

Edith Weston Neighbourhood Plan

2023-2041

Submission Version

(V4.0)

December 2023

Contents

1. Introduction	4
1.1 Background	4
1.2 Status of the Neighbourhood Plan	6
1.3 Monitoring and Review	6
2. Strategy for Sustainable Development	9
2.1 Background to Edith Weston	9
2.2 Overall Planning Strategy	12
2.3 Aims	12
2.4 Format of Policies	13
3. Sustainable Growth	15
Policy EW-SG01: Development within the Settlement	22
Policy EW-SG02: St George’s Barracks Officers’ Mess	25
4. Green Environment	28
Policy EW-GE01: Natural and Green Environments	33
Policy EW-GE02: Local Green Space	37
5. Design and Heritage	39
Policy EW-DH01: Sustainable Design	43
Policy EW-DH02: Planned Estates	45
Policy EW-DH03: Edith Weston Conservation Area	47
Policy EW-DH04: Non-Designated Heritage	49
6. Transport and Movement	51
Policy EW-TM01: Transport and Movement	53
7. Infrastructure	54
7.1 Infrastructure Priorities	54
8. Contacts	56
9. Appendix 1	58

Introduction

1. Introduction

1.1 Background

This Neighbourhood Plan has been prepared by Edith Weston Parish Council to guide the future development of the Neighbourhood Area. The Plan seeks to positively address climate change, protect the natural landscape, encourage heritage-led regeneration and support communities of the Neighbourhood Area now and in the future.

Once made, this new Plan will replace the existing 'made' Edith Weston Neighbourhood Plan.

The Edith Weston Neighbourhood Plan guides future development, focused on the themes of sustainable growth, residential development, natural landscape, green space, heritage, design, transport and other matters.

The Neighbourhood Plan encompasses the historic village of Edith Weston and its rural surrounds including part of Rutland Water within the neighbourhood area. The Neighbourhood Plan responds to the challenges the communities face, adapting to changing needs in a rural settlement.

The Neighbourhood Plan is based on analysis of data and of evidence; previous plans; and the views of the community. The Neighbourhood Plan Steering Group formed in July 2019 and the early community engagement began August 2019. Building upon the early community engagement, the themes for the Neighbourhood Plan emerged, providing insight into local issues of importance to the community. Further engagement included a householder questionnaire in November 2022 and focused consultation on proposed Local Green Space in September 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 Edith Weston Parish Council together with the Steering Group have kept people informed and engaged via <https://www.edithweston.org/>

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

STRENGTHS

- ◆ Village rural setting and the surrounding landscape
- ◆ Access to the countryside
- ◆ Tranquillity
- ◆ Primary School
- ◆ Village Shop
- ◆ Public House

WEAKNESSES

- ◆ Lack of good public transport
- ◆ Poor non-vehicular routes to surrounding areas
- ◆ Inconsiderate parking
- ◆ Prevention of speeding within the village limits
- ◆ Lack of modern community facilities

OPPORTUNITIES

- ◆ Safeguard rural character and local green spaces
- ◆ Preserve and enhance the heritage and historic buildings
- ◆ Increase and improve sports/recreation facilities
- ◆ New community centre
- ◆ Identify suitable measures to manage/calm traffic through the village
- ◆ Create a mix of housing types, including affordable housing
- ◆ Improve cycling and walking routes to surrounding areas
- ◆ Improve public transport links

THREATS

- ◆ The main perceived threat is the potential development of St Georges Barricks main site:
 - Increase in volume of traffic
 - Impact on the landscape
 - Impact on our rural setting and way of life
 - Inappropriate building design
 - Lack of parking space and inconsiderate parking
- ◆ Future support to Tommy's Close, the village Memorial Hall and church all of which are ran on a charitable basis
- ◆ Uncontrolled expansion of the village beyond its present envelope
- ◆ Speeding vehicles within the village

1.2 Status of the Neighbourhood Plan

The Edith Weston Neighbourhood Plan contains policies against which planning applications will be considered. The Neighbourhood Plan forms part of the statutory development plan, 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 2004 requires planning applications must be determined in accordance with the policies of the statutory development plan unless material considerations indicate otherwise. So, the Neighbourhood Plan carries real weight in decision making.

The Edith Weston Neighbourhood Plan will be in force from the date it is made until the end 31st December 2041 or until an updated plan is made before that date. The Plan will be reviewed regularly to assess whether an update is necessary.

The policies of the Edith Weston Neighbourhood Plan are based on analysis of evidence and community and stakeholder engagement.

The Neighbourhood Plan does not deal with excluded matters including waste, mineral extraction or nationally significant infrastructure.

1.3 Monitoring and Review

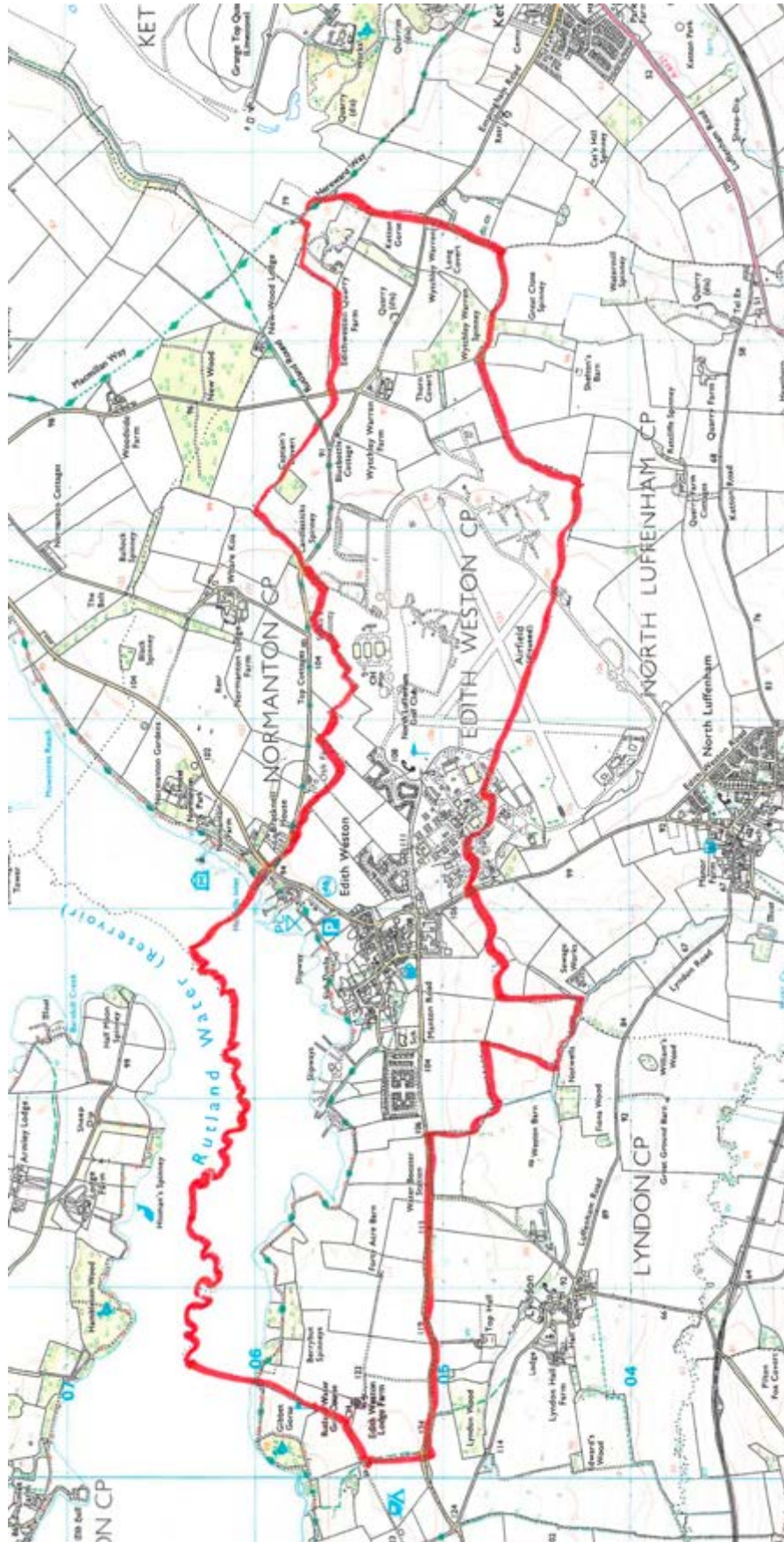
The Plan will be monitored by Edith Weston Parish Council throughout the Plan period to 2041. Monitoring will include:

- 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.

Edith Weston Neighbourhood Plan

Figure 1: Plan of the Neighbourhood Area



Strategy for Sustainable Development

2. Strategy for Sustainable Development

2.1 Background to Edith Weston

2.1.1 Location

The village of Edith Weston lies on the south shore of Rutland Water approximately 6.5 miles to the southeast of Oakham and approximately 7.5 miles to the southwest of Stamford.

Oakham and Stamford railway stations are located on Birmingham–Peterborough line, providing links to Peterborough, Melton Mowbray, Leicester and Birmingham New Street, amongst other locations.

There has been a military presence in the parish since the 1940s. The St. George's Barracks MOD site, which is currently Army Medical Services and home to 1st Military Working Dog Regiment.

2.1.2 Characteristics of the Area





Edith Weston described as 'the village in the landscape' it is a small and compact rural village, nestled in the open countryside close to the southern shore of Rutland Water.

The village core is separated by strategic green spaces from the planned estates on Manton Road and Pennie Drive. These were purpose built residential developments for serving military personal and their families who form part of the wider village community.

The military presence has been within the parish since 1940 with a number of non-designated heritage assets within the former MOD site and training airfield.

Edith Weston has a Conservation Area, designated on the 22nd December 1975 and contains a number of listed buildings including the grade I Church of St Mary. Many of the properties are roofed in local materials of either thatch such as the grade II 'The Spinney' or in the local slate known as Collyweston Slate. These local building materials and roofscapes contribute to the distinct character of the area.

2.1.3 Population (2021 Census)

<p>1,100 Population</p>		<p>Under 20 20%</p> <p>Over 65 15%</p>
<p>380 Number of Households</p>		<p>Owned 52%</p> <p>Social or private rental 48%</p>
<p>69.7% Person economically active</p>		<p>Unemployed 1.8%</p>
<p>Vehicle Ownership per Household</p>		<p>3% No car or van</p> <p>33% One car or van</p> <p>64% More than one car or van</p>

2.1.4 Key Issues

The following list is a summary taken from early-stage community engagement. This includes some of the key themes addressed in the plan.

- ◆ Preserve the character of the village
- ◆ Protection of local green spaces
- ◆ Planned development must meet the identified local needs
- ◆ The proposed development of the Officers' Mess and Saint George's Barracks site will change the peaceful rurality of the village and surrounding area.
- ◆ Vehicles speeding through the village

2.2 Overall Planning Strategy

The Edith Weston Neighbourhood Plan seeks to achieve sustainable development and growth. This is achieved through the ranges of policies in the Plan.

The Plan does not undertake housing site allocations, leaving this to the adopted Core Strategy. However, it does cater for the small-scale level of growth identified through policies EW-SG01 Development within the Settlement and EW-SG02 Infill. These identify the sustainable locations for new development in the Parish.

The natural environment is also a key priority of the Edith Weston Neighbourhood Plan. Key landscape characteristics, features and habitats are identified in policy EW-GE01 Natural and Green Environments, recognising the sensitivity and importance of the rural landscape character, which includes designations such as RAMSAR and SSSI's.

Local Green Space designations are also included. Some of which contribute to biodiversity or support local wildlife and contribute to the wider green infrastructure of the area. The Local Green Spaces designated are demonstrably special to the community they serve for recreation, leisure, and the value to the natural environment. These are listed in policy EW-GE02 Local Green Space.

Sustainable and innovative design including high energy performance and low carbon development is supported through policy EW-DH01 Sustainable Design. The historic environment including Edith Weston's designated and non-designated heritage assets are protected, with policies encouraging sensitive reuse. Policies EW-DH02 Planned Estates and EW-DH03 Edith Weston Conservation Area seek to protect and enhance the townscape and character of the conservation area and the planned estates.

The plan promotes a balanced and sustainable range of transport in policy EW-TM01 Transport and Movement supporting the existing path network.

The policies are intended to augment those in the adopted Local Plan, setting requirements more specific to Edith Weston.

2.3 Aims

- To protect the rural, natural, historic and built environment of Edith Weston, whilst minimising carbon use and increasing biodiversity.
- To promote local economic opportunity and more sustainable live-work patterns.
- To provide high quality housing to meet local need, supported by local community facilities.

- To promote active travel, healthy lifestyles and more sustainable forms of transport.

The aims will be achieved through the following planning policies.

2.4 Format of Policies

The policies are grouped under themed chapters. These are:

Chapter 3	Sustainable Growth
Chapter 4	Green Environment
Chapter 5	Design and Heritage
Chapter 6	Transport and Movement

The structure of the policies is as follows:

Purpose - what the group of policies in the chapter seeks to achieve

Planning Rationale: a concise summary of the thinking behind the policies in the chapter

Then for each individual policy:

The policy (requirements for development proposals to meet)

Interpretation (notes on how the policy should be applied in decision making)

Sustainable Growth

3. Sustainable Growth

3.1 Purpose

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

3.2 Planning Rationale

National Planning Policy Framework, December 2023

Chapter 5 of the National Planning Policy Framework December 2023 (NPPF) deals with 'Supply of homes, mix and affordability'. This includes addressing the needs of groups with specific housing requirements.

It also makes clear that neighbourhood plans should consider where small and medium sites for housing could go. The Neighbourhood Plan positively addresses this through making clear where suitable locations for housing would be across the Neighbourhood Area. Site allocations will be dealt with through the Local Plan owing to the constraints of the Neighbourhood Area including a Site of Special Scientific Interest (SSSI), RAMSAR site and a Special Protection Area (SPA).

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 and public houses. All which Edith Weston Parish currently supports as a 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 the Memorial Hall is a small venue, the community needs a larger community centre, suitable for the wider community to use.

Adopted Local Plan

The adopted local plan comprises the Core Strategy Development Plan Document, adopted July 2011 and the Site Allocations and Policies Development Plan Document adopted October 2014.

The Core Strategy, 2011 contains policies on residential development, housing mix, affordable housing and other related matters. The Site allocations and Policies Development Plan Document, 2014 contains site allocations and more detailed policies.

However, the Core Strategy does identify Edith Weston as 'Local Service Centre' in Policy CS3 The Settlement Hierarchy. Policy CS4 The Location of Development then seeks to inform development by setting out sustainable locations in accordance with the settlement hierarchy. It states that Local Service Centres such as Edith Weston can accommodate a level of growth mainly through small scale sites, infill and conversion or reuse of vacant buildings. There are also policies that deal with housing in the countryside, rural exception sites (SP10), density, type and affordable housing provision (policies CS10, CS11 and SP9).

