

# Whissendine

## Neighbourhood Plan

### 2022-2035 Final



# Contents

<b>1. Introduction .....</b>	<b>4</b>
1.1 Purpose of the Neighbourhood Plan .....	4
1.2 Status of the Plan .....	4
1.3 Monitoring and Review .....	6
<b>2.0 Background to the Plan.....</b>	<b>8</b>
2.1 The Neighbourhood Area.....	8
2.2 Community and Stakeholder Engagement .....	12
2.3 Vision.....	14
2.4 Aims.....	14
<b>3.0 Policies.....</b>	<b>16</b>
3.1 Overview .....	16
3.2 Housing, Employment and Community .....	17
WH1: Housing .....	20
WH2: Community Facilities.....	22
WH3: Employment.....	23
3.3 Design and Environment.....	25
WH4: Design .....	33
WH5: Landscape and Heritage .....	35
WH6: Whissendine Windmill .....	38
WH7: Surface Water .....	40
3.4 Infrastructure .....	42
WH8: Infrastructure.....	45
<b>4.0 Acknowledgements and Contacts .....</b>	<b>50</b>

# Introduction



# 1. Introduction

## 1.1 Purpose of the Neighbourhood Plan

The Whissendine Neighbourhood Plan has been produced by Whissendine Parish Council. Neighbourhood Plans are policy-based land use plans. The policies are used in the determination of planning applications.

A steering group was formed, and this ensured that residents and local groups were involved in producing policy, based on evidence and local knowledge and views.

The Whissendine Neighbourhood Plan provides a positive strategy for growth, but also helps to ensure that such growth is sustainable. This plan does not make site allocations, but does make provisions for growth in its policies, including for employment, residential and community facilities. At the same time, there are policies on design, environment and infrastructure to ensure that development support the sustainability of the parish.

The Neighbourhood area is the whole of the parish of Whissendine. This was designated by Rutland County Council in July 2020.

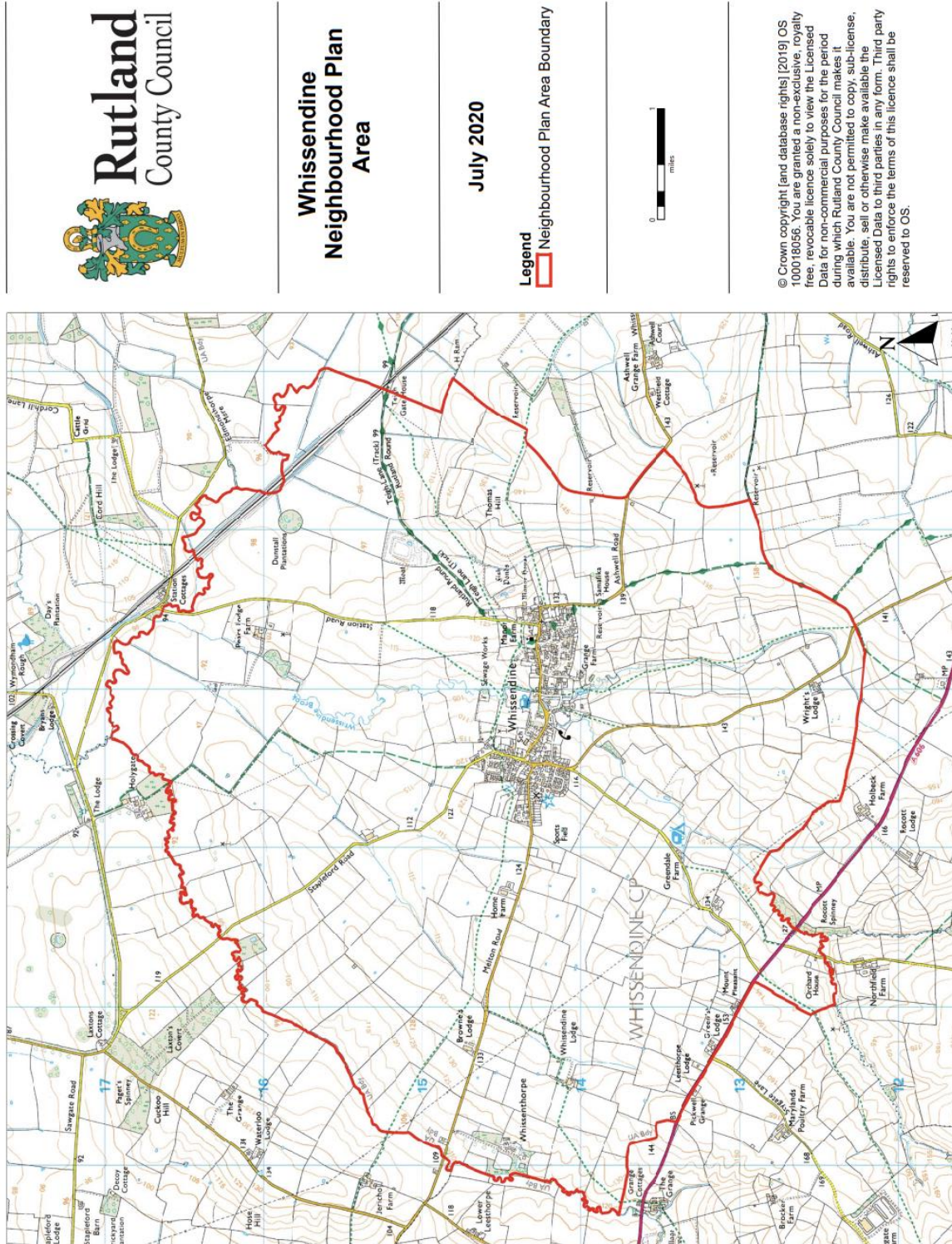
## 1.2 Status of the Plan

Neighbourhood Plans have to meet legal requirements set out in planning legislation, including meeting the Basic Conditions. This is tested at the Independent Examination stage.

Once made through a local referendum, the Neighbourhood Plan forms part of the statutory development plan for the area, together with the adopted Core Strategy Development Plan Document (July 2011) and the Site Allocations and Policies Development Plan Document (October 2014). Section 38 of the Planning and Compulsory Purchase Act requires planning applications to be determined in accordance with the policies of the development plan, unless material considerations indicate otherwise.

The Neighbourhood Plan will be in force until the end of 2035 or until an updated plan is made before that date. The Plan will be reviewed regularly to assess whether an update is necessary.

Figure 1: Map of the Neighbourhood Area



## Whissendine Neighbourhood Plan Area

July 2020

**Legend**  
 Neighbourhood Plan Area Boundary



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## 1.3 Monitoring and Review

The Plan will be monitored throughout the Plan period to 2035. Monitoring will include:

- planning decisions to see how the plan is being used in practice.
- any changes in national policy, guidance or legislation.
- any changes in or local plan policy or guidance; and
- any other changes in the Neighbourhood Area (social, economic and environmental).

The plan will be reviewed and updated if and when necessary, a regular report will be prepared on the monitoring.

# Background



## 2.0 Background to the Plan

### 2.1 The Neighbourhood Area

Whissendine is a rural village and civil parish located in the Rutland, the smallest County in England. The ancient village of Whissendine can be evidenced to dating back to the native Celtic people and Romans coexisted together. The primary route that links the parish with Melton Mowbray to the north-west and Oakham to the south-east is the A606. All other routes are minor roads that cross the neighbourhood area. Owing to the rural nature of the parish, routes are used by local traffic, cyclists and horse riders.

Whilst there is one passenger bus route and 2 school buses to Catmose College and Melton Brooksby College that connect the village, the service is limited in terms of hours of operation and operates Monday- Saturday. The bus routes link to Oakham and Melton Mowbray, where there are train stations. There is no other public transport provision within the parish. The area also benefits from an active Whissendine Good Neighbour scheme to provide regular voluntary transport for those people who cannot access public transport or for whom public transport is not practicable, such as getting to hospital appointments etc However, the village has a good network of footpaths and bridleways linking to the rural roads, forming circular routes around the village and wider parish.

Whissendine as a small rural village does include a number of well served community services and facilities. These include a local shop, the White Lion pub, village hall, church and primary school. The village also include unique local services such as the working windmill which continues to produce flour. There are also a number of important green spaces and open space, including well equipped children's play area. Whissendine also includes a sports club, tennis court and pitches.

A key characteristic of the Neighbourhood Area is the natural landscape and topography. These key features have shaped and informed the growth and development of the area. The village settlement is predominantly on an east-west axis along Main Street, bisected by the Whissendine Brook. On the ridge to the east side of the village is St Andrew's Church one of the oldest buildings in the village at over 800 years, and the Windmill on the west ridge. Visible around the parish these are an important identity of the settlement, with framed views throughout the village.

The following plans are extracted from the AECOM Whissendine Design Codes, illustrate the topography and landscape character.



Figure 2: Land Based Designations

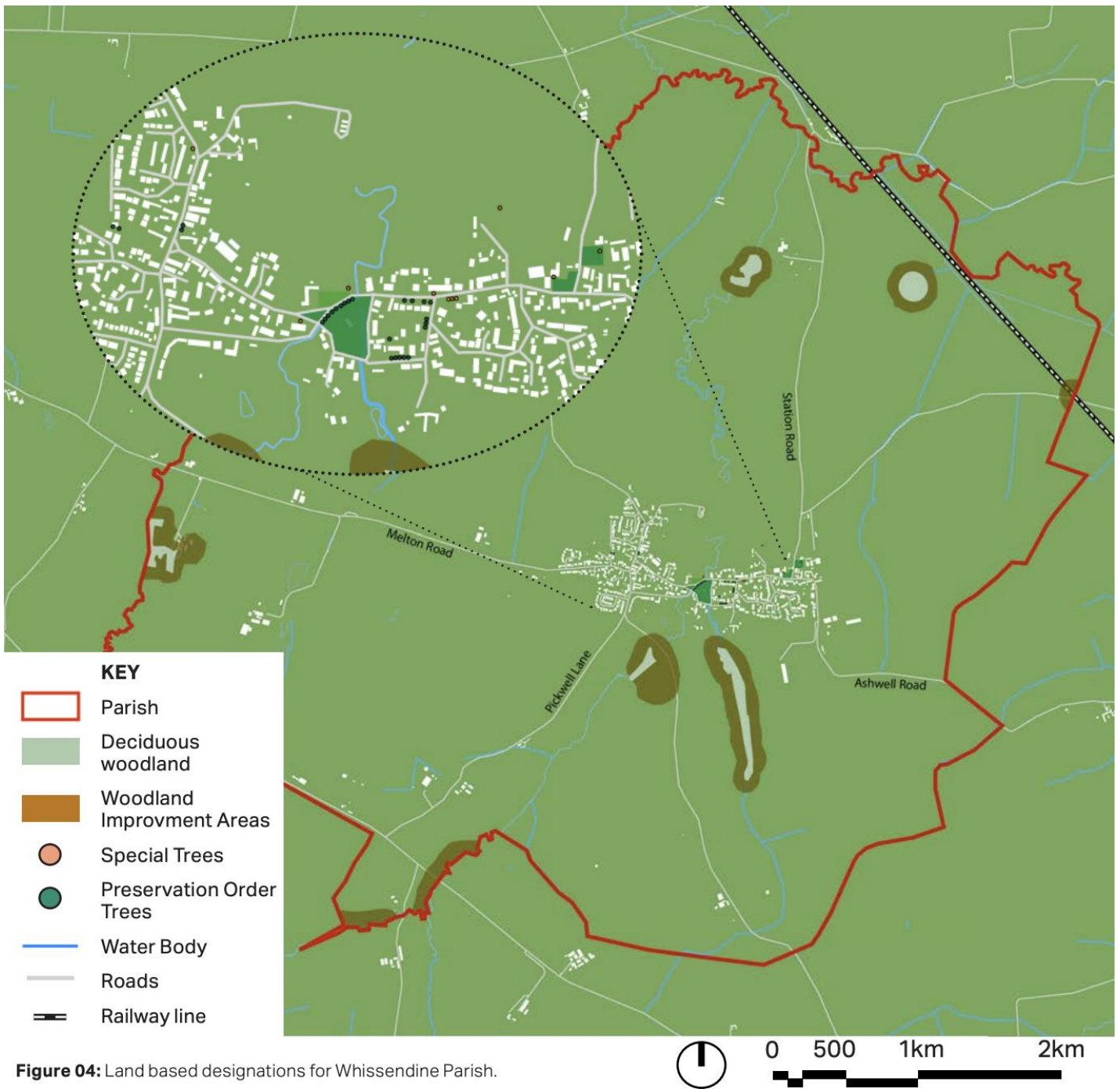


Figure 04: Land based designations for Whissendine Parish.

