the wording of the policy requires development proposals to “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 views available from the public right of way (PRoW) that crosses our client’s land (view K30) were considered by the Landscape and Visual Impact Assessment provided in support of their application where it was agreed they were of value. On this basis our client’s proposals through the enhancement of the PRoW and the retention of an undeveloped corridor across the site will in fact enhance the accessibility and appreciation of this view. It is then assumed that view K29 is proposed to marry with K30 to comprise a single view corridor across our client’s land as the LVIA’s review of the site indicates that it is not based on the experience from any specific public vantage point.



	<p><u>Suggested amendment: Whilst we do not object to the inclusion of a return view across the site to reflect the line of sight provided by K30 it should more accurately relate to the view available from the top of Hunts Lane which lies on the route of the PRoW.</u></p> <p><b>Policy KT 4: Local Green Infrastructure Corridors</b> This identifies two ecological corridors fringing the eastern and northern boundaries of our client’s land, which the plan expects to be preserved and enhanced – these are the Ketton Quarry (east – west along the northern edge of the land) and Woodland (north – south along the western edge) corridors. The expectation of the plan is that any development impacting on these corridors should do so in a way which is beneficial – enhancements should be able to be secured.</p> <p>Whilst our client’s land does not fall within either corridor and would not impact upon them it does seek to provide significant enhancements to their function through the inclusion of a substantial area of open space and ecological enhancements at their junction. This will be facilitated through the inclusion of approximately 4ha of publicly accessible open space at the western end of the site. This will in fact help extend these habitats beyond the Ketton Quarry and closer to the village.</p> <p><u>Suggested amendment: On this basis that not only land within but also adjacent to the identified corridors have the capability of enhancing their biodiversity value the wording of the policy should be amended to reference this. Explicit support should be provided to proposals that, whilst not impacting on the Green Corridors, have the ability to improve their value.</u></p> <p><b>Policy KT9: Open Space Provision Within New Housing Developments</b> This policy seeks to secure additional open space at Ketton as part of any new development whilst recognising that there is an outstanding quantitative need at the village which currently isn’t being met. An extract from the Plan is set out overleaf which identifies exactly what is required at Ketton specifically.</p> <p>The policy anticipates that developments of 10 or more dwellings should contribute towards the open space requirements of the village. However, there are few if any development opportunities within the village confines likely to yield this number of homes and on-site open space with each of the current Local Plan allocations (the only development opportunities of this scale within the confines of the village which are supported by the draft plan) restricted by the need for high-density development and</p>	<p>This will be considered on site and if justified a minor amendment made, but there is no justification to reduce the extent of the views identified in the draft plan. After review, no change has been deemed necessary for the Submission draft</p> <p>Noted, the policy may be amended to include development affecting adjoining land, but that does not necessarily imply support for such development. Indeed the opposite may be the case.</p> <p>Noted but explicit support is not appropriate, no amendments necessary. Respondent appears also to be conflating policies incorrectly.</p>
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the tightly drawn settlement confines. On this basis there is a clear need for the plan to identify, or indeed support, additional development opportunities that contribute towards meeting these needs which may lie on the edge of the village.

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

We can confirm that our client’s land is of a scale that can directly provide the first two items in their entirety, if considered a priority by the community. It would then yield a development of a scale that could viably provide contributions towards the latter two items, improvements we understand would be secured at the existing sportsground. What is clear, however, is that the delivery of over 6ha of open space at the village can only be achieved if suitable levels of development are supported outside the settlement boundary as there is nothing close to this quantum of space available within the built-up area of Ketton. On this basis the draft plan can play a clear role in encouraging development that adequately contributes towards achieving what is a key objective of the community, that is the provision of a sizeable level of additional recreation space.

Suggested amendment: The policy should be reworded to provide support for development either inside or on the edge of the settlement boundary that can capably secure a significant contribution towards the open space needs of the village. This would be in recognition of the clear inability to provide this space within what are tightly drawn village confines.

**Policy KT12: Allotments** As a complementary policy to KT9 this then specifically supports the provisions of allotments at the village. The evidence base of the plan confirms that “*there are no allotments in either village at present but there is community interest/support in provision being made. This can be justified in terms of a population-related formula, according to national standards*”. The policy text then

Noted, but an ability to provide open space does not justify built development in open

	<p>goes on to state that “Ketton Parish Council will support the provision of an allotment site of at least 0.5 ha., 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.” The desire for allotments is then amplified later in the plan as part of Community Aspiration KTCA2.</p> <p>Currently Policy KT12 supports the provision of an allotment site of over 0.5ha at Ketton without providing either justification for the size threshold nor an understanding of how this land will be secured. The draft plan should firstly support the delivery of any allotment land regardless of size even if it would meet the identified need for 20 plots in part. Realistically the provision of allotment land will then need some form of enabling development alongside it – it is unlikely that they will be provided by a private landowner as a standalone facility.</p> <p>Our client’s current application is testimony to how allotment provision can be secured at the village. It proposes a minimum of 0.25ha of actual allotment land (equivalent to approximately 10 plots) alongside parking, access and associated open space. In the context of the identified need this will provide half of the plots that are current sought and provide an important community resource that cannot be secured on any of the other allocations or proposed development sites throughout the village. It is important that the draft plan provides sufficient positive weight to this provision to ensure that allotment land represents a key component of any future development at Ketton.</p> <p><u>Suggested amendment: The policy wording should remove the arbitrary threshold of 0.5ha at which point support is afforded to allotment provision.</u></p> <p><b>Policy KT18: Housing Mix for New Developments</b> This policy relates to housing mix and states that smaller homes (1-, 2- and 3-bedroom) homes, homes suitable for young families, older people and homes which meet the needs of people with disabilities are particularly encouraged and would be welcomed by the local community.</p> <p>The inclusion of this policy is encouraging to our client who has sought to directly meet the housing needs of Ketton within the mix proposed as part of their current application. On this basis we are pleased to lend it their full support.</p> <p>Our client’s current proposal responds positively to the requirements of this draft policy, seeking to provide over 90% of dwellings as 1-3 bedroom properties. Of all the</p>	<p>countryside, especially where there is not a numerical requirement for the housing that is being proposed. No amendment necessary.</p>          <p>Noted, but an ability to provide allotments does not justify built development in open countryside, especially where there is not a numerical requirement for the housing that is being proposed. No amendment necessary.</p>          <p>Noted, no amendment necessary.</p>
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	<p> dwellings on site 50% of them will be affordable. Of the market dwellings four of them will be bungalows. In short, the application scheme demonstrably contributes to the housing needs of Ketton described by this policy.</p> <p><b>Policy KT21: Rights of Way</b> This policy seeks to protect existing Public Rights of Way (PRoW) and provides support for their extension. It states that “<i>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 the surrounding open countryside</i>”.</p> <p>Our client supports the intent of this policy and recognises the key role that an extensive network of walking routes and ease of access to the countryside can play in enhancing the sustainability credentials of a settlement. Indeed, as with all of the outcomes described above this represents another objective that would be secured by the application proposal – it not only seeks to improve the current muddy footpath fringing the site but also promises a network of additional walking routes around the western section of the site.</p> <p><b>Conclusions</b></p> <p>We are pleased to confirm that generally our client is fully supportive of the ambitions of Ketton Parish Council and Tinwell Parish Meeting to develop a plan that seeks to identify the development needs of each village. What is clear, however, is that as written it currently fails to provide the required level of either flexibility or impetus to developers to secure many of these facilities and improvements. There is a clear requirement for the parishes to recognise that improvements such as open space provision, allotments and a varied housing mix will only be secured off the back of residential-led developments of sufficient scale.</p> <p>Whilst we do not propose that this results in the draft plan supporting a free-for-all in respect of new development it clearly signposts the need for new policies to encourage the appropriate form and scale of development at Ketton in particular, even if this falls outside of the village confines. On this basis our client’s proposals to our mind represent a way in which an appropriately scaled development can be delivered at Ketton which can secure a significant level of community benefit. The role of the neighbourhood plan then should be one which provides a platform for positive engagement between developers and the community to ensure that its needs can be</p>	<p>Noted, no amendment necessary.</p> <p>The support is welcomed but it is not necessary for plan to provide for a level of new housing development beyond that included in the current Development Plan. This is especially so noting advice from RCC, that recent permissions and commitments meet those requirements and exceed</p>
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	<p>met whilst the character of the village and its setting is preserved. This requires the plan to provide greater flexibility in terms of where development may come forward and what it should suitably comprise.</p> <p>The risk to the parishes is that without this flexibility and a suite of policies that simultaneously encourages but also controls additional growth at the village RCC will likely have to make decisions that override a number of the community's own aspirations to achieve the greater goal of a sufficient and consistent housing land supply across the county. Alternatively, some flexibility allowing appropriate development on the edge of Ketton would ensure that this objective remains entirely under the control of the community and the plan as a whole.</p> <p>I trust our comments on the draft Ketton and Tinwell Neighbourhood Plan are helpful. If, however, you wish to discuss any of the topics that have arisen further please do not hesitate in contacting either my colleague Alex Munro or myself.</p> <p>Geoff Armstrong (Director Armstrong Rigg Planning)</p>	<p>indicative future dwelling requirements as calculated by RCC.</p>
<p>Environment Agency 11/03</p>	<p>Thank you for sharing this draft Neighbourhood Plan with the Environment Agency. We aim to reduce flood risk, while protecting and enhancing the water environment. We have had to focus our detailed engagement on those areas where the environmental risks are the greatest.</p> <p>The Plan raises no significant concerns for us. We welcome the inclusion of policies relating to the natural environment, green infrastructure and protection of water quality. We note the value placed by local people on the Rivers Chater and Welland, which pass through the neighbourhood area. If you believe we may be able to provide specific information or advice relating to aspects of the plan, by all means get in touch.</p> <p>Nicola Farr Sustainable Places - Planning Specialist</p>	<p>Support noted, but disappointing that there is not an acknowledgement of the specific problems in Ketton and the pressure that will arise from new development.</p>
<p>Matrix Planning 15/03</p>	<p>I attach an objection to Policy KT 10, LGS4 (land at Luffenham Road) that we ask is removed from the draft Plan as it does not meet the tests for a Local Green Space. This objection takes the form of a summary objection and a full report at Appendix 1. Appendices 2-10 then form the background information. Please confirm it is in safe hands. Gordon Smith, MRTPI (Matrix Planning Ltd.)</p> <p><b>1. The site and surroundings</b> The site has an area of approximately 0.78ha. The developable site area is the smaller main rectangular area, and this has an area of about 0.65ha. Appendix 2 provides a site plan. It is wholly within the development boundary for Ketton and is located to the south-west of the settlement.</p>	<p>Email acknowledged.</p> <p>Without prejudice to any comments that have been or may be submitted on the planning application, it is acknowledged that</p>

	<p>The site is located immediately to the rear of 52 Luffenham Road (this is not part of the site), and is north-west of the A6121 in Ketton, Rutland.</p> <p>The site, shown in Appendix 1, is an irregular arable field bounded by the rear garden plots of houses fronting onto Northwick Road to the south-west and north-west and Luffenham Road to the north-east. The site is centred on NGR: SK 97752 04221 (centre). Its height rises 4m from 45m AOD at the site entrance, up to 49m AOD at the northwest corner. It is L-shaped with most of the site being a generally rectangular parcel of land encompassing a single agricultural field. The thin tail of the site provides an access corridor toward Luffenham Road.</p> <p>The main body of the site is enveloped on four sides by 18 single- and two-storey houses. Its longest side (west) is 107m and its eastern boundary 80m.</p> <p>Opposite the present site entrance lies the western extremity of the grounds to Ketton Hall. Visibility for exiting traffic is aided with a very wide grass verge. An electronic speed safety device is also a short distance west of the site entrance.</p> <p>The site does not fall within a conservation area, although its entrance does lie close to an open element of Ketton Conservation Area to the SE (45m away, Appendix 3).</p> <p><b>2. Description of recent planning application</b> An application for the development of 16 houses was validated on 10 June 2021. It remains undecided. The proposal is in outline only with an access design shown from Luffenham Road. All other matters are reserved for subsequent approval. A detailed layout is however presented to demonstrate site capacity (up to 16) and to present one illustrative solution to the site's constraints that may help to frame conditions. It is not intended to stifle the creativity of a future designer but shows that an acceptable layout may readily be devised. An illustrative layout is shown over page and also attached as Appendix 4.</p>	<p>the Proposed LGS Designation is unlikely to be sustained.</p> <p>The draft Plan has been amended to remove the proposed LGS 4 from Policy KT 10.</p>
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This is a low-density scheme given site constraints. The layout presented is a logical and neighbourly response to the constraints of houses lying in proximity on 4 sides of the site's boundary. An attractive entrance area lies off the site's southern extremity with access between Nos 52 and 54 Luffenham Rd. This part of the site is a substantial 35m wide area. This area is shown as being retained open in character to protect the trees in proximity, but also to offer an appealing entrance. Tree constraints are shown on the layout plan and are also detailed in Appendix 5. Attractive perimeter trees (outside the site) will not be compromised by the development. No tree removal is required in the illustrative layout presented. A water feature is shown as an option. The feature may function as a drainage attenuation area if further drainage studies submitted with reserved matters required. The NE and E boundaries are less constraining given the position of neighbouring houses. To improve highway safety, in the undecided planning application 2021/0751/MAO the access has been moved over to the eastern side of the entrance. There is no other pedestrian or vehicular access other than from Luffenham Road.

**3. Evaluation of the suitability of the site for housing in the context of local character**

**a. Policy context and support for housing development.**

The site is inside the planned development limits for Ketton, a Local Service Centre, and is likely to be acceptable for development. This is shown in the policy review below and in the conclusion of the Councils Planning Policy section at Appendix 6. The policies of the Core Strategy are still relevant in indicating the suitability of locations across the district for housing. This table shows there is no policy conflict in developing housing on the site.

<p><b>Policy CS1 – Sustainable Development Principles</b></p> <p>Identifies what is expected of new development in Rutland and defines the key principles of sustainable development.</p>	<p>The development is consistent as it is wholly within Ketton, a village where growth is allowed.</p> <p>The criteria in this policy relevant to an outline scheme are access, character, surface water management. These requirements are positively met.</p>
<p><b>Policy CS3 - The Settlement Hierarchy</b></p>	<p>Ketton is a Local Service Centre, one of the district's 7 largest villages. There is no policy conflict.</p>
<p><b>Policy CS4 – Location of Development</b> sets out sustainable locations for development for the County, identifying Ketton as a Local Service Centre.</p>	<p>Ketton's growth is supported for infill developments.</p> <p>This is a fundamental support for the development, as it is infill development.</p>
<p><b>Policy CS9 – Provision &amp; Distribution of New Housing</b> sets out the provision for new dwellings, with much new housing located within the Local Service Centres.</p>	<p>As with the policy above.</p> <p>No policy conflict.</p>

**b. Assessment in the context of the character of the immediate area, and site constraints**

Modern housing dominates the immediate neighbourhood of the site, with no strong character to offer a thematic lead. Both single and two storey properties predominate locally, and this is replicated with the variety shown in the illustrative layout (Appendix 4). Existing housing around the site is of a low density. Astride the site's entrance, large, detached houses frame its entrance lending a present spacious character. A generous grassed road verge on the north side of Luffenham Road, that aids good highway visibility, adds to the attractive spacious setting in this part of the village. Whilst density is not the prime determinant of a site design, site density is noted as being lower than policy requires. The site is 0.8 ha, but only about 80% (0.65 ha) is developable given the narrow entrance from Luffenham Road. Consequently, the



entrance area lends itself to a very open landscaped treatment as suits its location alongside a key view into the village.

**c. Relationship with conservation area** The site does not fall within a conservation area, although its entrance does lie close to an open element of the Ketton Conservation Area to the south-east (45m away see Appendix 3). The conservation area is generally centred on the historic core of the village extending in a linear form along the High Street. The village itself has a visual cohesiveness with some lively and interesting street scenes.

Although the site's narrow entrance lies close to the conservation area, the conservation area, is not a key influence on the site's development. *The position of the entrance road and associated entrance landscape features will however ensure that the character of this part of the conservation area is not compromised.*

The entrance design will be reasonably open, with spacious features offering a relaxed setting for the entrance road. The tree survey offers clear guidance for tree protection at the entrance (new road surface to be porous and hand dug). This open entrance character will complement the open feel of the area.

The proposal retains the mature trees at the front boundary to the main road frontage, and a linear open space offers further entrance features that function to distance adjacent resident gardens from the road.

The entrance into the site offers the chance to create a welcoming and green area. The mature trees will create a most attractive enclosure. Maintenance is likely to be by a management company.

No objections were raised to the current planning application by the Councils conservation officer who concluded: *"...it is detached from it and as the frontage of the application site to Luffenham Road is to remain open, there will be no impact on the open character of the opposite, southern, side of the road that forms part of the historic grounds to Ketton Hall. I would not wish to object to the proposal, therefore, from a conservation point of view."*

**d. Heritage matters and historical value**

**Archaeology** A desk based archaeological assessment has been completed. This exercise has been cleared for no further action by the Council's archaeologist. The available evidence indicates that there is generally low potential for any remains

	<p>across all historic periods. The Council’s Archaeologist concludes no further archaeological work is necessary.</p> <p>This evidence is presented as Appendix 8. This site is not special in archaeological terms.</p> <p><b>Heritage assessment.</b> Legislation requires the Local Planning Authority to pay special regard to the desirability that the character or appearance of conservation areas should be preserved or enhanced.</p> <p>A broader heritage assessment has not been carried out as, whilst close, the site is detached from the Ketton conservation area with a substantial number of houses in between. See Appendix 3 that shows the site’s location relative to the Conservation Area.</p> <p>As the entrance to the site remains recently open, there is no conflict with the dominant open character off the opposite side of the road (the grounds of Ketton Hall). There are no references to this part of the Ketton Hall grounds in the Conservation Area assessment of its ‘Character Area 4’.</p> <p>The Council’s Conservation Officer agrees (see Appendix 7). With the exception of the narrow entrance area, this site does not have a relationship with the heritage value found in the Conservation Area.</p> <p><b>e. Ecology</b> An Ecology report has been completed and reviewed by the council's own ecologist (see Appendix 9) . There are no major constraints associated with the development of the site, nor that suggest the site should not be developed. The site does not have wildlife value that makes it special on this measure.</p>	
<p>Vistry Homes 17/03 (through Pegasus Planning)</p>	<p>Thank you for the opportunity to comment on the above consultation on the Ketton and Tinwell Neighbourhood Plan. These representations are made on behalf of Vistry Group who have interests in land to the north of Park Road, Ketton. I have set out below our comments on the relevant sections of the Draft Neighbourhood Plan.</p> <p><b>Section 2 – Policy Context</b></p> <p>Section 2 of the Draft Plan sets out the Policy context for the draft plan, referring to the adopted development plan including the Core Strategy Development Plan, July 2011 and the Site Allocations and Policies DPD, October 2014. The section advises that the Neighbourhood Plan will not include new housing or employment allocations, relying instead on the allocations made in the Site Allocations and Policies DPD.</p>	

	<p>The Draft Neighbourhood Plan acknowledges that the Local Plan is out-of-date. The Core Strategy and associated Site Allocations and Policies DPD made provision for future housing requirements over a plan period ending in 2026. The Neighbourhood Plan proposes to set out the planning strategy for the area over an extended period 2022 to 2036 – an additional 10 years beyond the currently adopted Local Plan.</p> <p>It is therefore clearly inappropriate for the Neighbourhood Plan to seek to rely on allocations made in the adopted Site Allocations and Policies DPD which covers a much shorter plan period. Paragraph 66 of the NPPF advises strategic plan making authorities to establish a housing requirement figure for their whole area and within this overall requirement set out a housing requirement for designated neighbourhood areas reflecting the overall strategy. Paragraph 67 goes on to advise that where it is not possible to provide a requirement figure for a neighbourhood area, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. Given the Neighbourhood Plans intention to plan for a period to 2036, the Neighbourhood Plan Group should request an indicative housing requirement figure to inform its strategy for housing provision over the plan period. As currently framed the Draft Neighbourhood Plan would not meet the basic conditions.</p> <p><b>Section 3 – Portrait of the Area – Community and Leisure Facilities</b> At page 26 of the Draft Neighbourhood Plan there is a list of the range of community and leisure facilities available in Ketton, including public transport provision. This usefully demonstrates the sustainability of the settlements and its appropriateness as a location for further residential development over the plan period to 2036.</p> <p><b>Section 4 – Vision, Key Issues and Plan Objectives</b> The Draft Neighbourhood Plan sets out a vision, key issues and objectives, with the vision referring to development being small-scale, in keeping with local character and meeting the aspirations of the full spectrum of residents. In the absence of a proper consideration of likely housing requirements for the plan period, as discussed above, it is not possible for the Neighbourhood Plan to set out a robust vision and objectives that seeks to limit future development in the village. Following a proper consideration of future housing requirements in conjunction with Rutland County Council, the proposed vision and objectives should be reviewed.</p>	<p>Government guidance does not require a Neighbourhood Plan to make housing site allocations. Consideration may however be given to incorporating the RCC indicative housing requirement. A report was approved by the RCC Cabinet (on 16<sup>th</sup> November 2021) on a methodology for providing indicative housing requirement figures for Neighbourhood Plans where these are intending to make allocations for housing development. In Appendix 1 to that report, the average requirement for Larger Village was for 47 new dwellings. It is interesting that the level of recent commitments and approvals in Ketton exceeds that figure adding further weight to the argument that it is not necessary for the NP to make further housing allocations.</p> <p>This is simply a list, and the quantity and quality of provision is not assessed in relation to the capacity of the community to absorb any given level of new housing development.</p> <p>See earlier commentary on indicative housing requirements and site allocations.</p>
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	<p><b>Section 5 – Neighbourhood Plan Policies</b></p> <p><b>Policy KT 2 – Landscape Character and Important Views</b> Policy KT 2 advises that development proposals should safeguard and if possible enhance views into and out of the villages, incorporating sensitive layout, design and mitigation measures to minimise any adverse impacts on the landscape. Maps included in the draft Plan show the important views and the plan refers to the Evidence Base setting out the methodology for selection of the Important Views. The proposed Important Views are numerous and include views K20 and K21 that relate to land north of Park Road, under the control of Vistry Group.</p> <p>For view K21 from Witchley Road looking south-west to Cats Hill Spinney, the Evidence Base does not provide clear evidence to justify why this view, available to a limited number of residential properties, represents an Important View key to the character of the settlement. Its designation as an Important View is therefore not adequately justified.</p> <p>For View K20, looking south from Empingham Road, as part of the supporting evidence for the outline planning application for land at Park Road, a Landscape and Visual Assessment prepared by Golby + Luck, Landscape Consultants considered the potential impact of development off Park Road on this view and the masterplan proposals were carefully framed to ensure development would successfully minimise any adverse impacts on the landscape. The conclusions of this assessment were confirmed by Rutland County Council’s officers who concluded that there were no justifiable landscape reasons to refuse the development proposals. The Neighbourhood Plan should therefore be amended to note that work undertaken in relation to the planning application on land at Park Road demonstrates that development could take place in this location without impacting on this view.</p> <p><b>Policy KT 9 – Open Space provision in new housing development</b> The policy requires larger scale new housing development to include the provision of suitable green spaces to meet recreation needs and green corridors to help bring the countryside into the built environment. The proposals for development at Park Road made provision for extensive areas of informal recreation adjacent to Cats Hill Spinney along with new children's play areas and would be wholly consistent with this policy.</p>	<p>View 21 quoted here is from an area of amenity open space which is open to all village residents, not just the adjoining houses. It already was described as such in the Reg14 draft, in fact, but additional wording now added. NB now view K22</p> <p>It is not necessary for the Plan to be reworded to incorporate detailed site-specific landscape studies to address a single planning application. The purpose of designating the Key View is wider and is intended to cover other forms of development which may be proposed in the wider area.</p> <p>Noted, no amendment necessary.</p>
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	<p><b>Policy KT 12- Allotments</b> Policy KT 12 advises that the Parish Council will support the provision of an allotment site of at least 0.5 ha within or adjoining the village. In Section 6, Community Aspirations, Community Aspiration KTCA 2 states that opportunities for the creation of allotments will be pursued and a plan is included at p114 showing potential areas for allotment creation including land off Bartles Hollow. This land is in private ownership and does not provide an opportunity for the provision of allotments. Reference to this site on the plan should therefore be removed. The outline application by Vistry Group for development on the land at Park Road included an extensive area for informal recreation. Vistry Group would be happy to discuss the option of provision of allotment land as part of this informal recreation area further with the Neighbourhood Plan Group as part of a proper assessment of future housing requirements and allocations over the plan period.</p> <p><b>Policy KT 13 – Location and Scale of New Housing</b></p> <p>This policy advises that proposals for new residential development for 10 dwellings or more will only be supported if they satisfy Policy SP3 of the Rutland Core Strategy and SP5 of the Site Allocations DPD and locally based criteria. The Explanatory text suggests that there is a requirement and supply argument against further larger scale housing development beyond those allocated in Ketton for at least five years.</p> <p>As explained above, this argument cannot be substantiated without a proper understanding of the likely housing requirement over the proposed Neighbourhood Plan period extending to 2036. It is clearly not justified for the Neighbourhood Plan to seek to rely on the out-of-date policies in the adopted Local Plan and only consider housing requirements for the now remaining 4-year period to 2026.</p> <p>In the absence of an up-to-date local plan, the Neighbourhood Plan Group should request an indicative housing figure for Ketton and Tinwell from Rutland County Council and then plan to meet this requirement through specific housing allocations. The outline application for the land at Park Road has demonstrated that there are no technical constraints to development in this location and it represents a suitable and deliverable housing site that should be included as an allocation in the Neighbourhood Plan to meet housing requirements over the proposed plan period to 2036.</p>	<p>Noted, no amendment necessary.</p> <p>See earlier commentary on indicative housing requirements and site allocations.</p> <p>The intention is for the NP to provide a criteria-based policy, based on local detail and analysis and with community support.</p> <p>It is anticipated that the NP will inform the emerging Local Plan and that an appropriate longer-term housing requirement will be agreed through that process.</p>
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There is an opportunity for the Neighbourhood Plan to locally decide the best location for growth at Ketton which will otherwise be decided by Rutland County Council or successful planning applications. The Neighbourhood Plan itself highlights that Ketton has been left vulnerable to unplanned/unallocated developments by the withdrawal of the local plan and without positive allocation of housing sites, the Neighbourhood Plan will not provide any protection from this.