Therefore, the Neighbourhood Plan responds positively, informing the growth strategy by identifying sustainable locations as set out in policies EW-SG01: Development within the Settlement and EW-SG02: Infill for future residential development in the Neighbourhood Area, focused on the main settlement within the 4 Planned Limits of Development boundaries in Edith Weston, infill and redevelopment of brownfield land at St George's Barracks Officers' Mess. 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 homes that include superior environmental performance and contribute to delivering carbon zero buildings.

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.

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.

Edith Weston Housing Needs Assessment, AECOM, July 2022

The independent Housing Needs Assessment (HNA) calculated an objectively assessed housing need figure. The HNA concluded an overall housing need figure of 21 new dwellings in the Plan period to 2041. This reflects the rural status of the settlement with limited services. Rutland County Council have also provided an indicative housing figure of 51 for the Plan period. They make clear that:

“It will be for Neighbourhood Plans to consider an appropriate buffer on top of the indicative housing supply figure to ensure choice and competition in the market for land and allow for contingency and any other factors. Again, there should be compelling evidence to justify the scale of any proposed buffer or the non-inclusion of a buffer.”

(Appendix 1 Advice Note to Neighbourhood Plans, Rutland County Council 2nd February 2023)

The more recent HNA from AECOM provides that robust evidence base required which clearly indicates there is no additional buffer required to meet the housing need of the Neighbourhood Area as the indicative figure from RCC far exceeds their projection of need.

Rutland County Council’s latest housing monitoring figures to March 2022 shows 6 homes have been completed and an additional commitment. This delivers 7 new homes towards the indicative figure, which would indicate the housing need is adjusted to 44 over the Plan period to 2041. This is reflective of the small-scale rural settlement.

It also identified the type and mix of homes that is required over the plan period. This identified that:

“The results of the life-stage modelling suggest there should be a particular focus on providing more four-bedroom dwellings. However, affordability is a serious and worsening challenge in the NA. While the provision of Affordable Housing (subsidised tenure products) is one way to combat this, another is to ensure that homes come forward which are of an appropriate size, type and density for local residents’ budgets. Continuing to provide smaller homes with fewer bedrooms would help to address this situation.”

It also noted that:

“Given the wider affordability issues present in Edith Weston we recommend a 70% rent to 30% ownership affordable tenure split, prioritising those in the most acute need. We recognise it would be advantageous to propose a higher proportion of affordable rent (i.e. 80% in line with adopted Local Policy), however flexibility is needed to accommodate the 25% First Homes requirement as well as other, potentially more affordable, intermediate tenures such as Shared Ownership.”

These conclusions have informed the residential development policies of the Neighbourhood Plan, to support the delivery of these elements, augmenting the policies in the adopted Local Plan.

Housing Capacity Report, July 2023

The Housing Capacity report makes clear that there is limited capacity within the four existing Planned Limits of Development in the Neighbourhood Area to accommodate the project growth. However, development within the existing settlements, together with development of St George's Barracks Officers' Mess, would accommodate between 66 and 70 units within the Plan period. This comfortably exceeds the upper figure for growth of 51 dwellings.

The Officers' Mess site is the most sustainable option, being a brownfield site, immediately adjacent to Edith Weston Village, in walkable distance of community facilities. Indeed, redevelopment of this site would increase the population catchment of the village, enhancing the viability of the centre and its facilities.

This means that it would be unnecessary to make additional site allocations outside of the existing settlements' planned limits of development. Growth within the Plan period can be accommodated by development within the settlements and redevelopment of the Officers' Mess site.

Community Facilities

Edith Weston has a number of community facilities and services including a Memorial Village Hall, Public House, School, Village Shop and a church. These facilities and services are considered fundamental to maintaining a good quality of life within the village. There is also Tommy's Close an important green space that was left to the village in trust which provides a play area for children and an open recreational and walking area for villagers to use.

Areas for improvement could be a more modern community centre and an area for recreational/sports for adults. There is room for expansion of facilities and use of Tommy's Close.

Public House – The Wheatsheaf



Everards Public House situated in the centre of the village regularly used by local villagers.

Church – St Mary the Virgin



The church is a grade 1 listed building and dates from around 1170, with the tower coming along some 200 years later.

School – Edith Weston Academy



Edith Weston Academy is a primary school and part of the Brooke Hill Academy Trust, which comprises three primary schools in Rutland and Leicestershire.

Village Memorial Hall



The Edith Weston Memorial Hall is a cornerstone of the community and runs many classes including yoga, keep fit, and line dancing. It is the location for community activities like Safari Supper evening, Hog Roast and quiz nights. Built on land donated by residents and with the active support of the RAF, the hall celebrated its centenary in 2021.

Village Shop



The Village Shop also provides post office services and a coffee cabin that is frequented by locals as well as visitors.

Tommy's Close



Tommy's Close provides play facilities for young children, and an all-weather hard playing surface for football and basketball for older children and open areas for recreational use and walking.

Rutland Sailing Club



Rutland Sailing Club is the largest inland club in the UK and runs national and regional championships throughout the year. Locals can join as social members at reduced cost.

Planning Principles

Policy EW-SG01 identifies the four Planned Limits of Development within the Neighbourhood Area as sustainable locations for new community, housing and employment development. The policy also supports the improvement of community facilities and sets criteria for infill within the Planned Limits of Development.

EW-SG02 addresses new housing on a brownfield site outside but adjacent to the Planned Limits of Development on the St George's Officers' Mess Barrack site.

These policies positively enable growth in the Plan period and take account of sustainability considerations, including supporting a diverse rural economy, supporting local facilities and walkable neighbourhood's.

Policy EW-SG01: Development within the Settlement

- 1. Residential development will be supported within the Planned Limits of Development (see figure 2) subject to meeting the requirements in clause 3 of this policy.**
- 2. Development to provide employment and/or community facilities will be supported within the Planned Limits of Development, subject to there being no significant adverse impact on residential amenity and to meeting the requirements in clause 3 of this policy.**
- 3. For infill development and redevelopment within the Planned Limits of Development, the following requirements should be met:**
 - a. The scheme should front the road, continuing the existing building line and orientation of flanking properties;**
 - b. The scheme should complement the site and local context, meeting the requirements of Policy EW-DH01;**
 - c. The scheme must not involve the complete or substantial loss of garden space of existing properties;**
 - d. The new scheme should maintain gaps for maintenance between it and existing properties.**
- 4. Proposals resulting in the loss of existing community 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. Including evidence that an appropriate marketing exercise has been undertaken for at least 12 months.**

Interpretation

Support for development within the Planned Limits of Development is subject to the scheme meeting the requirements of design and other policies in this Neighbourhood Plan.

The Policy complements and augments Policies SP5 and CS7 of the Local Plan.

Outside of the settlement boundary, rural exception sites are dealt with by the adopted Local Plan.

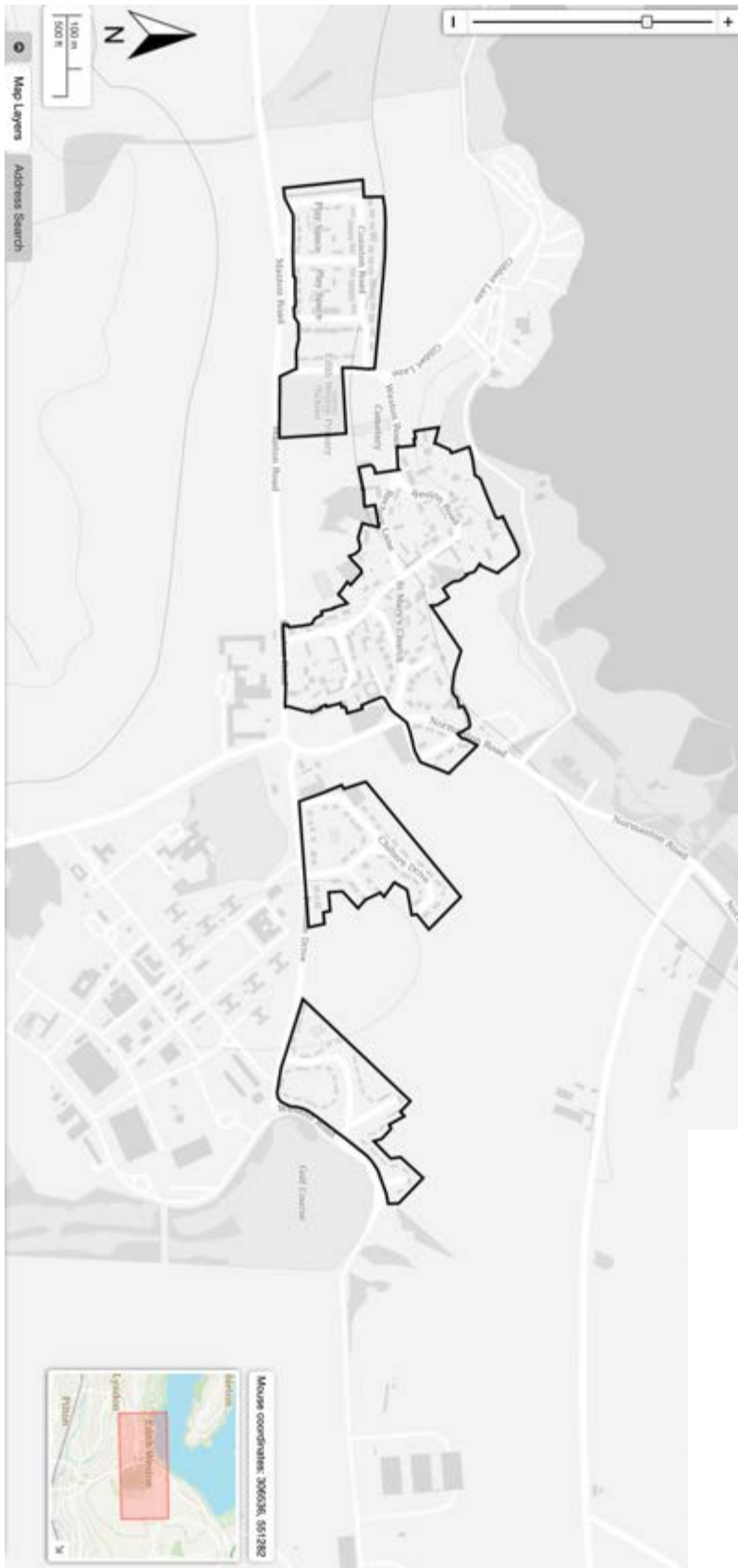
Housing mix and affordable housing are dealt with by the adopted Local Plan.

Adverse impacts on residential amenity could include noise, visual intrusion, vibration, dust or other impacts.

To be infill, a gap would need to be on road frontage and be flanked on both sides by existing buildings. A gap would be able to accommodate 1, 2 or perhaps 3 houses. Development of more extensive gaps would not be infill, so would not be supported by the policy. Similarly, the policy would not support ribbon development on the ends of built frontages. Housing set back behind existing properties, with access through a gap, would clearly not be infill development. Support for infill development and redevelopment is subject to the scheme meetings design and other requirements in this Neighbourhood Plan.

Maintenance gaps between properties should be sufficient to allow for the safe use of ladders.

Figure 2: Planned Limits of Development



(Rutland County Council, Accessed 03/12/2022

<https://rutland.opus4.co.uk/planning/localplan/maps/cfs#/x:493046/y:305310/z:9/b:31/o:8534>)

Policy EW-SG02: St George's Barracks Officers' Mess

1. **Redevelopment of the St George's Barracks Officers' Mess for residential purposes will be supported, subject to:**
 - a. **The scheme should complement the existing Edith Weston Village, meeting the requirements of Policy EW-DH01;**
 - b. **The mature trees and hedges to the north and east edges, flanking Manton Road and Edith Weston Road, should be retained as a landscape buffer and protected during construction;**
 - c. **Other mature trees within the site should be retained where possible and be protected during development, meeting the requirements of Policy EW-GE01;**
 - d. **The scheme should maximise pedestrian and cycle connectivity to the existing village centre, meeting the requirements of Policy EW-TM01;**
 - e. **The form and layout of development should take account of the site topography and allow for long views through the site towards Lyndon Valley;**
 - f. **The layout, landscaping and boundary treatment of the scheme should create a soft transition between the built development and surrounding landscape.**

Interpretation

The policy sets development and design principles for the redevelopment of this key brownfield site. Additional design, environment, transport or other requirements for development are set out in later policies of this plan.

The requirement for development to complement the village would require proper analysis of the site and context and wider village character. This would enable a site-specific and locally distinctive scheme to be prepared.

Existing trees and hedges should be key elements in the design of green infrastructure and landscape. To meet the requirements of the policy, it is envisaged that around a quarter of the site area would remain as green infrastructure.

Removal of trees due to poor condition/health would need to be justified by an arboriculture assessment.

Figure 3: St George's Barracks Officers' Mess Brownfield Site

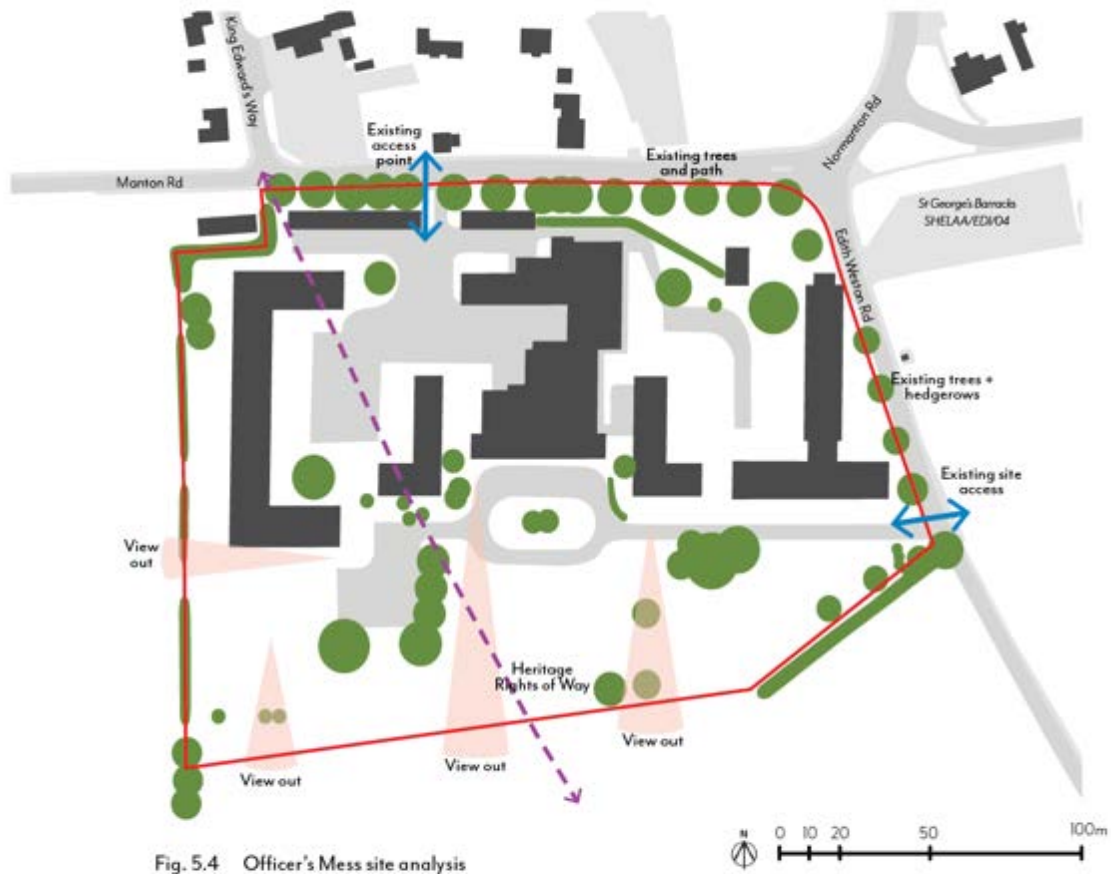








Fig. 5.4 Officer's Mess site analysis

Key

- | | | |
|--|--|---|
|  Existing buildings |  Historic Rights of Way |  Site access |
|  Existing roads |  Existing trees and hedgerows |  Site boundary |

Green Environment

4. Green Environment

4.1 Purpose

To protect and enhance the natural environment, landscape character and green infrastructure.