(source, pg14, AECOM Whissendine Design Codes March 2022)

The neighbourhood area has a range of green and blue infrastructure. These include significant mature tree belts and woodland. There are also a number of important green spaces across the neighbourhood area including the village green at the centre and the ancient Banks area.

Figure 3: Topography and Views

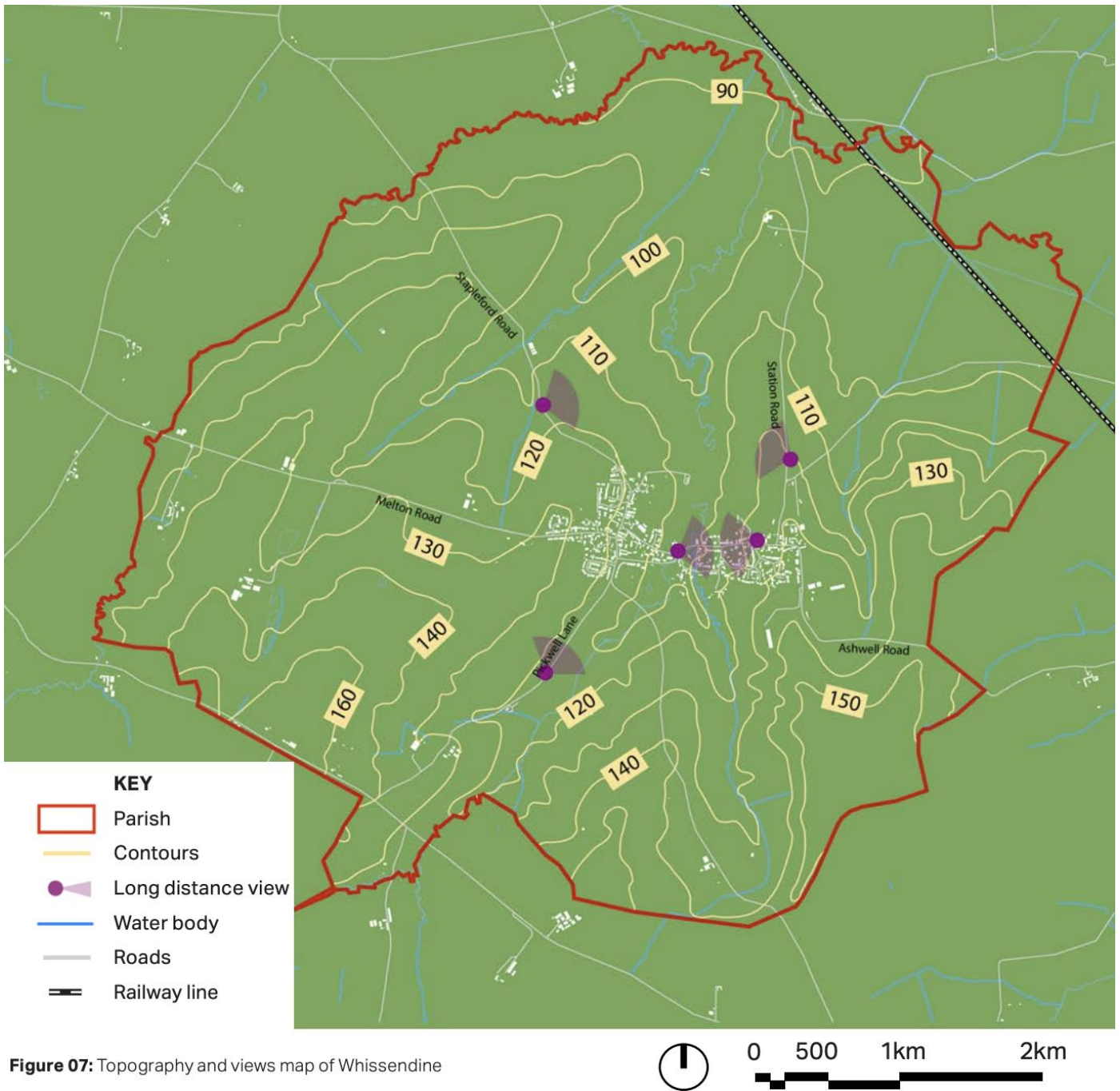


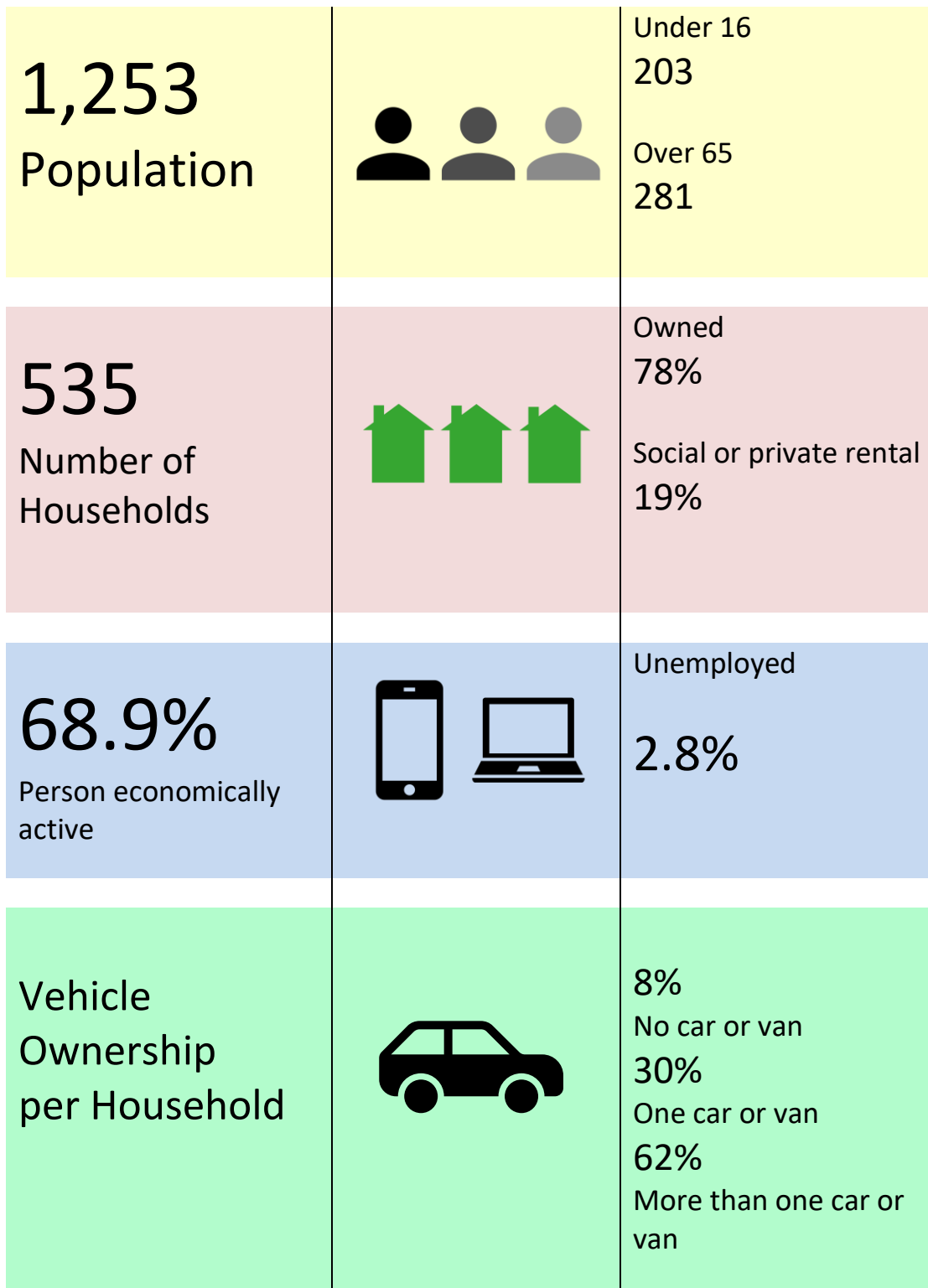
Figure 07: Topography and views map of Whissendine

(source, pg17, AECOM Whissendine Design Codes March 2022)

The plan illustrates how the two landmarks of the village provide long distance views from either side of the settlement and to the wider area. It also demonstrates how the village rests within a basin. This is particularly of significance, as owing to the basin topography, the regular flood events all occur at the centre in the lower part of the village.

Key characteristics of the neighbourhood area and our community, taken from the 2011 Census are illustrated below:

Figure 4: Whissendine Key Statistics (2021 Census)



## 2.2 Community and Stakeholder Engagement

The Neighbourhood Plan is based on analysis of data and of evidence, and the views of the community. The Neighbourhood Plan Steering Group formed in January 2021 and the early community engagement began in the Summer 2021 with a comprehensive Community survey in November 2021 including a school postcard competition. Building upon the early community engagement, the themes for the Neighbourhood Plan emerged, providing insight into local issues of importance to the community. The 3 question themes were:

1. What do you like about Whissendine.
2. What don't you like about Whissendine; and
3. What could be improved in Whissendine.

Further engagement at local events and included 'planning and a pint' in October 2021 and a householder questionnaire in November 2021.

The Neighbourhood Plan has also been supported by a range of technical reports including design codes and housing needs assessment, that together with the community engagement have informed the structure of the plan and its policies.

Throughout the engagement and preparation of the plan we have kept people informed and engaged via <https://whissendine-neighbourhood-plan.uk/> and social media.

A summary of the key finding from community engagement are reflected on the following page.

Figure 5: Community Engagement Event 13<sup>th</sup> November 2021



Figure 6: Whissendine School Postcard Competition Winners



### Timeline of Community and Stakeholder Engagement

- Monthly Article posted in Whissendine Grapevine since March 2021.
- Initial Community Survey – June 2021 hand delivered to all addresses in Parish and online access.
- 4 July 2021 - Steering Group stand at Tabletop sale on the Village Green.
- 9 July 2021 – Steering Group stand at the Classic Car show at Whissendine Sports Club.
- 4 Sept 2021 - Steering Group stand at Whissendine Craft show – St Andrews Church.
- 6 Oct 2021 - Steering Group stand - Planning and a pint – White Lion pub.
- 6 Nov 2021- Launch of Whissendine Community Survey – hardcopy hand delivered to all addresses in Parish and published online.
- 13 Nov 2021 – Neighbourhood Plan Community Event held at Village Hall.
- 06 Dec 2022 – 31 Jan 2023 – Regulation 14 – Whissendine Public Consultation

## Summary of Community and Stakeholder Engagement

The following SWOT analysis illustrates the key themes that arose from early community engagement.