Our clients site provides the opportunity to deliver up to 70 high quality homes, open space and landscaping. The area around the site currently suffers from surface water flooding and this development would manage the flow of water from the site and retain it within a balancing pond before it reaches the lowest point of the site causing disruption to those living adjacent.

The site was proposed for allocation for housing development in the Draft Local Plan and formed part of the Regulation 18 consultation undertaken in 2017 (KET/03a). This demonstrates Rutland County Council consider the site is a sustainable and a suitable opportunity for residential development and with the withdrawal of the Regulation 19 Consultation version of the plan in Sept. 2021, this will need to be revisited to take account of the change in view on St George's Barracks.

The local housing need for Rutland is not currently being met and our client's site provides an opportunity for Ketton to positively plan to meet that need whilst bringing benefits to the wider community that will not be achieved by smaller infill developments. Our client, Vistry, are a locally based housebuilder who will stay involved throughout the delivery of the site, the site will not be sold off and they are keen to work with the community to discuss the details of layout, drainage, construction management and other matters important to residents.

The site is would not impact on the heritage of the village, can deliver biodiversity net gain and provides safe and suitable access by all modes of transport with no severe impact on the highway network. Development can be avoided on the high ground to the west of the site, which is proposed for open space provision, reduce surface water flooding by managing water on the site and would not impact on the most valuable agricultural land.

	<p>I hope the above comments are helpful. Our client is happy to continue the constructive dialogue with the Neighbourhood Plan Group initiated as part of the work on the outline planning application and would be happy to meet with the Group as appropriate to discuss the issues raised above in more detail</p>	
<p>Cecil Family Trust 18/03 (through Strutt and Parker)</p>	<p>Please see below consultation responses on behalf of the Cecil Estate Family Trust:</p> <p><b>Policy KT 4 - Proposed Green Infrastructure Corridors</b> The proposed wildlife corridor should be re-drawn to stay within the boundary of the Neighbourhood Plan and areas falling outside of the Parish boundary east of the A1 should be removed from the plan. As drawn, it is misleading, despite the explanation on pg. 63 stating the policy can only apply within the Ketton and Tinwell Neighbourhood Plan.</p> <p><b>Policy KT 11 - Local Open Space and Local Green Space</b> We support the inclusion of Tinwell Recreation Ground and Tinwell Village Hall as important (Formal) open spaces to be protected. We disagree with the inclusion of Great North Field and Great South Field between Tinwell and the A1 as Other Important Open Spaces (OIOS) due to the extent of land covered under this proposed designation. We suggest further work is 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.</p>	<p>A second map, to differentiate the wider corridors, has now been added to the draft Plan</p> <p>This support is noted and welcomed. Wording has been changed to clarify approach; however no substantive change to the proposal has been made. It is felt on reflection that there is no need to delineate smaller areas given that it is proposed that the Important Open Spaces criteria apply (i.e. any development proposals need to demonstrate they are appropriate under these criteria) and these can apply to all or part as per the case.</p> <p><i>In considering these comments, the SG also decided to write directly to the landowners of the OIOS around Ketton. They had been included in the community consultation, but had not supplied comments. It was felt that they should be offered a further opportunity, prior to the finalisation of the Submission Draft. Three landowners responded via</i></p>

	<p><b>Policy KT 20 - Commercial development, including agricultural</b></p> <p>We support policy KT20 and suggest that Tinwell Business Park should be identified as an employment hub within the plan area. There is strong demand for employment space as evidenced by the full occupancy of Tinwell Business Park and the large numbers of enquiries received when space is advertised at this site.</p>	<p><i>email. After email discussion, two made no further points. The third raised an objection but had done so on an apparent misunderstanding of what was being proposed. Additional explanation was provided to correct the misunderstanding, but no further response was received from the respondent.</i></p> <p>This support is noted and welcomed. However, no change is needed because Tinwell Business Park is already referred to in the preamble.</p>
<p>Cavendish Trust 18/03 (Through Andrew Beard Planning)</p>	<p>Email. Our planning agent has submitted the attached comments today, but there didn't appear to be anywhere on the online form that noted who had submitted the comments, so have sent this to ensure a) you have them, b) that we are included in any future consultation regards the Ketton and Tinwell Joint Neighbourhood Plan Ben Whyles (Trustee) The Cavendish Gospel Hall Trust.</p> <p>Submission: I have completed the questionnaire and added specific comments "In relation to community facilities, the protection of existing facilities is supported, and new community uses should be supported but there is real concern over policy KT27 in regard to two reasons.</p> <p>1. a) is not in conformity with national guidance NPPF 85 which acknowledges that sometimes community facilities have to go outside the settlement boundaries. The settlement boundary protects primarily for housing but sites on the edge or close to the settlement for community uses should not be unreasonably precluded, they should be supported and welcomed as there are rarely sites available within the settlement boundary.</p>	<p>This support is noted and welcomed.</p> <p>This is acknowledged but the NPPF includes the comment "... In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for</p>



	<p>2. The ambiguity of criterion v) the use of the word 'genuinely' [How is that objectively assessed] and it should be acknowledged that various community uses do not serve the whole community. Places of worship for example generally only serve a section of the community in that faith. This wording could be unfairly used to resist many community uses rather than bring together a range of uses that collectively then provide for the whole community. Many faiths have 'protected characteristics' of religion and belief under the Local Government Act and Equality Act 2010, and to disregard certain religious services that may not be open to all is potentially discriminatory. The policy should reflect the "Faith Groups and the Planning System" Oct 2015 policy recommendations particularly - "Sharing premises with or between religious traditions maybe a suitable measure if there is local pressure on space. This has been successful in some cases and such experiences of sharing can be of benefit to other faith communities through creative practice case studies. <b>However, for many faith groups, sharing premises will be neither practical nor consistent with their theological beliefs.</b>"</p> <p>The criterion (v) therefore ought to be deleted as it adds an unnecessary dimension to the lawful role of Use Classes. Class F.1 and F.2 uses are community facilities, whether they serve the whole community or not. A place of worship may only serve an element of the community, but it is nonetheless a needed part of the community that should be valued and supported."</p>	<p><i>example by improving the scope for access on foot, by cycling or by public transport)..."</i></p> <p>Therefore, no amendment required.</p> <p>This is a policy briefing produced by the Faith and Place Network and does not constitute planning guidance or legislation.</p> <p>No further action re this response</p>
<p>Natural England 18/3 (via RCC)</p>	<p>Draft Ketton and Tinwell (Joint) Neighbourhood Plan - Regulation 14 Consultation</p> <p>Thank you for your consultation on the above dated 04 February 2022 Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p><b>Natural England does not have any specific comments on this draft neighbourhood plan.</b> However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan. For any further consultations on your plan, contact: <a href="mailto:consultations@naturalengland.org.uk">consultations@naturalengland.org.uk</a>.</p> <p>Gregory Shaw (Lead Adviser – Sustainable Development) East Midlands Area Team</p>	<p>Noted, no amendment needed. However, NE publications and guidance have been taken into account in evidence gathering and in the drafting of the Plan.</p>

**Table 2 Comments submitted by Rutland County Council on Friday 18<sup>th</sup> March 2022**

Reference	Comments	Suggested responses
	<b>General</b>	
Page 12	<ul style="list-style-type: none"> <li>“Unfortunately, the ‘Development Plan’ is now out of date (although the Core Strategy Development Plan Document (DPD), the Site Allocations and Policies DPD, and the Minerals Core Strategy &amp; Development Control Policies DPD remain relevant” - Please remove the sentence “‘Unfortunately, the ‘Development Plan’ is now out of date..”</li> <li>Please reference that the Core Strategy Development Plan Document (DPD), the Site Allocations and Policies DPD, and the Minerals Core Strategy &amp; Development Control Policies DPD is the adopted local plan is still relevant.</li> </ul>	This is a reasonable point, agree to delete wording as suggested.
Page 36	Displays a photocopy version of conservation area map from the appraisal document. This is not very clear. A map of the updated conservation area was provided by RCC.	Agreed. Map reformatted
Page 58	When referencing the NPPF need to state the version year e.g. NPPF (2021) as paragraphs change between editions.	Agreed and amended accordingly.
n/a	<ul style="list-style-type: none"> <li>Policies or parts thereof that include the word ‘should’ are aspirational. Where we can actually enforce it, use ‘shall’.</li> <li>In policy wording, use the word ‘approved’ instead of ‘supported’.</li> <li>It is not necessary to repeat points from other neighbourhood plan policies in a policy as the planning application will be considered against these policies in their own right.</li> </ul>	Noted, but there are different ways to express policies. However, policy wording could be reviewed taking account of Locality Guidance and the form of policies in other, similar, Made, Neighbourhood Plans. Wording reviewed for necessary changes
	<b>Our Community</b>	
<b>Policy KT1 - Overall Sustainable Development and Localism Principles</b>	<b>Comments from Development Management (DM) officers</b> <ul style="list-style-type: none"> <li>KT1a – The first part of the first sentence seems superfluous. Could be phrased to read “Development proposals shall ” as the list that follows repeats the first part.</li> <li>KT1b –I appreciate the purpose of this policy however we would not likely refuse an application if they don’t engage at pre-app and therefore this</li> </ul>	It is helpful to reference scale, nature and location. “Should” may be altered to “shall”, depending on the agreed approach to policy wording, but consistency is desirable. Noted and acknowledged. It may be possible to retain: “ <i>In accordance with the</i>

	<p>paragraph would not add anymore to the pre-application engagement section of the NPPF. (Just to give some background to this – another Local Authority had a similar policy for public consultation on larger proposals – they tried to refuse an application on the basis that a scheme hadn’t complied and got costs awarded against them in the appeal. Following that decision that part of the policy was essentially ignored by dev management officers because there was no basis for insisting on it).</p> <p><b>Comments from Policy Officer</b> Part B) falls out the scope of planning policy. You cannot use it to determine a planning permission. It would be advisable to remove this from the policy.</p>	<p><i>RCC policy, pre-application discussions for larger scale development proposals (e.g. 10+ houses or commercial development over 500m2) should involve appropriate consultation with the Parish Council/Parish Meeting and local residents, preferably in advance of an application being submitted.</i> Policy wording adapted -explanation text already in place</p>
	<b>Our Environment</b>	
<p><b>Policy KT 2:</b> <b><i>Landscape character and important views</i></b></p>	<p><b>Comments from DM officers</b></p> <ul style="list-style-type: none"> <li>• Should the second sentence read “Proposals will only be supported...”? Without the word ‘only’ the policy doesn’t indicate that proposals that have a harmful impact will not be supported.</li> <li>• 69 views is quite a lot (for example, Oakham and Barleythorpe NP only have 11 views)– is there scope to group some of these together? For example, K34-K39 are essentially one panorama? It would be very difficult for development officer to implement this policy if they have to consider the impacts of a scheme on all of these views.</li> </ul>	<p>Agreed, insert “only” as suggested.</p> <p>Views reformatted to be presented as groups where possible. Note that one location capable of several different views.</p>
	<b>Our Heritage</b>	
<p><b>Policy KT 3 - Trees, hedges and watercourses</b></p>	<p><b>Comments from DM officers</b> Seems to be missing a term after ‘replacement’ – replacement what?</p> <p><b>Comments from Policy Officer</b> Need to consider how a proposal would objectively demonstrate that the benefits of a proposal outweigh the harm likely to be caused?</p>	<p>This may be punctuation, amend to: “.....acceptable schemes for replacement, including, where appropriate: trees on a like-for-like basis, hedgerows or similar habitats have been incorporated into the proposal; This could be covered in the explanation, for example: “It is expected that landscape and habitat assessments will be submitted in order to enable any benefits and harm to be assessed.” Wording has been adapted</p>

<p><b>Policy KT 4 – Local Green Infrastructure Corridors</b></p>	<p><b>Comments from DM officers</b> I think this would read more clearly if the a) and b) list notifiers were removed. Written as it is, sub para b) doesn't appear to follow on from a).</p> <p><b>Comments from Policy Officer</b> Insert "Maintain and enhance" to "Any such development must include suitable measures to .." It is not clear how this policy will be used by planning officers when determining applications. It needs to be clear what you mean by impact on the Local Green Infrastructure Corridor and if this policy will only be applied to proposals within the identified corridors.</p>	<p>Noted, this policy has been reformatted.</p> <p>Noted and agreed, amended as suggested.</p> <p>Disagree, the explanation covers this point. In addition, the limits on the policy should be proposals within and adjoining the identified corridors.</p>
<p><b>KT 5 Designated Heritage Assets in and around Ketton</b></p>	<p><b>Comments from DM officers</b></p> <ul style="list-style-type: none"> <li>• Don't need to reference CS22 and SP20. They would be reasons for refusal in their own right.</li> <li>• a) doesn't seem necessary to be present in the policy.</li> </ul> <p><b>Comments from Policy officers</b> b) – add date to the conservation appraisal.</p>	<p>Noted, and deleted, and wording added to the explanation to state that: "The policy will be applied alongside Core Strategy Policy CS22 and the Site Allocations &amp; Policies DPD Policy SP20, which must also be satisfied in order for proposals be acceptable"</p> <p>Noted and agreed – date added.</p>
<p><b>KT 6 - Designated Heritage Assets in and around Tinwell</b></p>	<p><b>Comments from DM officers</b> Same comment as KT5. Don't need to reference CS22 and SP20.</p>	<p>Noted, could be deleted and wording added to the explanation: "The policy will be applied alongside Core Strategy Policy CS22 and the Site Allocations &amp; Policies DPD Policy SP20, which must also be satisfied in order for proposals be acceptable."</p>
<p><b>KT 7 - Protecting and enhancing archaeological sites</b></p>	<p><b>Comments from DM officers</b> This is usually subject to a conditional requirement for the work to be undertaken, much as I agree with the principle of getting information in early/alongside an application, I'm not confident we could use this to refuse an application if the information wasn't provided concurrently.</p> <p><b>Policy comments</b> Policy SP20 – The historic environment – has a policy within it that covers archaeology. KT7 doesn't add additional protection and so we suggest that it's not required in the neighbourhood plan.</p>	<p>Noted, but no change necessary, the policy is reasonable as worded.</p> <p>Archaeology has been proven to be extensive and important in Ketton and</p>

		Tinwell. It is reasonable to have a dedicated policy in the Plan.
	<b>Open Spaces</b>	
<b>KT 8 - Existing open space and recreation facilities</b>	<p><b>Comments from DM officers</b></p> <ul style="list-style-type: none"> <li>I think sub para iv) should read “in a sustainable location” on line 3 not “in sustainable a location”.</li> <li>Could para v) be incorporated into para i) to make it clear from the start all of the areas to which it relates? The last line could then also be included within the same section.</li> </ul> <p><b>Planning policy officer comments</b></p> <p>Please see para. 5.18 on page 57 of the Core Strategy which provides a definition of Green Infrastructure. The spaces and recreational facilities you have listed are covered by the definition and so they are protected from development by policy CS23. KT 8 doesn't add any further protection and so we suggest it's not necessary to include.</p>	<p>Noted, correction made.</p> <p>Noted and agreed; the policy re-ordered.</p> <p>Disagree, it is important for open spaces and recreation facilities to be identified and protected in a NP, especially where the existing development plan has a limited life.</p>
<b>KT 9 - Open space provision within new housing developments</b>	<p><b>Comments from DM officers</b> I'm not sure the word 'should' is sufficiently firm in a policy of this nature, it's used several times. I'd also say that if something isn't practical or viable the policy wording should make it clear that this needs to be demonstrated to be the case.</p> <p><b>Comments from Policy Officers</b></p> <ul style="list-style-type: none"> <li>KT 9 a) - consider if this policy adds further to policies CS21 – The Natural Environment and CS23 Green Infrastructure, Open Space, sport and recreation.</li> <li>The second part of the policy would be better suited to for inclusion in a local CIL 'spending list' which would be helpful in terms of setting out what the preferred locations for investment would be and sets the community aspirations to where the parish portion of CIL money would be directed. We can advise on the development of this.</li> <li>Last section of this policy e.g. “The level of provision should be in accordance with the standards...” repeats policy SP22 and so it is not necessary to include in the neighbourhood plan.</li> </ul>	<p>Agreed, changed to “must”.</p> <p>Agreed, a reference now included in the explanation, along the following lines: <i>“In terms of practicality or viability, any decision not to provide open space within a site, must be based on factors including: design, layout, topography, housing types and densities.”</i></p> <p>Disagree, the policy is locally directed and the identification of potential locations for investment adds clarity for developer and decisions makers.</p> <p>Although relevant at present, there is uncertainty as to how long the CS policies will apply/remain up to date.</p>

	C) – falls outside the scope of planning policy and wouldn't be used to determine a planning application.	Disagree, this is within the scope of planning conditions and/or Section 106 Agreements
<b>Policy KT 10 - Proposed Local Green Spaces</b>	<p><b>Comments from Policy Officers</b></p> <ul style="list-style-type: none"> <li>When deciding when to designate a Local Green Space, it is important to start with thinking about what level of protection do these spaces require? Is this the most appropriate policy to protect them? Some of these spaces will be protected by other policies and will be unlikely to be developed anyway and so it isn't appropriate to designate them as Local Green Space</li> <li>Need to ensure that the sites identified are not already safeguarded by policy CS23 as they fall under the definition of green infrastructure on page 57 Para. 5.18) e.g. The green burial ground. If so, they won't meet the definition for local green space (LGS).</li> </ul> <p>The table included shows where you believe they meet the qualities to match the requirements for LGS as set out in the NPPF. Robust evidence needs to be provided to show how they are 'demonstrably special to the local community' to justify their designation.</p>	<p>Other designations such as public open space do not rule out designation as an LGS, where the NPPF criteria can be met.</p> <p>Noted, and evidence reviewed and added to/strengthened as necessary and reflected in drafting.</p>
<b>Policy KT 11 – Other Important open Spaces</b>	<p><b>Comments from Policy Officers</b></p> <ul style="list-style-type: none"> <li>Need to consider what the purpose of this policy is. Important open space and frontages within the planned limits of development are protected by the Local Plan policies. What is the reason for considering "other important open spaces" separately to Local Green Space? Is there a need to have two policies?</li> </ul> <p>Proviso b) Minerals and Quarrying is a County Council matter, whilst the quarry is operational it is defined as 'Excluded Development and should not be included in the Neighbourhood Plan to meet the Basic Conditions. The supporting text refers to '<i>always exclude commercial or residential development</i>'. The quarry will be subject to a Restoration Scheme.</p>	<p>Noted, explanation reviewed, evidence reviewed for strengthening. It is, however, justifiable to have separate policies given the limited coverage in the Local Plan and the different purpose of LGS</p> <p>Noted, and drafting amended to convey point about <i>future</i> use and undertakings more clearly.</p>

<p><b>Policy KT 12- Allotments</b></p>	<p><b>Comments from DM officers</b></p> <ul style="list-style-type: none"> <li>Does this mean you won't support an allotment site if it's smaller than 0.5Ha? I think this could be worded to encourage without implying refusal of a smaller site.</li> </ul> <p><b>Comments from Policy Officers</b> As discussed already, Is this a planning policy or a community aspiration? This is something that could be put in a CIL spend plan or if the Parish Council has an idea where they want it to go, they should think about allocating it.</p>	<p>Noted, and amended.</p> <p>It is a legitimate aim for an NP to seek allotment provision.</p>
<p><b>Our Housing</b></p>		
<p><b>KT 13 Location and scale of new housing (Ketton)</b></p>	<p><b>Comments from DM officers</b></p> <ul style="list-style-type: none"> <li>KT13 Policy refers to SP3 but should be CS3 (and CS4?)</li> </ul> <p><b>Comments from Housing officer</b></p> <ul style="list-style-type: none"> <li>Prohibits housing outside the PLD and seeks to limit development size – the supporting text says, <i>"It is recognised that the RCC Rural Exceptions policy will apply outside the villages"</i>, this might be better in the actual policies and 'outside the Planned Limits of Development' may be better than 'outside the villages'.</li> </ul> <p><b>Comments from Policy Officers</b></p> <ul style="list-style-type: none"> <li>Remove reference to SP3. Refer to CS4 and SP5.</li> <li>Do not need to repeat points from other neighbourhood plan policies e.g. a), b) c) as the planning application will be considered against these policies in their own right.</li> <li>B) doesn't add to policy SP5 which allows development within the PLD.</li> <li>The way in which KT13 is worded suggests that developments of less than 10 dwellings would not be supported which is contrary to SP5.</li> </ul> <p><b>Alternative approach to this policy</b></p> <ul style="list-style-type: none"> <li>According to the Advice to Neighbourhood Plans – Proposed Methodology for the Provision of Indicative Housing Requirements report produced by Rutland County Council the minimum indicative housing figure for Ketton, as a larger</li> </ul>	<p>Noted and agreed.</p> <p>Noted and agreed – reference to PLoD added within the policy text.</p> <p>Noted and agreed. Disagree, the cross references add clarity to the policy.</p> <p>As above</p> <p>See below</p> <p>It is not necessary for a Neighbourhood Plan to set a housing requirement or to make site allocations.</p>

	<p>village is 47 dwellings up to 2041. The NP should plan for growth, and we recommend that the NP provides a 10% buffer on 47 dwellings to address market contingency which would provide a housing requirement of 52 dwellings.</p> <ul style="list-style-type: none"> <li>• The SAP DPD (2014) allocated 4 sites in Ketton. These allocations all have planning applications submitted that are awaiting determination. The draft indicative housing figures from the planning applications are: H5 Chater House, High Street – 15 dwellings H6 Home Farm, High Street- 15 dwellings H7 The Crescent, High Street – 35 dwellings H8 Land off Empingham Road (also known as Wooten Close) – 36 dwellings</li> <li>• If these planning applications are granted permission, this will exceed the indicative housing requirement of Ketton</li> <li>• In this circumstance it would seem a better approach for the NP to set the indicative need, show how this is likely to be met by existing Local Plan allocations and conclude that there is no need for the NP to propose allocations to meet the indicative housing requirement for Ketton. Then leave the housing policy in the NP to support infill development within the PLD as set out in KT15.</li> </ul>	<p>However, as suggested, policy drafting has been reworked to refer to indicative housing figures.</p>
<p><b><i>KT 14 - Location and scale of new housing (Tinwell)</i></b></p>	<p><b>Comments from DM officers</b></p> <ul style="list-style-type: none"> <li>• The way in which this policy is worded implies refusal of sites beyond the PLD and residents will expect that to be enforced, which isn't likely in the current situation. Equally, this would be contrary to the Core Strategy and Site Allocations policies.</li> <li>• (2) refers to CS4 twice?</li> </ul> <p><b>Comments from Policy Officers</b></p> <ul style="list-style-type: none"> <li>• Do not need to repeat points from other neighbourhood plan policies e.g. a), c), d) as the planning application will be considered against these policies in their own right.</li> </ul>	<p>See above (KT13).</p> <p>Noted</p> <p>Drafting amended as part of overall amendments to section</p>