4.2 Planning Rationale

National Planning Policy Framework, December 2023

Chapter 8 of the NPPF deals with ‘Promoting healthy and safe communities’, including the designation of Local Green Spaces that are demonstrably special to the community. The Neighbourhood Plan Local Green Space audit considered 24 proposed spaces and designates 21 including wildflower meadows, open space and play areas that are important to the local community contributing to the health and well-being of the wider community.

Chapter 12 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, maintain strong and distinctive sense of place, and making safe, inclusive and accessible places.

This is augmented by the National Design Guide (2023) 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.

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.

Adopted Local Plan

The adopted local plan comprises the Core Strategy Development Plan Document, adopted July 2011 and the Site Allocations and Policies Development Plan Document adopted October 2014.

The Rutland Core Strategy, 2011 contains various policies relating to the natural environment (CS21). The Development Plan Document 2014 contains more detailed policies on biodiversity (SP19) and landscape character (SP23).

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

Design Guidelines for Rutland, November 2021

The design SPD identifies the special landscape character areas relevant to the neighbourhood area. These are 'Rutland Water Basin' and 'High Rutland'. The mapping extract can be found on the following page which shows these areas.

Rutland Landscape Character Assessment, December 2022

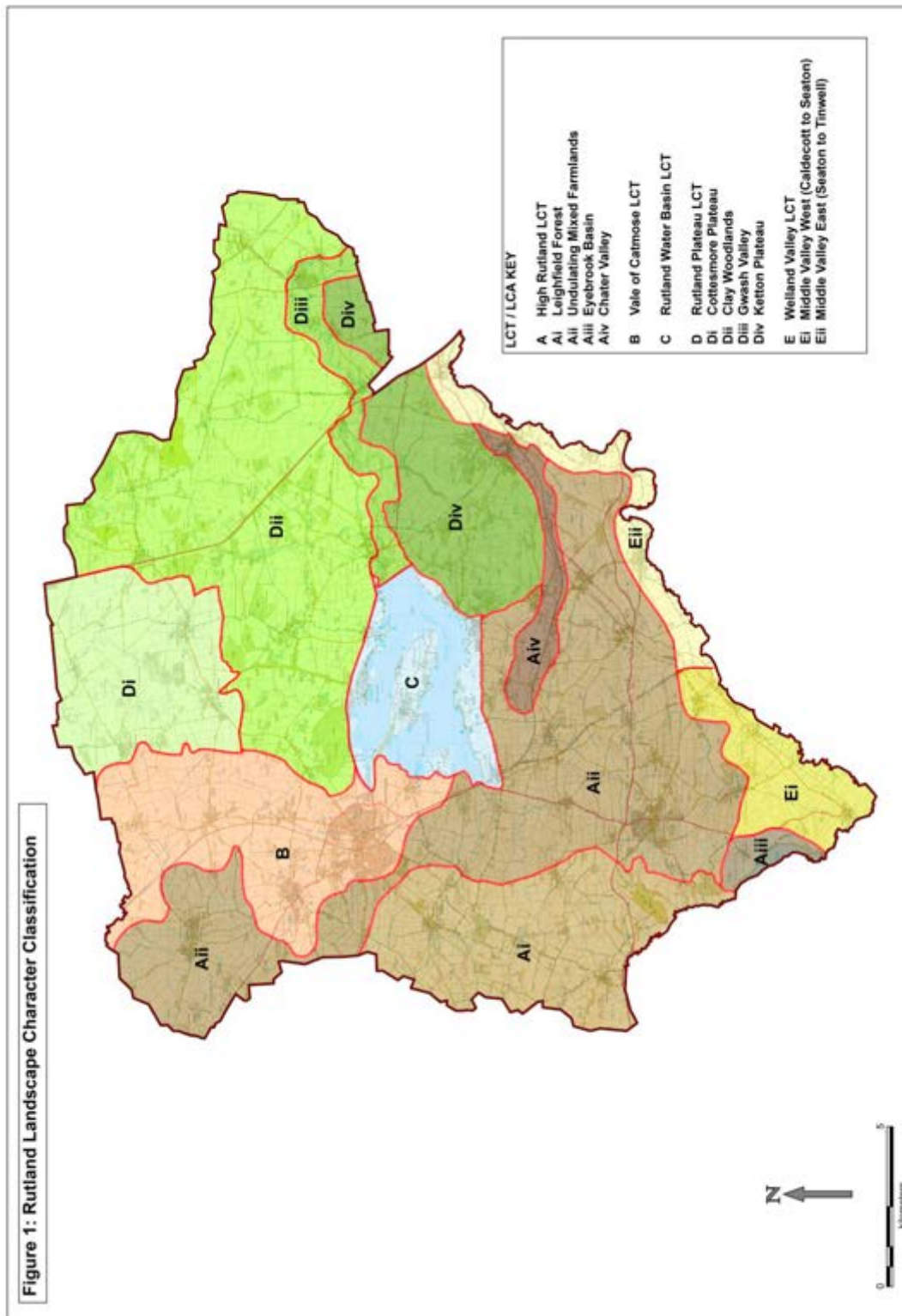
The landscape character assessment is referenced in the Rutland design code. The neighbourhood area includes 2 of the character areas.

The first is High Rutland, undulating Mixed Farmlands, includes the following key characteristics:

- Retains a strong agricultural character with mixed or arable farming;
- Strong historic rural character, with evidence of medieval land use and settlement, in particular ridge and furrow, and narrow lanes;
- Woodland, mature hedges; and
- Ridges and valleys tend to run generally south-north, with shallower valleys.
- Popular with walkers using the Rutland Round

The Rutland Water Basin includes the following key characteristics:

- Rutland Water is a significant and highly distinctive feature in the remote, rural, open, rolling, mixed farmland vale landscape.
- Expansive waterbody and 'big skies' with a relatively narrow belt of landscape in between.
- A strongly rural character
- Large bird populations and other wetland species.
- Topography and vegetation cover significantly soften views.
- Significant nationally, regionally, and locally important open area as a major focus for more passive (recreational and tourist) pursuits in particular picnicking, walking, sight-seeing, bird / wildlife watching.
- Extensive opportunities for visitor access within, through and around the area, including sections of several national footpaths including the Rutland Round, with extensive permissive footpaths, bridleways, and off-road cycle tracks.



RUTLAND LANDSCAPE CHARACTER ASSESSMENT 2022, PART 1

Figure 4a Rutland Landscape Character Assessment 2022

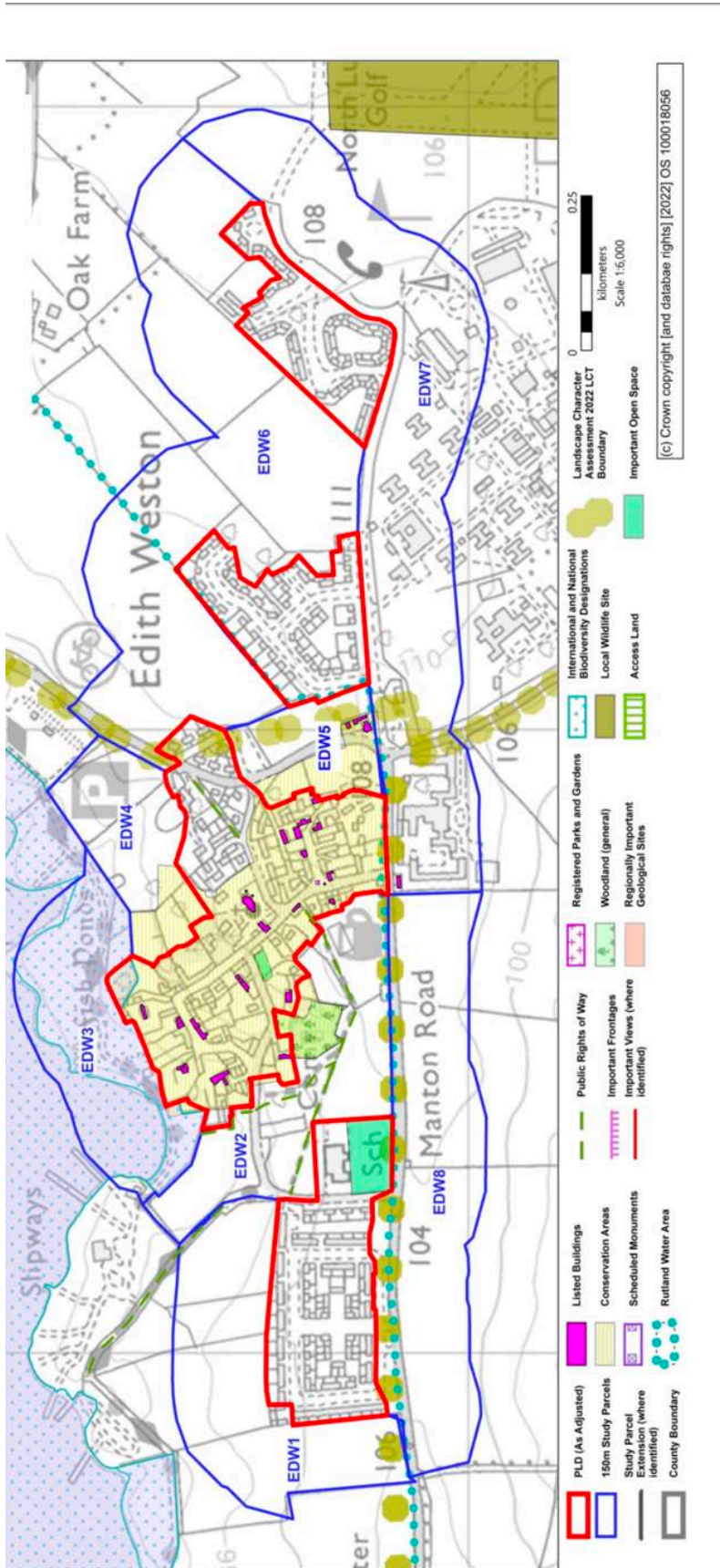


Figure 4b Rutland Landscape Character Assessment 2022

DEFRA Interactive Mapping Data

The interactive mapping data clearly identifies the special landscape characteristics, features and areas within the Neighbourhood Area. This includes sites of international significance such as the Rutland Water Ramsar and nationally significant sites of Rutland Water SSSI. The Neighbourhood area is also within the SSSI Impact Risk Zone for the North Luffenham Quarry SSSI. Other key natural features, assets or designations include:

- Priority Habitat semi-improved grassland;
- Priority Habitat Deciduous Woodland;
- Mixed woodland, tree belts, and large mature trees;
- Open Mosaic Habitat;
- Granted European Protected Species Applications for Bats; and
- Identified Important bird areas (Rutland Water).

These can all be viewed on the interactive mapping data.

Local Green Space Assessment Report, August 2023

The report identifies how an audit was undertaken to identify potential Local Green Space across the Neighbourhood Area. From the long list of 24, these were tested against the NPPF criteria. The proposed spaces were taken through informal engagement with the wider community, stakeholders and landowners. Following the consultation, the proposed Local Green Space list was revised to inform the spaces identified in this Plan. The Plan includes 21 proposed Local Green Spaces.

Planning Principles

Policy EW-GE01 protects natural and green environments across the Neighbourhood Area, including the identified significant sensitive and designated landscapes. Opportunities for biodiversity net gain and retention of existing trees and hedges contribute to enhancing the value of the natural environment. The policy also protects Rutland Water from any further water quality deterioration. It also includes improvements to water quality.

Policy EW-GE02 identifies the Local Green Spaces within the Neighbourhood Area that are demonstrably special to the community.

Policy EW-GE01: Natural and Green Environments

1. Development should cause no overall harm to, and should take opportunities to enhance, the area's habitats and ecology and must achieve biodiversity net gain.
2. Development should have no significant adverse impact on the following sensitive and designated landscapes (see figures 5 and 6):
 - a. Rutland Water Site of Special Scientific Interest and Special Protection Area;
 - b. Rutland Water Ramsar;
 - c. Local Wildlife Sites - North Luffenham Airfield;
 - d. Local Wildlife Site – Hedgerow;
 - e. Ridge and Furrow landscape;
 - f. Woodlands;
 - g. Verges.
3. Existing trees and hedges should:
 - a. be retained and incorporated into the design and layout of development;
or
 - b. where loss of trees or hedges is unavoidable, replacements should be provided within the development site, to create a similar level of amenity and effectiveness in terms of addressing climate change.
4. Development within or adjacent to Rutland Water should not cause further deterioration and should seek to improve the water quality.

Interpretation

Removal of trees due to poor condition/health would need to be justified by an arboriculture assessment. Replacement trees or new trees should be of native species or other species with high value in terms of addressing climate change.

Where applicable hedgerows will be protected by The Hedgerow Regulations 1997.