## 2.3 Vision

To protect the best aspects of the (our) delightfully diverse Parish of Whissendine while encouraging the enhancement of its (our) facilities and surroundings to better support the wellbeing of its (the) residents and the character of the environment.

## 2.4 Aims

- To ensure that development is well-designed, sustainable and contributes to the locally-distinctive character and sense of place.
- To maintain and support more sustainable live/work patterns, maintaining a range of local facilities and opportunities for flexible working.
- To maintain and enhance quality of life and opportunity for the local community.
- To preserve or enhance Whissendine’s historic and rural environments.
- To take action to reduce the effects of climate change (relating to development and land use) and mitigate locally any potential impacts, including surface water and pluvial flooding.

# Policies



## 3.0 Policies

### 3.1 Overview

The following policies are supported by analysis of key issues, national and local policies and relevant evidence documents.

The structure of the following policies is as follows:

**Purpose** (what the policies in the chapter seek to achieve)

**Planning Rationale** (concise summary of the thinking behind the policies)

Then each individual policy is structured as follows:

**The policy** (requirements for development proposals to meet)

**Interpretation** (notes on how the policy should be used)



## 3.2 Housing, Employment and Community

### **Purpose**

To support sustainable growth in sustainable locations, to meet the needs of the local community.

### **Planning Rationale**

#### **National Planning Policy Framework, 2021**

Chapter 5 of the National Planning Policy Framework 2021 (NPPF) deals with 'Supply of homes, mix and affordability'. This includes addressing the needs of groups with specific housing requirements.

The Government's Technical housing standards – nationally described space standard March 2015 sets minimum room sizes.

Chapter 6 of the NPPF makes clear that significant weight should be given to supporting economic growth and activity. This includes taking into account local business needs and wider opportunities for development.

To support a prosperous rural economy the NPPF states that planning policies should enable sustainable growth and expansion of business in rural areas through conversion of existing buildings and well-designed new developments. It also sets out the type of uses that are focused around community services and facilities such as local shops, meeting places, sports venues and public houses. All which Whissendine currently supports as a small rural community.

Chapter 8 of the NPPF deals with 'Promoting healthy and safe communities' and states that planning policies should make provision for shared spaces and community facilities and guard against loss of valued facilities and services. It also supports improvement of existing community services and facilities. There are identified opportunities for this in the neighbourhood area, for example with the sports club facilities.

#### **Core Strategy, Adopted July 2011**

The Rutland Local Development Framework Core Strategy 2011 contains policies on residential development, housing mix, affordable housing and other related matters. These are now somewhat out-of-date due to the age of the plan and in particular changes to national policy and guidance and the impact of the Covid-19 Pandemic.

Rutland County Council are in the process of updating their Local Plan. In this new draft the spatial strategy for housing and economic growth for the next 15 years will be set. The timetable indicates the Regulation-18 version of the emerging Local Plan will be prepared by the Summer 2023.

Rutland County Council have indicated a level of growth for the neighbourhood area, with an agreed methodology at Cabinet in November 2021. This indicated as Whissendine is identified as one of 10 Larger Villages 466 homes over the period 2021 to 2041. The report acknowledged this equated to a rounded average of 47 dwellings per village. Of which this figure will be exceeded in 2022 with recent planning consents of 66 new homes off Stapleford Road and a further 18 new homes pending.

Therefore, there is no need to identify sites for residential development as the planned level of growth has already been exceeded.

Considering the constraints of the rural character, size of settlement and range of community facilities it is likely to be small scale infill or incremental growth over the plan period.

Therefore, the neighbourhood plan responds positively, informing the growth strategy by identifying sustainable locations as set out in policy WH1 Housing for future residential development in the neighbourhood area. The aim is to ensure homes are built to provide a range of dwellings which are desirable, affordable, and future proof. This includes provision of 'Green' homes.

The Neighbourhood Plan does not seek to modify Local Plan requirements for mix and affordable housing, but to shape how housing development, including affordable provision, is provided.

Future development needs to have cohesion to ensure there is a sense of place throughout the village, with the village centre at the heart of our community. Any incremental growth must support the sustainability of the community, whilst reflecting the rural settlement pattern.

There are 6 tiers to the settlement hierarchy in the Core Strategy. Whissendine is in tier 4 'smaller service centre' which are identified as smaller villages with a more limited range of facilities than the local service centres. There has been no increase in provision of services since the adoption of the Core Strategy, therefore, with the planned level of growth, additional or improved facilities may be necessary to continue to support the community.

The Core Strategy acknowledges that many of the traditional rural industries have declined, and the range of local employment opportunities is limited. The neighbourhood area is special in the fact that it still has operational farms, equestrian businesses and a working windmill. These all reflect the rural character of the area. The Core Strategy support these and local community services and facilities through broad policy themes. The neighbourhood plan policies identify opportunities or locations where these or new services could be delivered to support the diversity of the neighbourhood area. These include within the Planned Limits of Development for the provision of a variety of community facilities including healthcare.

#### **Site Allocations and Policies Development Plan Document, Adopted October 2014**

Whilst the Core Strategy establishes the settlement hierarchy, identifying Whissendine as a tier 4 settlement 'smaller service centre' the Site Allocations and Policies DPD includes overarching policies to guide the scale and location of new development across the County. This includes development within the Planned Limits of Development and development in the open countryside.

#### **Sport and Recreation Facility Strategy and Open Space Informal Recreation Assessment, Rutland County Council, November 2015**

Part of the emerging local plan evidence base refers to the sports and recreation facility which identified within Whissendine Parish the need for an outdoor gym and to improve the existing club house. The need for improvement to the existing sports facility remains. With the increase in growth through recent planning consents a larger facility may now also be required above the identified original improvements.

## **Whissendine Housing Needs Assessment, AECOM February 2022**

The independent Housing Needs Assessment identified the type and mix of homes that is required over the plan period. This identified that:

*“Whissendine has a high proportion of home ownership (78.7%), with limited levels of social (11.6%) and private renting (8.8%) compared to Rutland and England as a whole. This is not unusual for a rural parish but has implications for the ability of local households and those moving to the area in terms of the affordability and accessibility of housing in Whissendine.”*

It also noted that:

*“Where new housing development in Whissendine qualifies to provide Affordable Housing, AECOM suggest a mix of 60% affordable rented and 40% affordable home ownership. This reflects the priority likely to be given to affordable rented homes to meet acute needs, but also scope to provide First Homes as required by Government policy and some flexibility to provide other forms of affordable home ownership such as shared ownership and rent to buy.”*

With regard to the mix of housing it stated that:

*“AECOM’s modelling of future dwelling requirements suggests prioritisation of smaller and mid-sized dwellings to meet demographic needs and rebalance the stock. This could also provide a helpful contribution to affordability and greater choice for both younger and older households.”*

These conclusions have informed the residential development policy of the neighbourhood plan, to support the delivery of these elements, augmenting the policies in the adopted Core Strategy. It should be noted since the HNA was produced in February 2022 planning permission for an additional 66 new homes has been granted within Whissendine.

## **Community Engagement**

Through our community engagement events, feedback and evidence showed that:

- Over 63% of the Parish have lived here for 11 years or more.
- 73% of residents state that green spaces are important to them.
- Whissendine needs more smaller 1-, 2- & 3-bedroom houses.
- We need affordable homes to allow young people to stay in the village.
- Traffic congestion around the school at pick up and drop off times; and
- Access to low rent properties or starter homes.

## WH1: Housing

1. Residential development will be supported in the following locations:
  - a. Within the Planned Limits of Development (see Plan);
  - b. Redevelopment of existing housing, providing it does not involve the demolition of heritage assets.
  - c. Conversion of existing buildings, including heritage assets.
2. New dwellings should be flexible to changing needs, including home working.
3. The mix of types and sizes of accommodation should meet local need, including predominantly smaller dwellings (1-3 bedrooms).
4. Development of exception sites should comprise smaller dwellings (1-3 bedrooms)
5. Affordable housing should include:
  - a. affordable or social rent (60%);
  - b. affordable ownership and/or First Homes (40%).
6. All new dwellings should have screened storage space for bins and recycling.
7. All new dwellings should have secure and screened storage space for cycles and personal vehicles, with electric charging points.
8. All residential development should have high-speed broadband infrastructure within the site and to every dwelling, with links to the existing network.

### Interpretation

Design, transport and other requirements for housing are contained in later policies.

Clause 1 would allow for development within the PLD, including infill, or redevelopment or conversion of existing buildings within and outside of the PLD.

Heritage assets would include listed buildings or non-designated heritage assets identified in the historic environment record.

The proportions for affordable housing are based on the recommendations in the AECOM Housing Needs Assessment 2022.

Local plan Policy SP9 addresses the need for affordable housing to be an integral part of the wider scheme and be tenure blind.

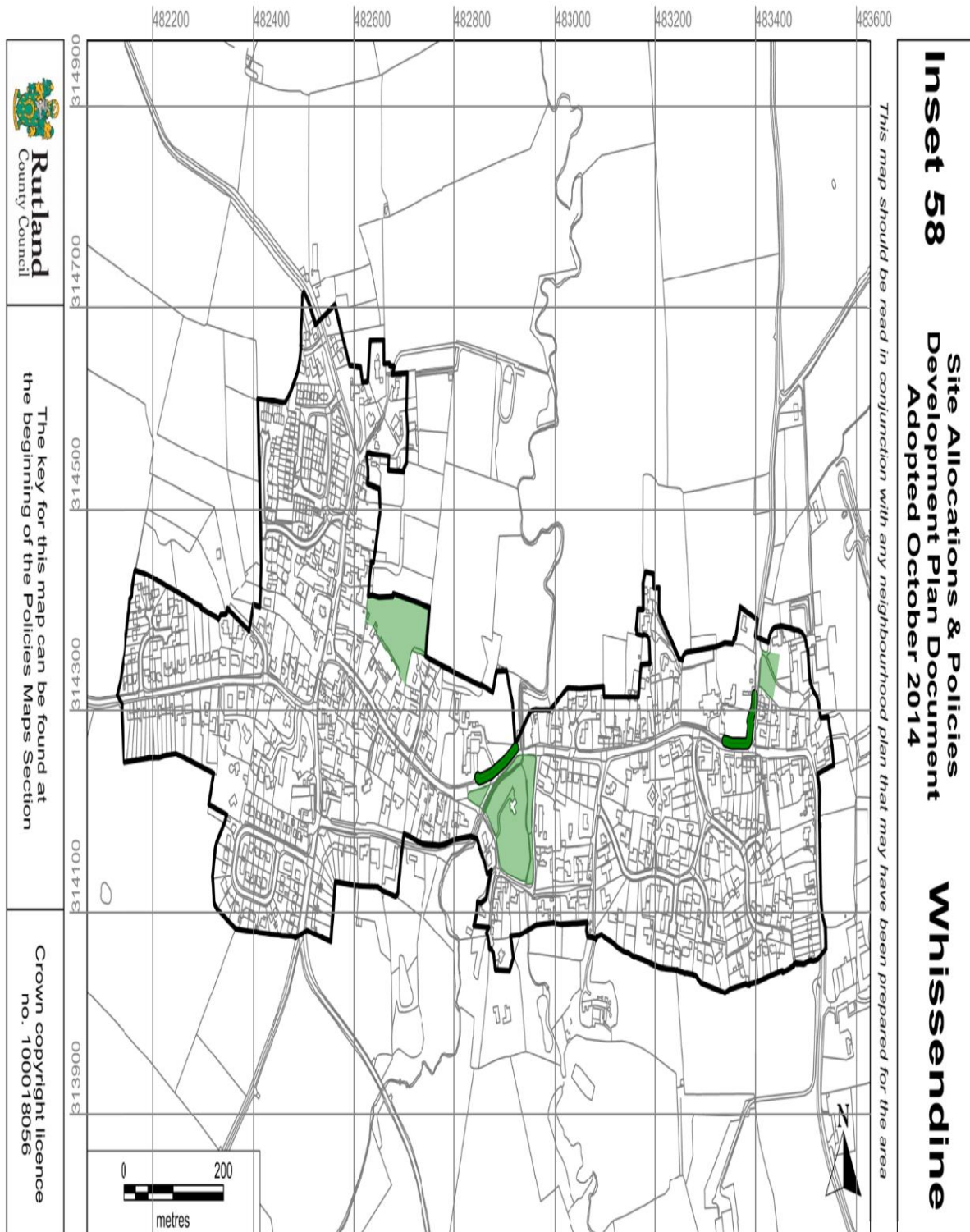
Planning Practice Guidance includes definition of First Homes.