	<ul style="list-style-type: none"> <li>KT14 1) is not necessary because it doesn't add anything further to policy CS4 which states that "smaller service centres can accommodate a minor scale of development..."</li> </ul> <p>B) "They are not located outside the Planned Limits of Development". Policy SP6 deals with housing in the countryside. The policy needs to be positively worded. As it is written, it is negatively worded which does not support 'the presumption in favour of sustainable development'. See comments on KT13 above in this respect.</p>	<p>See above</p> <p>Positive wording added</p>
<b>KT 15 - Infill housing</b>	<p><b>Comments from DM officers</b></p> <ul style="list-style-type: none"> <li>The document should define what it means by infill development.</li> <li>The way the policy is worded doesn't actually say that proposals in excess of the size indicators won't be supported, it just excludes them from consideration by this policy.</li> <li>Consider if 3 infill plots in Tinwell would be unacceptable?</li> <li>Gardens are only excluded from brownfield where they are in 'built up areas' and so this doesn't apply to Ketton and Tinwell. Some (large) gardens even if not brownfield are eminently suitable for housing?</li> </ul> <p><b>Comments from Policy Officers</b></p> <ul style="list-style-type: none"> <li>We consider that this policy is not necessary because it repeats policies CS4 and SP5 regarding infill development and NP policies KT1-11, KT2 and KT4 doesn't add anything further to these policies.</li> </ul>	<p>General note: Acknowledged, and as a result of these comments on KT 15 (Reg 14 numbering), the housing policy section has been reworked so that infill is not split out, and the overall approach is clearer.</p> <p>Garden comment here however appears subjective. Consider location, space, etc. Plus community do not want gardens built on</p> <p>See general note above</p>
<b>KT 16 - Infrastructure requirements associated with new housing</b>	<p><b>Comment from Housing Officer</b></p> <ul style="list-style-type: none"> <li>This may not fit easily with current arrangements for s106 and CIL and on-site open space not always practicable.</li> <li>May also (perhaps) be a little prescriptive regarding drainage issues.</li> </ul> <p><b>Comments from Policy Officers</b></p> <ul style="list-style-type: none"> <li>1) - We suggest that this may fit better in a Sustainable Urban Drainage policy and recommended looking at policies EN5 and EN6 of withdrawn Local Plan.</li> <li>2) is covered by Local Plan policies and other policies within this plan and so we suggest that this sentence is not necessary.</li> </ul>	<p>Disagree, it is reasonable to set out local requirements in an NP.</p> <p>Amended where considered necessary but issue of concern to residents so emphasis not changed. SUDs policies are often included in NPs but it was felt in this case</p>

	<p>3) –This is not in the scope planning of planning policy because it is covered by CIL. CIL is a levy on all eligible development which provides a sum of money to the County Council dependant on new floor space created. RCC collect this levy and then determines how, when and what infrastructure the money will be spent on. It cannot be a separate NP requirement on developments. – perhaps the NP should consider how it would spend the parish share of CIL. We have mentioned earlier that we would be happy to discuss the development of a CIL Spending List.</p>	<p>this would introduce a new policy and SUDs already covered in RCC design specification.</p> <p>Disagree. RCC sets the level of CIL, but it is reasonable for the NP to establish the local facilities that require investment.</p> <p>Agree, it would be helpful to agree priorities for CIL projects and future discussions with RCC will be helpful. To be considered as part of Implementation. However, it should be noted that the PC will have discretion on the use of 25% of CIL funds through the NP.</p>
<p><b><i>Policy KT 17 - Design requirements for new housing</i></b></p>	<p><b>Comments from the Design Officer</b></p> <ul style="list-style-type: none"> <li>• Have any locally specific studies of character – with images, photos, plans showing key views, key buildings and spaces and streets etc been produced? Something to show what they consider important characteristics of Ketton and Tinwell – this would be helpful to see what is valued locally.</li> <li>• A new first bullet: a) “proposals for development should demonstrate that local context has been comprehensively analysed and responded to;”</li> <li>• Would add in ‘high quality’ somewhere – such as E) text could be modified to “<i>they create high quality places that reflect the character of the surroundings;</i>”</li> <li>• The bullet point in between C) and D) needs a letter</li> <li>• B i) Modify to “<i>the choice of materials and quality of architectural detailing</i>”</li> <li>• B) and I) are similar ? – I) grammatically needs sorting - clarify the difference or merge?</li> <li>• B) and M) are also similar? Again clarify – B) seems to relate to buildings?</li> <li>• B), E) I) and M) don’t mention specifically the need for design that reflects the predominant character of Ketton and Tinwell - if the development is adjacent to some low quality post war housing for example, these bullets may fall down as the policy talks about ‘nearby buildings’. ‘surroundings’ and ‘context’ - it would be good to try and say something like development proposals should respond to and reflect the characteristics of Ketton and Tinwell that make these settlements special so that local character and distinctiveness is</li> </ul>	<p>Noted. Clearer reference now made to the Conservation Area Appraisal and, in particular, to the views study. Drafting reviewed and amended generally to respond to this comment. Also additional section on local characteristics added to Evidence document Part 1</p> <p>Noted and agreed.</p> <p>Noted and agreed.</p> <p>Noted and agreed. Noted and agreed. Noted and agreed.</p> <p>Noted and agreed. Noted and agreed.</p>

	<p>enhanced. (this includes the character of buildings, groups of buildings, boundaries, streets, spaces and the landscape. Proposals should be high quality and innovative / contemporary proposals that enhance local character are also possible).</p> <ul style="list-style-type: none"> <li>• G) add in “<i>boundary treatments</i>”</li> <li>• E) could bring out elements of places – by saying “<i>they create streets, spaces and buildings that reflect the character of the surroundings;</i>”</li> <li>• need to also add at end and that are designed to encourage walking and cycling;</li> <li>• new bullet after H) “<i>ensure that new edges to settlements are sensitively designed, creating soft transitions between built development and open countryside or green spaces.</i>”</li> </ul> <p><b>Comments from DM officers</b></p> <ul style="list-style-type: none"> <li>• The way the policy is worded, it is excluded from applying to smaller scale proposals (&lt;10 units)?</li> </ul> <p><b>Comments from Policy Officers</b></p> <ul style="list-style-type: none"> <li>• The Rutland Design guidance has now been adopted as an SPD – refer to in the supporting text of the policy. Also refer to the National Design Guide.</li> <li>• Ensure that this policy doesn’t repeat existing Local Plan design policies SP15.</li> <li>• “<i>Proposals for new housing development comprising 10 or more dwellings, and which otherwise meet the location and scale requirements of Policies KT 13, KT 14 and KT 18, will be supported where they show good quality design and address the following criteria</i>” - This sentence implies that the policy only applies to developments of 10 or more. This would suggest that there is no design policy for developments of 1-9 dwellings.</li> <li>• Refer to the need to follow the design process – i.e. fully assess the site and context first, then show how this context has been responded to, then a vision and broad design concepts, then the detailed design (this is in our adopted Design Guidelines for Rutland SPD).</li> </ul>	<p>Noted and agreed.</p> <p>Noted and agreed.</p> <p>Noted and agreed.</p> <p>Noted and agreed.</p> <p>As a result of these comments, the whole design policy has been reconsidered and reworked</p> <p>Wording has been amended to reflect this comment and provide clarity</p>
<p><b>Policy KT 18 - housing mix for new developments</b></p>	<p><b>Comments from DM officers</b></p> <ul style="list-style-type: none"> <li>• There is a typo. Should it read “<u>on</u> sites of 10 or more dwellings”?</li> <li>• Is the intention for ii) to relate to all scales of development or is it intended to match the 10+ limit imposed in i) – because it is worded to apply to</li> </ul>	<p>Noted, changed “in” to “on”.</p> <p>The threshold recognises that larger schemes are needed in order to require a mix of house types and sizes. This applies to</p>

	<p>everything. I'd also be cautious about how reasonable it might be to refuse something on this basis.</p> <p><b>Comments from Policy Officers</b>  You need to have evidence other than the village survey to require ii). Also need to know what the baseline is that the assessment will be made against.</p>	<p>market rather than affordable housing and the NPPF does not set any thresholds limits, but it is reasonable to apply a requirement to sites of 10 or more dwellings. That section of the policy was deliberately worded to include everything. This policy approach was used successfully in the Barrowden &amp; Wakerley NPlan to cover smaller than 10+ developments  Noted. Supporting Census data in Plan already in Portrait section. More text now added to Explanation</p>
<p><b>Policy KT 19 - Extensions and conversions</b></p>	<p><b>Comments from Policy Officers</b></p> <ul style="list-style-type: none"> <li>• Second paragraph of the explanation states '<i>gardens are no longer considered to be previously developed land</i>'. According to the NPPF, this only applies to land in built-up areas.</li> <li>• Reference the Rutland Design Guidance SPD in the explanation as this cover's extensions and conversions.</li> </ul> <p>We suggest applying this policy to residential development too because KT 17 states that it applies to sites of 10 and above dwellings and so there is no design policy for sites of 9 dwellings and below.</p>	<p>Noted. Explanation wording amended along the following lines: <i>In accordance with the NPPF, gardens in a settlement should be regarded as being in a 'built-up' area. 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, 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'.</i></p> <p>Agreed, reference will be made.</p> <p>Superseded as this policy area now reworked (see above)</p>
<p><b>Policy KT 20 – Commercial</b></p>	<p><b>Comments from Policy Officers</b></p> <ul style="list-style-type: none"> <li>• Proviso d) is not a planning consideration that can be implemented.</li> </ul>	<p>Disagree.</p>

<i>development, including agricultural</i>		This type of clause has been supported on other Made NPs (Morton and Ropsley) but it may be helpful to identify or characterise the rural lanes in the plan area. Part d) redrafted for additional clarity
	<b>Transport and Active Travel</b>	
<b>Policy KT 22 – Impact of A1 development</b>	<b>Comments from Policy Officers</b> This is not a planning policy and couldn't be used to determine a planning application. Could include in the Community aspiration section of the plan.	Disagree – see also response of National Highways. Policy part a) redrafted to reflect this.  Other Made NPs (e.g. Mancetter) included policy references to trunk roads. It is considered that Part b is a legitimate planning policy and should be retained.
	<b>Employment and Business</b>	
<b>Policy KT 23 - Encouraging new businesses</b>	<b>Comments from Policy Officers</b> <ul style="list-style-type: none"> <li>• i) This sentence doesn't provide clarity on what would be defined as suitable. Policy E4 from the withdrawn Local Plan could help with the wording of this policy.</li> <li>iii) is not necessary to include in the policy as planning applications will be considered against other policies in their own right.</li> </ul>	Noted, and wording amended as necessary.
<b>Policy KT24 – Working From Home</b>	<b>Comments from Policy Officers</b> <ul style="list-style-type: none"> <li>• More detail could be provided about what is meant by 'working from home'. For example, "Proposals for the use of part of a dwelling for office and/or light industrial uses, and for small-scale free-standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported where:"</li> </ul>	Agreed and wording of policy amended.

	<ul style="list-style-type: none"> <li>Section C of policy SP15 in Site allocations and policies DPD (amenity) also protects the amenity of the wider environment surrounding planning proposals.</li> </ul>	Noted, but cross reference is not necessary.
	<b>Services and Facilities</b>	
<b><i>Policy KT 27 - The provision of new community facilities</i></b>	<p><b>Comments from DM officers</b></p> <ul style="list-style-type: none"> <li>Given the tone of KT26, should this be a positively worded policy? i.e. such development will be supported <b>unless</b> i/ii/iii etc</li> </ul> <p><b>Comments from Policy Officers</b></p> <ul style="list-style-type: none"> <li>vi) is not necessary</li> </ul> <p>Vii) Include '... Character of <b>the village</b> and wider countryside'</p>	<p>Noted, but policy intent and wording is clear as written.</p> <p>Noted and agreed, item deleted.</p> <p>Noted and agreed to add wording as suggested.</p>

**Table 3 Comments submitted by Ketton Parish Council**

Ketton Parish Council commends the emphases in this plan given to historic heritage, landscape character and natural environment, and to the aspirations and needs of the full spectrum of inhabitants. Also to adaptability and sustainability in terms of housing, infrastructure and employment. We support all of the policies but have specific comments on the following:

Comments	Suggested Response
KT1b.p50. In the light of recent experiences with the pre-application process we wholeheartedly support engagement with us by landowners, developers and householders early on in the planning application process.	Supported noted and welcomed, but the RCC comments that the policy may not be enforceable will also need to be considered.
KT2b.p52. The 'important views' really emphasise the historic and landscape character specific to Ketton.	Supported noted and welcomed.
KT3c.p59. We are pleased to note this consideration of the potential impact of developments on watercourses, especially in light of recent experiences.	Supported noted and welcomed.
KT4c.p61. This policy will give more weight to Ketton Parish Council's negotiations, via Hanson Liaison Group meetings, with respect to quarry restoration.	Supported noted and welcomed.
KT9bii.p74, KT10a LGS 4.p76 Should the 'Land between Luffenham Road and Northwick Road' be included at all since it has a planning application for 16 houses, currently pending a decision?	Noted, it is proposed to remove this proposed LGS.
KT9biii.p74,KT10a LGS 12. p76 Should this include an extension to Hall Close (Mr Ellison's field) to provide more public open space and a car park for the village and school?	<b>No change.</b> It should be noted that LGS designation would not necessarily support built development (e.g. a car park). The NPPF LGS criteria could be difficult to demonstrate for this site. However it is noted that that the site is in the Conservation Area and was identified as an Important Open Space in the Ketton Conservation Area Appraisal, all of which argue against any development.
KT10a. p76 The area around the old cattle sheds and brick works, associated with Home Farm, and adjacent to an entrance to Ketton quarry SSSI could also be designated as an LGS.	This was reconsidered and added as a LGS (together with a further site also related to Ketton Quarry SSSI). The owner was sent a letter but no response has been received. Explanatory wording included the draft Plan.
KT16 p91 In the light of recent housing development applications, we strongly support these policies on surface water and foul water drainage, adequate private and public parking and contributions to improving facilities and infrastructure in Ketton (as opposed to investing CIL	Supported noted and welcomed.

etc monies elsewhere in Rutland). Connection to main drains/sewage system should be the norm for any development; septic tanks would not be acceptable. Planning proposals should include a consideration of whether their development will necessitate an upgrade to public utilities, especially water, sewerage, gas and electricity.	
KT17c,d p93 Safe pedestrian access to village facilities is essential – could something be added here?	Drafting changed to include the word “safe”. Note it may only apply to the site and immediate surroundings
<b>KT17n p93, KT19f p96, KT20e,f p97</b> Should these policies include the encouragement, in terms of building design, roof structure, slope and orientation, and position of fenestration, to maximise passive solar heating (or cooling), and to allow subsequent fitting of PV panels?	The level of detail suggested may go beyond what can be achieved in an NP policy. Policies KT17, 19 & 20 already include clauses on sustainable design features. No further action
<b>KT18 p95</b> We recognise that this is a very important policy in maintaining an inclusive and vibrant community in Ketton.	Supported noted and welcomed.
<b>KT27 p108</b> Could this policy be reworded so as not to seem to prevent much needed community facilities being provided? E.g. ‘The provision of new community facilities will only be supported where they minimise the following.....i) to viii)	Disagree with the need for this – “minimisation” is open to interpretation. Also, where is the “much-needed” assessment? This is not noted in community responses

**Community Aspirations p109.** We note that when the Neighbourhood Plan is ‘made’, Ketton Parish Council will have agreed to consider how these aspirations are fulfilled, as part of the implementation of the plan.

<b>KTCA 6</b> We support establishing an additional play area, or areas, in the village, together with suitable planting and management to encourage wildlife, but suggest it would be best not to specify a particular location.	Noted and redrafted accordingly.
<b>KTCA 23</b> We would ask that the rules associated with Listed Assets be added/repeated here as part of the ‘explanation’.	Para from relevant KT policy has been inserted
<b>An additional Community Aspiration?</b> This might be to map precisely (via Parish Online Land Registry facility) all of the public/Parish Council owned land in the village, including verges, small areas within housing etc, in order to be prepared for ‘land grabbing’ by developers or householders.	Wording added to refer to “...an up to date audit as a basis for protection and effective management of land assets.”



## APPENDIX 1: EXPLANATORY LEAFLET MARCH 2019



**K.T.J.N.P.**  
Ketton & Tinwell Joint Neighbourhood Plan

# **Your Neighbourhood** **Your Plan for its future**

Houses? Jobs? Shops? Heritage?  
Parking? Buses? Trees? Paths?

**Help shape development in your local area**  
**Help make your community better**  
**Have your say about the Neighbourhood Plan**  
**It's time for you to give your views**

*What do you like about your local area?*

*What don't you like about your local area?*

*What changes do you want to see?*

**What is a neighbourhood plan?**

A Neighbourhood Plan is a document that sets out planning policies for the neighbourhood area.

These planning policies are used to decide whether to approve planning applications.

It is written by the local community, the people who live in and know the area, rather than Rutland County Council.

It has the same legal status as the Local Plan, and fits within it.

It cannot stop development, but it can control it with the right type of development in the right places.

It is an important and powerful tool that gives communities statutory powers based on the Localism Act 2011.

**Housing sites?**

**Public buildings?**

**Roads and parking?**

**Paths and bridleways?**

**Public transport?**

**Housing design?**

**Why Ketton and Tinwell?**

The two parishes have several interests in common. We can deal with joint interests and avoid extra costs of separate plans.

**Businesses and work?**

**Shops and services?**

**Recreation?**

**Environment?**

**Heritage and identity?**

**Community support?**

**Who is involved?**

YOU and everyone else in your parish – as the community

The Steering Group – as the coordinators

Ketton Parish Council – as the responsible body

Rutland County Council – as the local planning authority

## The stages

So far we have established the Steering Group and got formal agreement for the Neighbourhood Plan area. The Plan will only finally be adopted if more than 50% of voters at the referendum support it. The whole Neighbourhood Plan process takes quite a bit of time and has many stages. Here's an outline timetable showing how community consultation fits into this.

	The Community	The Steering Group	
1 Our Introduction	Look at and comment on this leaflet, the website and social media	Deliver two copies of this leaflet to each household and business, and online	Jan 2019
2 Your Views	Give us your views at meetings or online	Get initial views from village groups, businesses and agencies	Early 2019
3 Your Ideas	Find out more at an open event and give us your ideas, hopes and fears	Organise 3 open events with maps, photos and displays	Mar 2019
4 Your Answers	Write your answers to our survey questions	Deliver two copies of the survey questions to each household and business, and online	Mid 2019
5 Your Options	Give your views on possible options online or at possible themed open events	Analyse answers and select options for discussion at events and online	Mid 2019
6 Our Draft		Analyse options, Write policies and draft plan	Late 2019
7 Your Review	Give your feedback on the draft plan on a form or online	Publish draft plan as pre-submission consultation	Mid 2020
8 Our Re-draft		Re-draft plan based on community feedback	Late 2020
9 Their Examination		Consult with RCC who send draft plan to independent Examiner	Early 2021
10 Your Say	Vote on the referendum for the plan	If approved, RCC organises a Referendum. Move to next stage if more than half of voters agree with the plan	Mid 2021
11 Our Support	Support your plan for the future of parishes	If more than half of voters agree with the plan it is formally adopted by Rutland County Council	Late 2021

### Ask and Suggest

Post a note to the Ketton Parish Office,  
Stocks Hill Mews

[kett2tin@gmail.com](mailto:kett2tin@gmail.com)

[Facebook.com/kettin.np](https://www.facebook.com/kettin.np)

[Instagram.com/kettinnp](https://www.instagram.com/kettinnp)

[Twitter.com/kettinnp](https://twitter.com/kettinnp)



### Come to a drop-in event to tell us what you think

Come along and share your ideas  
and views over a tea or coffee

**Thursday 21st March 6 - 10pm**

at KSCC, Pit Lane, Ketton PE9 3SZ

**Saturday 23rd and Sunday 24th March 10 - 4pm**

at the Congregational Hall, Chapel Lane, Ketton, PE9 3RD

**Friday 29th March 6 - 9 pm, Saturday 30th March 10 - 4pm**

at Tinwell Village Hall, 26 Crown Lane, Tinwell, PE9 3UF

### Find out more

For updates and news

<https://kett2tin.wixsite.com/kettinnp>

For Neighbourhood Planning

<http://locality.org.uk>

### Meet up to chat

We will be visiting community groups  
for a chat about the plan, and meeting  
or writing to local businesses.

### Help us as a volunteer

Can you help in any way

- on the steering group, at events, on social media?

Thanks to Ketton Parish Council and Tinwell Parish meeting for initial funding,  
and to Rutland County Council for its support.

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## APPENDIX 2: CONSULTATION WITH LOCAL BUSINESSES

Communication with local businesses has been in two stages:

1. In March 2019, a letter was sent to all businesses in the Plan Area taken from listings in the Yell Directory. The letter also enclosed a copy of the Plan leaflet distributed at the same time to all households.

Letter sent:



2. In March 2020, at the same time as the distribution of the Community Survey, all identifiable businesses in the Plan Area had the following letter hand-delivered, together with a copy of the Community Survey:



## Ketton & Tinwell Joint Neighbourhood Plan

March, 2020

Dear Ketton/Tinwell business/organisation,

We wrote to you a while ago to let you know about the Ketton and Tinwell Joint Neighbourhood Plan.

We are currently at the stage of gathering views, which will become the basis for the Plan's policies, from residents in the two Parishes. We are doing this via our Plan Survey, a copy of which accompanies this letter.

Whilst it is residents of the two Parishes who will have the final say on the Plan, we are also keen to hear views from local businesses and organisations.

If you would like to take part in the Survey, please complete the copy provided. Details of how to return the completed Survey are in the Introduction.

Alternatively you can complete the Survey online – just click on the link to the Survey on the Neighbourhood Plan website – see the Survey for the website address.

Whichever way you complete the Survey, please say in the final comment box that you are responding as a business/organisation

We hope to hear from you!