In terms of avoiding harm to habitats, the following hierarchy should be used:

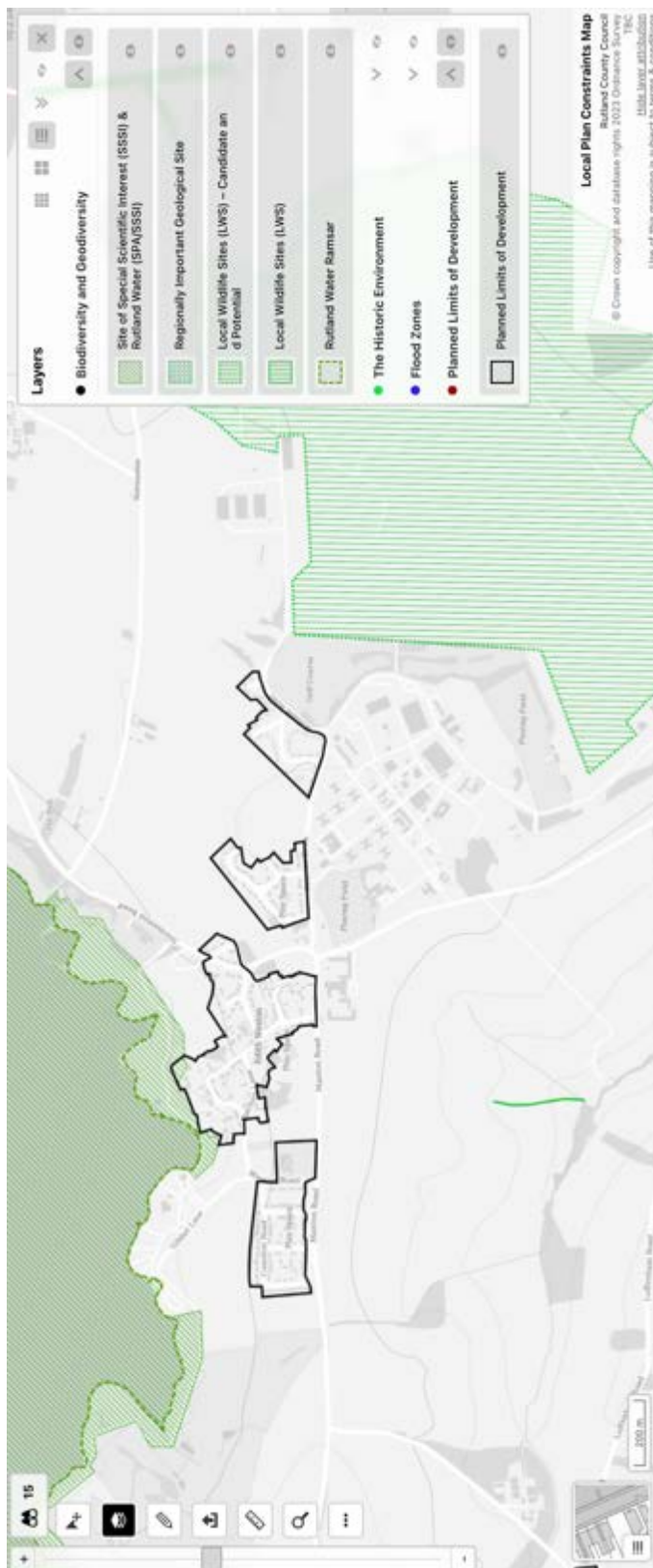
- Avoid habitat damage;
- Minimise habitat damage;
- Restore damaged or lost habitat;
- Compensate for habitat loss or damage (as a last resort).

Design features to support wildlife include:

- Bat boxes and bird boxes (owl, raptors, house sparrow, house-martin, swift, woodpecker);
- Hedgehog gaps in fences;
- Badger routes;
- Wildlife connectivity via grass verges and footpath edges;
- Meadow edge grasses and wildflowers, bee friendly desirable.

In ensuring that development within or adjacent to Rutland Water does not cause further deterioration and seeking to improve the water quality, the recommendations of the Anglian River Basin Management Plan should be taken into account.

Figure 4: Plan of Natural and Green Environments



(Rutland County Council, Accessed 07/02/2023,
<https://rutland.opus4.co.uk/planning/localplan/maps/cfs#/x:492702/y:305174/z:8/b:31/o:8523,o:8524,o:8525,o:8527,o:8529,o:8530,o:8534,o:8536>)

Policy EW-GE02: Local Green Space

1. The following spaces are designated as Local Green Space:

- LGS 1 Tyler's Orchard and Wildflower area
- LGS 2 The Dell, Normanton Road
- LGS 3 Woodland, Pennine Drive/Chiltern Drive
- LGS 4 Mendip Play Area
- LGS 5 Pennine Play Park
- LGS 6 Severn Crescent, Grassed Area 1
- LGS 7 Severn Crescent, Grassed Area 2
- LGS 8 Severn Crescent, Grassed Area 3
- LGS 9 Glebe Land Area A
- LGS 10 Glebe Land Area B
- LGS 11 Manton Road & Windermere Road, Verge and Trees
- LGS 12 Crummock Ave, Play Area
- LGS 13 Ullswater Ave, Play Area
- LGS 14 Derwent Ave Green Space
- LGS 15 Coniston Road Green Space
- LGS 16 Derwent Ave, Open Green Space
- LGS 17 School Playing Field
- LGS 18 Weston Road, Green Space/Field
- LGS 19 Weston Road Dell
- LGS 20 Tommy's Close Recreation Ground
- LGS 21 Memorial Stones open grassed area

Note; See Appendix 1 for maps

2. Development should have no adverse impact on the green character, community value, accessibility, safety, or amenity of Local Green Spaces.

Interpretation

National planning policy makes clear that Local Green Spaces have similar protection to Green Belts. However, it should be noted that the purpose of Local Green Spaces is based on community value, so is different to the five purposes of Green Belts.

The second clause of the policy takes account of the National Design Guide.

Design and Heritage

5. Design and Heritage

5.1 Purpose

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

5.2 Planning Rationale

National Planning Policy Framework, December 2023

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 (2023) which 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.

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.

Adopted Local Plan

The adopted local plan comprises the Core Strategy Development Plan Document, adopted July 2011 and the Site Allocations and Policies Development Plan Document adopted October 2014.

The Core Strategy, 2011 contains various policies relating to good design (CS19) and the historic environment (CS22) in chapter 5 Sustaining our Environment. The Development Plan Document 2014 contains site allocations and more detailed policies on design (SP5, SP6, SP15) and heritage (SP20).

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 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 delivery of climate resilient communities in well-designed places.

Design Guidelines for Rutland, November 2021

The design SPD 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 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.

Edith Weston Parish Council, Village Assessment and Design Guidance, AR Urbanism, January 2022

The Village assessment and Design guidance identifies the rural character of the neighbourhood area noting that it has been described as “*the village in the landscape*”. Focused on the medieval core of the historic village and the expansion with the military developments in the area. It identifies landscape characteristics of the area. The townscape analysis acknowledges predominant building heights of 2 and 2.5 storeys and that there is limited scope for infill.

Edith Weston Parish Council, North Luffenham Parish Council St George’s Barracks Masterplan Guidance and Design Code, AR Urbanism, December 2021

The document was prepared at a time when the St George’s Barracks was proposed as a strategic site allocation in the emerging local plan that has since been withdrawn. As part of the contextual site analysis, it identified Cold War military structures that were non-designated assets. These included the water towers, Air Traffic Control Tower, heating dome, the Type J hangars and the Bloodhound building. Only 3 of these are in the Neighbourhood Area and identified in policy EW-DH04. The map on the following page is an extract from the document that shows each of the non-designated Cold War heritage assets in relation to the wider military site.

Figure 7 Extract of map of Cold War non-designated heritage assets

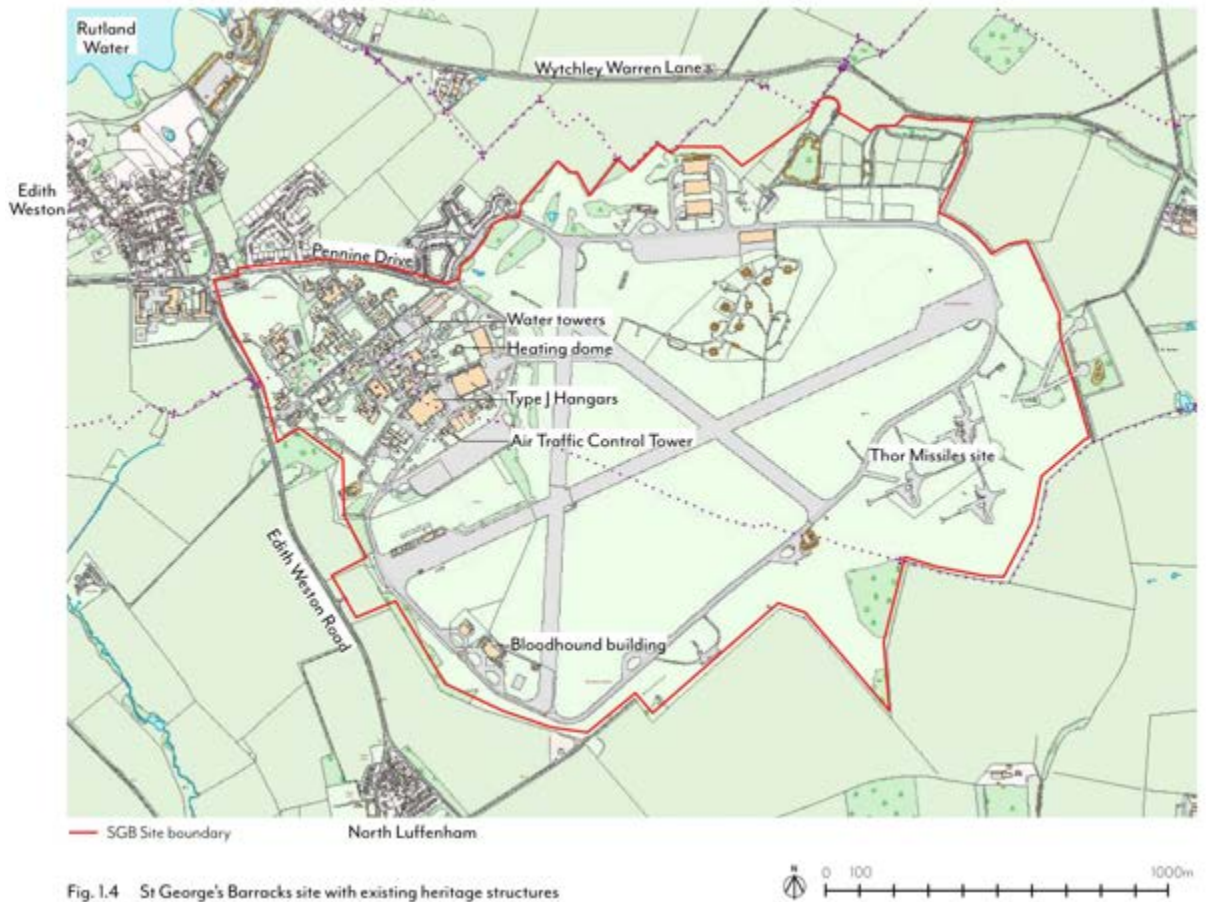


Fig. I.4 St George's Barracks site with existing heritage structures

(pg, 9, Edith Weston Parish Council, North Luffenham Parish Council St George's Barracks Masterplan Guidance and Design Code, AR Urbanism, December 2021)

Character Areas

The following describes some of the key character areas:

The historic village core of Edith Weston developed over time and has a more informal, diverse and organic character. Streets are often narrow without pavements but flanked by small green verges. Building heights vary up to 3-stories, with the exception of the church spire.

The planned military housing estates have a uniform materials pallet and are typically two storey detached or terraced housing all with front and rear gardens. Formal green space forms part of the settlement layout. These are similar landscape characteristics to garden suburbs. These estates are not as dense as the historic core of Edith Weston.

The Barracks site has a different character to the military housing estates. It comprises larger-scale blocks, in a landscape setting. This includes Cold War heritage structures including: Thor Missile site which is a grade II listed building entry number 1400806; Water Tanks; Heating Dome and Type J Hanger. The old airfield at SGB also has a Bloodhound Missile Tactical Control Centre and its associated radar tower as well as the old airfield control tower, the former feature was closely linked to the Thor Missile Site but are located outside of the parish boundary.

Building for a Healthy Life

The Building for a Healthy Life standard superseded Building for Life 12 and addresses a range of urban design, community, and related issues. This has informed the sustainable design policy.

This is augmented by the following policies relating to the planned estates and the Conservation Area, which deal with character in more specific detail.

Planning Principles

The emphasis in design policy is to support green design and walkable neighbourhood's. The policy takes account of principles in 'Building for a Healthy Life'. It also seeks to ensure development complements townscape characteristics of the area including boundary treatments. The character of the military planned estates is also protected.

Heritage policy protects townscape characteristics of the Edith Weston Conservation Area and the military non-designated heritage assets.

Policy EW-DH01: Sustainable Design

1. Development should complement the characteristics of the local context in terms of scale, massing, height, set-back from the road, and pattern of buildings and gardens.
2. Development should take opportunities to enhance pedestrian and cycle permeability and connectivity, including by providing links to existing public paths.
3. Development should provide active frontages to streets and spaces, so as to provide overlooking and natural surveillance of those streets and spaces.
4. Landscape and public realm should be an integral part of the design and layout of development, including both garden spaces and public spaces.
5. Residential development should include:
 - a. Private gardens or shared amenity space for housing; or
 - b. Balconies and/or shared amenity space for apartments;
 - c. Discretely located and screened storage for bins and recycling.
6. Development should use high quality, durable and sustainable materials and support will be given to the use of local materials, recycled materials and green materials that complement the local context.
7. Boundary treatments should complement the historic and rural character of the area, including the use of hedges and low stone walls.
8. Development should include positive design features to reduce carbon use.
9. Development should avoid harmful impacts on night skies from excessive or poorly designed lighting.

Interpretation

The term 'public realm' refers to streets, spaces and other publicly accessible places.

Permeability and connectivity refers to ease and choice of movement by pedestrians through a site and in terms of connections to surrounding paths.

Active frontages refer to building elevations containing features like windows, doors and balconies.

Balconies, where provided, should be of sufficient size to allow for sitting, drying clothes and planting containers.

Local materials would include limestone, painted render, slate, Collyweston slate, thatch, plain clay tiles, and timber windows. Green materials would include materials from sustainable sources, or with low embodied energy or materials and construction with superior environmental performance. Materials should complement the urban context. For example, a creative mix of traditional and green materials could be used.

Examples of positive design features to reduce carbon use are.

- 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) walls or roofs;
- orientation to respond to climate;
- rainwater capture, storage and reuse (grey water);
- use of LED or other low wattage lighting;
- space for natural drying clothes;
- bins for recycling;
- flexible spaces and layouts to accommodate changing demands;
- existing landscape features, landform and green infrastructure should be retained and be incorporated into redevelopment and be enhanced as far as possible;
- Sustainable Drainage Systems (SuDS) should be incorporated into the landscape design;
- hard surfacing should be kept to a minimum area and be water permeable;
- use of traditional hedges for boundary treatments creates a greener environment and enhances the historic and rural character of the area;
- green energy schemes can include wind turbines, ground source heat pumps, photovoltaics, biomass and other technologies.

For impacts on dark skies, considerations would include; locations, appearances of installations, illumination levels. Impacts could affect amenity, but also habitats and ecology.