Developers will be expected to base housing mix on the latest evidence of local need.

Compliance with 'Technical housing standards – nationally described space standard 2015' is encouraged.

Housing exception sites outside of the PLD would be dealt with under Local Plan policies.

Figure 7: Planned Limits of Development, Whissendine



## **WH2: Community Facilities**

- 1. New community facilities, including healthcare facilities, will be supported within the planned limits of development, subject to there being no significant adverse impact on the local environment or amenities of residential properties.**
- 2. Sports and leisure facilities involving pitches or other use of open land will be supported outside of the planned limits of development, subject to meeting the requirements of Policy WH5.**
- 3. Proposals involving the loss of services and facilities, such as the school, village hall, shops, post office, public house and place of worship and sports facilities will only be supported where the applicant demonstrates that:**
  - a. an alternative facility to meet local needs is available that is both equally accessible and of equal benefit to the community; or**
  - b. all options for continued use have been fully explored and none remain which would be financially viable.**

### **Interpretation**

The policy augments, but does not replace, Policy CS7 of the Rutland Local Plan Core Strategy 2011.

Design, transport and other requirements for community facilities are contained in later policies.

Impacts on residential amenity could include visual, noise, disturbance, vibration or other impacts. Impacts on the local environment includes consideration of traffic impacts on rural lanes.

Existing community facilities that should be retained include the shop, White Lion pub, the Village Hall and the Whissendine Sports Club.

To demonstrate that a community facility is no longer viable, it would be expected to have been offered for sale at a reasonable market rate for a period of at least one year, as a going concern.

## **WH3: Employment**

- 1. Development to provide new employment space (Use Class E) will be supported in the following locations, subject to there being no significant adverse impact on the local environment or amenities of residential properties:**
  - a. Within the Planned Limits of Development (see Plan);**
  - b. Improvement or redevelopment of existing employment sites, providing it does not involve the demolition of a heritage asset.**
  - c. Conversion of existing buildings, including agricultural buildings and heritage assets.**
  
- 2. Employment development should include high speed broadband infrastructure within the site, with links to the existing network.**

### **Interpretation**

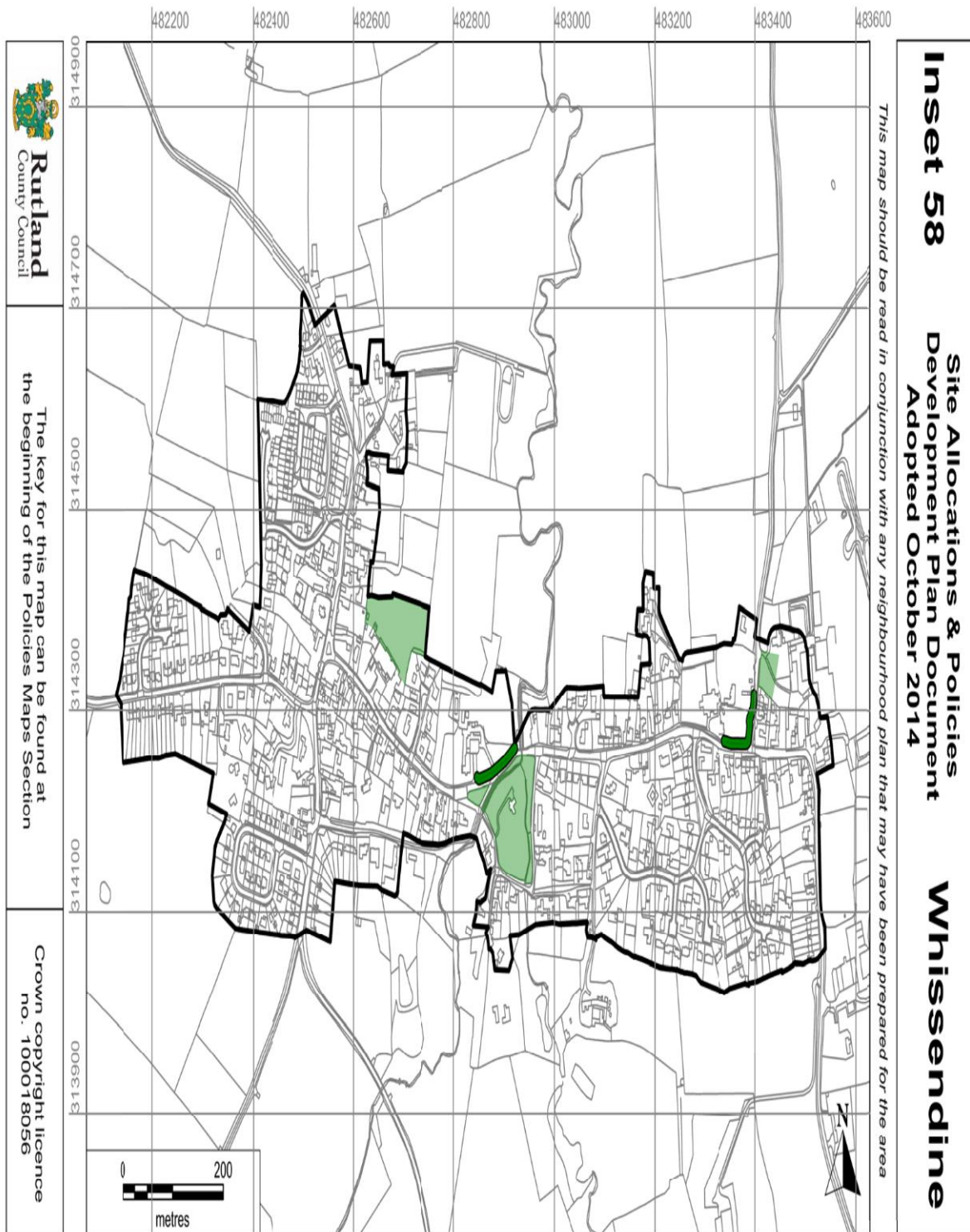
The policy augments, but does not replace, Policy CS16 of the Rutland Local Plan Core Strategy 2011.

Design, transport and other requirements for employment development are contained in later policies.

Impacts on residential amenity could include visual, noise, disturbance, vibration or other impacts. Impacts on the local environment includes consideration of traffic impacts on rural lanes.

Clause 1 would allow for development within the PLD, or development of existing sites or conversion of existing buildings within and outside of the PLD.

Figure 8: Planned Limits of Development, Whissendine





## 3.3 Design and Environment

### Purpose

To ensure that development is well designed and to protect or enhance Whissendine's historic and rural environments.

### Planning Rationale

#### National Planning Policy Framework, 2021

Chapter 12 of the NPPF deals with 'Achieving well-designed places. Design considerations include function, adding to the quality of the area, visual attractiveness, effective landscaping, being sympathetic to local character and history, not discouraging innovation and change, maintain strong and distinctive sense of place, optimize site potential, and making safe, inclusive and accessible places.

This is augmented by the National Design Guide (2021) establishes that well-designed places have ten characteristics. These are context, nature, identity, use, resources, movement, built form, public space, homes and buildings and lifespan.

The NPPF makes clear in chapter 14 'meeting the challenge of climate change, flooding and coastal change', paragraph 152 that policies should support the transition to a low carbon future in a changing climate. It also puts great emphasis of taking full account of flood risk. This is particularly key to the neighbourhood area, which suffers from frequent flooding at the heart of the village.

Chapter 15 Conserving and enhancing the natural environment makes clear that planning policies should protect and enhance valued landscapes, intrinsic character and beauty of the landscape, habitats, and provide net gains in biodiversity. This includes consideration of protection of valued landscapes, intrinsic character, biodiversity net-gain, pollution, mitigation.

Chapter 16 of the NPPF deals with 'Conserving and enhancing the historic environment'. This includes consideration of sustaining or enhancing heritage assets, wider social, economic and cultural benefits, contribution of new development, and character of place.

#### Core Strategy, Adopted July 2011

The Core Strategy, 2011 contains various policies relating to design and the historic environment. And natural environment. These are now somewhat out-of-date due to the age of the plan, changes to national policy and guidance, the introduction of the National Model Design Code 2021, and the increasing priority given to climate change.

The neighbourhood plan sets more specific design requirements and takes account of more recent guidance.

Chapter 5 'Sustaining our Environment' makes clear that new homes should be built to Lifetime Homes standards, to ensure new homes are capable of adapting to meet peoples changing needs. Together with the policies on good design and energy efficiency, these support the deliverer of climate resilient communities in well-designed places.

## **Site Allocations and Policies Development Plan Document, Adopted October 2014**

Chapter 8 of the Site Allocations and Policies DPD deals with design, heritage and natural environment. This also includes policy on the landscape character of the countryside, which the Neighbourhood Plan policy identifies more specific characteristics and features in the Neighbourhood Area. It also includes policy that sets out local criteria for any proposed development that affects heritage assets in Rutland. The Neighbourhood Plan sets more specific requirements relating to the Whissendine Windmill to protect the wind corridor to ensure that new development does not compromise a landmark working heritage asset in the Neighbourhood Area.

## **Design Guidelines for Rutland, November 2021**

The design SPD supplements Core Strategy policy DE1. It aims to inform high quality design at any scale of development. It establishes design steps and considerations, with detailed checklist elements for applicants to consider at a variety of scale development from household extension through to major applications.

The SPD also addresses climate change and seeks to inform climate resilient communities through good design and innovative architecture.

The SPD also puts great emphasis on early engagement with town and parish councils, asking applicants to demonstrate how these engagements have influenced the design. It makes clear that the first part of this process would be the neighbourhood plan policies.

The special landscape character areas are also clearly shown. The neighbourhood area includes existing landscape character of 'High Rutland and 'Vale of Catmose'. The mapping extract can be found on the following page.