Best wishes,

*The Ketton and Tinwell Joint Neighbourhood Plan Steering Group*

### **Details of local businesses listed on Yell to which letters and initial leaflets were sent in 2019:**

Richard N Cole  
1 Sand Furrows, Ketton, Stamford, PE9 3SS

Neil's Plant Ltd  
Pit Lane, Ketton, Stamford, PE9 3SZ

CKC Electrical  
19 Capendale Close, Ketton, Stamford, PE9 3RU

Peter Coward & Co

Bishop Clayton Hall, 90, High St, Ketton, Stamford, PE9 3TE

Tracey's Emporium  
400 yds | 10 Manor Green, Ketton, Stamford, PE9 3TL

L E 1 5 Ltd  
Property Development  
9 The Long Barn Mews, Ketton, Stamford, PE9 3TP

Scaffolding Services (Wittering)  
The Depot Manor Green, Ketton, Stamford, PE9 3TL

Octopus Computers  
8 Sand Furrows, Ketton, Stamford, PE9 3SS

Bespoke Design Rutland  
The View, 63b High Street, Ketton PE9 3TE

Pegasus Funding Solutions Ltd  
63 High St, Ketton, Stamford, PE9 3TE

Auburn Hill  
Ketton Design House, 63, High St, Ketton, Stamford, PE9 3TE

Kev the Sweep  
25 Northwick Road, Stamford, PE9 3SD

Burley School of Motoring  
40 Empingham Rd, Ketton, Stamford, PE9 3RP

Olsen Metrix  
63 High St, Ketton, Stamford, PE9 3TE

ChrisNorthropHair  
3 Sand Furrows, Ketton, Stamford, PE9 3SS

Antony Sheehan Electrical Contractors  
3 Pied Bull Close, Ketton, Stamford, PE9 3AX

C D Naylor  
12 The Green, Ketton, Stamford, PE9 3RA

Cadwallader Kitchens  
2 Bartles Hollow, Ketton, Stamford, PE9 3SF

Waggies Day Care  
11 Bartles Hollow, Ketton, Stamford, PE9 3SF

J M S Carpentry & Joinery  
7 Barrowden Road Ketton, Stamford PE9 3R

Infinite Heating Services  
4 Empingham Rd, Ketton, Stamford, PE9 3RP

The Cup Cake Kitchen Rutland  
30 Wytchley Rd, Ketton, Stamford, PE9 3SR

Skellett & Sons  
4 Grenehams Close, Ketton, Stamford, PE9 3SG

Phoenix Archaeology  
5 Braithwaite Close, Ketton, Stamford, PE9 3SP

Sonic Security (UK) Ltd  
17-19 High Street, Ketton, Stamford, PE9 3TA

Olivers Removals & Storage  
4 Barrowden Rd, Ketton, Stamford, PE9 3RJ

P.J.M Collins  
Welland Lodge, 13, Holmes Drive, Geeston, Ketton, Stamford, PE9 3YB

Sharman Plumbing & Heating  
3 Chapel Lane, Ketton, Stamford, PE9 3RF

The Railway Inn  
15-17, Church Rd, Ketton, Stamford, PE9 3<sup>RD</sup>

Nick Osborne Property Services  
1 Sulthorpe Rd, Ketton, Stamford, PE9 3SN

Threadless Closures Ltd  
The Priory Church Rd, Ketton, Stamford, PE9 3 RD

FSE Group Ltd  
Unit 12, Chater Business Park, Pit Lane, Ketton, Stamford, PE9 3SZ

Sonic Security (UK) Ltd  
19 High St, Ketton, Stamford, PE9 3TA

Hairangel  
19 Church Rd, Ketton, Stamford, PE9 3RD

Browns Plumbing  
6 Burnhams Rd, Ketton, Stamford, PE9 3SJ

D & H McDonald  
14 Aveland Rd, Ketton, Stamford, PE9 3SH

ABF Driving



13 Sulthorpe Rd, Ketton, Stamford, PE9 3SN

B & G Plumbing & Electrical Services  
Ketton Business Centre Pit Lane, Stamford, PE9 3SZ

Ketton Masonary & Fixing Ltd  
Pitt Lane, Ketton, Stamford, PE9 3SZ

AltTech  
Unit 1 & 2, Ketton Business Centre, Pit Lane, Ketton, Stamford, PE9 3SZ

DPC Flooring  
2 Park Rd, Ketton, Stamford, PE9 3SL

Cats Hill Tractor Co  
Tobago Lodge, Station Rd, Ketton, Stamford, PE9 3RQ

J Andrew & Son  
Holmes Farm, Aldgate, Ketton, Stamford, PE9 3TD

Pollard Electrical (Stamford) Ltd  
3 Edmonds Drive, Ketton, Stamford, PE9 3TH

Smallprint Fingerprint Jewellery  
5 Aldgate Court, Ketton, Stamford, PE9 3AY

Hanson Group  
Ketton Works, Ketton, Stamford, PE9 3SX

Marcroft Engineering Ltd  
Ketton Works, Ketton, Stamford, PE9 3SX

Happy Pets of Rutland  
4 Barrowden Rd, Ketton, Stamford, PE9 3RJ

ABF Accountancy & Bookkeeping  
13 Holmes Drive, Ketton, Stamford, PE9 3YB

Cuzco Business Services Ltd  
12 Barrowden Rd, Ketton, Stamford, PE9 3RJ

Europa Environmental UK Ltd  
The Maples, 25, Barrowden Rd, Ketton, Stamford, PE9 3RJ

Record Property Solutions Ltd  
29 Barrowden Rd, Ketton, Stamford, PE9 3RJ

Rutland Scaffolding  
1 The Close Geeston Road, Ketton, Stamford, PE9 3RH

Just What I Need Design Ltd

6 Kelthorpe Close, Ketton, Stamford, PE9 3RS

HC Health & Safety Services  
28 Kelthorpe Close, Ketton, Stamford, PE9 3RS

SB English Language Services  
30 Kelthorpe Close, Ketton, Stamford, PE9 3RS

Kilthorpe Holidays  
Kilthorpe Grange Barrowden Rd, Ketton, Stamford, PE9 3RL

Hinch Plant & Contractors Ltd  
Glebe Farm Empingham Rd, Tinwell, Stamford, PE9 3UL

Rutland Organic Poultry  
Cuckoo Farm Lodge Stamford Rd, Ketton, Stamford, PE9 3UU

Comfytread Ltd  
Unit 7, Tinwell Lodge Farm, Steadfold Lane, Tinwell, Stamford, PE9 3UN

Bob Pauley Sound & Communication Hire  
Lamplight Casterton Lane, Tinwell, Stamford, PE9 3UQ

Clare House Physiotherapy Ltd  
Zeeco House Annexe, Casterton Lane, Tinwell, Stamford, PE9 3UQ

Tinwell Forge  
27 Main St, Tinwell, Stamford, PE9 3UD

Westridge Finance  
Main St, Tinwell, Stamford, PE9 3UD

ABC Discos Stamford  
27 Crown Lane, Tinwell, Stamford, PE9 3UF

Neuro Physiotherapy Stamford  
Crown Lane, Tinwell, Stamford, PE9 3UF

Darrol UK Ltd  
Messenger Centre, Crown Lane, Tinwell, Stamford, PE9 3UF

MAN Diesel & Turbo UK Ltd  
Unit 6, Messenger Centre, Crown Lane, Tinwell, Stamford, PE9 3UF

Practical Performance Car Magazine  
Messenger Centre, Crown Lane, Tinwell, Stamford, PE9 3UF

Rutland Financial Services  
8 Messenger Centre, Crown Lane, Tinwell, Stamford, PE9 3UF

Enterprise Products

Unit 7 Tinwell Lodge Farm Steadfold Lane, Stamford PE9 3UN

Chater Lodge (Barchester Homes)  
High Street, Ketton, Stamford PE9 3TJ

Ketton Church Of England Primary School  
High Street, Ketton, Stamford PE9 3TE

Keepers Cottage Day Nursery  
Ketton Road, Stamford PE9 3UT

Rutland Poultry  
Holmes Farm, Aldgate, Ketton, Stamford, PE9 3TD

Ian Halsall, Painter and Decorator  
High Street Ketton PE9 3TE

Brudenell Guns Gunsmiths  
UNIT 1 KETTON BUSINESS CENTRE PIT LANE, KETTON, STAMFORD, PE9 3SZ

Auburn Hill  
Ketton Design House, 63 High Street Ketton, Stamford PE9 3TE

Max Studios  
First floor, 63 High Street  
Ketton, PE9 3TE

FLUID SIGNS LIMITED  
Unit 4 Ketton Business Estate Pit Lane  
Ketton  
PE9 3SZ

W Reynolds Ltd  
Quarry Farm North Luffenham Rd, Ketton, Stamford, PE9 3UT

E L Makey & Son  
Wytchley Warren Farm, Empingham Rd, Ketton, Stamford, PE9 3UP

G W Ellis & Sons  
Home Farm, Ketton, PE9 3TG

Daytona GB Carcare Limited  
4 Chater Business Estate, Pit Lane Ketton, Stamford, Lincolnshire PE9 3SZ

Healthcare Infection Technology Limited  
Unit 12 Chater Business Estate, Pitlane, Ketton, Rutland PE9 3SZ

Alttech Sales Limited  
Unit 1+2 Chater Business Estate, Pit Lane, Ketton, Rutland PE9 3SZ

Fire Solutions Equipment Group Ltd  
Unit 12 Chater Business Estate, Pit Lane Ketton, Stamford, Lincolnshire PE9 3SZ

Emissions Free Solutions Limited  
Unit 12, Chater Business Estate, Pit Lane, Stamford, Lincolnshire PE9 3SZ

E.P Mills & Sons  
Woodside Farm Ketton Rd, Empingham, Oakham, LE15 8QD

S.R Makey  
Wytchley Warren Farm, Empingham Rd, Ketton, Stamford, PE9 3UP

MOLESWORTH EVENTIDE HOMES  
29 ST MARY'S STREET, STAMFORD, LINCOLNSHIRE, PE9 2DL

Spire Homes  
c/o Carver Court, Winston Close, Ketton, PE9 3RT

The Merchandise Design Company Limited  
Tinwell Lodge Farm, Steadfold Lane, Stamford, Lincolnshire, PE9 3UN

Badges Limited  
Tinwell Lodge Farm, Steadfold Lane, Stamford, Lincolnshire, PE9 3UN

Schultz Medika (uk) Ltd  
7 Tinwell Lodge Farm, Steadfold Lane, Stamford, Lincolnshire, PE9 3UN

Enterprise Products Limited  
Unit 7 Tinwell Lodge Farm, Steadfold Lane, Stamford, Lincolnshire, PE9 3UN

Orchard Melamine Products Limited  
Tinwell Lodge Farm, Stamford, Lincolnshire, PE9 3UN

Ukaprons Ltd - *Clothing and Fabric Manufacturers*  
Unit 7, Tinwell Lodge Farm, Steadfold Lane, Stamford, Lincolnshire, PE9 3UN

## **APPENDIX 3 - FEEDBACK FROM 2019 COMMUNITY EVENTS AND DISCUSSIONS**

This appendix sets out:

- a. the written comments which were transcribed from the Post-it notes left by attendees of the 2019 community events, together with some written notes submitted by one attendee;
- b. feedback from informal meetings with community groups and others – March 2019.

## a. Transcription of Post-it note comments from March 2019 Community Events

### **Feedback transcription**

KSCC

### **Heritage**

many more farms in the past – missed now

old buildings e.g. butcher's shop

keep grass verges from being destroyed

yes to heritage please don't trade it for modern cheap materials

more cycleways foot paths cycleway to Stamford not safe

regeneration of industrial landscape. Hanson. Communication –

### **Housing design/housing**

land use village hall

why so little housing development in tin well?

Housing design. Local materials privacy for families sufficient parking diverse sizes of homes and flats

need somewhere in middle of village for Scouts/guides. Plans for houses should include "artists impression"

Ketton is famous for its stone. Please only build (if you have to) houses which reflect the heritage of the rural character

errors on map! Mr Jackson's house on the green is missing! Northwick Arms pub incorrectly labelled/placed

### **services/businesses**

I like Ketton CofE primary school it's the perfect place and the teachers are nice

PO/shop is an enormous asset. It needs our support

mobile reception is poor. Broadband is slow and there is little competition

school traffic is bad! A traffic solution is needed.

Please do not show the character of this area for the benefit of big business.

### **Likes/dislikes/transport**

parking

I would like to see a cream tea shop

cycle path on 6121 ends just where needed most i.e. Tinwell and over A1

School not fit for purpose for future housing

cyclists not using cycle path. Cyclists without lights at night

friendly village lots going on

School parking – an accident/fatality waiting to happen

library St Marys Church Methodist Church the hub

speeding

Hall close good choice of play equipment

speeding through the village

Monty Andrew should be officially recognised for funding of WBT by purchase of Teakettle Farm

ridiculous parking in Church Road by parents collecting from school

pub that has not gone gastrol 'railway'

reroute HGVs

speeding in the village

School takes no responsibility for atrocious parking

call collect bus not sufficient for people without cars

lack of public transport

a public footpath between Ketton and Tinwell along the river. This idea has great support

no access to people without transport on Sundays. No parking in the village

speeding – cameras at each end of the village with average speed

local residents do not get involved as much as they should in the future plans for their community

dangerous – school parking

traffic from 'new town' - North Luffenham - how will this affect our village?

public footpath to be provided by landowners behind hedges adjacent to Road between Tinwell nd Ketton (permissive path?)

Lack of volunteers to village events, always the same few new

lorries speeding through the village

traffic-calming at peak periods. School – in/ out

parking by parents.

There is a park for little people

Wider safe footpath between Ketton and Tim well

Lorries speeding

I would like to see somewhere to scoot and bike in Ketton Park.

### **Congregational Hall 1**

**CRB/intro (note many children responses, this needs to be taken into account)**

I like the zip wire in the park I would like to see a slime lab in Ketton

I like the library the park and school I would like to see a make-up salon in Ketton

library/community building is an asset for the village e.g. the hub is a friendly meeting

fix school parking issue by enforcing "no parking" areas – would be a shame to lose location just because of parking!

I lick the blue bar

lots of walkers come through village looking for a place to get a cup of tea

I do look not lick the claim

I like the pub in Ketton I would like to see the slide be fixed

Move Ketton school to Empingham Road to improve safety and reduce car parking issues

I would like a big swimming pool in the park. keep the library!!

Places useful for lonely people

library hub – opportunity for coffee and cake? School pit stop

keep Ketton school location. Get people walking and keep it as village school

I like the libree

### **Housing design/housing**



Hope Castle cement make reclamation areas for the public: cycle paths, mobility scooters as well as conservation of wildlife. Possibly provide allotments.

Would love a farm shop in the village ideally walking distance from high street

very important to retain open spaces for biodiversity et cetera

how long after quarrying will restoration take place – apart from planting and bunds before road construction, the site is a moonscape – barren and desolate

more important that a house is sustainable than what it is built from

retain commercial properties/facilities – stop selling on for development (housing)

retain village "feel". Village school – keep size/location - limit expansion to current facilities

the paddocks area should be conservation area – at Hunt's lane

new school with dentist, doctor, chiropractor et cetera pharmacy all on same site

should development take place as the big development taking place in Edith Weston?

Maintain biodiversity and small wildlife sites

should the developer be allowed to "jump the queue"? Should not be necessary for so many houses within Ketton due to St George's

Hope phasing scheme adheres to original plan – e.g. land at bottom of Bartle's Hollow is on the cards again.

#### **Servies/utilities/business**

Day nursery for working parents

any chance of the overhead wires ( BT, electric) going underground in conservation area (Ketton)

encourage walking to school, park access et cetera

two different types of pub a good thing, something for everyone

youth club for teens?

Investment in providing better Wi-Fi to all

keep school location, vote focus on "village school" for village families

need more parking spaces (off-road)

moving the school away from the High Street would prevent the "school time" parking chaos

Can't use mobile in parts of house. Smart meter does not work

Build new school in a more accessible position. Traffic issues

need safe parking and drop-off the school. Seconded!

Better sporting facilities for school

relocate school to purpose-built sustainable site for future

pub and shop really useful

better retail offer

keep facilities/commercial assets – stop selling on for development e.g. housing

more business units in the village. On Pit Lane?

Local employment offer should be encouraged and facilitated.

It's good to have a shop here

villages should have mixed developments – big and small homes whether privately owned or social housing. This creates a sense of community and is how villages have developed in the past.

Developers should be made to have a percentage of homes with decent-sized gardens for children to play in, grow vegetables general gardening for health both physical and mental.

#### **Heritage/green space**

more signs to remind dog walkers to keep dogs on leash and children's area of Park

heritage to me means history and tradition. Could revive old festivals – Ketton feast et cetera

or – family music festival in summer

Ketton – we should allow new and modern buildings – time moves on – where appropriate

I like everyone in Ketton (from Georgie)

more conservation areas

stop dog fouling. more bins for the bags. X2

please change the slide as the ridges hurt the children's legs, bottoms et cetera

more bins for dog poo bags please!

Worried about dust of cement works and sometimes noise at night. Should be able to grow veg without fear of dust.

Heritage very important in customs, community spirit not easy in a fragmented environment – i.e. "new estate", old part, Aldgate and Geeston? – But community spirit really important e.g. community choir and wassailing, KHS, bringing people together

when I was young community revolved around the church and school, the library is well used and the Congregational Hall, Northwick Hall.

Healthy, natural environment really important – very fortunate to have such diversity, but should be taken for granted – hedgerows verges et cetera

#### **Likes – dislikes – transport**

(car parking plan provided for Stocks Hill area)

need to address the school pickup and drop-off =parking issues

lighting – so variable – dark in places, yet almost floodlit at the end of Bartle's Hollow – Empingham Road. Lights on all night.

Shame about the lack of parking for Methodist Hall – could be used more frequently. Impossible to create more space since building next door.

Can we reopen the railway station!?

Building should fit in with the existing stone/tiles

small developments in Ketton not large ones.

need of pinch points to slow down traffic (centre of village)

need parking spaces off-road at Home farm

I would like the cars to go slower when they come past

Empingham road traffic C very little notice taken of 30 mph limit

I love the Sinc Stream and Hall close – a real asset

could listed building consent consider issues that would make maintenance of old houses easier. Such as modern double glazing et cetera

parking on Church Road is awful

#### **Congregational Hall 2**

##### **intro**

we agree with the community right to bid for assets

agree with community right to bid for assets

we agree with right to bid – Frances Blackburn Leslie Blackburn

small field by Hall close for the community – e.g. allotments

I agree with community right to bid

I agree with community right to bid for assets in Ketton and Tinwell

#### **Housing/land use/housing design**

we need more social and affordable housing. Developers must be made to supply these

new housing should be carbon neutral. Fit solar panels and ensure insulation is of the highest standard

(illustration to say traditional style good and modern style bad)

no overly modern house designs – not blocky

Strong wish to see new housing not large, luxury but a full or but affordable

any plans for school should take into account St George's development et cetera which will likely draw attendees away from Ketton

maintain traditional feel in new development – local materials – local architectural features

smaller houses or bungalows necessary for older generation. Houses tend to be extended which reduces this number

need mix of housing – affordable, bungalows and services to support developments. Any housing to be in keeping with the village

any new housing must ensure there is sufficient offstreet parking i.e. no more cars parked on the road

when building plans are amended/changed ensure parish council and neighbours are informed

uniform dull estate layouts and off-the-shelf houses of uniform appearance should not be permitted

wheelchair and mobility friendly pavements, bus stops, local amenities

old quarries could be developed for recreational use and be environmentally friendly

tasteful development fit in with current buildings

quarries need to be returned to previous state as soon as possible after quarrying operations ceased. There are areas in the old quarry that must be 50 years old and not restored

character of village is the Ketton stone houses. Any future plans should reflect this

we will need discrete electric car charging points. First time affordable housing kept in compatible design in keeping. Practical, affordable

build more classrooms at the school – land to side unused

open space to the south of Hall Close purchased by community to enhance the Hall Close open environment

smaller and cheaper homes especially to help young people by in the village and help for older people to downsize

Bob and Carol Waters 16 Northwick – future of field backing onto Northwick Road – future of Orchard – street lighting – potholes – Northwick Road rat run (cut through – speeding)

smaller homes needed for younger people and downsizing for older people

traffic planning is key. Church Road is a big problem now

consider sites for (Park homes) as a cost effective downsize operation option for retired people

any housing development should come with enhanced infrastructure

Swift bricks et cetera for all new housing, also other environmental and biodiversity features

every new build and alteration should have an adequate soak away

quarry re-restoration to include public access areas/woodlands and new footpath

More small bungalows like Chater for old folks and presumably in the area i.e. near to amenities

old quarries can be developed to provide fantastic asset - see (illegible) garden

#### **Business/utilities**

encourage walking and cycling while ensuring there are good public transport options to

we value local pubs, post office and sports club. Would like coffee shop/café

school reception could move to library and assist with staffing – also keep school more secure

keep the library. Use it for art or craft club in the evening.

Post office a great asset

could library building be used for pop-up shops for local online business people

Ketton good neighbour scheme was a great idea - does it still exist?

most valuable community assets – school, shop and PO, pubs, parks and green spaces, churches, halls, library, sports club

need for Mercury correspondent to ensure advertising and reporting of events as well as increased use of Next-Door Ketton Online

keep library open please. Coffee shop/restaurant

keep library open. Hairdresser, physio, chiropodist in old surgery part

parking at school time on Empingham Road

post office and library – excellent resources for village. Keep library open please

people parking at school drop off times on Church Road and Empingham Road make it dangerous for people walking especially at the crossroads

utilise Hub for pop-up businesses, can we encourage new businesses? What type and where?  
Promote businesses onto Pit lane

retain the library. allow the school to keep using it. Good sports field/pit lane sports centre. Improve cycling routes and footpaths

bus service important

we need smaller properties to allow the elderly to downsize, and are affordable to younger people. We DON'T NEED the big house builders creating estates of expensive "executive" homes

wastewater treatment needs to improved in line with future development

school should give priority to children who live in the village. Continue to encourage walking to school. Assets – churches and church halls, school, sports club, post office, green spaces

address parking issues on Church Road - yellow lines issue parking at school drop off/pick up

bees honey strawberry jam factory

provide council tax discounts to small businesses which provide services to local people

Parking required but where?

We should keep the appearance in the "old stone" parts of the village. But we must permit progress and modern buildings

#### **environment and Heritage**

biodiversity essential to health and well-being. Should be preserved and enhanced e.g. wildflowers on verges, green corridor connectivity, protect invertebrate habitat

designate Barrowden Road quarry and Ketton hedge local wildlife sites

suggestion – picking up litter groups – inform, friendly ending in a pub! A few Saturday or Sunday am's in the year - good model is beach clearing mornings held around our coast

biodiversity and natural habitat should be the priority on reclaimed quarry land with some recreational use for people

significant trees and assemblages of trees to be protected

landscape and vistas should be seen as equally important as conservation area itself. Integral part of the enjoyment of conservation area

walk in old quarry areas

quarry can be for nature Park and Park

dog owners should be more considerate and be aware of the consequences of not cleaning up after their dogs

get more limestone flora on slopes around quarry

restore bed of quarry for wildlife and farming

restore quarry for recreation and wildlife

footpath/bridge to Collyweston please

agree – footpath away from road – particularly Ketton to Collyweston

use the quarry for nature reserve/ recreational space

best – natural landscape fresh air

we need to take care of the green spaces we have – especially outside the village library. Manor green reseeded. Bulb planting within it

like – local history walks and talks. Community space

improvement – wheelchair access to natural habitats

work with dog owners and education re. the environmental impact of leaving poo bags abandoned. It is far worse than flicking dog mess into a hedge to decompose

wheelchair access to amenities and natural habitat and needed footpath (away from road) to Stamford – Collyweston – Easton please

do pick up after dogs and do not leave full bags

green spaces in village should be incorporated into conservation area and regarded as integral to community health and well-being experience – e.g. Vistas, green lung, aesthetics, access where appropriate

a walk to Stamford via or close to the river

recreational, public use of woodlands on quarry edge with village

village display board of local footpaths

best features – Hall Close playgrounds river

keep as many green spaces as possible within village

no future builds behind the houses of Barrowden Road (old quarry)

encourage more biodiversity measures for watercourses

green space free from cars/traffic/noise

issue over traffic and parking in village

we are so lucky in Ketton. We have our beautiful old houses and church and Methodist Church to be maintained and valued

green corridor along Chater and Welland – no housing – flood control – wildlife

we should protect the landscape and views across the Chater Valley, but particularly going towards South Luffenham. No future developments in this direction

Sinc Lane – regular clearance has made a huge difference to a pleasant walk. Keep it up!

Complete off-road circular footpath around quarry

really value the local walks and want to protect these – wildlife – green spaces

dog mess is a major issue

outdoor gym in Hall close and/or in Whitebread Copse

consultation on the restoration of the quarry. Especially fields 11 and 12 (work areas C 6 & 8)

importance of enhancing biodiversity in open spaces – don't over-tidy and over-manage

proposed Hanson quarry behind Park View too close

allotments please. Balance needs of industry with need to protect environment – i.e. cannot be too precious

convert old quarries into green spaces for wildlife and recreation

more TPOs in village – many old trees have no TPOs!

Benches in more green spaces /areas in village. Shelter and bench for teenagers to meet

litter is a problem on roadsides. we could have community litter-picking sessions

the natural countryside and walking around the area needs to be preserved and respected. Hall Close included

(illustrations of a pond and play park)



**Likes/dislikes/transport**

great variety of social/sport facilities/activities

idea for a like – more regular bus service to Stamford – with wheelchair access

I love living in Ketton – the walks, the community, the school, library, shop – we are so lucky!

We like access to countryside

parking issues around schools

space for enlargement of the village shop, and a small car park

parents need to be taught how to park safely when collecting their children from school!

There are lots of foot paths

pavements in Ketton are in some places "not good". But difficult to fix

idea for a like – flat pavement without a camber for wheelchairs and mobility aids

footpath and Park Road to Green Park

rubbish bins at end houses by Barrowdon Road [Note: this may mean poo bins etc]

buy the land adjacent to Hall close and extend Hall Place [note: presumably means Close?]

idea for a like – a bench between Chater Mews and post office

sustainable housing – solar panels – electric car points

space to explore, run, adventure and dog walks

I don't like that there's no cycle routes in Ketton

would like a larger village shop – use land behind existing one

improve wildlife habitats and disused quarry

concern about St George's especially the extra traffic in Ketton

car park area for shop – at the back of it?

The pavements along the main street between shop and crossroads are very unsafe

some pavements poor (e.g. between 33 High St and Pied Bull Mews)

monitoring of dog poo bins to ensure not full!

Need for a comprehensive review of the state of the footways in village

the pavements at present are in need of repair for wheelchair users

more buses would help parking problems in Stamford!

I think there should be a skate park in Ketton (for scooters and bikes)

we need a shop open on Sunday morning

extend shop opening times on Sunday

slide (large) is not great in the park. Very bumpy and not fun for children

we need a bus at least every hour to make it feasible to use, the bus for travel into Stamford. This would reduce traffic. (new comment) I agree

reduce industrial lighting

deal with speeding issue at end of village toward Stamford. A lot of cars are still doing 60 in a 40/30 zone and a lot of overtaking. Schoolbus drops off at Stamford Road and it is dangerous for children crossing roads

buses are too infrequent

shop opening times. Open on a Sunday

make continuous path along river to Stamford (not next to road!)