Severn Trent encourages developers to get in contact at an early stage in planning to ensure that there is sufficient time for a development site to be assessed and if network reinforcements are required that there is time to develop an appropriate scheme to address the issues.

Policy EW-DH02: Planned Estates

1. Development within the planned estates (see figure 8) should complement the character of the estates, including the following key characteristics:
 - a. The green character based on a garden suburb-type layout, with a combination of communal green spaces and the pattern of front and rear gardens;
 - b. Use of hedges as boundary treatments;
 - c. High quality and green environment for pedestrians;
 - d. The predominant two-storey height of buildings;
 - e. The planned layouts and regular spacing of houses;
 - f. The palette of materials, including red brick, render and concrete roof tiles, with porches.

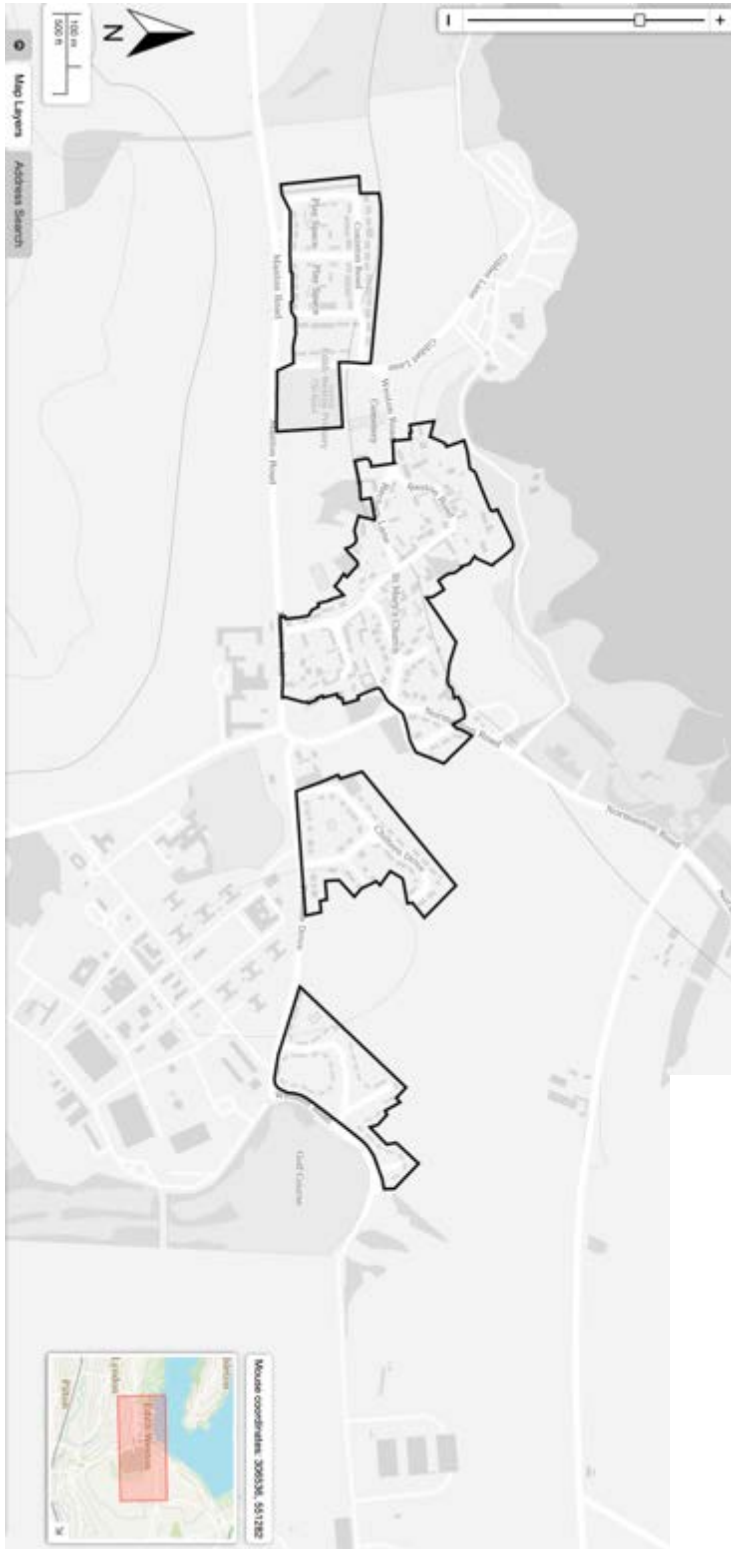
2. Development should not encroach onto or lead to the loss of the public green spaces in the estates.

Interpretation

The policy seeks to protect the distinctive character of the planned estates and to protect public green landscapes and their value to health, character, recreation and amenity.

The policy should not be interpreted as requiring or encouraging stylistic imitation or as a barrier to creative or green design.

Figure 8: Planned Estates



(Rutland County Council, Accessed 03/12/2022)

Policy EW-DH03: Edith Weston Conservation Area

- 1. Development in and around the Edith Weston Conservation Area (see figure 9) should preserve or enhance the character, including the following key elements of character:**
 - a. The rural and vernacular character, based on an unplanned and organic layout and domestic-scale buildings;**
 - b. The mix of rear-of-pavement/road building frontages, or buildings set back behind front gardens;**
 - c. Use of low stone walls or hedges as boundary treatments;**
 - d. Predominant character of one or two-storey buildings, some with additional storeys in the form of roof dormers;**
 - e. Some streets with no footways or with grass verges;**
 - f. Local materials including limestone, painted render, slate, Collyweston slate, thatch, plain clay tiles, and timber windows.**

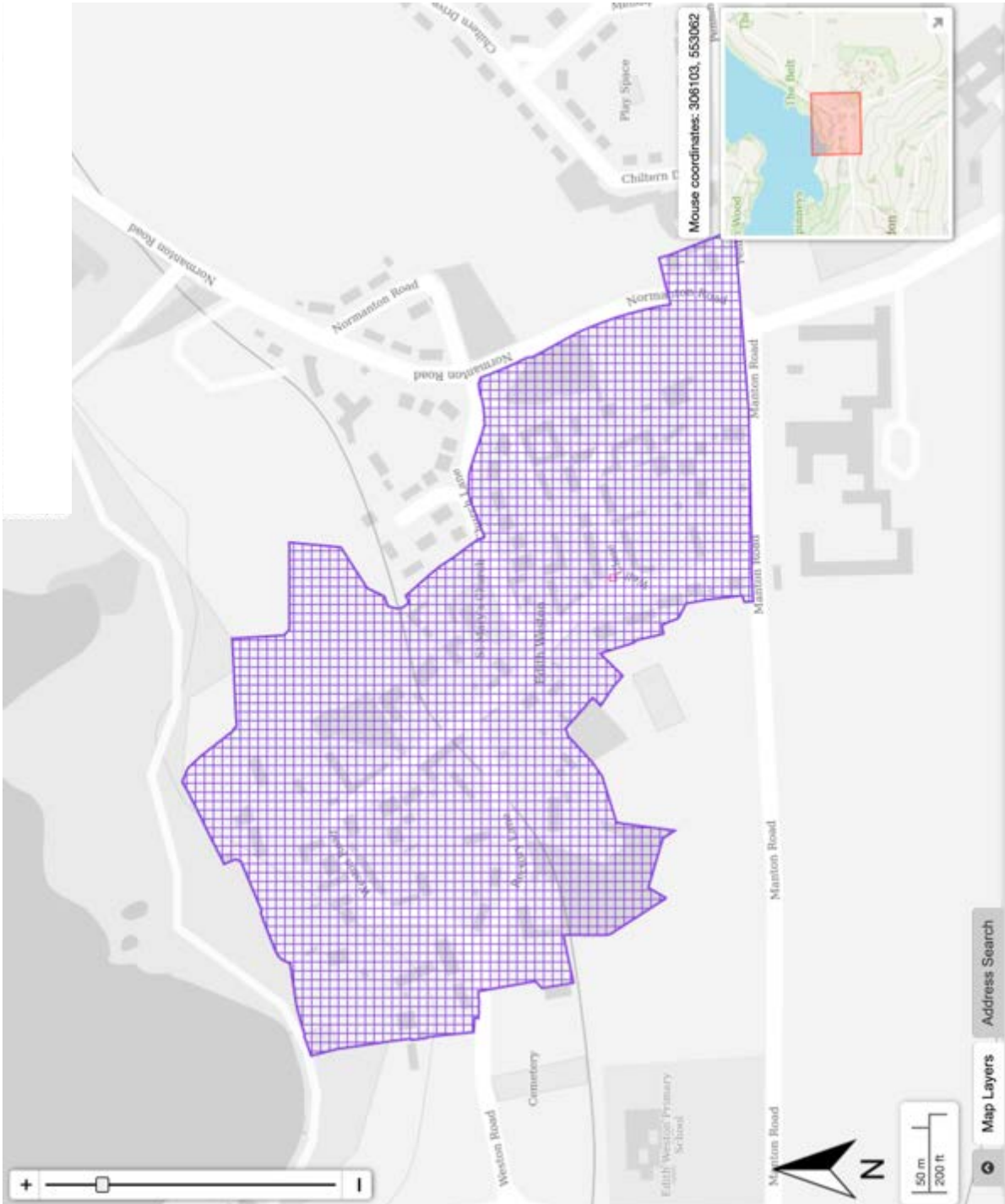
Interpretation

The policy highlights key elements of character, to guide the design of development.

The policy should not be interpreted as requiring or encouraging stylistic imitation or as a barrier to creative or green design.

Edith Weston Neighbourhood Plan

Figure 9: Plan Edith Weston Conservation Area



(Rutland County Council, Accessed 03/12/2022)

Policy EW-DH04: Non-Designated Heritage

1. Development involving the conservation and re-use of the following war heritage structures and their settings (see figure 10) will be supported:
 - a. Water Towers.
 - b. Heating Dome.
 - c. Type J Hangars.

Interpretation

The policy identifies and seeks to retain key non-designated war heritage structures from the 20th Century within the St George's Barracks site.

For clarity, the Air traffic control tower and Bloodhound Building are located outside the Neighbourhood Area (Parish boundary). The Thor Missile site is already designated as a grade II listed building entry number 1400806;

Figure 10: Plan of Heritage Structures St George's Barracks Site

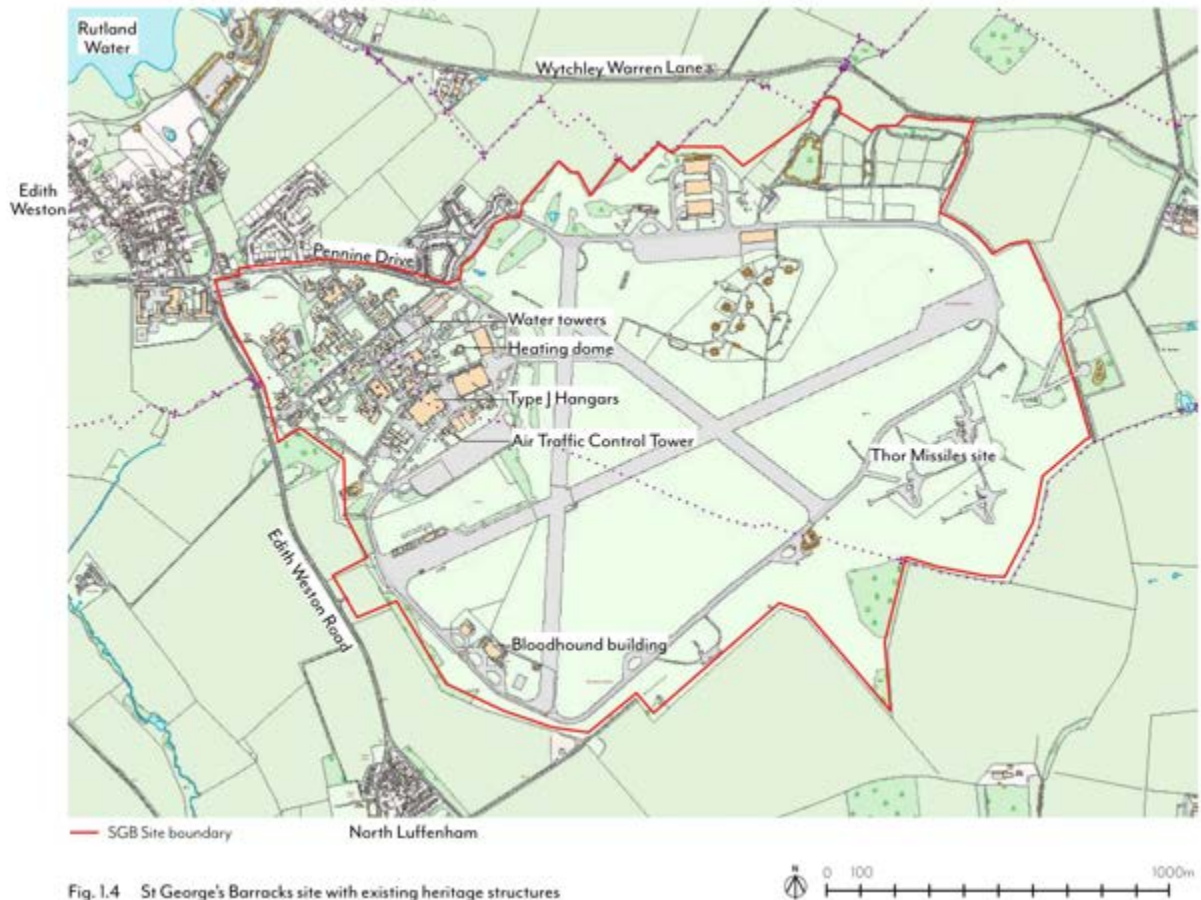


Fig. 1.4 St George's Barracks site with existing heritage structures

Transport and Movement

6. Transport and Movement

6.1 Purpose

To promote more sustainable travel methods, including active travel.

6.2 Planning Rationale

National Planning Policy Framework, December 2023

Chapter 2 deals with sustainable development.

Sustainable development has economic, social and environmental objectives, set out in Paragraph 8.

Paragraph 11a) states:

“all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;”

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.

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.

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 active travel and electric charging points for vehicles.

Adopted Local Plan

The adopted local plan comprises the Core Strategy Development Plan Document, adopted July 2011 and the Site Allocations and Policies Development Plan Document adopted October 2014.

The Core Strategy 2011 contains policies on sustainable transport and accessibility (CS18). There are also provisions for parking standards. Policies on design seek to inform any parking provision either on plot or within any new development. The Development Plan Document 2014 contains site allocations and more detailed policies.

Moving Rutland Forward, Rutland's 4th Local Transport Plan, 2019-2036

The Local Transport Plan (LTP) aims to deliver a transport network that supports economic growth and a sustainable population, meeting the needs of the community and promoting health and wellbeing. The policies of this Plan seek to minimise private car journey's, support E.V vehicles with designed charging points in new development and promote safe and accessible active travel routes.