## **Rutland Landscape Character Assessment, May 2003**

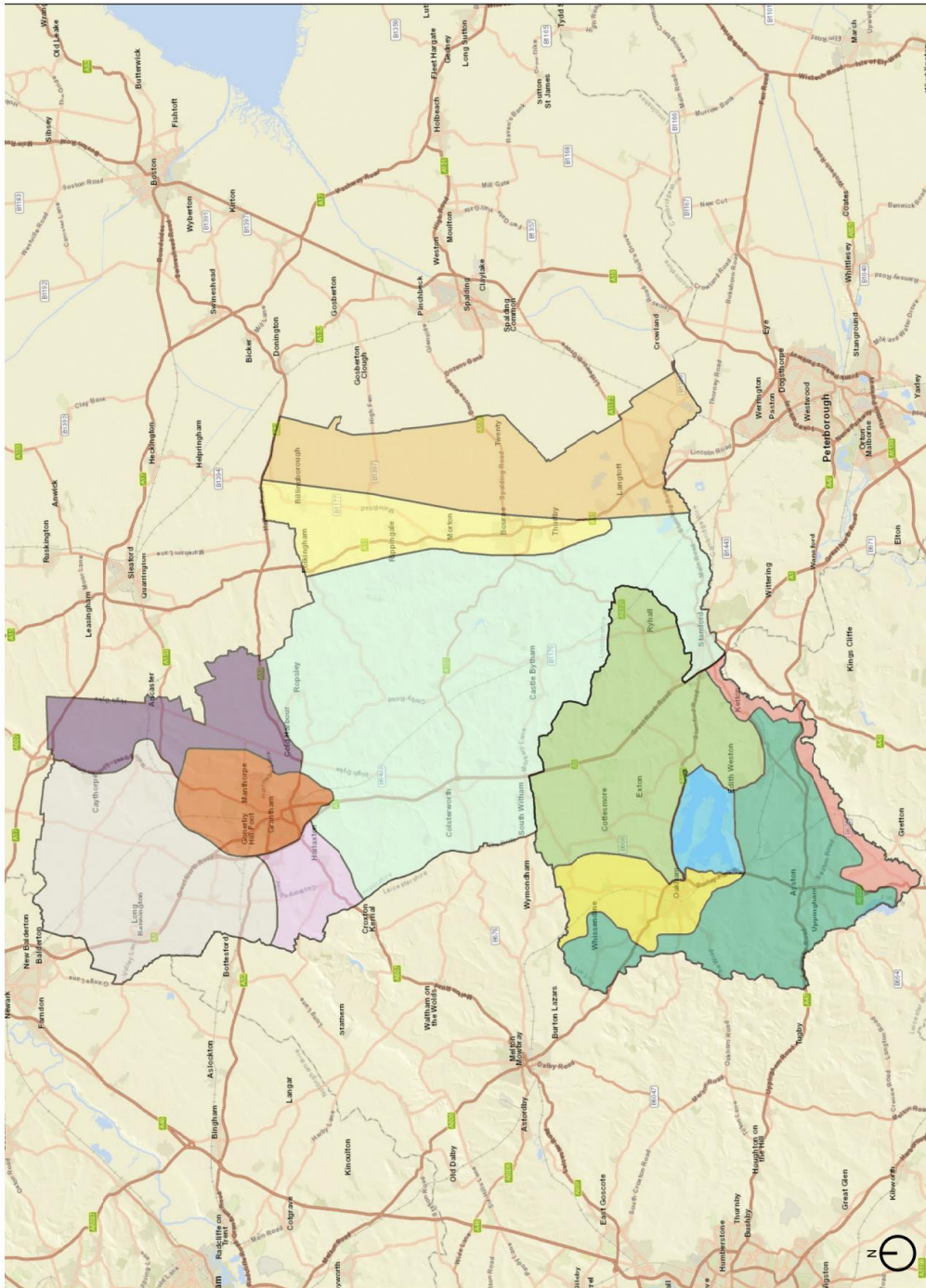
The landscape character assessment is referenced in the Rutland design code. The neighbourhood area includes 2 of the character areas. The first is High Rutland, ridges and valleys includes the following key characteristics:

- Mixed or arable farming.
- Historic features including ridge and furrow and narrow lanes.
- Woodland, mature hedges; and
- Ridges and valleys tend to run generally south-north, with shallower valleys.

The Vale of Catmose is described as:

- Open valley basin.
- Skylines are frequently wooded.
- Arable farming.
- Pastoral landscape; and
- Series of small streams.

Figure 9: Rutland Landscape Character Areas



- South Kesteven Existing Landscape Character**
- Fen Margin
  - Grantham Scarps and Valleys
  - Harlaxton Denton Bowl
  - Kesteven Uplands
  - Southern Lincolnshire Edge
  - The Fens
  - Trent and Belvoir Vale
- Rutland Existing Landscape Character**
- High Rutland
  - Rutland Plateau
  - Rutland Water basin
  - Vale of Calmose
  - Welland Valley

(pg 14, Design Guidelines for Rutland, November 2021)

## Whissendine Village Design Statement, 2004

The Village Design Statement, 2004, identifies the varied landscape features of the parish. These include the open pastures around the Whissendine Brook, meadows and some of the best surviving examples in Rutland of the ancient 'ridge and furrow' agricultural system. It makes clear that the key landscape features to be retained include:

- Surviving examples of the 'ridge and furrow' system.
- Meadows; and
- Open pastures.

The statement also identifies the key characteristics of the area that should be retained such as boundary treatments, wide grass verges and mature trees and hedgerows.

Figure 10: Example of Ridge and Furrow landscape feature in Whissendine



*(photo credit, Mr. R.Drabble)*

## Whissendine Design Codes, AECOM,

The design codes identify the special character areas of the parish. The document is sub divided into 5 design codes for the settlement. These include:

- In keeping with local character.
- Access and movement.
- Landscape, nature and open space.
- Built form; and
- Sustainability.

It acknowledges that the parish has a rich heritage in terms of structures, buildings, and landscape features. It makes clear that the strong rural landscape should not be undermined by new

development. It provides design guidelines on how new development should treat the 'edge' of settlement stating that:

- *Development adjoining public open spaces and important gaps should either face onto them to improve natural surveillance or have a soft landscaped edge.*
- *New development should conserve existing native trees and shrubs along the lanes as well as incorporating any green asset within design; and*
- *Abrupt edges to development with little vegetation or landscape on the edge of the development should be avoided.*

It also identifies the prevalent boundary treatments of low stone or brick walls or established hedgerows.

The design code includes a summary of the predominant building materials, which include grey slate, clay pantiles, thatched roofs, red brick, local sandstone or painted render.

## **Overview of Natural Environment**

Whissendine is unique in Rutland due to its evolution from a medieval three manor agricultural village. There was limited development prior to the 1970's so that developments infilled on pasture lands serving the five working farms that persisted. This has allowed a large number of ancient and mature trees to be retained throughout the village, in addition to the copses and woodlands on the fringes.

## **Heritage Assets**

Whissendine has a wide range of heritage assets. The oldest building in the village is St Andrew's Church which was built in the 13th century, now a grade I listed building. Another significant, locally important building is the Whissendine Windmill. Built in 1809, the windmill returned to milling in September 2006 and continues to produce flour today. It is a Grade II\* listed building and is said to be the tallest stone windmill in the country.

These are 2 of the 18 listed buildings throughout the village. While there is no conservation area in Whissendine, there are areas where the historic character has embedded itself into the streetscape. One such example of this is along Oakham Road and the top of Main Street. Buildings here are tightly packed Georgian style houses and retrofitted farm buildings.

**Whissendine Working Windmill** – The Society for the Protection of Ancient Buildings – Mills section dated 11 July 2022

One of the most significant heritage assets in the neighbourhood area, the working windmill is reliant on uninterrupted breeze, with lamina flow where practicable; this makes it vulnerable to turbulence caused by tall structures nearby and dense stands of tall trees and woodland cover. Through the policy of the neighbourhood plan, we seek to protect the heritage asset as a working windmill and its setting within the area.

The following image shows the extent of the uninterrupted wind corridor for working windmill.

*Figure 11: Image of the Wind Corridor from the Working Whissendine Windmill*



## **Flood Risk and Management**

The geology of the neighbourhood area is heavy clay soil over impervious Lincolnshire Limestone. There are multiple springs and underground streams as well as the Whissendine Brook which runs through the parish.

The Steering group have collated data on more recent flood events in Whissendine from 2019. The issues of flood predominantly occur at the centre: The Nook, The Village Green, Cow Lane and Main Street, making these routes impassable with flood waters. Floods have been serious but infrequent in the past but are increasing in regularity with 14 flood events between 29 September 2019 and 27 December 2020; and 3 more before end of February 2021.

It is of great concern to the steering group that the £7,000,000 flood defence scheme, protecting Melton Mowbray north-northwest of the village, considerably delays the dispersal of the waters from the Whissendine flood plain, immediately north of the village, into the river systems of the River Eye, the River Wreake and onwards to the river Soar. This intensifies and prolongs the length of time that the central areas of the village are flooded and impassable.

In addition, the roads around Stapleford and Holywell farm remain underwater, making long detours necessary for local traffic and farm vehicles.

The Environment Agency flood risk map shows the extent of flooding in this central location of the village, severing the settlement during periods of flood. The following figure taken from the Design Codes shows the extent of flood risk from the main Whissendine Brook in the centre of the village. The schematic does not show the other streams (that skirt the village to the east and west of the developed area) that feed into the brook, at Main Street or just north of it nor the streams that only arise at times of rainfall.

## **Community Engagement**

Through our community engagement events, feedback and evidence showed that Whissendine residents liked:

- The rurality of the Parish.
- Good neighbours.
- Access to Good school.
- Surrounded by good footpaths and bridleways.
- Good Pub.
- The working Windmill; and
- Friendly and inclusive Church community.

The community responded with the dislikes including:

- 100% of the community survey state the Brook flooding is a problem and splits the village in half.
- Poor public transport links, that are reducing further on 30<sup>th</sup> August 2022.
- No reasonably priced rental properties; and
- Poor state of the Sports Club.