What about a walk (cycle too if poss) around the quarry – off-road path parallel to Steadfold to make it a good circuit. Improve paths and have leaflets for newcomers.

Traffic calming in the high Street. Dog poo monitoring

maintenance of paths and lanes essential. Vital for the increasing number of mobility scooters

there is no parking for the school

I think there should be cycle routes (mountain biking)

Love village community spirit, green spaces, walks, river, Hall close, footpaths

Need – more regular bus services, parking problems sorted out, would like less nights lights

we need double yellow lines in the pinch points of Church Road and do away with the green cones

visibility exiting Bull Lane when turning left or right is much reduced when cars parked on the High Street (Stamford side)? Yellow lines required

Dog poo problem on Tixover walk at the end of the houses. More signs to illustrate this. Make more bags available. Shaming the culprits helps

fly tipping and litter prevention notices. More litter bins

no parking for school!

The open green spaces

parking on footpath around the village. KPC letters to residents (these were dislikes)

School parking is a nightmare – needs attention. Conservation area needs policing. Litter is also a problem

traditional design of houses south of Main Road

like – village community. Areas for walking

congestion of traffic especially in area of village shop and post office

two pubs in the village but nowhere to have coffee/loo/lunch in the week

speed bump at start of village at Barrowden Road (coming in)

do like village spirit, wide activities, spaces within and around. The friendliness of people

speed limits – 20 mph crossroads to Steadfold Lane. 50 mph to Tinwell then 30 mph into Stamford

school should seek to assist with parking issues – ?school should be required to do this? E.g. bus services

"Gates" to all entrances to village behind "stones" with "welcome to Ketton – please drive carefully through village"

bypass – around north side of village bordering old quarry SSSI and joining Ketton – Empingham – Ketton – Luffenham to encompass village – so a girdle around village and develop places within that area e.g. shops and parking

Sinc Stream path needs repairing (a bother for older people)

safe, off-road cycle route to Stamford (All the way!) And Rutland water (via Long Paddock)

parking at school times is a major problem

don't like – parking problem and no access to train and station here

Northwick Arms to open for lunch mid week!

Encourage St George's plans to include better bus services for Ketton and Tinwell

don't like – parking on Empingham Road – could grass area be used for off-road parking?

High Street speeding, cars on footpath

need – good bus services – traffic speeding through village high-speed needs to be addressed

#### **Tinwell 1**

**heritage and green space**

it would be great if local kids understood what is under the ground here and how it is used –  
reinstate the eco-walk off Pit Lane?

Casterton Lane is unsuitable for the increased traffic from the green barn site. It's already under a lot  
of strain from A1 overspill as it is

the pub has been closed too long – can we get it back?

Concern that pub is being allowed to deteriorate and farm buildings abandoned while requests  
made to build on greenfield site behind Holme farm

keep arranging and promoting local talks and events in Tinwell – village hall

no facilities for children and young people ! (Tinwell)

would encourage "something" to happen with the pub either – a sensible housing development only  
or – a sensible housing development and preservation of the pub as shop/pub et cetera

too many houses proposed facing Casterton Lane

Tinwell - still too many houses proposed for green barn house site Casterton Lane

#### **Business/utilities**

Tinwell should consider establishing a village shop

#### **Housing design/housing**

it will be difficult to provide affordable homes that match traditional building methods. Other  
options need to be considered

although we are in Tinwell i.e. Rutland we are immediately adjacent to the huge housing  
development on the other side of A1 – planning needs to be viewed in the round

for downsizers, what about homes that look like houses but are divided as 2 flats?

Traditional materials or traditional style materials

building materials – must keep up the standard of stone with sawn and cracked limestone and no  
facing bricks

okay to St George's barracks. Especially if it helps guarantee better local amenities across Rutland

I would like to see more environmentally friendly houses. Such as earth ships (see the garbage man  
for more info)

all new houses should have solar panels, high levels of insulation, retention of rainwater, chimneys

how can Tinwell people downsize but stay in the village? No housing stock

okay to St George's barracks – services are there better if it was a viable community worry about traffic through Tinwell ribbon development

preference for materials in keeping with local stone. We need smaller houses built

houses in keeping with the area

infill of sites - no extension of building area

affordable housing so people who grew up in the village can stay

Like/dislike/transport

one irresponsible parking nose to tail – two children cannot cross the road when only one lane is open. They cannot see what is coming – a dip in Empingham before the crossroads coming into Ketton does not allow speeding cars to slow down a single lane

land should not be taken for widening roads; Restrict the traffic speed through villages day and night; large vehicles take no notice of their speed restrictions at night; there should be a 20 mile limit on speed on Empingham Road; no doctors surgery; not enough free parking for visitors; lorries take no notice of the weight barring signs – there needs to be an island stop placed on Church Road; no neutral poles given for Ketton residents to air their voice. They live there (NB comments by Ketton residents)

need for physical slowdown system on road over the A1

everyone is friendly

no village pub – agreed

lovely stone village

the playing field, the village hall, the book exchange, the church and community, the stone buildings

I loved Tinwell – I like that people come to our social events – kids party, new years drinks, boon day (to look after village) harvest. People want to meet up

so many caring people volunteering to run the village hall, Playing field, parish, the church. Lovely!

More an observation than a like/dislike – use village hall for more community events e.g. pub night race night, quiz

insufficient road safety in place to ensure traffic travels at 30mph through the village

Tinwell and Ketton -too many lorries allowed to villages at excessive speeds dangers noisy and illegal!

Ketton and Tinwell - scenic, attractive villages with wonderful buildings which should be protected

no pedestrian crossing/speed bumps/traffic lights

lorries!

Tinwell village hall is a great resource

## **Tinwell 2**

### **Community Right to Build**

places with historic value such as pub, Forge et cetera in Tinwell need community input

community right to build. An idea – possible purchase of a property by villages (loans/gifts) to house a homeless family in Ketton

### **Heritage/green space**

control of cement dust falling on Tinwell

Ketton – light pollution from Wireless Hill and farm near Christmas trees

Ketton – a cafe is needed

bridlepaths and walkways in Tinwell to be maintained

signs and maps of available local cycle and walking paths, please

Tinwell zebra crossing on Main Street

Ketton school – a larger and flatter school car park, a Cafe for enjoyment

Tinwell – community shop, allotments, community Orchard

Tinwell – improve path from Tinwell to Easton on the Hill

historic building left in ruins need to be preserved e.g. Tinwell pub

bridleways and footpaths must be kept open and maintained – heading to Stamford and Easton = Ingthorpe et cetera

sympathetic development in terms of materials in Tinwell

community green sites such as playing fields and playgrounds to be protected

### **Services and utilities/business**

more flowers

drainage – more development can affect this, so need to plan for this as there is already flooding issues in Tinwell

reopening of the pub in Tinwell, and space and building not used for housing

I would like a play area somewhere in the village

schools are under pressure because of all the development that no plans are being made to cope with extra kids

Boon Day

village hall is very important to Tinwell

more play facilities? Cricket net in Tinwell

we need a doctor's surgery in Ketton, no petrol stations nearby Ketton – one is needed, a lack of shops in such a large village

future planning – Tinwell using oil is this the best? Is gas best? This needs to be thought about

any extra assets need a long-term plan about maintenance/replacement. Who does this?

Pub could become community centre in some form or other. Village could have a right to bid for it

bus stop needs to be cleaned and painted.

Main gas in Tinwell would be a great benefit

keep developments close to main routes e.g. Stamford end of village

some more shops in Tinwell so that we get more stuff

can you clean more windows

zebra crossing

faster Internet connection would be an advantage

is there a mains gas line in Tinwell? If so why aren't new and others connected

drainage rookery Lane, Casterton Lane, Crown Lane is a problem when lots of rain

mains gas. Are there spaces for solar panels?

Park

a playpark in Tinwell would be a great way of getting the community together

#### **Housing design/housing**

every new home should be eco-friendly. Have a garden

Burghley to relinquish old covenants on individual homeowners land

new houses to be eco-friendly and include bungalows reserved for elderly/disabled and all family houses have gardens

there should be community parking areas (church, village hall)

no further developments that would increase traffic on Empingham Rd, Ketton. St George's barracks will add enough!

Design of housing should be consistent with historic design of village

the plan needs to reflect the growth of electric vehicle use and charging infrastructure

develop the Crown pub site. New houses – make the pub building into a house

Young people struggle to buy in Tinwell and there are limited small houses for elderly

Burghley should be allowed to build on pub site/car park but only two houses that are affordable homes

don't put housing on H5. Encourage the wildlife. It is (illegible)

housing should be allowed to incorporate future sustainable designs

#### **Likes/dislikes**

light pollution. Speeding vehicles. Lack of village hall (Ketton dislike)

I dislike the floor in the village hall

speed control in Tinwell – especially west of church towards Ketton and Casterton Lane

I hate the floor

there is not a café

Tinwell pub left in ruins. Needs developing and preserving

village hall very important hub for community

Tinwell community and people supporting others

traffic through Tinwell quarry and St George's too much and too fast, keep minimal development in Tinwell, maintain views/conservation area

speed is an issue through Tinwell. Need more speed controls in place

Tinwell is a lovely village in a beautiful area. Let's not spoil it with too much more development

Ketton is a community friendly village

church is a beautiful building



Tinwell is a wonderful village to live in – the people, the stone buildings

I love living in Ketton. Views are good, facilities quite good – lots of volunteers to organise events

clean the bus stop

reduced quarry lorry traffic would be good

lack of a local shop

improvements of junction of A1 and A606

don't like – speeding on main road – big trucks – no safe crossing to cross the main road

Delaine buses to come up to Tinwell Road, not just Casterton Road for Bourne Grammar children

upgrade of A1 – Peterborough to Blyth

Ketton – more police cameras to stop people speeding through the village. There are lots of children in Ketton crossing roads. Be safe!

Footpaths need to be maintained better

Ketton – I feel that the quarry is moving a lot too close to some houses. It's not such a nice view. It's also very polluting.

CONF-2 →  
From → Annie Hall.  
1 of 3

#### What I like about Ketton

That the village is big enough to have lots of active local groups. Small enough that one recognises people one sees.

All the alleyways

A great big playground

A village shop

Two pubs

A church

Not too far to Stamford or Oakham

Plenty of countryside to walk in

#### What I would like to see

I would like a cafe (in the house bit next to the shop perhaps?)

If the shop comes up for sale and the village buys it as a community venture this might work as part of it. With bike racks outside, as this village is used by bikers a lot.

Public parking spaces behind the shop, both for those who own houses nearby with no parking and to keep making sure that people use the shop.

That the pavement in front of the two bungalows next to the shop be made thinner (at present it is very wide) so that there is more parking space there and people don't have to go half up on the pavement.

There used to be a leaflet with walks round the village, this seems to not be available any longer.

All the styles should be changed to gates (one to my knowledge has been done), as we have a thriving walking group, and more of us are getting older.

293

A building where people who are sole traders could have a working desk  
(Such as exists at The Haatch/Hub in Stamford)

A surgery, and or at least a place where people can collect their medicines  
from.

A more frequent bus service. This would mean that more people might use it  
and leave their cars at home.

Re open the station.

That the street lights all be turned off at 12 say and not on again till 6 am. Also  
the church. And that also all householders be asked to do the same. So that  
this becomes a 'dark sky' village to some extent. This is better for the birds  
and that insects, as well as for us and saving the electricity and the planet.

More bungalows, like the Molesworth ones, in a group as they are. And fairly  
close to the village centre.

Starter homes.

That the council buys land and sells individual plots for self build, I think this  
is already being done elsewhere.

I believe North Kesteven District Council stipulates that all two story new  
builds have swift boxes, this could be done surely.

Or/and a group of flats/bungalows with a communal space/washing  
machine/dining room, meals, warden.

A co -housing plot.

Some double yellow lines in appropriate places.

Get the fountain back in use for cyclists/walkers/school children etc. There  
are now I think national maps to show where water fountains are. Once the

Persuade more parents to walk their children to school, perhaps volunteers to  
fetch them and walk them to school for the parents?

Village cars that can be rented out, again so we stop having our own.

373

Make sure the lovely stone village signs are kept clean.

Loads of trees and bulbs along roads and paths where practicable.

Hall Close is a great space, however more use could be made of it.

Adult exercise machines

Activities for teenagers to use

Benches with backs (for the elderly and for mums with babies and small children), these need to have trees that give shade planted behind/alongside them. Some also perhaps at the top of the field. Perhaps even one in Aldgate overlooking the river (even move the one by the notice board the other side of the path.)

The stepping stones over Sinc Stream are great, however the stones on the path side could be improved, and perhaps even a hand rail there?

We need to keep people walking the paths, the one up behind /parallel with Kelthorpe Close is on clay and gets very boggy. It might be used more if some grave/hard core were put there.

The statistics are that in 2017 1 in 5 of the population are now over 65. This must be as true here as anywhere else. This fact needs to be in mind.

## **b. Feedback from informal meetings with community groups and others – March 2019.**

**7.3.19 Ketton Art Group 10 residents.** Topics: status of school, new school, school drop/parking, affordable and social housing, the impact of St Georges, what issues have already been mentioned ?

**5.3.19 Ketton Jack and Jill Club 5 residents.** Topics: parking, especially around school, but a lot of positive comments about the village and school.

**5.3.19 Ketton Playschool manager,** Penny Butcher, commented on the amazing number of things going on in Ketton. She gave a NP leaflet to each family and put info on their FB page.

**30.1.19 Ketton PO and Shop.** Comments from owner Tim. Lack of support from village (only a third of population use the shop), Post Office is OK but shop turnover has gone down every year for 5 years, parking is a big issue especially since the erection of the gate to Home Farm, most people are respectful of Tim's parking signs, there are 70 plus visits a week and some eg GPO vans need to park outside for security reasons, he really likes Ketton and the people but business is tough; the Crescent is an eyesore.

**5.2.19 Ketton Luncheon Club 21 residents.** Topics: village car park, village hall, surgery, library is very important, a bigger school, parking, standards of driving, speed cameras, recording/monitoring average speed through the village.

**5.3.19 Ketton School Year 6** gave thoughtful ideas about what they liked and valued - shop, pubs, countryside, nature, river, stream, play areas, KSCC, quarry, history of village, friendliness. Things they didn't like- graffiti, litter, blasting and noise from the quarry, roads need mending, trains hooting, people not clearing up after dogs, shop not open on Sunday. In the future they would like a skateboard park, another play park in the village near Geeston, the basketball park re-doing and a cafe for younger people. Year 5 liked the same as Year 6 but included liking the woods and the quiet of the countryside. Year 5 felt more parking was needed especially around the school, they didn't like pollution from Hanson or noisy diggers or the fact that fields were dug up, they would prefer fewer houses and more fields. Things they would like included more places to cross the road safely, more footpaths, cycle ways and shops. They felt a park was needed in Tinwell. Year 4 and 3 like the park, pub, shop, river, church, library, quarry, scouts, guides etc. kind people. They do not like litter, dog poo not being cleared up, parking near school is a problem and the road / wall near the school needs finishing. Things they would like to see in the future - a cafe, a petrol station, a cash point, more nature and all 28 children would like a skate park. Also, more play equipment at the park, a climbing wall, a dog park and a swimming pool. The children from Tinwell would like a park and a new pub.

**26.2.19 Ketton Community Choir 30 plus residents.** Topics: light pollution from Ellis at Wireless Hill and street lights, Ketton to Tinwell footpath, appropriate layout, materials and design for a village for any new developments, slowness in developing current sites - the Crescent is an eyesore. Speeding through the village especially around Hunts Lane, parking near the school, somewhere to go for coffee.

**Meeting at Hanson Cement.** Wrote notes from meeting and discussed possible footpath and recreation area in new woodland on Ketton quarry boundary with the village. Stewart Jones, Works Manager, replied with email saying they would consider how to respond in future

**KSCC Walking Groups.** 30 residents.**6.3.19 Keep Fit at KSCC.** 8 residents.**6.3.19 Ketton Women's Institute** 25 residents.



Ketton and Tinwell  
JOINT  
NEIGHBOURHOOD  
PLAN  
Survey

March 2020

Dear Resident,  
Here is your copy of the Survey which is being carried out as part of the Ketton and Tinwell Joint Neighbourhood Plan.

**Why you've been sent this**

A Neighbourhood Plan gives communities statutory powers to make planning policies for their local area. Once finalised, the Ketton and Tinwell Joint Neighbourhood Plan will be part of the overall development plan for Rutland and will sit alongside the Local Plan made by Rutland County Council. This means that all planning decisions will be required by law to take it into account. So the process of creating a Neighbourhood Plan for our locality is a unique opportunity for residents to help make policies which can directly influence planning policy and decisions for where we live.

Your answers to the questions we ask in this Survey will help us put together a vision and related policies which will form the basis of our Neighbourhood Plan. Subjects covered include the type of development that residents feel is needed in future, roads and traffic, our historic heritage, the environment and green spaces, public amenities, employment, and business.

We want everyone to join this process so that the Neighbourhood Plan is truly representative of the views of people living in our two Parishes.

**How to respond**

You can complete the Survey in two ways:

1. EITHER fill in this paper copy, which is also being delivered to every household in the two parishes, and return it to any of the following: The Hub at Ketton Library, Ketton Village Shop, or 14 Main Street, Tinwell;
2. OR fill in the online version which you can access via our website

<https://ket2tin.wixsite.com/kettinnp>

and click on the link there.

We would *really* like you to complete the online version in preference to the paper version, if you are able! This will speed up our processing of all the information.

You can fill in the Survey on behalf of your household, or individual family members can complete their own.

If your family completes the enclosed Kids' Questionnaire, please simply fill in the paper version supplied and return it as explained above. Feel free to pass this on to any children within your family living in Ketton or Tinwell!

**Need some help?**

We will be running sessions at the Hub at Ketton Library on Thursday mornings (19th and 26th March, 2nd and 9th April) from 9.30 to 11.30 for anyone who would like a bit more explanation or help with the questions.

If you want more paper copies for others in your household, you will be able to pick them up at these sessions.

**When to reply**

Please make sure you have completed the online survey, or if using the paper version, that you have returned this, by 5.30pm on Tuesday 14th April.

**Thank you for your help!**

Your views in this Survey will allow us to draft the Joint Neighbourhood Plan. You will be able to comment on this draft at a later stage. If you want more information about the Neighbourhood Plan process, or to receive updates, please see our website.

The Ketton and Tinwell Joint Neighbourhood Plan Steering Group  
March 2020

**How we will use your data**

Although we have not asked for information about who you are in our Survey, if you complete the form online, some information will be collected automatically by Google.

You are not obliged to provide your email address in order to complete this Survey. If you provide your email address to us, we will only use this to contact you for feedback, news and events related to the Ketton and Tinwell Joint Neighbourhood Plan where we feel it will be of interest. We will not share this email address with any other organisation.

We will keep your email address until you ask us to no longer keep you updated on our activities. If you would like us to stop emailing you about the Ketton and Tinwell Joint Neighbourhood Plan, please email us and we will remove you from the mailing list.

Should you have any questions about your data, including how to access, erase or complain about its use, or you would like to know more about what we are trying to achieve with our Survey, please email us at [kett2tin@gmail.com](mailto:kett2tin@gmail.com)

**OUR VILLAGE AND PARISH**

Your parish includes more than the village with buildings. It includes the rivers, farmland, woodland, roads, footpaths and quarries Ketton and Tinwell parishes are marked on the map below with parish boundaries.



1. How would you most like your parish described in the future?  
Please tick up to 2 boxes as the most important.

- Accessible
- Affordable
- Attractive
- Friendly
- Prosperous
- Safe
- Tranquil
- Vibrant
- Unchanged

Other:

2. What do you like most about living in your parish?  
Please tick up to 2 boxes as the most liked.

- Close to family and friends
- Access to major routes
- Attractive village
- Community spirit
- Close to place of work
- Local countryside
- Always lived here
- Village school

Other:

3. What is needed most in your parish?  
Please tick up to 2 boxes as the most needed.

- Footpaths
- Business Units
- Traffic speed controls
- Off-road car parking
- Recreation and sport facilities
- Conserved buildings
- Homes with up to 3 bedrooms
- Homes with 4 or more bedrooms
- Trees and wild spaces
- Shops
- Health services

Other:

4. If you wish add any additional comments on this section - Our Village and Parish

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

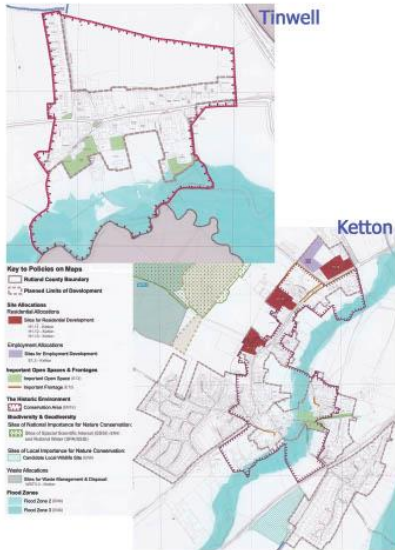
**OUR HOUSING**

The two maps below are the current Local Plan maps for Ketton and Tinwell. The new Rutland Local Plan was published by Rutland County Council on 12th February 2023.

The Planned Limits of Development restrict new development within the lines around the two villages.

The Conservation Areas around the two villages are areas of special or architectural interest and are given specific protection.

The three Designated Sites in Ketton which are currently planned for residential development are from left to right: H1.13 (Home Farm - 10 homes), H1.11 (Chater Field - 15 homes), H1.12 (The Croissant - 35 homes).



**5. What style of homes are most needed in your parish?**

Please tick one box:

- Flat or maisonette
- Bungalow
- Two storey house
- None of these

**6. What type of homes are most needed in your parish?**

Please tick one box:

- Sheltered housing (Rented housing for older, disabled or other vulnerable people)
- Social housing (Low-cost housing managed by a housing association)
- Affordable homes (Provided to an eligible household whose needs are not met by the market)
- Starter homes (Small family homes for first time buyers under 40 years old at a 20% discount)
- Self-build homes (Designed and built by the owner)
- Houses at market cost
- None of these

**7. What size of homes are most needed?**

Mark only one oval.

- With 4 or more bedrooms
- With 3 bedrooms
- With 2 bedrooms
- With 1 bedroom
- No opinion

**8. What mix of new housing developments are most needed?**

Mark only one oval.

- Mostly with homes with 1-3 bedrooms
- Mostly homes with 4 or more bedrooms
- No opinion

**9. Where should any further homes be built, if required?**

Already 60 homes have been allocated by the Local Plan on the three designated sites H1.11, H1.12 and H1.13 (See plan above).

Mark only one oval per row.

	No	No opinion	Yes
Outside the Planned Limits of Development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
In spaces between existing buildings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
On existing gardens	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
On previously developed land (brownfield sites)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**10. If you wish add a comment:**

\_\_\_\_\_

**11. Should the Planned Limits of Development be changed?**

Mark only one oval.

- Increased
- Kept the same
- Decreased

**12. Do you agree or disagree with the following statements about new housing and extensions?**

\* The Conservation Areas are shown on the earlier maps (as a purple tracked line). They are areas of special or architectural interest and are given specific protection.

Mark only one oval per row.

	Strongly agree	Slightly agree	Neither agree nor disagree	Slightly disagree	Strongly disagree
New housing and extensions should match the style and materials in neighbouring buildings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
New housing and extensions should have local and traditional building materials if in or near the Conservation Area*	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
New housing and extensions should have a very high energy efficiency rating (rated A)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**13. How important are the following features in any new housing?**

\* Air and ground source heating uses electricity to transfer heat from outside to inside the building. \* Sustainable drainage uses natural systems to minimise water run-off and flooding.

Mark only one oval per row.

	Important	Not Important	No opinion
Solar panels	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Air or ground source heating*	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sustainable drainage*	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
High speed broadband	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Off-road parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Front or rear garden	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Shared outdoor green space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Garage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Wildlife features (eg bat box) as part of the building	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**14. If you wish add any additional comments on this section - Our Housing**

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**OUR ENVIRONMENT**

**15. Should the remaining green open spaces surrounding the Conservation Area be conserved?**

Mark only one oval.

- Yes
- No
- Maybe



16. How satisfied are you with the public open spaces in your parish?

Mark only one oval per row.

	Very satisfied	Slightly satisfied	Neither satisfied nor dissatisfied	Slightly dissatisfied	Very dissatisfied
Recreation ground, Hall Close	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Road verges	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Footpaths	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cemetery	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Recreation ground, Timwell	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

17. What aspects of the natural environment and landscape do you value?

Mark only one oval per row.