Planning Principles

Policy EW-TM01 is focused on supporting active travel and a balanced range of transport choices.

Policy EW-TM01: Transport and Movement

1. Development that generates additional journeys should include a balanced range of transport choices, including sustainable options and active travel, proportionate to the scale and character of the scheme.
2. Development should take opportunities to enhance facilities for pedestrians, including people with different levels of mobility, and cycle infrastructure and connections.
3. All new dwellings should include:
 - a. sufficient curtilage parking to accommodate the size of dwelling without creating excessive on-street parking.
 - b. secure and covered storage for cycles and scooters, with electric charging facilities.
4. Development must have no adverse impacts on existing footpaths and cycleways in terms of safety, amenity or accessibility.
5. Opportunities should be taken to link to footpaths, including links to Rutland Water.
6. Development will not be supported where highway upgrades necessary to allow the scheme to go ahead would harm the historic or rural character of the area, including streets with no footways.

Interpretation

The policy ensures that cycling and walking are catered for in new residential development. Secure cycle storage could be integrated within the garage design.

In the application of the policy, if development could only be approved subject to highway improvements and those improvements would cause harm to the historic and rural character, then the scheme is unlikely to be sustainable.

7. Infrastructure

7.1 Infrastructure Priorities

Priorities of this Neighbourhood Plan for spending infrastructure monies are:

- ◆ Development of shared, community spaces
- ◆ Support of community activities
- ◆ Road safety
- ◆ Public transport, cycle routes and safe pedestrian routes

Support and build community spirit through development of spaces for wellbeing. These may include outdoor meeting spaces, seating and/or shelter for parents watching children in Tommy's Close, and development of calm green spaces - for example, a commemorative garden or orchard, sensory space for unsighted and other disadvantaged people,

Build on the community spirit of Edith Weston with inclusive activities and improved communications with residents and community stakeholders (parish council, parish church council, Memorial Hall, Tommy's Close, Army, local businesses and school)

Strive to improve road safety on Manton Road, including designation of safe school route, improved traffic calming and speed restrictions.

Lobby for provision of meaningful public transport

Contacts

8. Contacts

Edith Weston Parish Council

ewpcclerk@gmail.com

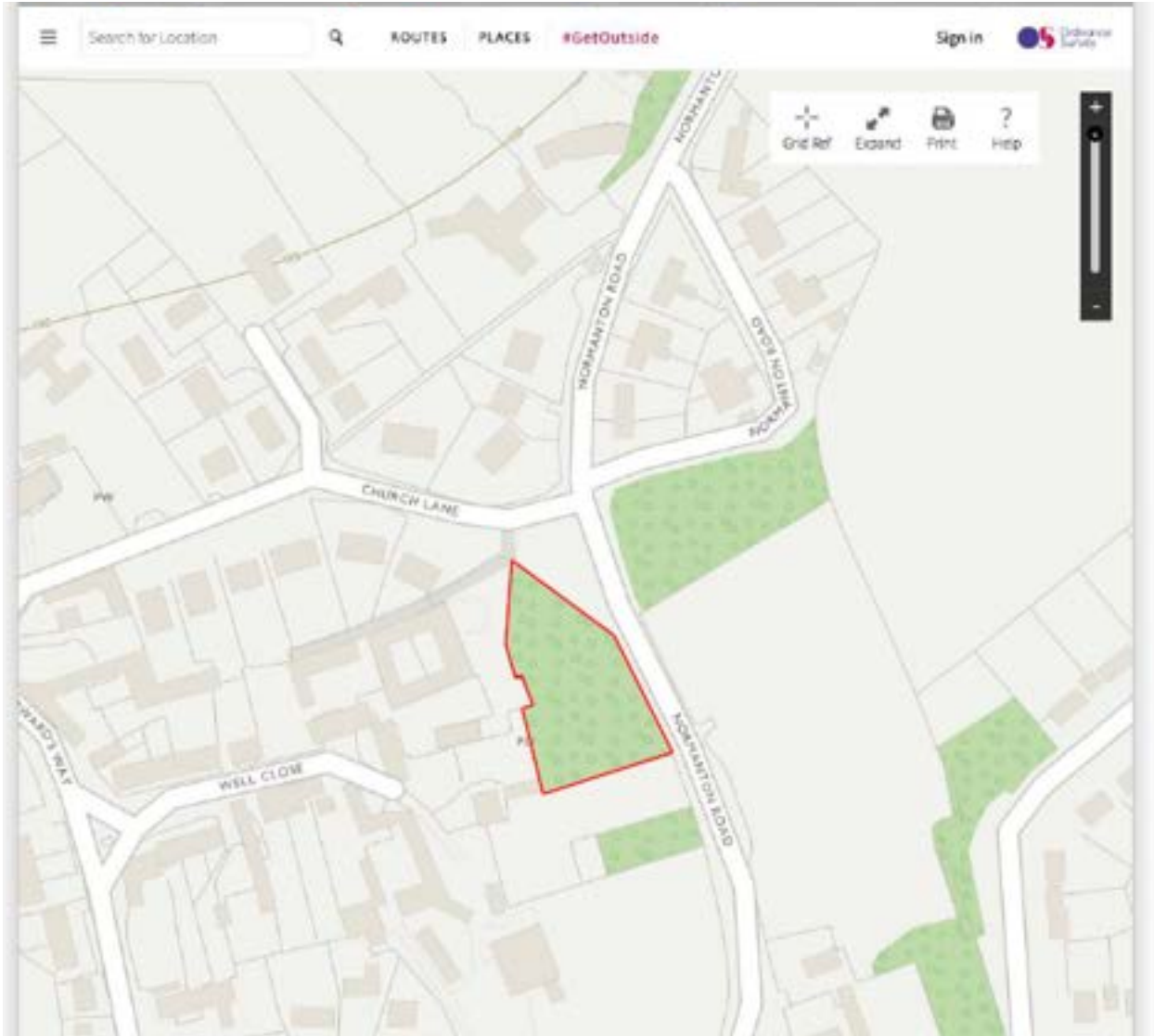
www.edithweston.org

Appendix 1

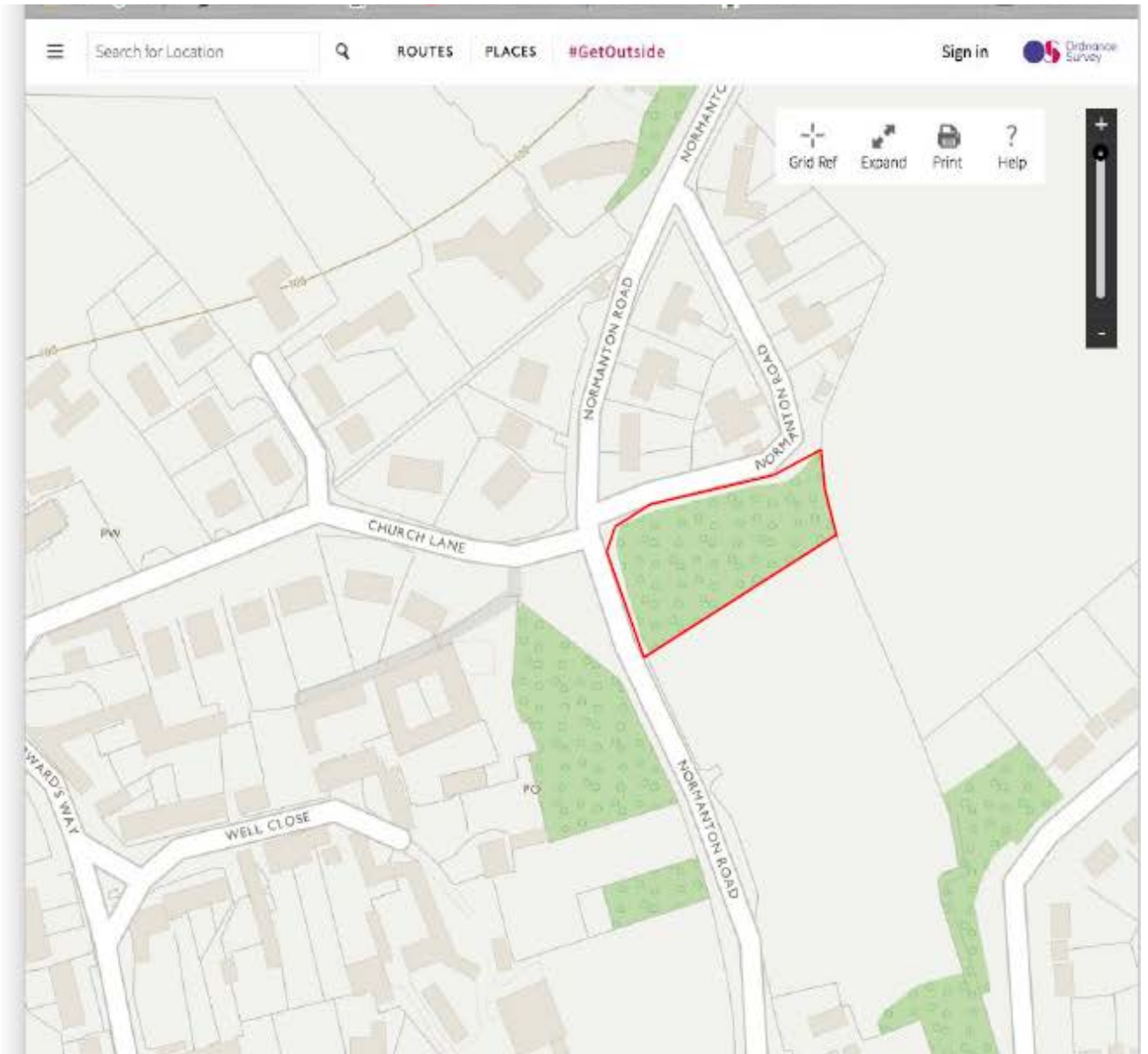
LGS Maps

9. Appendix 1

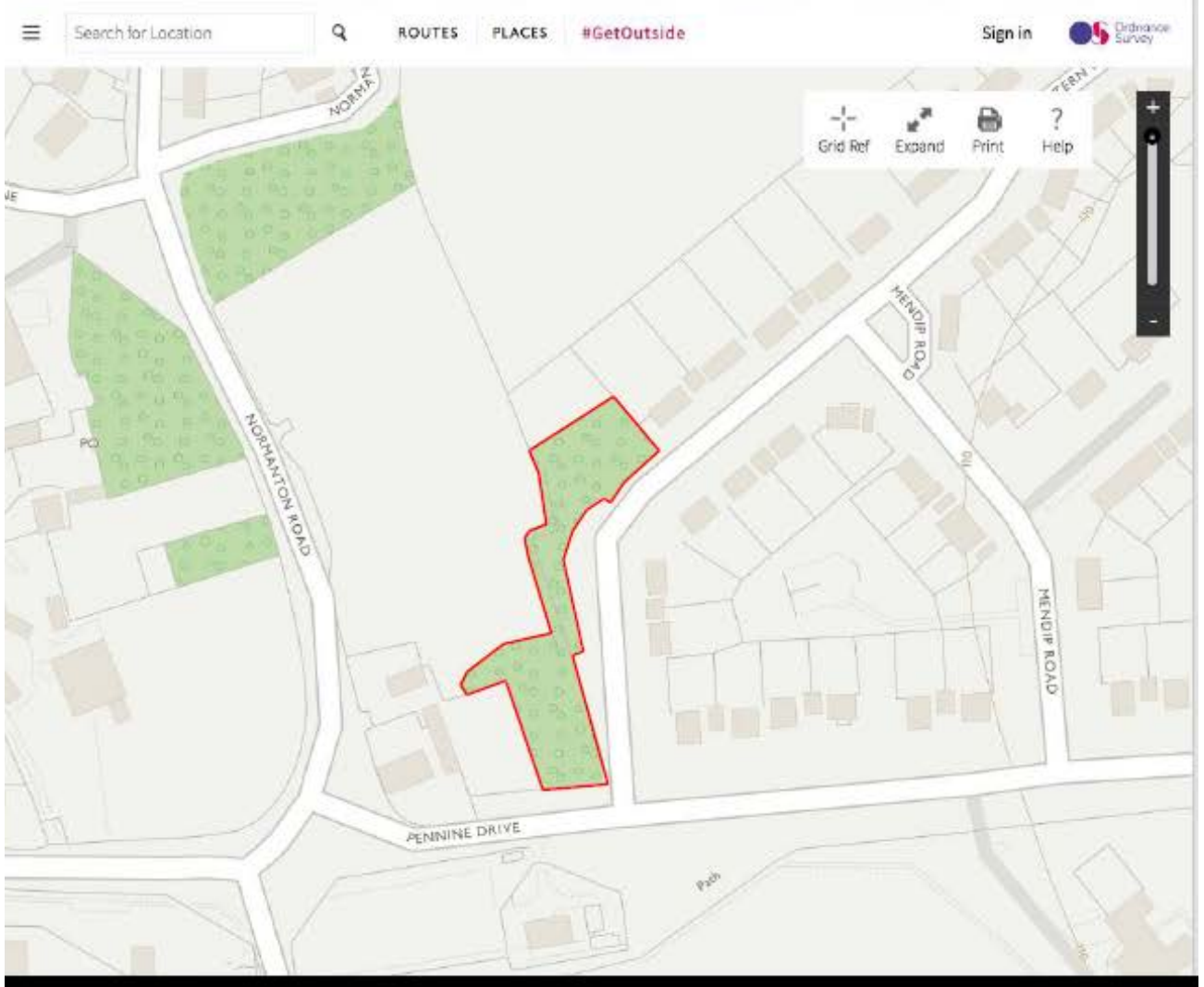
LGS 1 Tyler's Orchard and Wildflower area