Figure 12: Whissendine Design Codes, Flood Risk Map

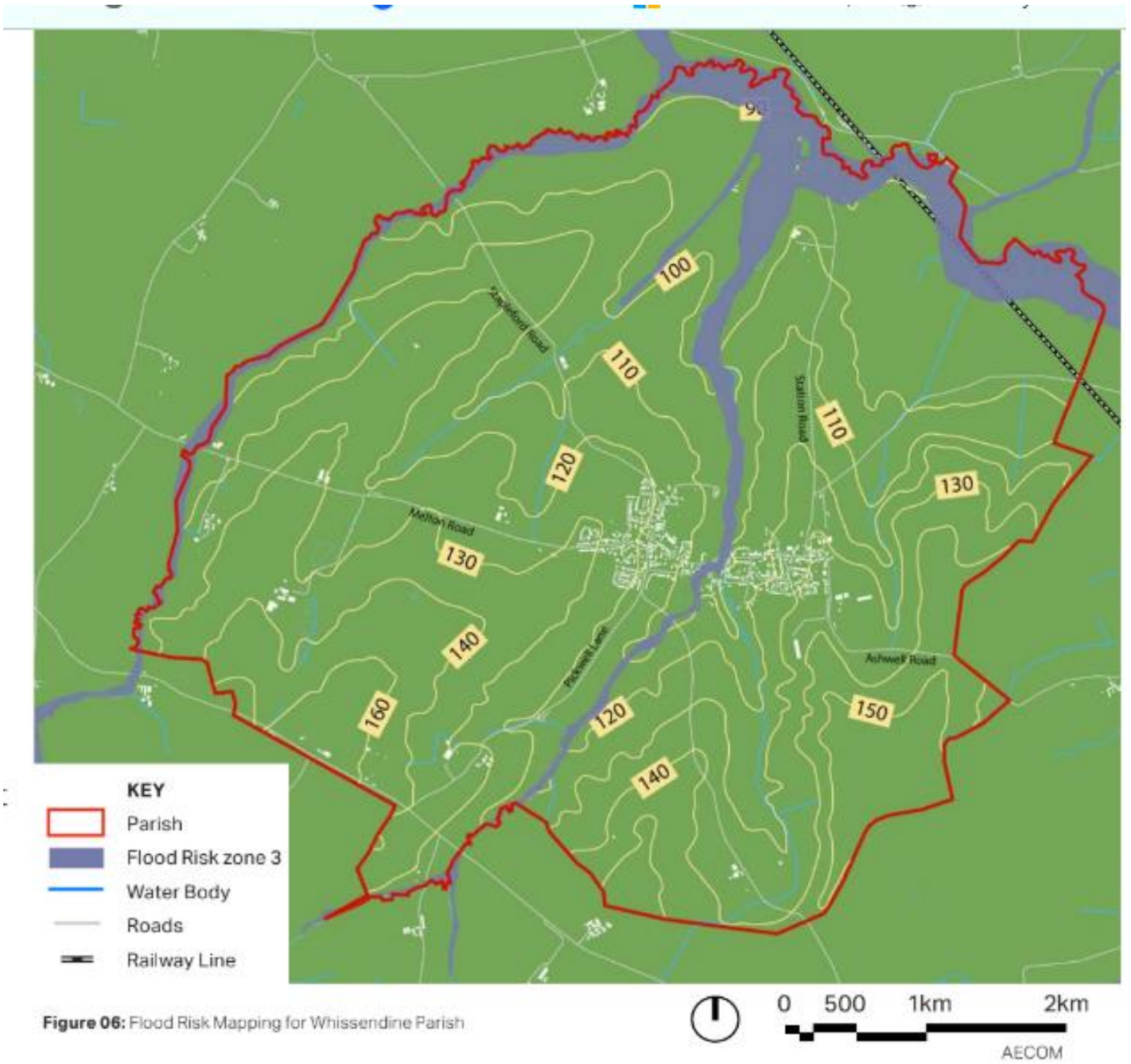


Figure 06: Flood Risk Mapping for Whissendine Parish

(source, pg16, AECOM Whissendine Design Codes March 2022)



## WH4: Design

1. **Development should include positive design and landscape features to reduce carbon use and achieve biodiversity net gain.**
2. **Development must complement its immediate context and locality in terms of scale, height, massing, set-back from the road and any pattern of front and rear gardens.**
3. **Development must complement the local character of the village, including the following characteristics:**
  - a. **The predominant 2-storey height and domestic scale of buildings.**
  - b. **Use of low walls, hedges and trees for boundary treatments.**
  - c. **The varied local palette of materials, including brick, stone, thatch, plain tiles, and timber.**
4. **Development on the edge of the countryside should include hedges, trees and other planting to create a soft transition between the built village and surrounding rural landscapes.**
5. **The design and layout of development should support ease of movement within the site and linkages to surrounding paths, creating a safe and convenient environment for cyclists, horse riders and pedestrians, including people with different levels of mobility and wheelchair users.**
6. **Well-designed, creative, green design solutions will be supported, including use of local, recycled or other materials and construction to reduce carbon impacts.**

### Interpretation

Design should be based on analysis of the character of the area, including landscape and townscape characteristics. The policy is not intended to promote or require stylistic imitation or to suppress creativity, but to ensure that development is based on an understanding of the locally distinctive character of the area.

Positive green design features to help reduce carbon use and create biodiversity net gain could include:

- use of efficient heating and cooling systems, or design to reduce dependency on heating and cooling systems.
- superior insulation properties and airtightness.
- natural ventilation and air flow (for warmer months) to help avoid over-heating.
- use of local, low-embodied energy, recycled and recyclable materials.
- living (green or brown) walls or roofs as part of the design.
- orientation to take account of climate factors.
- rainwater capture, storage and reuse (grey water).
- inclusion of space for natural drying clothes.
- flexible spaces and layouts to accommodate changing demands.
- sustainable drainage systems (SDS) incorporated into the landscape design, with emphasis on capture and re-use.
- tree planting and use of traditional hedges for boundary treatments, to create a greener environment.
- use of locally occurring species in planting.
- local green energy schemes such as ground heat pumps, photovoltaics, biomass and other technologies.
- reusing and retrofitting existing buildings to maintain the embodied energy used in their construction, also avoiding landfill.

Even very minor development can include design features to reduce carbon use, for example in the specification of materials from sustainable sources.

Design and Access statements, where required, provide an opportunity to demonstrate how the requirements of this and other policies have been met.

The 'National Model Design Code' and 'Building for a Healthy Life' standard may be useful in securing compliance with the policy. Similarly, reference may be made to the 'Whissendine Design Code 2022' and the 'Design Guidelines for Rutland' SPD 2021.

Compliance with the policy will be easier to achieve if care is taken over the selection of skilled and experienced design professionals.

## WH5: Landscape and Heritage

- 1. Development must have no overall adverse impact on, and should take opportunities to enhance, Whissendine's rural and historic landscapes and habitats, including ridge and furrow landscapes and grasslands, and should achieve overall biodiversity net gain.**
- 2. Development should preserve or enhance Whissendine's green and natural environment by:**
  - a. Retaining existing trees and hedges and incorporating them into the layout of new development.**
  - b. Where the loss of trees and hedges is unavoidable, providing replacement trees and hedges to provide a similar level of amenity.**
  - c. Taking opportunities to provide new trees, hedges, planting and green infrastructure as part of development.**
  - d. Retaining ponds, dew ponds and watercourses.**
- 3. Development should maintain or enhance views to local heritage landmarks, including Whissendine Windmill and St Andrew's Church.**

### Interpretation

New and replacement trees should be local native species or other species with high environmental value.

To reduce impacts on habitats, the following hierarchy should be used:

- Avoid habitat damage.
- Minimise habitat damage.
- Restore damaged or lost habitat.
- Compensate for habitat loss or damage (as a last resort).

Incorporating existing landscape features, landform and green infrastructure into redevelopment is an important part of avoiding habitat damage.

Development could maintain or enhance views to local heritage landmarks by avoiding blocking existing views with buildings or possibly by framing views.

Figure 13a; Lidar image showing ridge and furrow around Whissendine

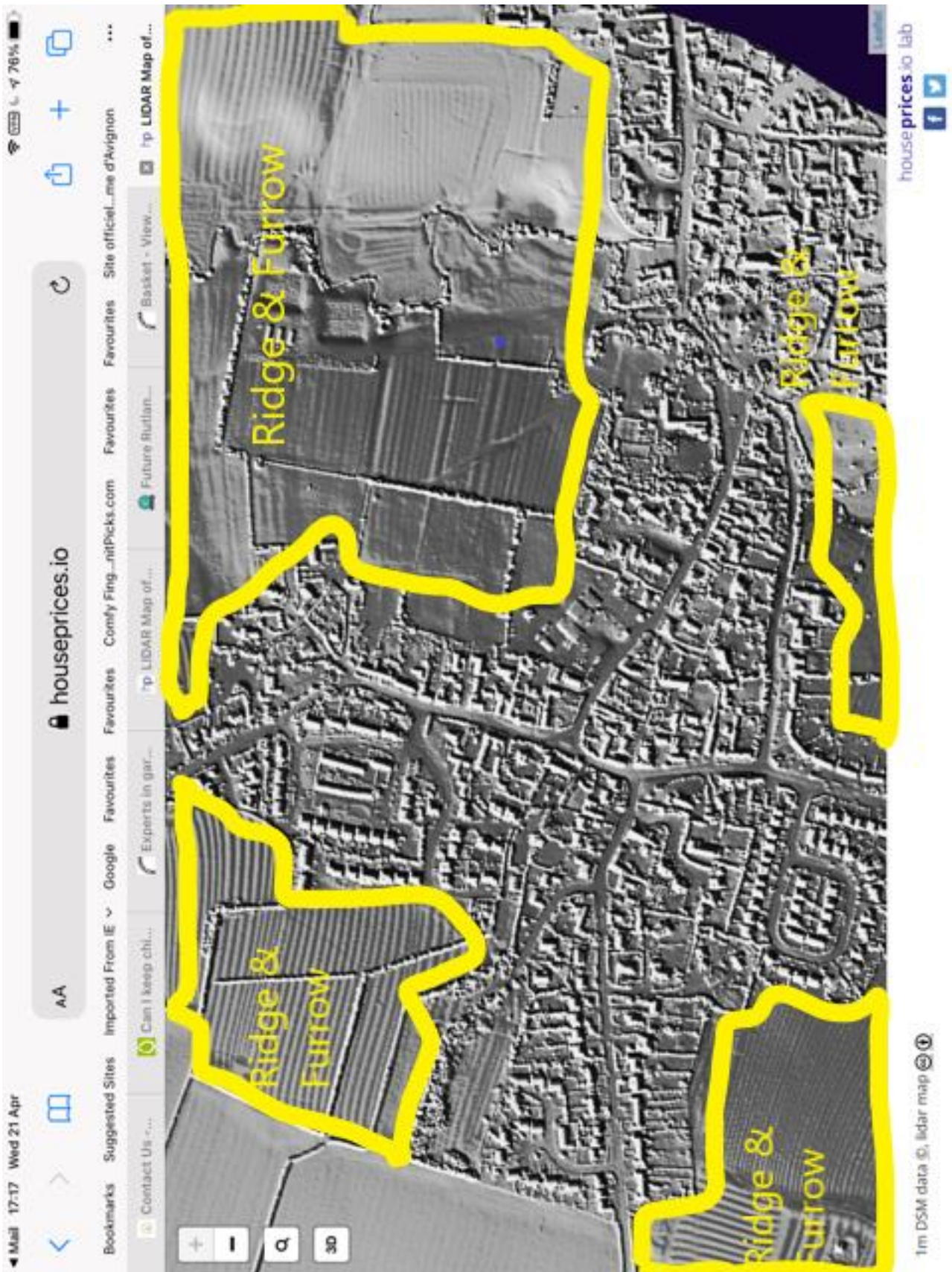
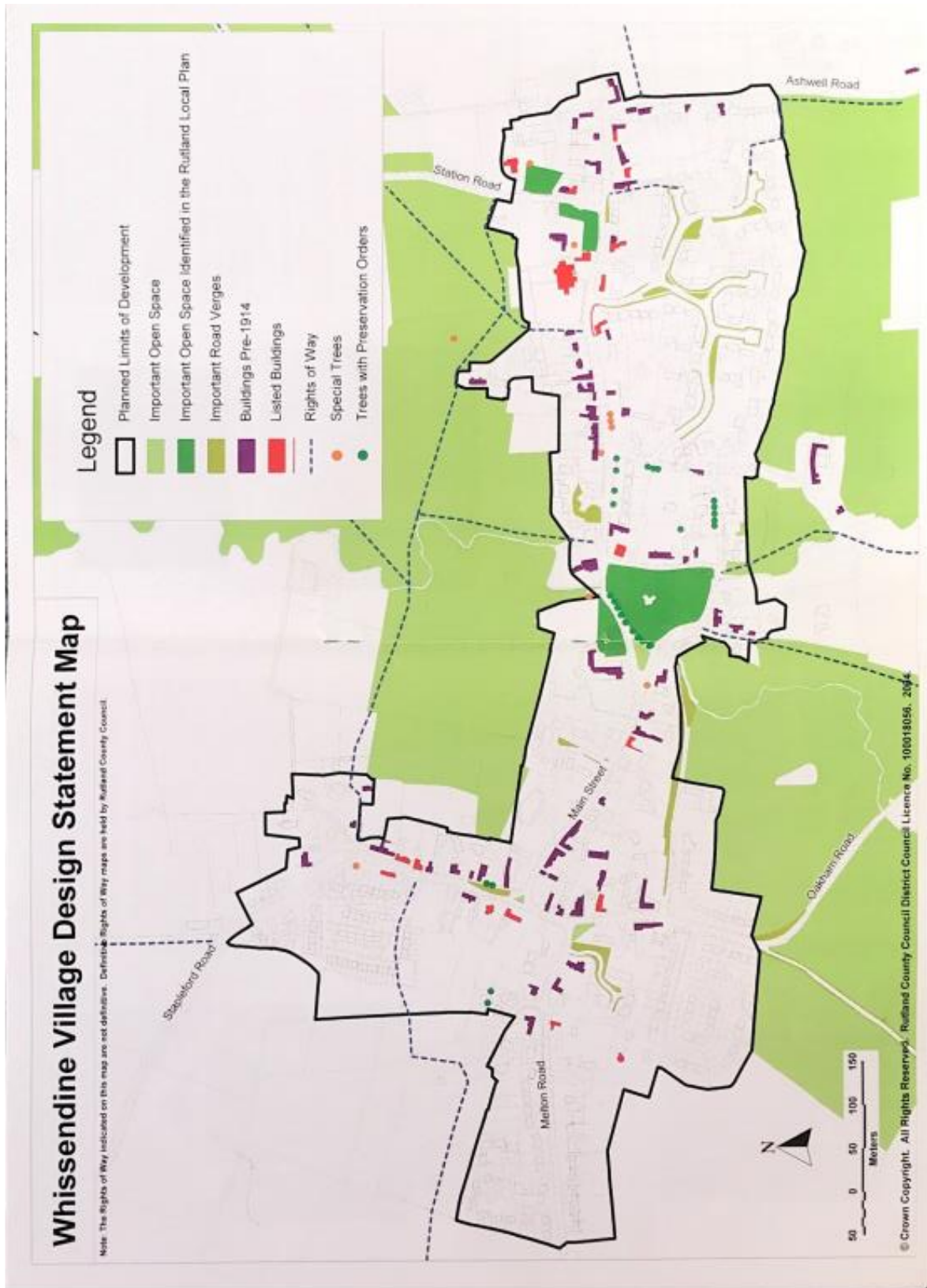