	Very important	Slightly important	Neither important nor unimportant	Slightly unimportant	Very unimportant
Ketton Old Quarry nature reserve	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rivers Chater and Welland	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Trees, hedges and woodlands	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Farm fields	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Restored quarry land	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Roadside verges	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Untended land of wildlife value	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

18. Should there be more provision for the following outdoor amenities in your parish, if at all?

Mark only one oval per row.

	Strongly agree	Slightly agree	Neither agree nor disagree	Slightly disagree	Strongly disagree
Playgrounds	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Allotments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sports areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Outdoor seating	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Picnic or BBQ areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Outdoor gym	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Footpaths	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Litter bins	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

19. Where should there be more environmental improvements in your parish, if anywhere?

Mark only one oval per row.

	Strongly agree	Slightly agree	Neither agree nor disagree	Slightly disagree	Strongly disagree
Clearing more roadside litter	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improving the quality of the river and bank	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Protecting more wildlife areas eg. roadside verges	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Planting more trees	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

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20. How satisfied are you with local environmental controls?

Mark only one oval per row.

	Very satisfied	Slightly satisfied	Neither satisfied nor dissatisfied	Slightly dissatisfied	Very dissatisfied
Air quality eg. traffic and dust	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
River and flood management	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Noise levels	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Vibrations from quarry blasting	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

21. How concerned are you about the impact of climate change on your parish?

Mark only one oval.

0 1 2 3 4 5 6 7 8 9 10

Not concerned             Very concerned

22. If you wish, say how we should respond to climate change in your parish

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

23. If you wish, add any additional comments on this section - Our Environment

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

OUR TRANSPORT AND TRAFFIC

24. What main transport do you use for different purposes?

Mark only one oval per row.

	Public transport	Motor vehicle	Motor bike	Bicycle	Mobility scooter	Walk	Not applicable
Work	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Shopping	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
School run	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Leisure	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other purposes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

25. How much of a problem are the following traffic issues?

Mark only one oval per row.

	Major problem	Minor problem	Not a problem
Traffic speed	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Traffic volume	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Traffic noise	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pedestrian crossings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Car parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

26. If you wish, describe any problems, solutions or locations

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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27. How often do you use these in your parish?

Mark only one oval per row.

	Daily	Weekly	Monthly	Infrequently	Never
Bus	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Taxi	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Call Connect	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Footpaths and bridleways	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cycle path	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

28. What might encourage you to use any of them more often?

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

29. How many licensed vehicles are registered at your property?

\_\_\_\_\_

30. If you wish, add any additional comments on this section - Our Transport and Traffic

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

#### OUR WORK

31. Should new businesses be encouraged in your parish?

Mark only one oval.

- Yes
- No
- Maybe
- No opinion

32. If any, what type of business should be encouraged?

\_\_\_\_\_

33. If any, where should new businesses be sited?

Mark only one oval.

- Inside the Planned Limits of Development - see earlier maps
- Outside the Planned Limits of Development
- Other: \_\_\_\_\_

34. What would improve employment and opportunities for new businesses in your parish?

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

35. What is the quality of your mobile phone reception in your home?

Mark only one oval.

- Always good
- Mostly good
- Mostly poor
- Always poor
- No opinion

36. What is your mobile phone provider?

Tick all that apply:

- EE
- Three
- Vodafone
- O2
- None
- Other:  \_\_\_\_\_

08/04/17 14:45

10/03/2017 12:09:38

37. Do you experience difficulties with the quality or consistency of any utility service?

Tick all that apply:

- Electricity supply
- Water supply
- Gas supply
- Mains drainage
- Television reception
- Broadband/ Internet connection
- No difficulties

38. If you wish, add any additional comments on this section - Our Work

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

#### OUR COMMUNITY AND HERITAGE

39. What elements of community life matter to you?

Mark only one oval per row.

	Very important	Slightly important	Neither important nor unimportant	Slightly unimportant	Very unimportant
Churches and chapel	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Village pubs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Post Office and Village Store	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ketton Sports and Community Centre	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community groups	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

continued on next page

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	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Recreation grounds eg. Hall Close (The Park), Timwell playing field	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ketton Library and The Hub	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ketton C of E Primary School	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Nursery/Playschool	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community events eg. Timwell Boon Day, car boot sale	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parish Council/ Parish Meeting	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

40. What sources of information about the parish do you use?

Mark only one oval per row.

	Frequently	Infrequently	Never	No opinion
Noticeboards	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Diary dates in the Parish Magazine	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Chatterbox	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ketton Parish Council Facebook	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ketton Parish Council website	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ketton Parish Council news in the Parish Magazine	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Nextdoor website	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community emails	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

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10/03/2017 12:09:47

41. What would improve the wellbeing of your parish community?

Mark only one oval per row.

	Strongly agree	Slightly agree	Neither agree nor disagree	Slightly disagree	Strongly disagree
More community events	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More community information	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More activities for the elderly	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More activities for young people	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More activities for families	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More access to health services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Allotments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More sports or recreation facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tea room/ Cafe	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

42. If you wish give more details, or other ideas

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

43. Would you like to hear more about some volunteering opportunities in your parish?

Mark only one oval.

Yes

No

Maybe

44. If any of these were for sale, would you contribute money for a community bid to purchase?

By law we can nominate buildings or land in our parishes that are important to local people as Assets of Community Value. If the asset then comes up for sale the community can pause the sale and take up to 6 months to find the funding required to buy the asset.

Mark only one oval per row.

	Yes	No	Maybe
Village shop	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Post Office	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Library	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public house	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Land for allotments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public open space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

45. If you wish, add any additional comments on this section - Our Community and Heritage

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

YOU AND YOUR HOUSEHOLD

46. Where do you live?

Mark only one oval.

Ketton

Timwell

47. What is your full postcode eg. PE14 5NF?

\_\_\_\_\_

48. How many people of each age group live in your home?

Mark only one oval per row.

	0	1	2	3	4+
Under 18	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
18 - 39	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
40 - 59	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
60 +	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

49. How many people who live in your home

Mark only one oval per row.

	0	1	2	3	4+
Are employed outside your parish?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Are employed in your parish?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Are retired?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Are in full-time education or training?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

50. Are you completing this survey for the whole household?

Mark only one oval.

- Yes  
 No

51. If you wish, add any additional comments on this section - You and Your Household

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Finally - Thank you for completing the survey

Your responses in this survey are completely anonymous. If you would like to be updated on news and events related to the Neighbourhood Plan please visit our website <https://ket2tin.wixsite.com/kettinnp>

## APPENDIX 5: WRITTEN COMMENTS TO THE COMMUNITY SURVEY

The following is a list of all the written comments as added to the Survey, either online or on paper. Written comments allowed people to further explain their views, and they provide a useful illustration of residents' concerns.

However, caution should be applied in assessing the weight of any one comment, as it is from an individual, and does not necessarily represent a more general view in the community.

### Community Comment

more important that a house is sustainable than what it is built from  
the paddocks area should be conservation area – at Hunt's lane  
Building should fit in with the existing stone/tiles  
could listed building consent consider issues that would make maintenance of old houses easier.  
Such as modern double glazing et cetera  
villages should have mixed developments – big and small homes whether privately owned or social housing. This creates a sense of community and is how villages have developed in the past.  
Developers should be made to have a percentage of homes with decent-sized gardens for children to play in, grow vegetables general gardening for health both physical and mental.  
we need smaller properties to allow the elderly to downsize, and are affordable to younger people.  
We DON'T NEED the big house builders creating estates of expensive "executive" homes  
We should keep the appearance in the "old stone" parts of the village. But we must permit progress and modern buildings  
(illustration to say traditional style good and modern style bad)  
character of village is the Ketton stone houses. Any future plans should reflect this  
every new build and alteration should have an adequate soak away  
maintain traditional feel in new development – local materials – local architectural features  
More small bungalows like Chater for old folks and presumably in the area i.e. near to amenities  
need mix of housing – affordable, bungalows and services to support developments. Any housing to be in keeping with the village  
new housing should be carbon neutral. Fit solar panels and ensure insulation is of the highest standard  
no overly modern house designs – not blocky  
smaller and cheaper homes especially to help young people by in the village and help for older people to downsize  
smaller homes needed for younger people and downsizing for older people  
smaller houses or bungalows necessary for older generation. Houses tend to be extended which reduces this number  
Strong wish to see new housing not large, luxury but a full or but affordable  
Swift bricks et cetera for all new housing, also other environmental and biodiversity features  
tasteful development fit in with current buildings  
uniform dull estate layouts and off-the-shelf houses of uniform appearance should not be permitted  
we need more social and affordable housing. Developers must be made to supply these  
sustainable housing – solar panels – electric car points  
traditional design of houses south of Main Road  
yes to heritage please don't trade it for modern cheap materials  
Housing design. Local materials privacy for families sufficient parking diverse sizes of homes and flats  
Ketton is famous for its stone. Please only build (if you have to) houses which reflect the heritage of the rural character  
all new houses should have solar panels, high levels of insulation, retention of rainwater, chimneys

building materials – must keep up the standard of stone with sawn and cracked limestone and no facing bricks

for downsizers, what about homes that look like houses but are divided as 2 flats?

houses in keeping with the area

how can Tinwell people downsize but stay in the village? No housing stock

I would like to see more environmentally friendly houses. Such as earth ships (see the garbage man for more info)

it will be difficult to provide affordable homes that match traditional building methods. Other options need to be considered

preference for materials in keeping with local stone. We need smaller houses built

Traditional materials or traditional style materials

Ketton and Tinwell - scenic, attractive villages with wonderful buildings which should be protected

lovely stone village

sympathetic development in terms of materials in Tinwell

Design of housing should be consistent with historic design of village

every new home should be eco-friendly. Have a garden

housing should be allowed to incorporate future sustainable designs

new houses to be eco-friendly and include bungalows reserved for elderly/disabled and all family houses have gardens

Love village community spirit, green spaces, walks, river, Hall close, footpaths

encourage walking to school, park access et cetera

encourage walking and cycling while ensuring there are good public transport options to

footpath/bridge to Collyweston please

wheelchair and mobility friendly pavements, bus stops, local amenities

Dog poo problem on Tixover walk at the end of the houses. More signs to illustrate this. Make more bags available. Shaming the culprits helps

I don't like that there's no cycle routes in Ketton

I think there should be cycle routes (mountain biking)

idea for a like – flat pavement without a camber for wheelchairs and mobility aids

maintenance of paths and lanes essential. Vital for the increasing number of mobility scooters

make continuous path along river to Stamford (not next to road!)

monitoring of dog poo bins to ensure not full!

Need for a comprehensive review of the state of the footways in village

Sinc Stream path needs repairing (a bother for older people)

some pavements poor (e.g. between 33 High St and Pied Bull Mews)

space to explore, run, adventure and dog walks

The pavements along the main street between shop and crossroads are very unsafe

the pavements at present are in need of repair for wheelchair users

There are lots of foot paths

Traffic calming in the high Street. Dog poo monitoring

We like access to countryside

What about a walk (cycle too if poss) around the quarry – off-road path parallel to Steadfold to make it a good circuit. Improve paths and have leaflets for newcomers.

more cycleways foot paths cycleway to Stamford not safe

a public footpath between Ketton and Tinwell along the river. This idea has great support

cycle path on 6121 ends just where needed most i.e. Tinwell and over A1

cyclists not using cycle path. Cyclists without lights at night

public footpath to be provided by landowners behind hedges adjacent to Road between Tinwell nd Ketton (permissive path?)

Wider safe footpath between Ketton and Tinwell

no pedestrian crossing/speed bumps/traffic lights

bridlepaths and walkways in Tinwell to be maintained

bridleways and footpaths must be kept open and maintained – heading to Stamford and Easton =  
 Ingthorpe et cetera  
 signs and maps of available local cycle and walking paths, please  
 Tinwell – improve path from Tinwell to Easton on the Hill  
 Tinwell zebra crossing on Main Street  
 don't like – speeding on main road – big trucks – no safe crossing to cross the main road  
 Footpaths need to be maintained better  
 Ketton – more police cameras to stop people speeding through the village. There are lots of children  
 in Ketton crossing roads. Be safe!  
 zebra crossing  
 Hope Castle cement make reclamation areas for the public: cycle paths, mobility scooters as well as  
 conservation of wildlife. Possibly provide allotments.  
 a walk to Stamford via or close to the river  
 agree – footpath away from road – particularly Ketton to Collyweston  
 Complete off-road circular footpath around quarry  
 improvement – wheelchair access to natural habitats  
 really value the local walks and want to protect these – wildlife – green spaces  
 village display board of local footpaths  
 walk in old quarry areas  
 wheelchair access to amenities and natural habitat and needed footpath (away from road) to  
 Stamford – Collyweston – Easton please  
 quarry restoration to include public access areas/woodlands and new footpath  
 footpath and Park Road to Green Park  
 like – village community. Areas for walking  
 keep Ketton school location. Get people walking and keep it as village school  
 fix school parking issue by enforcing no parking" areas – would be a shame to lose location just  
 because of parking!  
 (car parking plan provided for Stocks Hill area)  
 need parking spaces off-road at Home farm  
 need to address the school pickup and drop-off =parking issues  
 parking on Church Road is awful  
 Shame about the lack of parking for Methodist Hall – could be used more frequently. Impossible to  
 create more space since building next door.  
 need more parking spaces (off-road)  
 need safe parking and drop-off the school. Seconded!  
 address parking issues on Church Road - yellow lines issue parking at school drop off/pick up  
 parking at school time on Empingham Road  
 Parking required but where?  
 people parking at school drop off times on Church Road and Empingham Road make it dangerous  
 for people walking especially at the crossroads  
 issue over traffic and parking in village  
 car park area for shop – at the back of it?  
 congestion of traffic especially in area of village shop and post office  
 don't like – parking on Empingham Road – could grass area be used for off-road parking?  
 don't like – parking problem and no access to train and station here  
 more buses would help parking problems in Stamford!  
 Need – more regular bus services, parking problems sorted out, would like less night lights  
 no parking for school!  
 parking at school times is a major problem  
 parking issues around schools  
 parking on footpath around the village. KPC letters to residents (these were dislikes)  
 School parking is a nightmare – needs attention. Conservation area needs policing. Litter is also a  
 problem

school should seek to assist with parking issues – ?school should be required to do this? E.g. bus services

there is no parking for the school

we need double yellow lines in the pinch points of Church Road and do away with the green cones

dangerous – school parking

no access to people without transport on Sundays. No parking in the village

parking

parking by parents.

ridiculous parking in Church Road by parents collecting from school

School parking – an accident/fatality waiting to happen

School takes no responsibility for atrocious parking

land should not be taken for widening roads; Restrict the traffic speed through villages day and night; large vehicles take no notice of their speed restrictions at night; there should be a 20 mile limit on speed on Empingham Road; no doctors surgery; not enough free parking for visitors; lorries take no notice of the weight barring signs – there needs to be an island stop placed on Church Road; no neutral poles given for Ketton residents to air their voice. They live there (NB comments by Ketton residents)

one irresponsible parking nose to tail – two children cannot cross the road when only one lane is open. They cannot see what is coming – a dip in Empingham before the crossroads coming into Ketton does not allow speeding cars to slow down a single lane

Ketton school – a larger and flatter school car park, a Cafe for enjoyment

there should be community parking areas (church, village hall)

any new housing must ensure there is sufficient offstreet parking i.e. no more cars parked on the road

we will need discrete electric car charging points. First time affordable housing kept in compatible design in keeping. Practical, affordable

no further developments that would increase traffic on Empingham Rd, Ketton. St George's barracks will add enough!

need of pinch points to slow down traffic (centre of village)

Can we reopen the railway station!?

Empingham road traffic C very little notice taken of 30 mph limit

I would like the cars to go slower when they come past

lighting – so variable – dark in places, yet almost floodlit at the end of Bartle's Hollow – Empingham Road. Lights on all night.

small developments in Ketton not large ones.

bus service important

school should give priority to children who live in the village. Continue to encourage walking to school. Assets – churches and church halls, school, sports club, post office, green spaces

traffic planning is key. Church Road is a big problem now

"Gates" to all entrances to village behind "stones" with "welcome to Ketton – please drive carefully through village"

buses are too infrequent

bypass – around north side of village bordering old quarry SSSI and joining Ketton – Empingham – Ketton – Luffenham to encompass village – so a girdle around village and develop places within that area e.g. shops and parking

concern about St George's especially the extra traffic in Ketton

deal with speeding issue at end of village toward Stamford. A lot of cars are still doing 60 in a 40/30 zone and a lot of overtaking. Schoolbus drops off at Stamford Road and it is dangerous for children crossing roads

Encourage St George's plans to include better bus services for Ketton and Tinwell

High Street speeding, cars on footpath

idea for a like – more regular bus service to Stamford – with wheelchair access

need – good bus services – traffic speeding through village high-speed needs to be addressed

parents need to be taught how to park safely when collecting their children from school!

pavements in Ketton are in some places "not good". But difficult to fix



reduce industrial lighting  
 safe, off-road cycle route to Stamford (All the way!) And Rutland water (via Long Paddock)  
 space for enlargement of the village shop, and a small car park  
 speed bump at start of village at Barrowden Road (coming in)  
 speed limits – 20 mph crossroads to Steadfold Lane. 50 mph to Tinwell then 30 mph into Stamford  
 visibility exiting Bull Lane when turning left or right is much reduced when cars parked on the High Street (Stamford side)? Yellow lines required  
 we need a bus at least every hour to make it feasible to use, the bus for travel into Stamford. This would reduce traffic. (new comment) I agree  
 keep grass verges from being destroyed  
 call collect bus not sufficient for people without cars  
 lack of public transport  
 Lorries speeding  
 lorries speeding through the village  
 reroute HGVs  
 speeding  
 speeding – cameras at each end of the village with average speed  
 speeding in the village  
 speeding through the village  
 traffic from 'new town' - North Luffenham - how will this affect our village?  
 traffic-calming at peak periods. School – in/ out  
 school traffic is bad! A traffic solution is needed.  
 okay to St George's barracks – services are there better if it was a viable community worry about traffic through Tinwell ribbon development  
 Casterton Lane is unsuitable for the increased traffic from the green barn site. It's already under a lot of strain from A1 overspill as it is  
 insufficient road safety in place to ensure traffic travels at 30mph through the village  
 lorries!  
 need for physical slowdown system on road over the A1  
 Tinwell and Ketton -too many lorries allowed to villages at excessive speeds dangers noisy and illegal!  
 the plan needs to reflect the growth of electric vehicle use and charging infrastructure  
 clean the bus stop  
 Delaine buses to come up to Tinwell Road, not just Casterton Road for Bourne Grammar children  
 improvements of junction of A1 and A606  
 light pollution. Speeding vehicles. Lack of village hall (Ketton dislike)  
 reduced quarry lorry traffic would be good  
 speed control in Tinwell – especially west of church towards Ketton and Casterton Lane  
 speed is an issue through Tinwell. Need more speed controls in place  
 traffic through Tinwell quarry and St George's too much and too fast, keep minimal development in Tinwell, maintain views/conservation area  
 upgrade of A1 – Peterborough to Blyth  
 bus stop needs to be cleaned and painted.  
 keep developments close to main routes e.g. Stamford end of village  
 Hope phasing scheme adheres to original plan – e.g. land at bottom of Bartle's Hollow is on the cards again.  
 how long after quarrying will restoration take place – apart from planting and bunds before road construction, the site is a moonscape – barren and desolate  
 Maintain biodiversity and small wildlife sites  
 new school with dentist, doctor, chiropractor et cetera pharmacy all on same site  
 retain commercial properties/facilities – stop selling on for development (housing)  
 retain village "feel". Village school – keep size/location - limit expansion to current facilities  
 should development take place as the big development taking place in Edith Weston?

should the developer be allowed to "jump the queue"? Should not be necessary for so many houses within Ketton due to St George's  
 very important to retain open spaces for biodiversity et cetera  
 Would love a farm shop in the village ideally walking distance from high street  
 no future builds behind the houses of Barrowden Road (old quarry)  
 any housing development should come with enhanced infrastructure  
 any plans for school should take into account St George's development et cetera which will likely draw attendees away from Ketton  
 future of field backing onto Northwick Road – future of Orchard – street lighting – potholes – Northwick Road rat run (cut through – speeding)  
 build more classrooms at the school – land to side unused  
 consider sites for (Park homes) as a cost effective downsize operation option for retired people  
 when building plans are amended/changed ensure parish council and neighbours are informed  
 need somewhere in middle of village for Scouts/guides. Plans for houses should include "artists impression"  
 why so little housing development in tin well?  
 School not fit for purpose for future housing  
 affordable housing so people who grew up in the village can stay  
 although we are in Tinwell i.e. Rutland we are immediately adjacent to the huge housing development on the other side of A1 – planning needs to be viewed in the round  
 infill of sites - no extension of building area  
 Concern that pub is being allowed to deteriorate and farm buildings abandoned while requests made to build on greenfield site behind Holme farm  
 Tinwell - still too many houses proposed for green barn house site Casterton Lane  
 too many houses proposed facing Casterton Lane  
 would encourage "something" to happen with the pub either – a sensible housing development only or – a sensible housing development and preservation of the pub as shop/pub et cetera  
 Burghley should be allowed to build on pub site/car park but only two houses that are affordable homes  
 Burghley to relinquish old covenants on individual homeowners land  
 develop the Crown pub site. New houses – make the pub building into a house  
 don't put housing on H5. Encourage the wildlife. It is (illegible)  
 Young people struggle to buy in Tinwell and there are limited small houses for elderly  
 drainage – more development can affect this, so need to plan for this as there is already flooding issues in Tinwell  
 drainage rookery Lane, Casterton Lane, Crown Lane is a problem when lots of rain  
 future planning – Tinwell using oil is this the best? Is gas best? This needs to be thought about  
 is there a mains gas line in Tinwell? If so why aren't new and others connected  
 Main gas in Tinwell would be a great benefit  
 mains gas. Are there spaces for solar panels?  
 Healthy, natural environment really important – very fortunate to have such diversity, but should be taken for granted – hedgerows verges et cetera  
 heritage to me means history and tradition. Could revive old festivals – Ketton feast et cetera  
 Heritage very important in customs, community spirit not easy in a fragmented environment – i.e. "new estate", old part, Aldgate and Geeston? – But community spirit really important e.g. community choir and wassailing, KHS, bringing people together  
 I like everyone in Ketton (from Georgie)  
 Ketton – we should allow new and modern buildings – time moves on – where appropriate  
 more bins for dog poo bags please!  
 more conservation areas  
 more signs to remind dog walkers to keep dogs on leash and children's area of Park  
 or – family music festival in summer  
 please change the slide as the ridges hurt the children's legs, bottoms et cetera  
 stop dog fouling. more bins for the bags. X2

when I was young community revolved around the church and school, the library is well used and the Congregational Hall, Northwick Hall.

Worried about dust of cement works and sometimes noise at night. Should be able to grow veg without fear of dust.