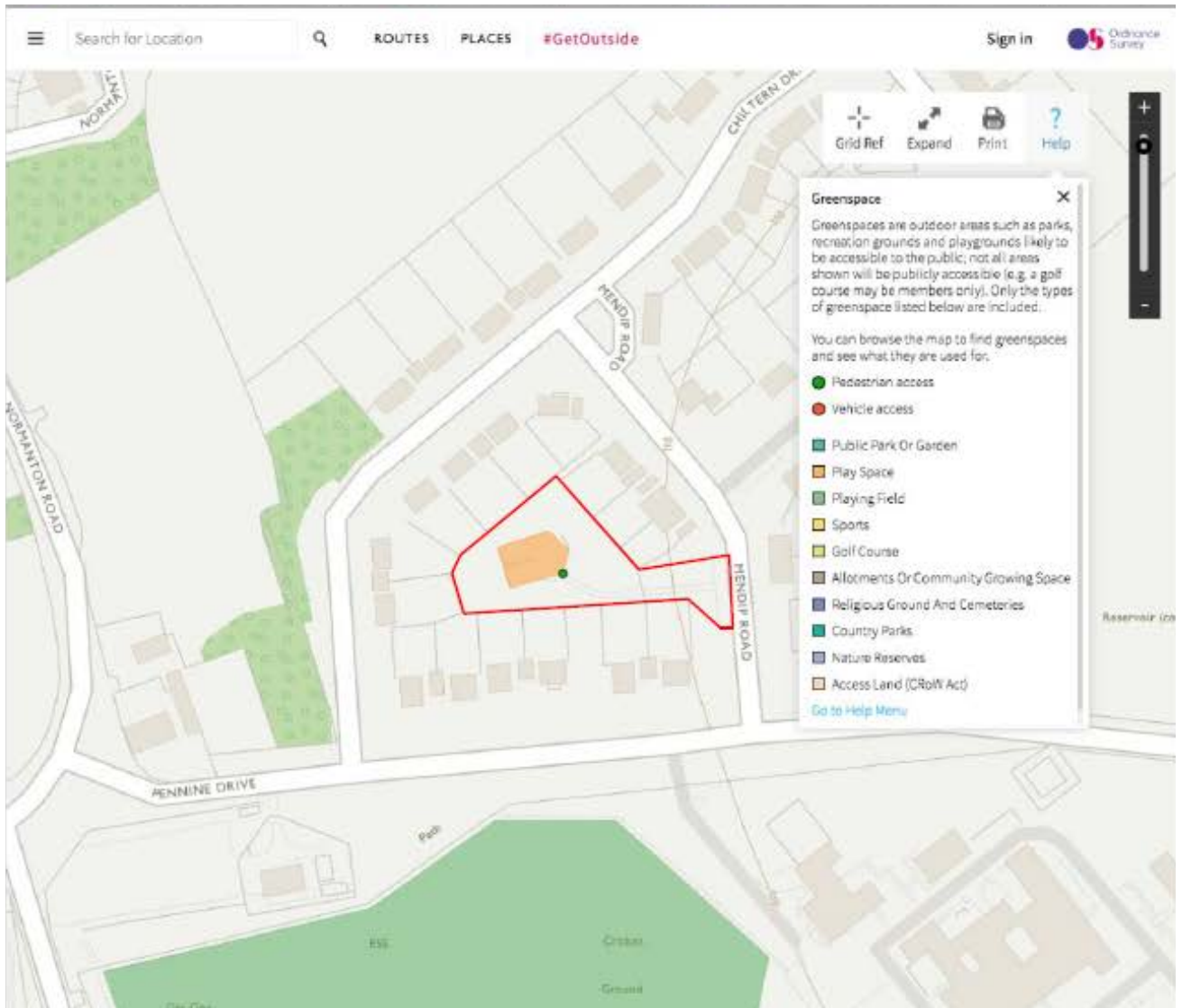
LGS 2 The Dell, Normanton Road



LGS 3 Woodland, Pennine Drive/Chiltern Drive



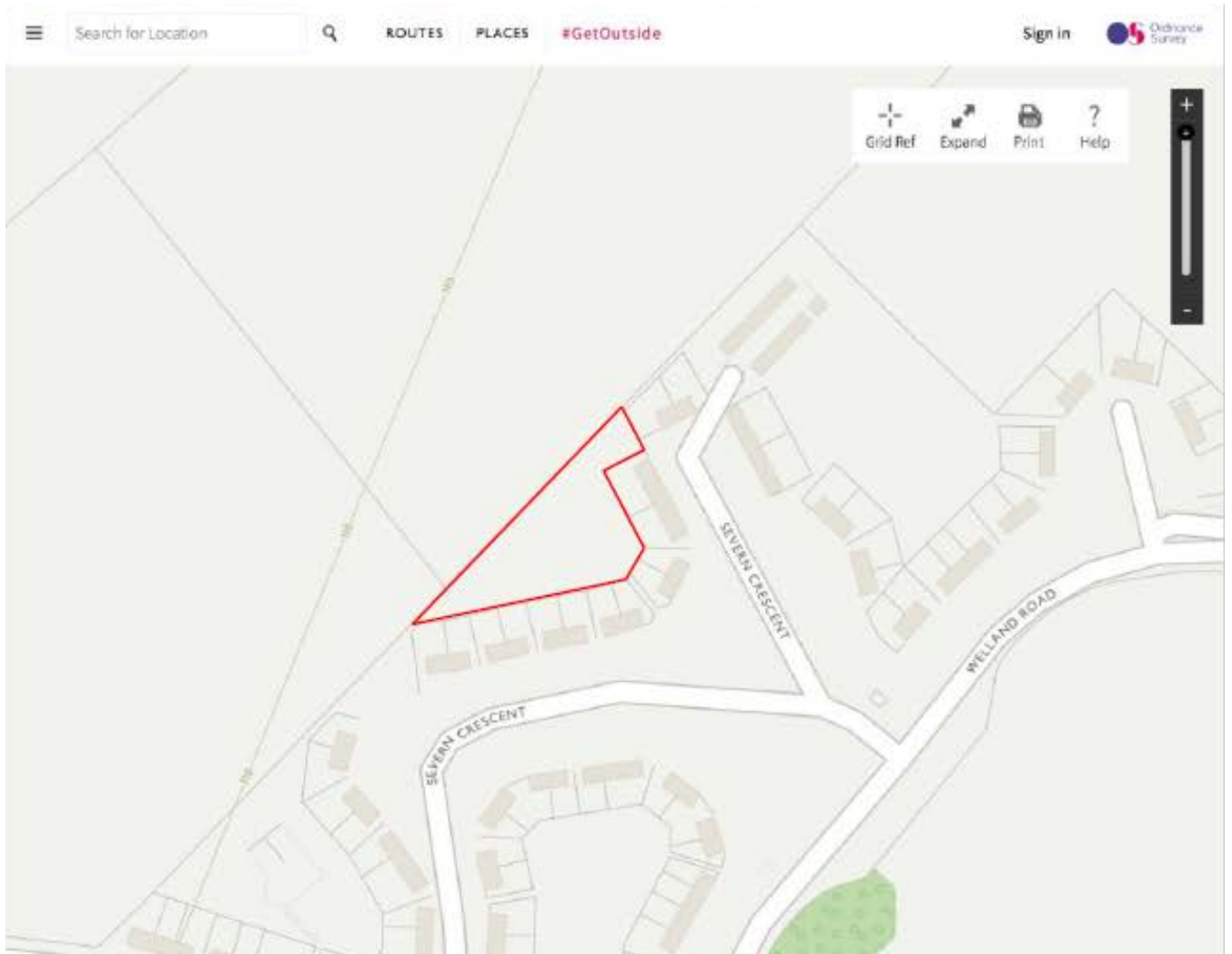
LGS 4 Mendip Play Area



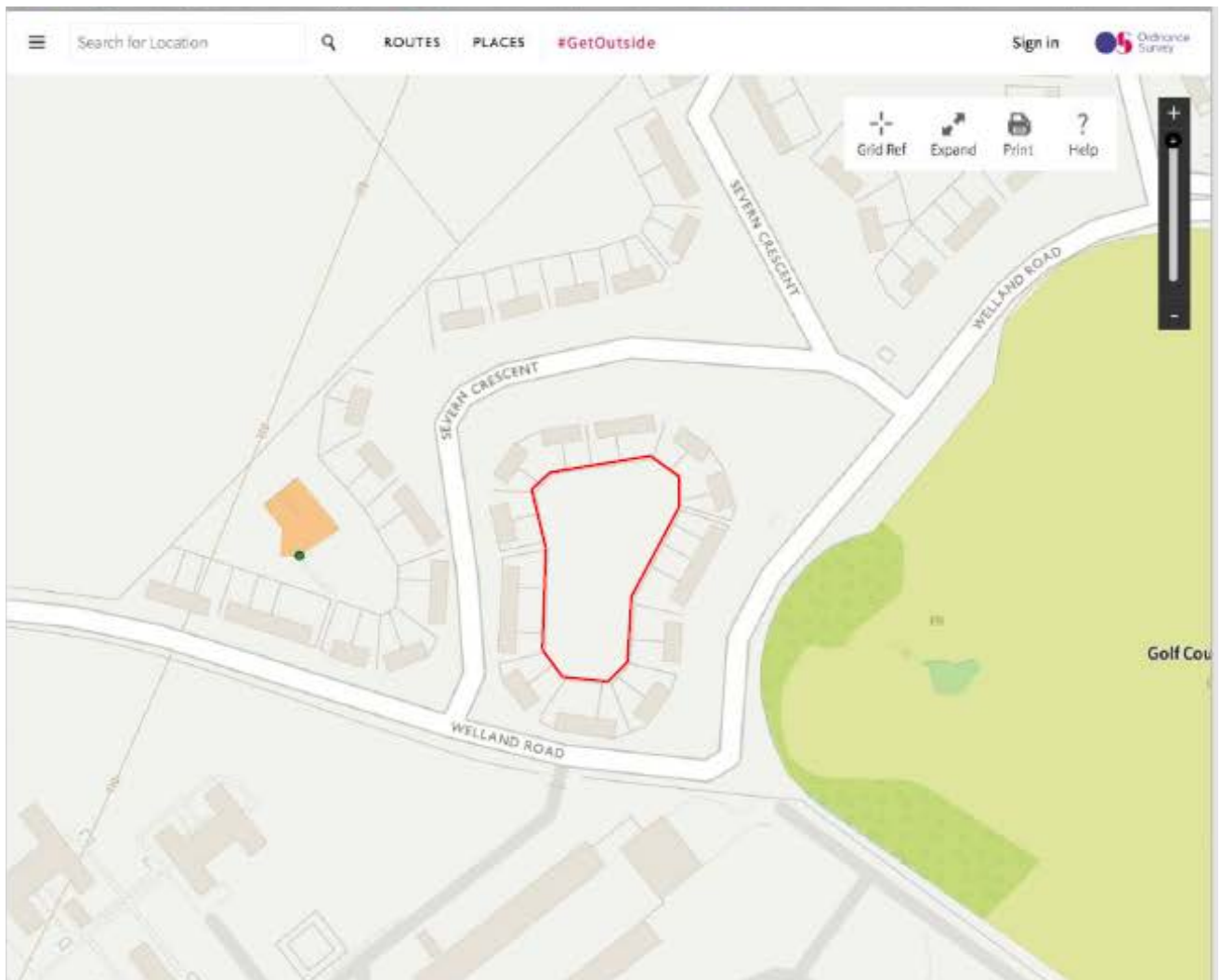
LGS 5 Pennine Play Park



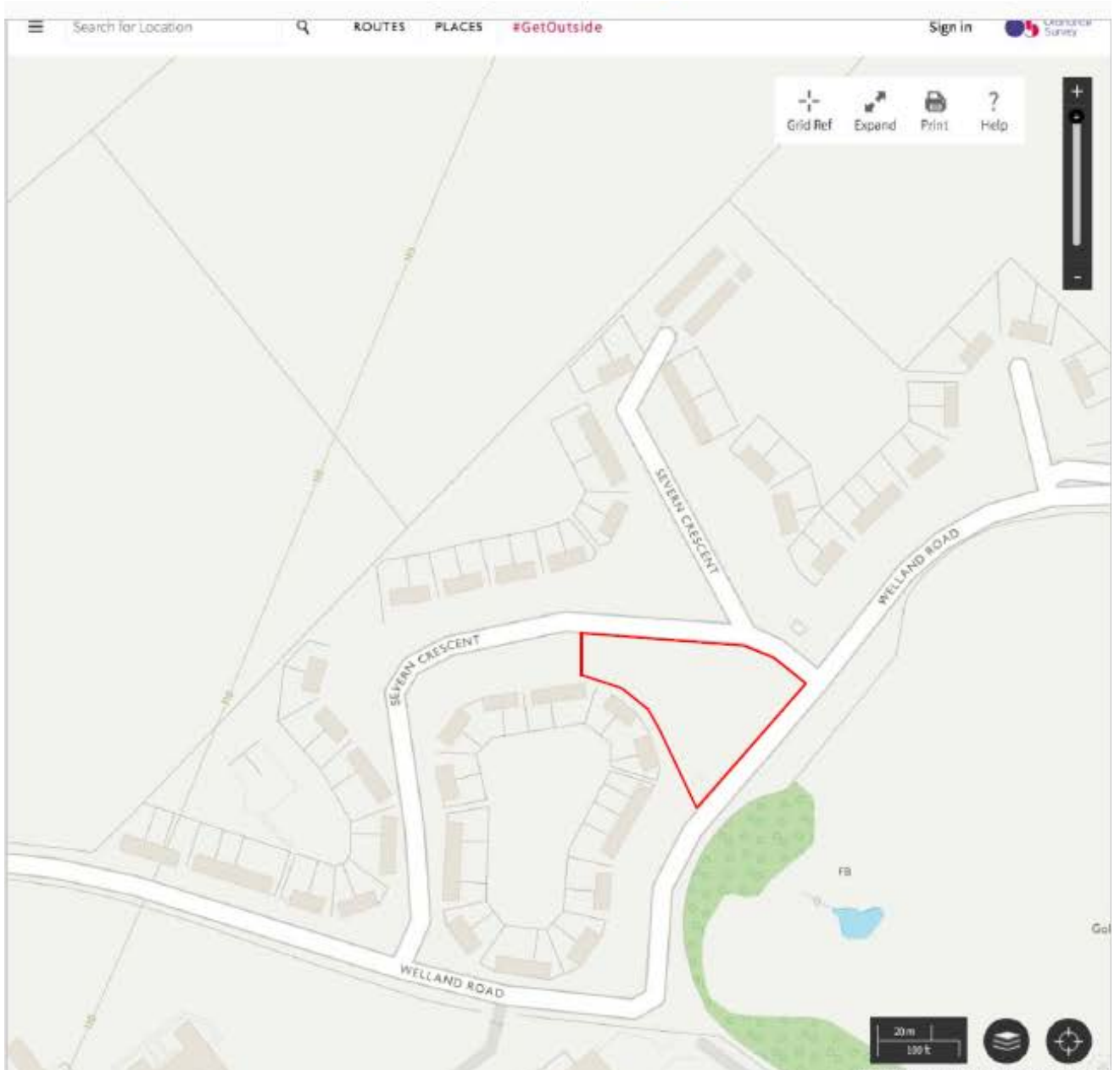
LGS 6 Severn Crescent, Grassed Area 1