Figure 13b: Landscape Plan of Whissendine



## **WH6: Whissendine Windmill**

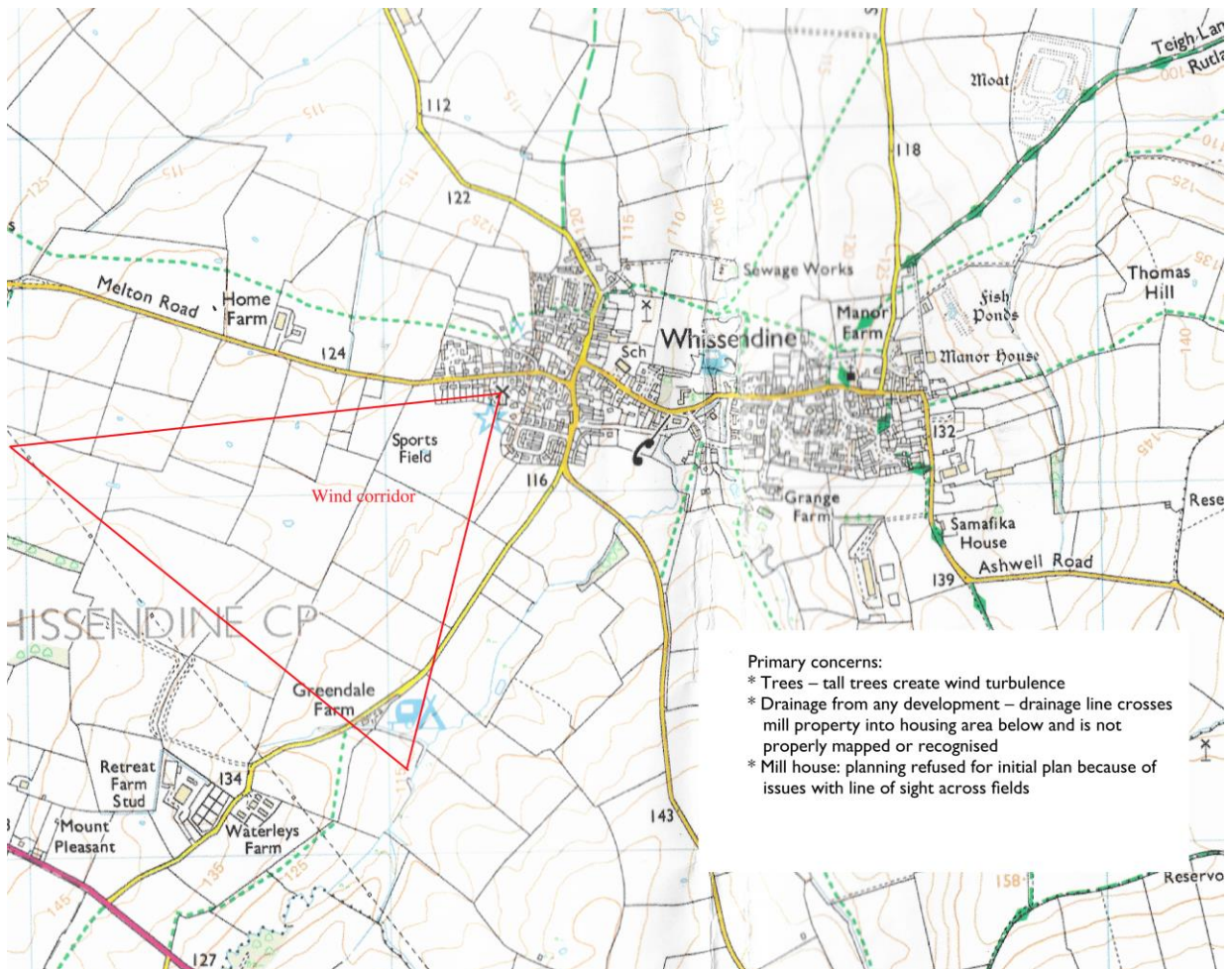
- 1. Development should preserve or enhance the special architectural or historic interest and character of Whissendine Windmill, as a working heritage asset, and its open landscape setting.**
- 2. Development must have no adverse impact on the operation of Whissendine Windmill, having regard to the wind corridors around the structure.**

### **Interpretation**

The policy requires heritage and operational impacts of development to be considered, so as to avoid harmful development.

The following Plan shows the predominant wind corridors, to help I the application of the policy.

Figure 14: Wind Corridor Map for Whissendine Windmill



## **WH7: Surface Water**

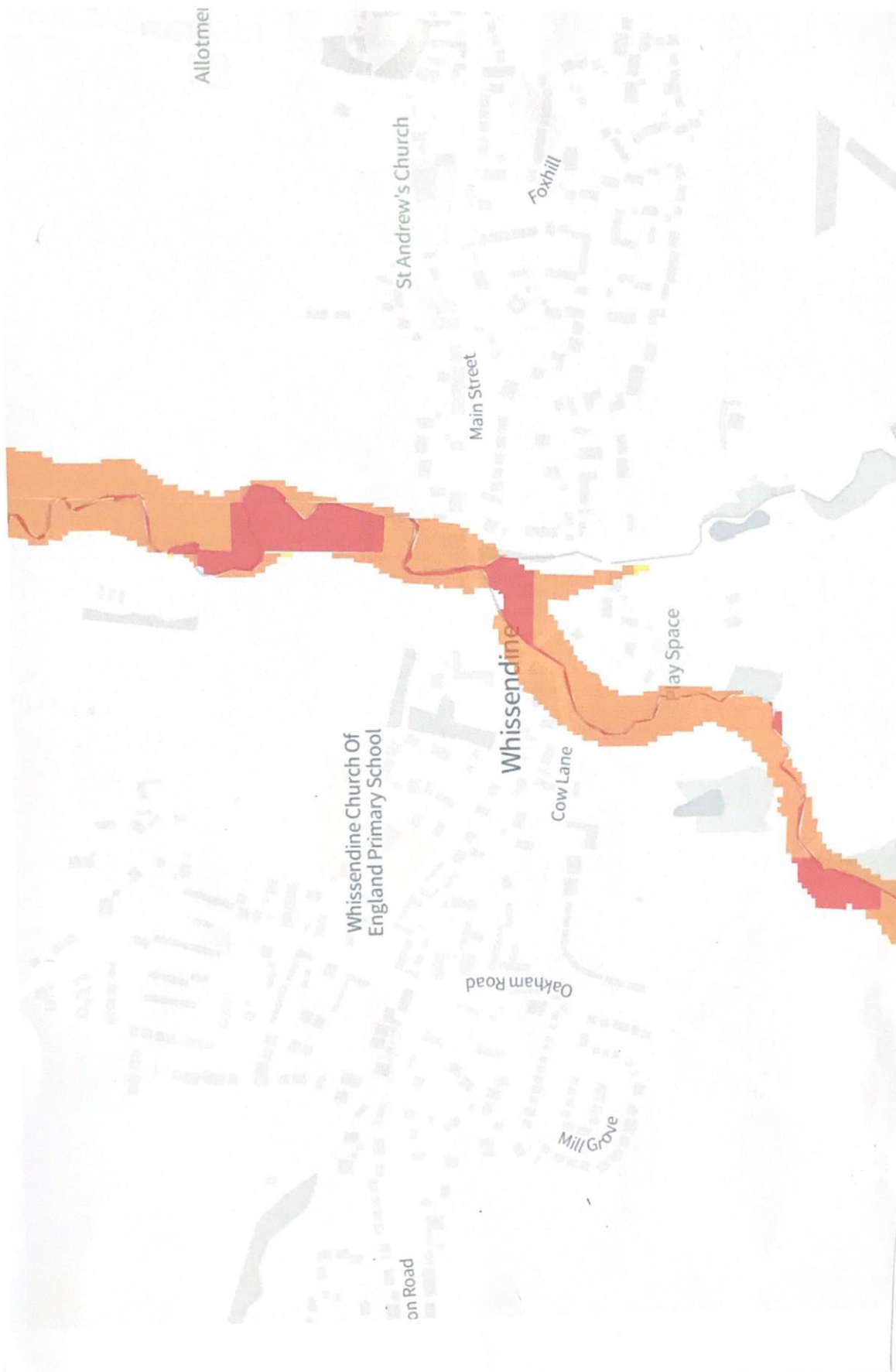
- 1. Development must cause no detrimental impact on surrounding land or properties from surface water run-off, taking account of topography and parts of the village with recognised existing flooding problems (see Plan \*\*).**
- 2. Ground surface areas within development should be water permeable, to allow surface water to drain into the ground.**

### **Interpretation**

The policy augments, but does not replace, Policy CS19 of the Rutland Local Plan Core Strategy 2011.



Figure 15: Flood risk areas within Whissendine Parish



## 3.4 Infrastructure

### Purpose

To promote more sustainable travel and walking.

### Planning Rationale

#### National Planning Policy Framework, 2021

Chapter 9 of the NPPF deals with promoting sustainable travel. Whilst this is challenging in a rural environment without good public transport links, the Neighbourhood Plan promotes active travel through walking and cycling.

The NPPF defines sustainable transport modes as:

*“Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, ultra-low and zero emission vehicles, car sharing and public transport.”*

This is important for rural communities to encourage ultra-low and zero emission vehicles, where the reliance is heavily on private vehicle journeys due to a lack of public transport alternatives.