I love the Sinc Stream and Hall close – a real asset

allotments please. Balance needs of industry with need to protect environment – i.e. cannot be too precious

Benches in more green spaces /areas in village. Shelter and bench for teenagers to meet best – natural landscape fresh air

best features – Hall Close playgrounds river

biodiversity and natural habitat should be the priority on reclaimed quarry land with some recreational use for people

biodiversity essential to health and well-being. Should be preserved and enhanced e.g. wildflowers on verges, green corridor connectivity, protect invertebrate habitat

consultation on the restoration of the quarry. Especially fields 11 and 12 (work areas C 6 & 8)

convert old quarries into green spaces for wildlife and recreation

designate Barrowden Road quarry and Ketton hedge local wildlife sites

do pick up after dogs and do not leave full bags

dog mess is a major issue

dog owners should be more considerate and be aware of the consequences of not cleaning up after their dogs

encourage more biodiversity measures for watercourses

get more limestone flora on slopes around quarry

green corridor along Chater and Welland – no housing – flood control – wildlife

green space free from cars/traffic/noise

green spaces in village should be incorporated into conservation area and regarded as integral to community health and well-being experience – e.g. Vistas, green lung, aesthetics, access where appropriate

importance of enhancing biodiversity in open spaces – don't over-tidy and over-manage

keep as many green spaces as possible within village

landscape and vistas should be seen as equally important as conservation area itself. Integral part of the enjoyment of conservation area

like – local history walks and talks. Community space

litter is a problem on roadsides. we could have community litter-picking sessions

more TPOs in village – many old trees have no TPOs!

outdoor gym in Hall close and/or in Whitebread Copse

proposed Hanson quarry behind Park View too close

quarry can be for nature Park and Park

recreational, public use of woodlands on quarry edge with village

restore bed of quarry for wildlife and farming

restore quarry for recreation and wildlife

significant trees and assemblages of trees to be protected

Sinc Lane – regular clearance has made a huge difference to a pleasant walk. Keep it up!

suggestion – picking up litter groups – inform, friendly ending in a pub! A few Saturday or Sunday am's in the year - good model is beach clearing mornings held around our coast

the natural countryside and walking around the area needs to be preserved and respected. Hall Close included

use the quarry for nature reserve/ recreational space

we need to take care of the green spaces we have – especially outside the village library. Manor green reseeded. Bulb planting within it

we should protect the landscape and views across the Chater Valley, but particularly going towards South Luffenham. No future developments in this direction

work with dog owners and education re. the environmental impact of leaving poo bags abandoned. It is far worse than flicking dog mess into a hedge to decompose

old quarries can be developed to provide fantastic asset - see (illegible) garden

old quarries could be developed for recreational use and be environmentally friendly

open space to the south of Hall Close purchased by community to enhance the Hall Close open environment

quarries need to be returned to previous state as soon as possible after quarrying operations ceased. There are areas in the old quarry that must be 50 years old and not restored

small field by Hall close for the community – e.g. allotments

buy the land adjacent to Hall close and extend Hall Place [note: presumably means Close?]

fly tipping and litter prevention notices. More litter bins

I think there should be a skate park in Ketton (for scooters and bikes)

idea for a like – a bench between Chater Mews and post office

improve wildlife habitats and disused quarry

rubbish bins at end houses by Barrowdon Road [Note: this may mean poo bins etc]

slide (large) is not great in the park. Very bumpy and not fun for children

The open green spaces

regeneration of industrial landscape. Hanson. Communication –

Hall close good choice of play equipment

I would like to see somewhere to scoot and bike in Ketton Park.

There is a park for little people

it would be great if local kids understood what is under the ground here and how it is used – reinstate the eco-walk off Pit Lane?

community green sites such as playing fields and playgrounds to be protected

Ketton – light pollution from Wireless Hill and farm near Christmas trees

Tinwell – community shop, allotments, community Orchard

Ketton – I feel that the quarry is moving a lot too close to some houses. It's not such a nice view. It's also very polluting.

a playpark in Tinwell would be a great way of getting the community together

I would like a play area somewhere in the village

more flowers

more play facilities? Cricket net in Tinwell

Park

I do look not lick the claim

I lick the blue bar

I like the library the park and school I would like to see a make-up salon in Ketton

I like the libree

I like the pub in Ketton I would like to see the slide be fixted

I like the zip wire in the park I would like to see a slime lab in Ketton

I would like a big swimming pool in the park. keep the library!!

library hub – opportunity for coffee and cake? School pit stop

library/community building is an asset for the village e.g. the hub is a friendly meeting

lots of walkers come through village looking for a place to get a cup of tea

Move Ketton school to Empingham Road to improve safety and reduce car parking issues

Places useful for lonely people

any chance of the overhead wires ( BT, electric) going underground in conservation area (Ketton)

better retail offer

Better sporting facilities for school

Build new school in a more accessible position. Traffic issues

Can't use mobile in parts of house. Smart meter does not work

Day nursery for working parents

Investment in providing better Wi-Fi to all

It's good to have a shop here

keep facilities/commercial assets – stop selling on for development e.g. housing

keep school location, vote focus on "village school" for village families

Local employment offer should be encouraged and facilitated.

more business units in the village. On Pit Lane?

moving the school away from the High Street would prevent the "school time" parking chaos

pub and shop really useful

relocate school to purpose-built sustainable site for future

two different types of pub a good thing, something for everyone

youth club for teens?

bees honey strawberry jam factory

could library building be used for pop-up shops for local online business people

keep library open please. Coffee shop/restaurant

keep library open. Hairdresser, physio, chiropodist in old surgery part

keep the library. Use it for art or craft club in the evening.

Ketton good neighbour scheme was a great idea - does it still exist?

most valuable community assets – school, shop and PO, pubs, parks and green spaces, churches, halls, library, sports club

need for Mercury correspondent to ensure advertising and reporting of events as well as increased use of Next-Door Ketton Online

Post office a great asset

post office and library – excellent resources for village. Keep library open please

provide council tax discounts to small businesses which provide services to local people

retain the library. allow the school to keep using it. Good sports field/pit lane sports centre. Improve cycling routes and footpaths

school reception could move to library and assist with staffing – also keep school more secure

utilise Hub for pop-up businesses, can we encourage new businesses? What type and where?

Promote businesses onto Pit lane

wastewater treatment needs to improved in line with future development

we value local pubs, post office and sports club. Would like coffee shop/café

(illustrations of a pond and play park)

we are so lucky in Ketton. We have our beautiful old houses and church and Methodist Church to be maintained and valued

agree with community right to bid for assets

I agree with community right to bid

I agree with community right to bid for assets in Ketton and Tinwell

we agree with right to bid – Frances Blackburn Leslie Blackburn

we agree with the community right to bid for assets

do like village spirit, wide activities, spaces within and around. The friendliness of people

extend shop opening times on Sunday

great variety of social/sport facilities/activities

I love living in Ketton – the walks, the community, the school, library, shop – we are so lucky!

Northwick Arms to open for lunch mid week!

shop opening times. Open on a Sunday

two pubs in the village but nowhere to have coffee/loo/lunch in the week

we need a shop open on Sunday morning

would like a larger village shop – use land behind existing one

many more farms in the past – missed now

old buildings e.g. butcher's shop

errors on map! Mr Jackson's house on the green is missing! Northwick Arms pub incorrectly labelled/placed

land use village hall

friendly village lots going on

I would like to see a cream tea shop



Lack of volunteers to village events, always the same few new


library St Marys Church Methodist Church the hub  
 local residents do not get involved as much as they should in the future plans for their community  
 Monty Andrew should be officially recognised for funding of WBT by purchase of Teakettle Farm  
 pub that has not gone gastro! 'railway'  
 I like Ketton CofE primary school it's the perfect place and the teachers are nice  
 mobile reception is poor. Broadband is slow and there is little competition  
 Please do not show the character of this area for the benefit of big business.  
 PO/shop is an enormous asset. It needs our support  
 okay to St George's barracks. Especially if it helps guarantee better local amenities across Rutland  
 Tinwell should consider establishing a village shop  
 keep arranging and promoting local talks and events in Tinwell – village hall  
 no facilities for children and young people ! (Tinwell)  
 the pub has been closed too long – can we get it back?  
 everyone is friendly  
 I loved Tinwell – I like that people come to our social events – kids party, new years drinks, boon day  
 (to look after village) harvest. People want to meet up  
 More an observation than a like/dislike – use village hall for more community events e.g. pub night  
 race night, quiz  
 no village pub – agreed  
 so many caring people volunteering to run the village hall, Playing field, parish, the church. Lovely!  
 the playing field, the village hall, the book exchange, the church and community, the stone buildings  
 Tinwell village hall is a great resource  
 community right to build. An idea – possible purchase of a property by villages (loans/gifts) to house  
 a homeless family in Ketton  
 control of cement dust falling on Tinwell  
 historic building left in ruins need to be preserved e.g. Tinwell pub  
 Ketton – a cafe is needed  
 places with historic value such as pub, Forge et cetera in Tinwell need community input  
 church is a beautiful building  
 I dislike the floor in the village hall  
 I hate the floor  
 I love living in Ketton. Views are good, facilities quite good – lots of volunteers to organise events  
 Ketton is a community friendly village  
 lack of a local shop  
 there is not a café  
 Tinwell pub left in ruins. Needs developing and preserving  
 Tinwell community and people supporting others  
 Tinwell is a lovely village in a beautiful area. Let's not spoil it with too much more development  
 Tinwell is a wonderful village to live in – the people, the stone buildings  
 village hall very important hub for community  
 any extra assets need a long-term plan about maintenance/replacement. Who does this?  
 Boon Day  
 can you clean more windows  
 faster Internet connection would be an advantage  
 Pub could become community centre in some form or other. Village could have a right to bid for it  
 reopening of the pub in Tinwell, and space and building not used for housing  
 schools are under pressure because of all the development that no plans are being made to cope  
 with extra kids  
 some more shops in Tinwell so that we get more stuff  
 village hall is very important to Tinwell  
 we need a doctor's surgery in Ketton, no petrol stations nearby Ketton – one is needed, a lack of  
 shops in such a large village

# APPENDIX 6: KIDS' QUESTIONNAIRE

Ketton and Tinwell Neighbourhood Plan - Kids Questionnaire

We'd like to know what the young people in our village would like, to make it a more fun and interesting place to live. To help us get the things you would like you need to fill in this survey.

Firstly, where do you live? Ketton  Tinwell   


How old are you?  .....

What do you like about where you live?

.....

.....

.....

What do you not like about where you live? 

.....

.....

.....

How important are the things below to you and your family?

Shop..... School..... Pubs.....

Parks..... Library..... Church.....

Sports and Community centres.....

Paths (Foot Paths and Bridleways).....




Do you take part in any sports/activities in your village?

yes  No

If yes, what are they?

.....

.....

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## Kids' Questionnaire results

### Ketton and Tinwell Neighbourhood Plan

#### Young Person's Questionnaire

We are asking everyone in Ketton and Tinwell about planning for the future.

We would like to know what you think about where you live and what changes you would like to see in your village.

Where do you live? Ketton

9 – 11 year olds in classes 5 and 6 of Ketton Primary School

July 2019

Please tell us what you like best about living in your village.

Park	20
PO, Shop	7
Walks	7
Sports complex	6
Quarry	4
Easy route to Stamford	4
Wildlife	3
Countryside	2
Quiet	2
Trees, woods	2
School	1
Nice atmosphere	1
Respect for dog walkers	1
People	1
Space	1
Views	1
Historic buildings	1
Farm	1
Fun places	1
My house	1

Is there anything you do not like about living in your village?

Need more stuff in park	9
Dog poo	7
Too many house being built	3
Litter	3
Speeding	2
No cafe	2
No necessities in shop	2
Railway crossings	1
Library	1
Shop closed on Sunday	1
Quarry	1
Criminals	1

Please tell us what could be better about living in this area.

Skate ramps, park	11
-------------------	----

No dog poo on paths	4
Cafe	4
Water park, Swimming pool	4
Shop open on Sunday	4
Redo basketball and football pitches	3
More play areas	2
More shops	2
Trampoline park	2
More things in park	2
Bike park	2
Petrol station	2
Less litter	2
More footpaths	2
More cycle routes	1
Getting rid of spray paint	1
No more new buildings	1
Basketball team	1
Pet shop	1
Bigger park	1
More bins with poo bags	1
More speed cameras	1
Fish and chip shop	1
Fewer houses, more grass	1
Less speeding	1
Don't block good views	1

How important to you and your family are the following?  
Please tick all that apply.

	Very important	Quite important	Not important	No opinion
Shop	12	12	1	1
Pubs	12	5	7	2
Library	4	10	9	3
Church	5	8	10	3
School	17	7	0	1
Park – Hall Close	20	4	1	1
Ketton Sports and Community Centre	17	5	2	2
Footpaths, bridleways	12	12	1	1

Do you take part in any organised activities?

Yes	15
No	11

If yes, please say what they are.

Scouts	14
Football	10
Cricket	5
Triathlon	4
Tennis	2
School	1
Cubs	1

Stamford activities 1

What new facilities would you use if they were in the village?  
Please tick all that apply.

Coffee shop/ cafe	24
Outdoor gym	23
New cycleways and footpaths	22
Bike track/ bike trails	21
New sports e.g. basketball	21
BBQ / picnic area	20
Skateboard ramps	19
More buses (evenings/ Sundays)	17
Play area in other parts of the village	16

Any others? If so, what are they?

Swimming pool	6
Pet shop	5
Fish and chip shop	4
Train station	3
Sweet, Ice cream shop	2
Trampoline park	2
New wall near school	2
Skate park	1
Supermarket	1
Petrol station	1
Football stadium	1
Zoo	1

How concerned are you about the following?

Tick all the ones that apply.

Speeding	25
Litter	25
Pollution – noise *	25
Pollution - air	24
Dog poo	23
Parking	21
Graffiti/ vandalism	17
Anti-social behaviour	16
Road crossings	15

\* Trains, dogs, quarry explosions

Do you have any other suggestions that you think would make your village better for children and young people?

Sports teams eg. Rugby, basketball	5
Swimming pool	4
More parks	3
Tree house	3
More public transport	2
Cafe	2

Trampoline park	2
Stop cement works	2
BMX, motocross track	2
Dog play area	1
Zoo	1

### **Quotes from the children in the age bracket 9 to 11 years**

#### Please tell us what you like best about living in your village.

- " I like the sports complex and the park"
- " There is a local park and you can go for walks through the fields"
- "The historic buildings, the park and the farm"
- " The countryside and the park because there is lots of wildlife"
- " I like the people in Ketton and the Post Office"
- " I like the quarry"
- " I like the woods" " I like the trees"
- " There are fun places in Ketton"
- "It's not a big village, it isn't that busy so it's really nice and it has a local park and shop"
- " You can easily access the road to Stamford"

#### Is there anything you do not like about living in your village?

- " People leaving litter"
- " People are speeding in the village"
- " There are too many houses being built"
- " Dog poo on public paths"

#### Please tell us what could be better about living in this area

- " New things in the park"
- " A skate park"
- " More footpaths"
- " There are lots of walking paths but not any cycling routes"
- " More shops" " A fish and chips shop"
- " A café"
- " Don't block the good views"
- " We could use more public transport to stop people polluting the air with car engines"
- " A new wall outside the school"
- " More dog poo bins in the village that supply poo bags"
- " I think there should be less houses and more grass"

## **APPENDIX 7: Text of communication to external consultees January 2021**

**From:** [clive.keble@btopenworld.com](mailto:clive.keble@btopenworld.com) <[clive.keble@btopenworld.com](mailto:clive.keble@btopenworld.com)>

**Sent:** 11 January 2021 12:19

**To:** '[clive.keble@btopenworld.com](mailto:clive.keble@btopenworld.com)' <[clive.keble@btopenworld.com](mailto:clive.keble@btopenworld.com)>

**Subject:** Ketton and Tinwell Joint Neighbourhood Plan - Informal Consultation (local businesses and community organisations)

Good afternoon,

As you may be aware from the Community Survey in 2020, Ketton Parish Council and Tinwell Parish Meeting are preparing the Ketton and Tinwell Joint Neighbourhood Plan, covering all of the combined Parish Area (see map in the attached Designation Notice). The work is being managed by a Steering Group (SG) comprising Parish Councillors and members of the community. As a Neighbourhood Plan expert, I have been appointed to provide professional planning support for this process.

In addition to finding out the opinions and aspirations of local people through the community survey, the Steering Group wants to engage statutory bodies and other interested organisations, including local businesses and voluntary organisations, at each stage of plan making. I am, therefore, contacting you again to invite any input you wish to make from a business or organisational viewpoint at this stage.

It is intended to move to a full Draft Plan, which will include a formal 6-week consultation, later in 2021. In the meantime, the SG would welcome any comments that you wish to make on any matters which you think should be included in the plan. If do not wish to comment at this stage, but you want to be included in formal consultation on the Draft Plan later in the year, please let me know. Alternatively, if you do not wish to be contacted again concerning this Neighbourhood Plan, a short letter, email or telephone call to that effect would be appreciated.

If you wish to discuss technical aspects of the Neighbourhood Plan, contact me on 07815 950482 or by email at [clive.keble@btopenworld.com](mailto:clive.keble@btopenworld.com)

I look forward to hearing from you, if possible, by 5pm on Monday 1<sup>st</sup> February (i.e., within 3 weeks). However, please notify me if you need to consult colleagues or take comments through committees/boards, a response later in February will be acceptable.

Please note that this email has been sent to around 25 organisations and individuals, but in accordance with the General Data Protection Regulation (GDPR) it has been sent Bcc to avoid disclosing individual email addresses.

Kind Regards,

Clive Keble (MRTPI) for the Ketton and Tinwell Joint Neighbourhood Plan Steering Group.

Clive Keble Consulting (Creative...Knowledgeable...Constructive)

Neighbourhood Plans - Local Planning - AONB Issues - Land Management & Forestry -  
Regeneration - External Funding - Community Engagement

## APPENDIX 8: – REGULATION 14 BOOKLET



### COMMUNITY CONSULTATION

4th Feb – 18<sup>th</sup> Mar 2022

HAVE YOUR SAY  
ON PLANNING AND DEVELOPMENT  
IN OUR PARISHES

**Dear resident,**

**This booklet tells you how to take part in the community consultation process for the Ketton and Tinwell Joint Neighbourhood Plan.**

It includes:

- where you can read the Plan and all the supporting evidence,
- open days where you can see an exhibition about the Plan and ask questions,
- how you can submit your comments.

Where development takes place, what type of housing is provided in future, and how we can protect and conserve our landscape and countryside have become increasingly important issues for us all.

We have drafted the Neighbourhood Plan policies to try to reflect the community's views on these matters. We now need to know whether you agree with the policies we have included.

**Your views are very important for the future of our local area, so please do take part in this consultation!**

**Many thanks from the Neighbourhood Plan Steering Group!**

**The Consultation Period runs from 4<sup>th</sup> Feb to 18<sup>th</sup> March**

**From 4<sup>th</sup> Feb, you will be able to access an online version of the Plan** together with supporting evidence documents at our website

**<https://ket2tin.wixsite.com/kettinnp>**

**Printed copies of the Plan** will be available to read at:

- Ketton Parish Council (KPC) office
- Ketton Library
- Ketton Sports and Community Centre (KSCC)
- Tinwell Village Hall

(Note: in view of their size the evidence documents will only be accessible online.)

**You can use the questionnaire on the website, or the final pages of this booklet**, to let us know whether you support the Policies and Community Aspirations contained in the Plan

**Paper replies can be posted** at the KPC office on Stocks Hill, or in special Plan reply boxes at KSCC and Ketton Library. Tinwell residents can post paper replies at 14 Main Street Tinwell

**Consultation events will be held** as follows

- Ketton Congregational Hall Sunday 13<sup>th</sup> February (11am - 2pm)
- Tinwell Village Hall Sunday 27<sup>th</sup> February (11am - 2pm)
- KSCC Thursday 3<sup>rd</sup> March (10am - 6pm)

(If you are unable to access the internet or attend a venue please call 07711 961 777 to borrow a copy of the Plan)



### **The Plan process**

A Neighbourhood Plan, once legally '*made*', is able to stand alongside the Local Authority's Local Development Plan to guide planning applications for land use. It cannot put a block on all development, but it can help set locally-relevant conditions, such as location, type of development, and protection of local open space, to try to ensure that any development is appropriate to the characteristics of the area and to the needs of the community.

We are now at the '*Regulation 14*' stage of the Plan process, where a draft is discussed with the local community and relevant stakeholders.

We will carefully consider your comments on this draft Plan, together with those from external consultees, and revise the document. The Plan will then be '*submitted*', hopefully in May, to Rutland County Council, who will appoint an independent examiner to review the Plan, consider legal matters, look at the consultations carried out, and produce a report.

Subject to any changes which are recommended, there will then be a local Referendum on the Plan. If it is supported by more than 50% of those voting, the Plan will then be '*made*' and it will be used by Rutland County Council (alongside the Local Plan) in making decisions on planning applications.

### **The Policy approach**

The ideas behind the Policies and Community Aspirations in the Plan are not the Steering Group's own. Our job has been to take the views of the local community and translate those into measures which will work.

Matters which have come through very strongly in our public consultation events and the results of the Community Survey carried out in 2020 were:

- residents' love and appreciation of the local landscape, the rural countryside and its peacefulness, and its wildlife and wild places
- a clear view that Ketton was already providing a large number of new housing developments, and there should be no additional proposals for new housing
- a wish for housing provision in Ketton which would give local people better choice
- a strong feeling that the infrastructure of Ketton was already overloaded by the developments currently approved and in train

**The withdrawal of the Local Plan and the long period before another is in place means there is a very real threat from speculative development applications.**

In view of this we took residents' ideas and concerns to create what we believe forms a cohesive policy structure, aimed at ensuring future development occurs in suitable areas, is of a mix and a design that meets community needs, and that open space and green space is adequately safeguarded to retain the existing character of the villages and the parishes.

**Please read the Plan and tell us your views on the following pages by ticking the boxes.**

### **Summary of Plan policies**

**Section A: Our Community** – sustainable development and community consultation.

**Section B: Our Environment** - designating important views, wildlife corridors, and protections for trees, hedges and watercourses, to preserve the local character of our landscape and its importance to people and nature.

**Section C: Our Heritage** – protection for the historic buildings and other structures in and around our parishes.

**Section D: Open Spaces** - provision of adequate recreation areas including in new housing developments; designating local green spaces and important open spaces to help preserve the character and natural heritage of the area.

**Section E: Our Housing** –where new development should be built, the size and type of housing provided; design and other specifications for new housing, infill, extensions and conversions; and commercial property.

**Section F: Travel and Transport** – protection of rights-of-way

**Section G: Employment and Business** – new businesses; working from home; and fibre broadband

**Section H: Services and Facilities** – protection and provision of community facilities

**Plan Policies (Plan Document Section 5) – PLEASE TICK AS APPLICABLE**

Policy	Support	Do Not Support	No Opinion
Policy KT1: Sustainable Development			
Policy KT 2: Landscape character and important views			
Policy KT 3: Trees, hedges and watercourses			
Policy KT 4: Local Green Infrastructure Corridors			
Policy KT 5: Designated Heritage Assets in and around Ketton			
Policy KT 6: Designated Heritage Assets in and around Ketton			
Policy KT 7: Protecting and enhancing archaeological sites			
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			
Policy KT 13: Location and scale of new housing (Ketton)			
Policy KT 14: Location and scale of new housing (Tinwell)			

Policy	Support	Do Not Support	No Opinion
Policy KT 15: Infill housing			
Policy KT 16: Infrastructure requirements associated with new housing			
Policy KT 17: Design requirements for new housing			
Policy KT 18: Housing mix for new developments			
Policy KT 19: Extensions and conversions			
Policy KT 20: Commercial development, including agricultural			
Policy KT 21: Rights of Way			
Policy KT 22: Impact of A1 development			
Policy KT 23: Encouraging new businesses			
Policy KT 24: Working from home			
Policy KT 25: Fibre Broadband			
Policy KT 26: The protection of community facilities			
Policy KT 27: The provision of new community facilities			

### **Community Aspirations (Plan Document Section 6)**

The Plan also covers a number of issues which have arisen in consultation with residents and which are of concern/interest to them. However there are strict rules as to which kinds of policies can form part of the Plan, and these matters could not be covered in the Plan Policies as they do not relate to land use.

This includes the issues raised by many residents about traffic volume, traffic speed, road safety and parking, as well as access to health services. We have made provision as far as we can within our policies to address some of these issues, but in the main these traffic concerns need to be addressed with the various highways authorities, and health services with the NHS and regional bodies. They are not issues that can be tackled by policies in the Plan.

We understand that this can be a frustrating outcome. However, as other Neighbourhood Plans have done, we have included these as “Community Aspirations” which sets them out as suggested initiatives which Ketton Parish Council and/or Tinwell Parish Meeting can take forward with other authorities, agencies or organisations in due course.

As specific Aspirations within this Plan, they can be seen to have the weight of the community’s views behind them, and this will be important when they are raised with the relevant bodies.

**Community Aspirations: Topics (Section 6) - PLEASE TICK AS APPLICABLE**

Section	Contents	Support	Don't Support	No Opinion
A. Landscape and Environment and Open Spaces	Environment and biodiversity enhancement through partnership working			
B. Heritage and amenity	Heritage and the community's enjoyment of its setting			
C. Access in and around the parishes	Improvements to public access via footpaths			
D. Traffic and Transport Issues	Traffic volume and safety, parking, public transport			
E. Health Services	Access to services			
F. Access to facilities	Community assets register			

**PLEASE USE THE FINAL PAGE OF THIS BOOKLET FOR ANY FURTHER COMMENTS**

**THEN "POST" PAGES 7 ONWARDS BACK TO US, OR GO TO OUR WEBSITE TO FILL IN THE ONLINE QUESTIONNAIRE THERE (SEE PAGE 3)**

## APPENDIX 9 – EXTERNAL CONSULTEES FOR REGULATION 14 CONSULTATION

### a. Text of Emails sent on Friday 4<sup>th</sup> February 2022 and Monday 7<sup>th</sup> March 2022

**(04/02)** Good morning, I am writing to you on behalf of the Ketton and Tinwell (Joint) Neighbourhood Plan Steering Group, to invite your comments on the Draft Ketton and Tinwell (Joint) Neighbourhood Plan. This is a formal consultation in accordance with the Neighbourhood Planning (General) Regulations 2012 (Regulation 14) and it will run for just over six weeks from today, Friday 4<sup>th</sup> February 2022 until midnight on Friday 18<sup>th</sup> March 2022.

Ketton and Tinwell Parishes are located in the county of Rutland and the Local Planning Authority is Rutland County Council. The Designated Neighbourhood Plan Area is shown on the Designation Notice, which is attached to this email.

The completion of the Draft Neighbourhood Plan follows earlier evidence gathering, community consultation, and an informal consultation with statutory bodies and other interested parties in January/February 2021. If you commented then, your views will have been considered and may be reflected in the Draft Plan. However, if you did not comment at that time, it does not affect your rights to comment at this formal stage. The Draft Plan and background documents (overall evidence and views) may be viewed on this website: <https://ket2tin.wixsite.com/kettinnp> and hard copies are available to read at:

- Ketton Parish Council (KPC office).
- Ketton Library,
- Ketton Sports and Community Centre (KSCC)
- Tinwell Village Hall

The external consultation is running in parallel with a community consultation, including a survey, which is also on the above website. You may use the survey to respond, but a written email response to me at: [clive.keble@btopenworld.com](mailto:clive.keble@btopenworld.com) is preferred. In addition, three consultation events have been organised. Although these are non-technical and primarily aimed at local residents, you are welcome to drop in.

- Ketton Congregational Hall Sunday 13th February (11am -2pm)
- Tinwell Village Hall Sunday 27th February (11am - 2pm)
- KSCC Thursday 3rd March (10am - 6pm)

In the meantime, do not hesitate to contact me with general questions or technical queries on the Draft Plan, either by email or phone on 07815 950482. N.B. a large number of organisations and individuals are included in this external consultation, but in order to comply with GDPR, your email address has not been shared. Thank you in anticipation of your attention on this matter and I look forward to hearing from you by the deadline of Friday 18<sup>th</sup> March.



Clive Keble (MRTPI) on behalf of the Ketton & Tinwell (Joint) Neighbourhood Plan Steering Group.

**(07/03)** Good afternoon. Thank you if you have already responded to my email dated 4/02/22 (see below) concerning the above. Otherwise, I am contacting you this afternoon to remind you that the deadline for responses is now under two weeks away, on Friday 18<sup>th</sup> March.

The Parish Council/Meeting and the NP Steering Group intend to move to Submission as soon as possible after the consultation has ended and it is important that if you have any comments on the Draft Neighbourhood Plan as soon as you are able.

Thank you in anticipation of your response and, as before, do contact me if you have any technical questions.

Clive Keble (MRTPI) for the Ketton and Tinwell (Joint) Neighbourhood Plan Steering Group.

## **b. List of Consultees**

### **Local Authorities**

Rutland County Council Planning (for distribution to Highways, Heritage, Countryside, Minerals, Education & Social Services)

Lincolnshire County Council (Planning) Phil Hughes

SKDC (Planning) and North Northamptonshire and

East Midlands Councils

### **Adjoining Town/Parish Councils/Parish Meetings**

Great Casterton, Little Casterton, Tickencote, Empingham, Normanton, Edith Weston, North Luffenham, South Luffenham, Barrowden, Tixover, Stamford Town Council, Easton on the Hill, Collyweston and Kingscliffe

### **Politicians**

MP Alicia Kearns

County Councillors (Ketton Ward) Gordon Brown and Karen Payne

### **Government Departments and Agencies**

Coal Authority, Homes England, Natural England, Environment Agency, Historic England, Highways England, Marine Management Org. and Sport England

### **Services**

National Grid, Severn Trent Water, Anglian Water, Police, East Leicestershire & Rutland CCG, Network Rail, Cross Country Trains and BPA

### **Landowners & developers**

The Crescent & Chater Fields: Michael Walker Balfour Beatty, Kettering. Agent: Duncan Mason

Home Farm. Beeson Wright

Land off Park Road. Vistry Homes Ltd. (EM) Peterborough 01733 396600(Agent) Pegasus Group (Amy Smith)

### **LGS Landowners**

LGS 6 Ketton(former quarry site, also candidate local wildlife site, NW of Barrowden Road)This is owned by Sandy Parsons, Fineshade Cottage, Duddington, Stamford. PE9 3QG (*letter sent 4/2/22*),

LGS3 – Longhurst HA,

LGS 10 Long Paddock Andrew Beeson BSc (Hons) MRICS, Beeson Wright Partnership, 2 Cobblestone Yard, Bath Row, Stamford, PE9 2RD

LGS Green Burial - Ketton Park Green Burial, Kate Mills (Manager), Hawthorn Cottage, Ketton Road, Empingham, Oakham, Rutland, LE15 8QD.

LGS 7 (part) Mrs Debbie Gibbon

LGS 7 (part) Cliff Daly

### **Recent planning applications**

**Manor Road** 2022/0066/MAF - Residential development of up to 41 no. dwellings including open space, allotments, improved site access including off-site highway works and ecological enhancements Applicant Name: Manor Oak Homes

Agent Name: Mr Geoff Armstrong - Armstrong Rigg Planning (ARP), The Exchange, Colworth Science Park, Sharnbrook, Beds. MK44 1LZ email

**Luffenham Road** 2021/0751/MAO Outline application for up to 16 houses. Land To The Rear Of 52 Luffenham Road, Ketton.

Applicant Name - The Ellis Family Agent Name - Mr Gordon Smith, Matrix Planning Ltd., 38 Wade Park Avenue, Market Deeping. Peterborough, PE6 8JL

**Park Road** 2021/1452/MAO Outline application with all matters reserved except for means of access, for residential development of up to 75 no. dwellings with associated public open space, landscaping and infrastructure.

Applicant Name Vistry Homes Ltd.

Agent Rebecca Bentley, Pegasus Group, 4 The Courtyard, Church St., Lockington DE74 2SL

## Others

Leics. & Rutland Wildlife Trust, Rutland Natural History Society, Welland Rivers Trust, Greater Lincolnshire Local Enterprise Partnership, Ketton Church of England School, Mobile Operators Association, Hanson cement local manager, Tinwell Ind. Estate. Cecil Estate Family Trust., Longhurst Housing, NFU, Diocese of Peterborough , NHS E Leics. & Rutland CCG and NHS Property Services.

## Community/Voluntary Organisations

Ketton Sports & Community Centre, Ketton Methodist Church , Ketton Church of St Mary the Virgin, Ketton Playschool , Bridge Farm Gospel Hall, Ketton PE9 3YA. (Plymouth Brethren) and Rutland Learning Trust

## Local Businesses

Barchester Care Home , Rutland Poultry Holmes Farm, Aldgate, Ketton, PE9 3TD ,Bespoke Design, 63b High Street, Ketton, PE9 3TE, Rutland Finance Service 8 Mess'r Ctre, Crown La., Tinwell, Cell Regeneration, Zeeco House, Casterton Lane, Tinwell., Vaughan Heaney Architects 29 High Street Ketton, PE9 3TA  
**Chater Business Estate, Pit Lane, Ketton, PE9 3QZ** Emissions Free Solutions Ltd, Unit 12, Fire Solutions Equipment are in the same unit , Baker's Dozen Brewing Co., Unit 5, Alfred Poppins, Unit 18, Fastbyme Turbo Systems, Unit 17, RCS Digital Printing, Unit 16, JJ Detailing, Unit 15 Best Little Building Co. Unit 14, Altech Unit 1-2, FLUID Signs Unit 4, Stone Masonry, Pit Ln, Ketton, PE9 3SZ, Connections Legal Mgt. Ltd, Grain Store, 63 High Street, PE9 3TE, Max Studios, First floor, 63 High Street, Ketton, PE9 3TE, Bell Flavours & Fragrances, 63 High Street, Ketton, PE9 3TE, Bespoke Developments LLP, First floor, 63 High Street, Ketton, PE9 3TE Cuckoo Farm camping/organics.

## **APPENDIX 10 – RESIDENTS’ COMMENTS IN RESPONSE TO THE REGULATION 14 CONSULTATION**

**The following are comments given by individual respondents as part of their replies to the Regulation 14 Neighbourhood Plan Consultation Document, published in February 2022, and are reproduced here as written.**

*Allowing too much housing will spoil the village feel and therefore should be controlled as the local infrastructure will not be able to support a large increase of numbers.*

*There needs to be careful and thoughtful consideration given to new housing, whether it is needed, and the extra burden that this will put on infrastructure. We are a village and we don't want to become a town*

*Ensure green spaces on both sides of Edmonds Drive are preserved, free of any construction Lets hope all this work actually has some effect*

*The green space and trees in Manor Green should also be protected. The plan looks specifically at the larger areas with in Ketton and Tinwell but the smaller areas of verge and trees are just as important for the character, biodiversity and integrity of our Rutland villages. Keeping trees and grass land that support carbon removal from the atmosphere is vital for all our futures*

*I do not think Ketton should bear the brunt of all the allocated housing in Rutland due to amenities and services being too stretched, and really thought the Edith Weston a superb opportunity of regeneration. Deborah Bowering*

*A big thanks to the team for putting together such a thorough and well thought out document which will help secure the future of our villages. Can we view the Stamford A1 plan?*

*We do not support any further housing development in Tinwell. We already have traffic problems on the Carterton lane which we had highlighted would be an issue during previous consultation which was not addressed. We are of the opinion that any further housing development will have an adverse effect and further contribute to the traffic congestion and increased traffic in Tinwell. On many occasions the speed of traffic have lead to near collision and dangerous situations when we want to turn into our property. We need to maintain Tinwell as a conservation village and improve the amenities for its current residents.*

*Question Speed of traffic through Ketton Answers 1 - 20 MPH through Ketton or 2 - Traffic calming measures like/similar to what's in South Luffenham which is on the same road as Ketton(A6121)Will it ever happen?*

*It is inevitable that the village will grow and probably necessary. However this needs to be managed sympathetically maintaining the character which the plan encompasses. Any growth will need the village infrastructure considered alongside it particular access to local medical resources, schools, etc.*

*Main concern, proposed development of the 'bean' field - 45+ houses, the crossroads, especially at school drop off + school pick up time, shows reckless parking + NO thought to the community they are within the proposal of 250+ houses is as a result of the failed application of Kendrews (St Georges? GL) Barracks - which is ideal - RCC is now scrabbling around to get its housing quota so the councillors have no real interest in the impact on Ketton! The housing developers don't either*

*Very good plan*

*I think that the plan is all encompassing and well presented, and trust that it can be more of a plan - and become legal and statutory*

*After RCC rejected the HIF bid for St Georges Barracks and with it the new Rutland Local Plan the significance of the Ketton and Tinwell neighbourhood plan has increased tremendously. Without this plan there is an increased likelihood that developers will look for sites within the plans boundaries making the area unsustainable particularly for schooling and primary medical services. It is also important that the Ketton Parish Council and Tinwell Village meeting take on board the community aspirations to improve the prospects of residents during the duration of this Neighbourhood Plan*

*Completed on behalf of my sister as her main carer; she has long-term physical and mental health disabilities and lives in a flat within a housing complex situated along the High Street in Ketton. My sister wishes to point out the following important issues: there are 16 small flats in her complex and a communal laundry area, so space is extremely limited and for many confined to their flat through poor health life gets difficult and depressing. Opposite the complex there are a row of terraced cottages lining a chaotically busy road where the volume of traffic is non-stop 24/7. Imagine the dust, air pollution and hazards this creates. For the elderly and infirm it is treacherous trying to cross the road and attempting to park is nigh on impossible. Not all residents are blue badge holders but many do have vehicles along with those belonging to residents living in cottages. Her overriding concern is for safety and never leaves her flat unless she is accompanied by me. If Ketton is subjected to widescale housing developments how can the access roads possibly cope with the increase of traffic? Especially when many households now run two cars or more. At the moment my sister's lifeline is being able to spend time in her kitchen at the rear and where she can catch a glimpse of the countryside and enjoy the restorative power of nature and wildlife. Once these green spaces are developed all that will be left for residents will be putting up with the noise for quarrying along with worrying earth tremors after blasting. Geological testing of land nearby mining ought to be considered before developments to assess potential problems. Many homes are already showing signs of cracks down walls. Given the existing architectural design of tightly concentrated cottages and blocks of flats (Empingham Road and High Street) we already have that means living conditions are restricting. We don't all have large gardens, garages for parking, space even to store wheelie bins. Which is why what little green space and countryside that remains needs to be protected and conserved not developed causing more restrictions and pressures on daily lives.*

*Top priority needs to be to conserve and protect what remains of Ketton's heritage and character as a rural village. Open cast quarrying has already devoured vast chunks of our surrounding countryside with intensive expansion. As residents we tolerate this along with emissions from the stacks because the cement works employs many villagers.*

*However, living through a pandemic has shown us how important green space is for health and psychological well-being. Folk need to have access to open spaces for exercise and a chance to unwind especially given the current economic conditions with the financial pressures we are experiencing. I have lived in the village for nearly 30 years and have cherished a network of country walks. Recently, I have been utterly dismayed to see historic footpaths suddenly being eroded and swallowed up by imminent housing developments. Why? What has happened to Ramblers Rights and ancient bylaws supposedly protecting these Rights of Way? Surely this is a blatant contradiction to "rewilding" initiatives and the emphasis on protecting our environment? So, no, I do not support proposals for infill housing developments when we are already being squeezed into restricted green spaces because of quarrying expansion. As a widow and carer I simply don't have the funds for holidays away like many other folk being able to enjoy nature and some peace and quiet is essential. We don't have the infrastructure either to support what could extend into a small "township" if Ketton is subjected to exploitative developments. Healthcare facilities, are already inadequate (Lakeside) and overstretched. For those with long-term conditions, myself included, life is a struggle. We do not need added pressure with traffic volumes and parking issues. Already the High Street and Empingham Road are becoming increasingly hazardous, especially with HGVs and heavy machinery en route to the quarry or using unsuitable roads as shortcuts.*

*The 3 developments proposed and agreed on the original Neighbourhood Plan (Chater Field, The Crescent and Home Farm) are sufficient for Ketton and access to these (being off the main road) would not impact residents as much as the new proposed developments which are reached via roads which are not built for any more traffic and could cause potential accidents. The wildlife corridors across fields would be disrupted as well. I sincerely hope that the policies here will safeguard our village and surrounding countryside for the future.*

*I am not in favour of any new builds, when around the country there are many derelict buildings which could be redeveloped for housing or business. We need to share our land nature.*

*I object to all the houses being built in Ketton, they don't have garages or parking places so all park on the roads. The High Street has cars parked on the road causing congestion plus Empingham and Church Rd. They park on corners and pavements. We soon will not have any countryside around Ketton*

*KT 13 &14 Annotated as 'Depends' Therefore entered as 'No Opinion' KT 15, 16 &17 Annotated as 'Depends Where' Therefore entered as 'No Opinion' KT 18 Annotated as 'Will it just be sold to private housing people to rent' Therefore entered as 'No Opinion' KT 20 Annotated as 'Depends' Therefore entered as 'No Opinion' CA F Annotated 'Don't know what this is' So entered as 'No Opinion'*

*A considerable amount of work and time has been spent on this comprehensive document. From our personal point of view, we both attended primary school in the village and have lived here for many years and our family were brought up in Ketton. Ketton appears to have increased in size over the years far*

*more than any other of the villages in Rutland. It seems unfair that there are so many new builds proposed for Ketton. Our worry is that facilities and infrastructure will be unable to cope resulting in problems for residents. There is now only one village shop. Over the last few years traffic has increased considerably and the number of vehicles parked along the narrow roads seems to be a real issue. We really feel that when the new developments already agreed are built this problem will inevitably increase. The huge impact of the Heidelberg Cement quarry on the village is also an issue. What will happen when the quarry is exhausted, the German firm finishes quarrying and moves out, resulting in a vast area of disused quarry?*

*Particularly support wildlife corridors, wildlife sites and green open spaces. With regard to new developments every effort must be made to ensure that they are integrated into the village and are not just a number of 'fields of houses' stuck onto the present perimeter of the village. A major asset of the village is the system of footpaths which any new development should enhance and certainly not diminish. The proposed housing development off Park Road would be on rising ground on the north-side of the Chater valley. This would be very visible from many of the viewing points identified in the draft plan. Careful landscaping and development layout would be required to mitigate the adverse visual impact.*

*I am very impressed by the quality of the Draft Neighbourhood Plan. It took a long time to read through the document and the supporting evidence. It a very thorough and impressive piece of work. The policies and community aspirations are balanced and sensible. I support them all. Over the period since work started on the Neighbourhood Plan, there has been an increase in awareness of the threats caused by climate change. At a national level the UK Government has set out a strategy to achieve Net Zero by 2050 and closer to home, Rutland County Council has declared a Climate Crisis. In the coming years it is vital that climate change is a key consideration when assessing the sustainability of potential developments in Ketton and Tinwell, and that protecting the local environment is a top priority. Policy KT 1 states that development proposals should demonstrate practical efforts to achieve (or preferably exceed) design and construction standards for sustainable development, to minimise CO2 emissions. I would like to see this go further, with (for example) all developers required to install solar panels and new homes oriented to maximise the efficiency of solar panels. It is also important that any new housing development is linked to improvements in infrastructure. Ketton has poor facilities for a village of its size, particularly health, social care, community buildings, retail and car parking. In the 2020 community survey, 89% of responses noted that parking was a problem. Parking is a particular area of concern around the village shop. It is also not acceptable that housing developments can be approved on the basis of children having to travel to neighbouring villages to find a school place. As proposed in policy KT 16 I agree that where a development requires investment in services and utilities by the appropriate providers, new dwellings should not be occupied until that investment has taken place. I also support the proposal in policy KT 13 that there should be no new development outside the Planned Limits of Development. Encouraging cycling must be a priority. People of all ages should feel safe when cycling to school, to work or to go shopping in neighbouring towns and villages. In particular a safe cycling route to Stamford is very important, joining up with the Stamford Green Wheel initiative. I support aspiration KTCA 9 (Create cycle routes through adjacent parishes for safer cycling including routes to Rutland Water, Peterborough etc). I also support the need for improvements to bus services and better connectivity between bus services and trains from Stamford/Peterborough (Community Aspiration KTCA 20). The Draft Plan includes excellent policies and aspirations relating to protecting wildlife and the countryside (KT10 Proposed Local Green Spaces; KTCA 1 - Countryside Management/Nature Conservation). I agree with the proposals for new designated Local Green Spaces and Local Wildlife Sites as well as the proposals for wildlife corridors. I fully support the proposal for the former quarry site NW of*

*Barrowden Road (LGS 6 Ketton) to be designated as a Local Green Space and also as a candidate Local Wildlife Site. This land was formerly covered in trees and vegetation. While it has been significantly impaired by destructive land management methods, the site remains a haven for wildlife. It would be a perfect location for planting new trees, in line with the Neighbourhood Plan's aspiration to increase woodland cover and enhance conservation sites/habitats (KTCA 2).*

*Most concerning is the number of dogs fouling in open grass areas and front gardens despite bylaws allowing local authorities to exact penalties for fouling pavements and more concerningly children's community grass areas. there are many health issues and do not assume all the toilet deposits are or indeed can be picked up. There are 12 million dogs owned as pets in the UK presently and so often they are off the lead which is unacceptable given the dangers with dogs- 200,000 people go to A & E annually from dog bites. Ketton Cement has done extremely well with their nature preservation areas and the nearby walks. [ seeing lapwings, green wood peckers, cuckoos, coots, hares, herons etc. ] Many dog owners consider the walks are areas free from fouling pick up requirements most off putting. The local authority and its planning surely should be seen to take action about dogs impact on public health, environmental health and quality of life and restrict them accordingly.*

*The proposals in this Plan should be taken as a whole as they are vital to ensuring that development in the Neighbourhood Plan Area remains appropriate and sustainable given the facilities and infrastructure currently available to residents. It is also vital that the open countryside and village green spaces are given adequate protection. The biodiversity crisis is real, and the proposals in this Plan will help to mitigate that. In that context, I would strongly support maintaining Hall Close, Ketton, as an open green space, and that it should therefore not be the location for further play/sport equipment or have areas segregated for those activities, as that would detract from its amenity to the whole community.*

*Under Policy KT.16 - Infrastructure requirements associated with new housing needs proper thinking to avoid designing houses that are totally out of place in a village like Ketton.*

*Thank you to those who have taken the time to produce this plan. It was comprehensive and I support its contents*

*In relation to community facilities, the protection of existing facilities is supported and new community uses should be supported but there is real concern over policy KT27 in regard to two reasons.1. a) is not in conformity with national guidance NPPF 85 which acknowledges that sometimes community facilities have to go outside the settlement boundaries. The settlement boundary protects primarily for housing but sites on the edge or close to the settlement for community uses should not be unreasonably precluded, they should be supported and welcomed as there are rarely sites available within the settlement boundary.2. The ambiguity of criterion v) the use of the word 'genuinely' and it should be acknowledged that various community uses do not serve the whole community. Places of worship for example generally only serve a section of the community in that faith. This wording could be unfairly used to resist many community uses rather than bring together a range of uses that collectively then provide for the whole community. Many faiths have 'protected characteristics' of religion and belief under the Local Government Act and Equality Act 2010, and to disregard certain religious services that may not be open to all is potentially discriminatory. The policy should reflect the "Faith Groups and the Planning System" Oct 2015 policy recommendations particularly -*



*"Sharing premises with or between religious traditions maybe a suitable measure if there is local pressure on space. This has been successful in some cases and such experiences of sharing can be of benefit to other faith communities through creative practice case studies. However, for many faith groups, sharing premises will be neither practical nor consistent with their theological beliefs."The criterion (v) ought to be deleted as it adds a unnecessary dimension to the lawful role of Use Classes. Class F.1 and F.2 uses, which are all community facilities, whether they serve the whole community or not. A place of worship may only serve an element of the community, but it is nonetheless a needed part of the community that should be valued and supported.*

*A well thought out and inclusive project. We appreciate all the work you have undertaken to support and sustain our beautiful community. Thank you!*

*Given the current military aircraft activity over the villages I wonder if there are some aerial pictures they could provide that could enhance the visual impact of some of your stunning views?*

*Goodness me what amazing work you have done putting this together!! Congratulations. Here are a few comments, however I am aware they might be superfluous, as I might have missed them !There seems to be no mention of the raised footpath ( OK I know it needs restoring a bit!) to the right hand side of the road going towards Collyweston, this side of the bridge. It is surely historical, and I have once used it when there was flooding there! It would be lovely if all gates on public footpaths could be kissing gates rather than stiles , especially helpful to the Thursday walking group, and to help the elderly keep fit. There is one I know of going onto the field at the top of Hunts Lane ( where they applied for planning) from the houses on the left there, that has a footpath that crosses the field there. It would be great to have another footpath to the west of the village. One used to be able to turn right, just beyond the houses, and up the field side, then back in to the right. Could this perhaps be arranged as a permissive footpath? There are none there and lots of residents/ houses/ children/ dogs. Under Proposed Green Spaces I think that what I would call a) The Cattle Shed area should be included, as it borders onto the SSSI area. And is part of the green corridor to the quarry. Also b) what I call the Badgers Field ( as that's where we know they live) the other side of the hedge , between Hall Close and the village houses, where the Sinc Stream starts, I hope you know where I mean! c) All the small green spaces around Manor Green, Capendale Road etc... Also I think that any new housing should be south to south west facing, to benefit from sunshine to keep the house warm, also have solar panels, etc.. etc.. and be as green as possible. Was there mention of more trees needed along roads to provide more green canopy? I hope this is useful.*

*As a resident of Ketton I am all too aware of speculative development applications. With three significant sites approved on the High Street, I think no further applications should be considered until this Joint Neighbourhood plan is agreed Ketton is in danger of being turned into a building site and no longer a 'village' - rather a commuter town. Please protect us from this environmental and societal vandalism. My many thanks and appreciation to the Steering Committee*

*Support Local Plan to be developed to encourage decisions to be made understanding totality of proposed changes rather than being looked at individually.. Need to encourage more walking cycling.. Need to make better use of Rail Network to reduce lorries through Ketton and Tinwell.. Encourage Ketton Cement to support more for Wildlife/Tree Planting/Lake.. Local Resident Group to work with Ketton Cement to utilise land once quarrying complete in area.*

*1.Social Housing There should be more emphasis on and provision of social housing in new developments. There are many living with parents/grand parents because they cannot find economic housing in Ketton.*

*2.Employment There should be more encouragement to provide employment opportunities in both Ketton and Tinwell plan areas by RCC. This would reduce commuting and provide work opportunities for many people who cannot afford cars who live in Ketton/Tinwell*