#### Core Strategy, Adopted July 2011

The Rutland Local Development Framework Core Strategy 2011 contains policies on sustainable transport and accessibility. There are also provisions for parking standards. Policies on design seek to inform any parking provision either on plot or within any new development.

#### Site Allocations and Policies Development Plan Document, Adopted October 2014

Whilst the Core Strategy sets out the overall approach to sustainable transport and accessibility the Site Allocations and Policies DPD includes more specific requirements relating to access and parking. This includes taking opportunity to enhance access to the countryside through Public Rights of Way (PRoW) and the retention or provision of links into the wider network.

#### Decarbonising Transport Plan, 2021

The Government’s [Decarbonising Transport Plan \(2021\)](#) sets out a vision for future transport which aims to address the climate agenda, improve health and wellbeing, create better places to live whilst providing ways of travelling which are affordable and reliable. The Neighbourhood Plan positively addresses this through policy, which addresses sustainable transport, including walking and cycling and electric charging points for vehicles.

# Benefits of cycling and walking<sup>30</sup>

## Health

Physical inactivity costs the NHS up to **£1 billion** per annum, with further indirect costs calculated at

**£8.2bn** 

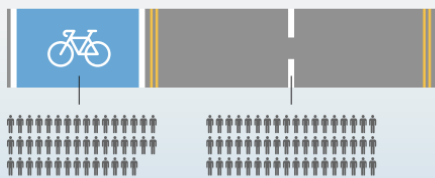
## Wellbeing

**20 minutes** of exercise per day **cuts risk** of developing depression **by 31%** and increases productivity of workers



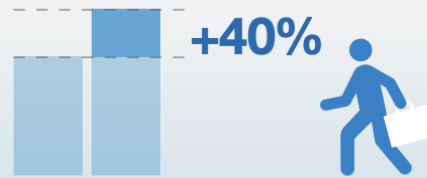
## Congestion

The new east-west and north-south cycle routes in London are moving **46% of the people** in only **30% of the road space**



## Local businesses

Up to **40% increase** in shopping footfall by well-planned improvements in the walking environment



## Environmental and air quality

By 2050, future active travel spending is expected to deliver

**£20–100m** savings from air quality improvements alone and provide opportunities to improve green space and biodiversity.

## Climate change

**Mode shift** to active transport is one of the **most cost-effective ways of reducing transport emissions**



## Economy

Bike manufacture, distribution, retail and sales **contributes £0.8 billion** per year to the economy and **supports around 22,000 jobs**.



(Image: Decarbonising Transport Plan 2021)

## **Whissendine Village Design Statement, 2004**

The Village Design Statement includes an extract from the definitive PRow map that shows the footpaths and bridleways across the parish. As part of the recommendations of the document it encourages that:

- Footpaths, stiles and bridges should be planned for ease of future maintenance and accessible to people with a range of mobility;
- Access points for dogs are incorporated where stiles are located; and
- New development takes account of creating access to the open countryside and existing PRow network.

It also identifies in terms of provision of parking that it should not dominate the street and garages should be designed into new development, in keeping with the surroundings.

## **Whissendine Design Codes, AECOM,**

The design codes sets criteria for new development. One of these priorities is around the promotion of active travel (walking and cycling). It also sets criteria for 'people friendly streets', focused on the design and layout of new developments.

It also sets guidelines for on plot parking in residential development and guidelines for on-street car parking. The following extracts illustrate the key points raised.

## **WH8: Infrastructure**

- 1. Development likely to generate additional journeys should include secure and screened storage space for cycles and personal vehicles, including charging points.**
- 2. Development must have no significant adverse impact on footpaths and bridleways, including on their safety, accessibility, and amenity.**
- 3. Development should take opportunities to enhance the safety, accessibility, and amenity of footpaths and bridleways and to provide new linkages to them.**
- 4. Development providing new parking spaces, including employment and residential development, must include vehicle charging points.**
- 5. Housing should include on plot parking proportionate to the size of dwelling, to minimise the need for on street parking.**
- 6. Parking and highway alterations should be carefully designed and screened, so that there is no adverse impact on the character of Whissendine's rural lanes.**

### **Interpretation**

Active travel includes walking and cycling.

The policy includes a general requirement for storage for cycles and personal vehicles. Policy WH1 makes clear that this includes facilities for all new dwellings.

The following Figures 16 and 17 are guidelines on parking provision and design, to support the application of the policy.

## Figure 16: Guidelines for on Plot Parking

### Code.9 Parking and servicing

The demand for private cars within the Village still remains high, at the time of writing, and therefore car parking has to be carefully integrated into the design.

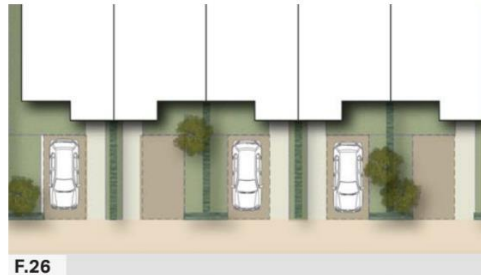
The car parking typologies found in the Parish are mainly on-plot parking; however, there are also cases of on-plot garage parking and on-street parking.

Therefore, the design guidelines on the next pages will focus on the above mentioned typologies.

### Guidelines for on-plot or on front car parking

- Parking should be well integrated into design so as not to dominate the public realm;
- High-quality and well-designed soft landscaping, hedges, hedgerows, and trees, should be used to increase the visual attractiveness of the parking and enhance the rural character of the Parish; and
- Hard standing and driveways must be constructed from porous materials,

to minimise surface water run-off and therefore, help mitigate potential flooding.



F.26

Figure 26: Illustrative diagram showing an indicative layout of on-plot front parking.



F.27

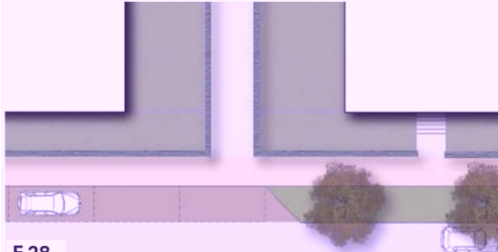
Figure 27: Illustrative diagram showing an indicative layout of on-plot side parking.

(source, pg42, AECOM Whissendine Design Codes March 2022)

## Figure 17: Guidelines for On-Street Parking

### Guidelines for on-street car parking

- The streetscape should not be dominated by continuous on-street parking spaces. Where possible, tree planting and grass areas can be incorporated between parking bays to improve aesthetics;
- On-street parking can be parallel, perpendicular, or echelon in relation with the traffic speed and the traffic volume;
- On-street parking must be designed to avoid impeding the flow of pedestrians, cyclists and other vehicles; and
- On-street parking should be wired to allow each bay to be able to charge electric vehicles.



F.28

Figure 28: Illustrative diagram showing an indicative layout of on-street inset parking.



F.29

Figure 29: Example of on-street parking with parking bays and street trees to mitigate the impact of the cars on the streetscape, Poundbury.

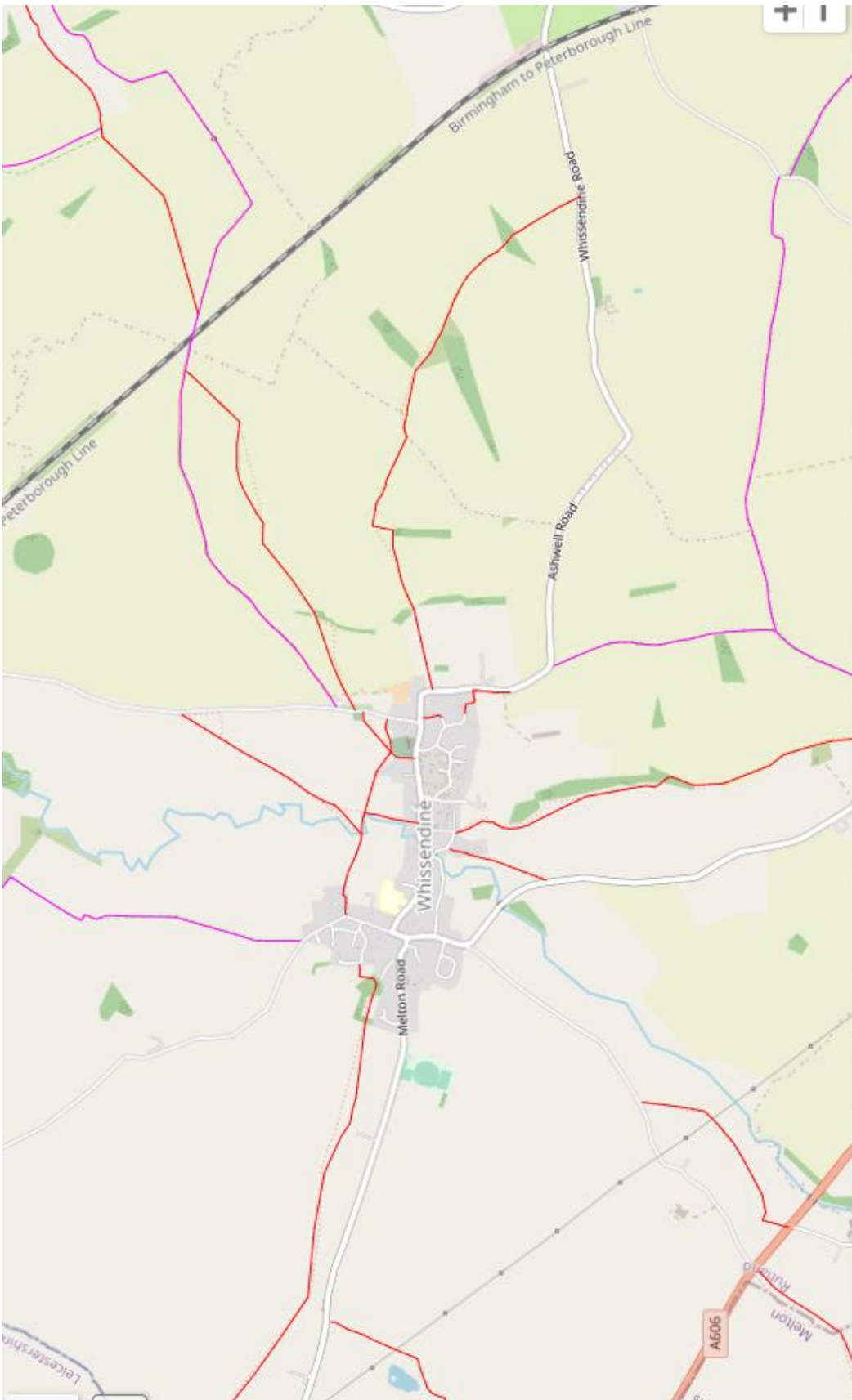


F.30

Figure 30: Example of on-plot garage parking, Whissendine.

(source, pg43, AECOM Whissendine Design Codes March 2022)

Figure 18: Plan of Footpaths and Bridleways across Whissendine





# Contacts



## 4.0 Acknowledgements and Contacts

Whissendine Neighbourhood Plan has been prepared by the Parish Council, together with the support of the volunteers on the Whissendine Neighbourhood Plan Steering Group.

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Hannah Barter

Dave Chetwyn

Cllr Rosemary Powell – Whissendine Ward member

Nigel Moon – Owner of Whissendine Windmill

Richard Drabble – Ridge & Furrow Photographs

Kevin Thomas – Village photographs

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