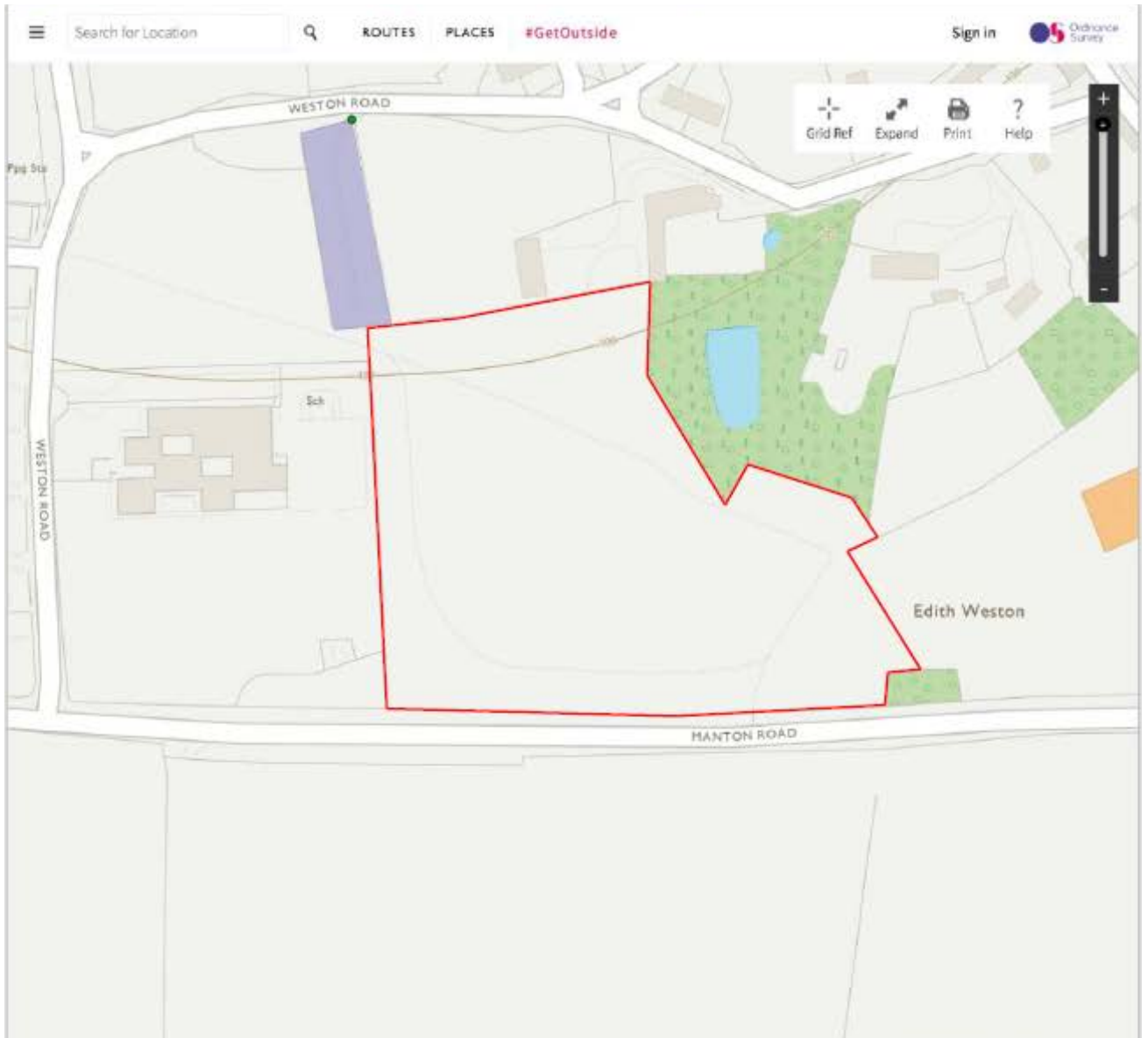
LGS 7 Severn Crescent, Grassed Area 2



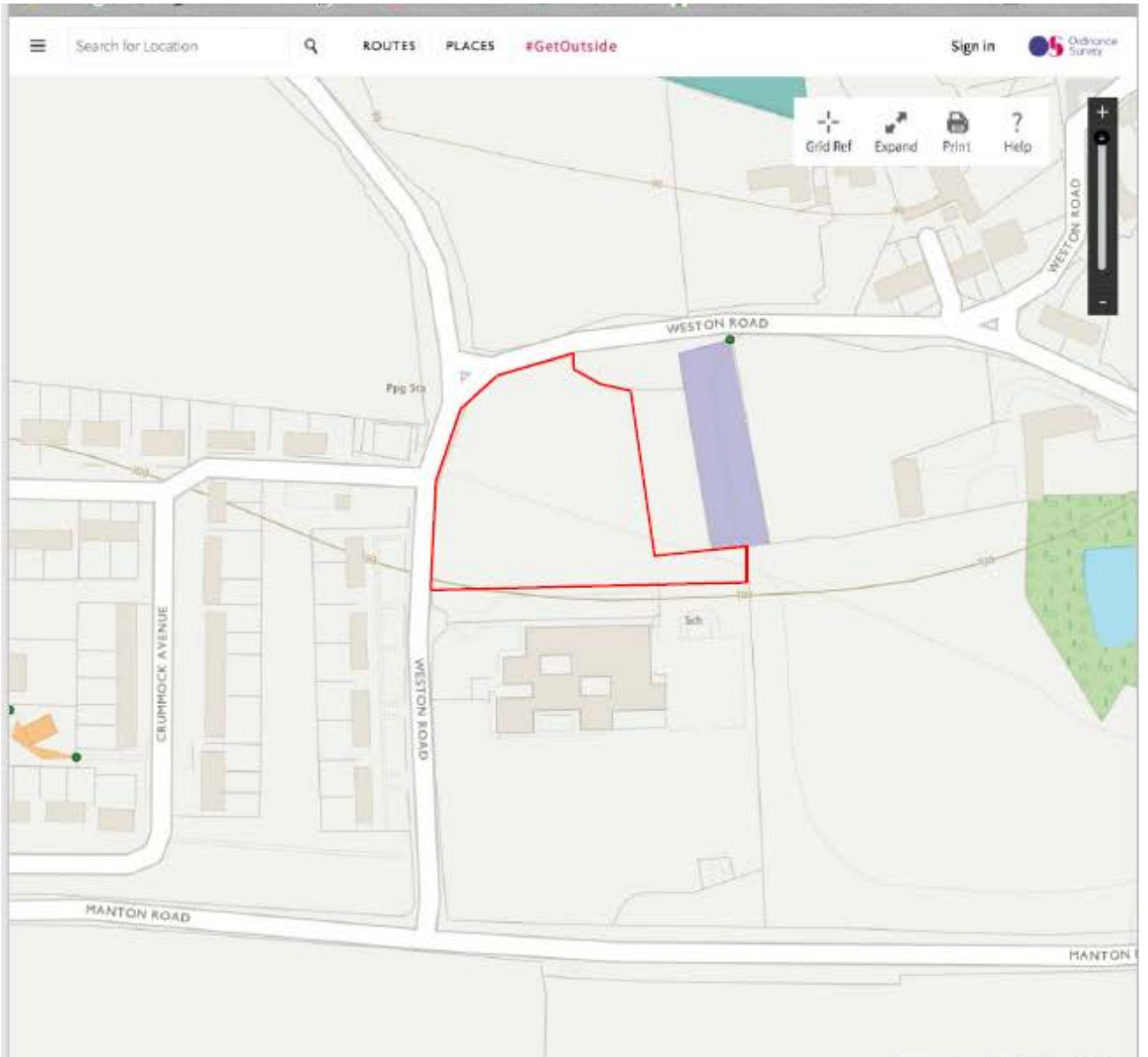
LGS 8 Severn Crescent, Grassed Area 3



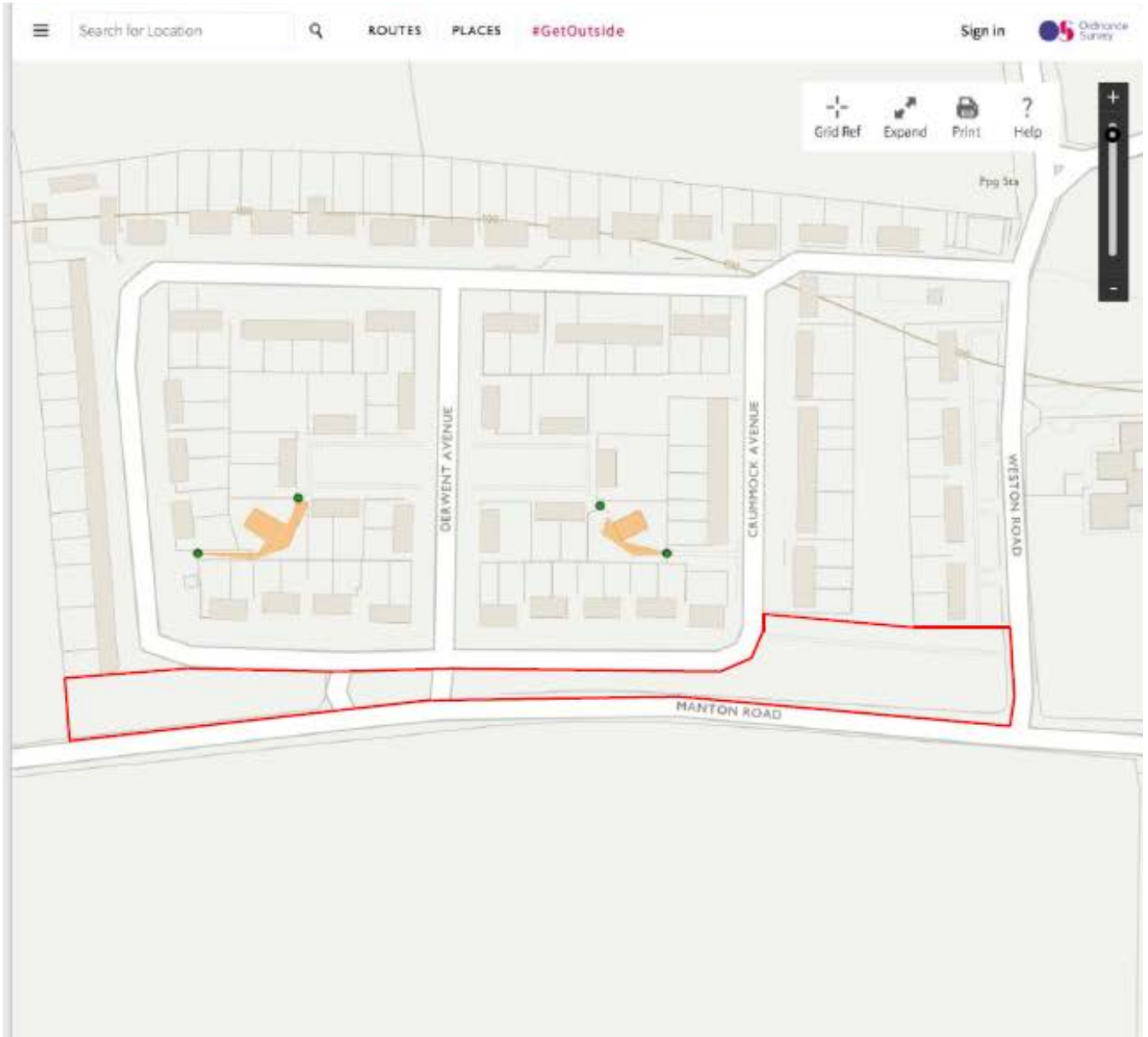
LGS 9 Glebe Land Area A



LGS 10 Glebe Land Area B

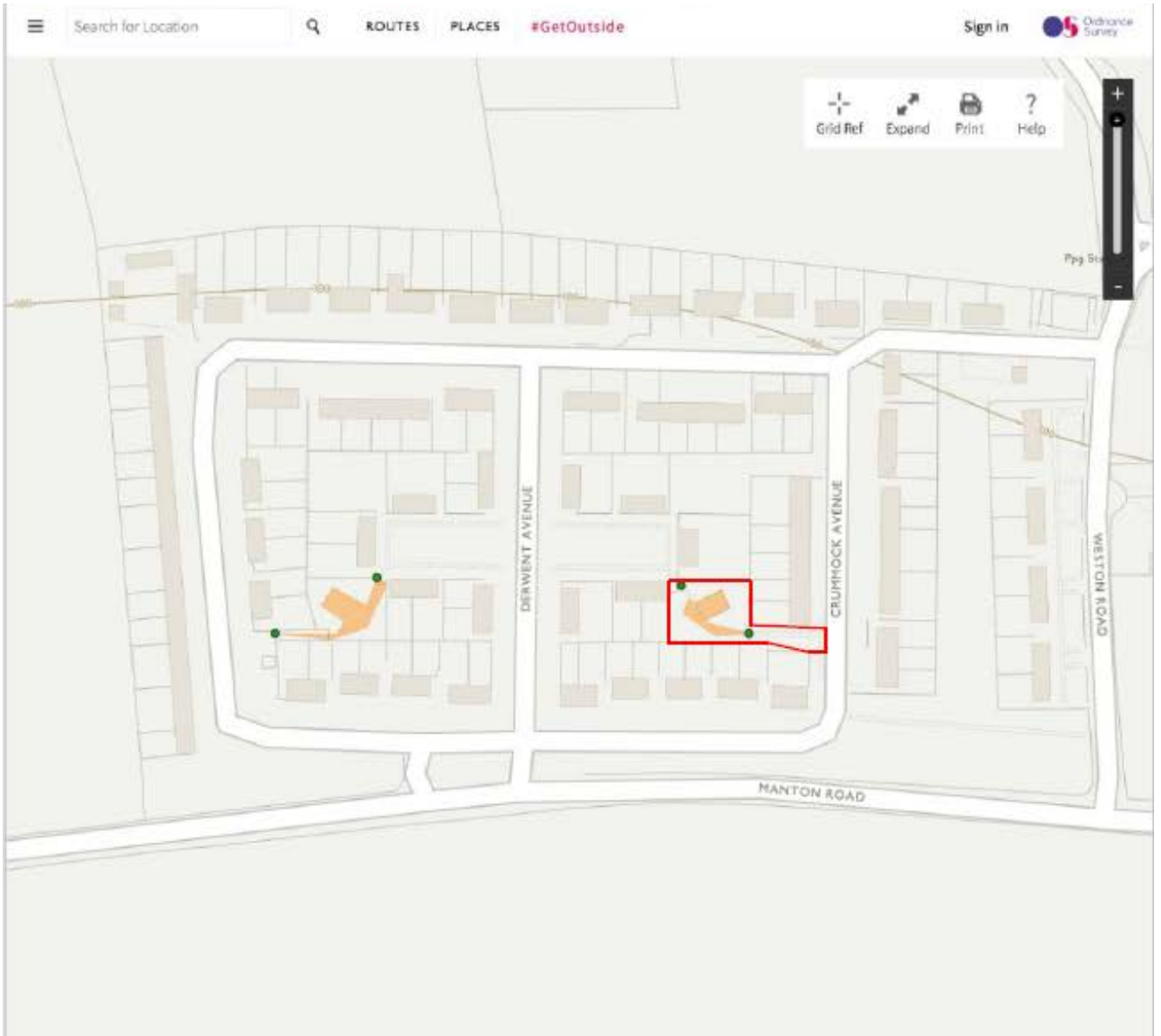


LGS 11 Manton Road & Windermere Road, Verge and Trees

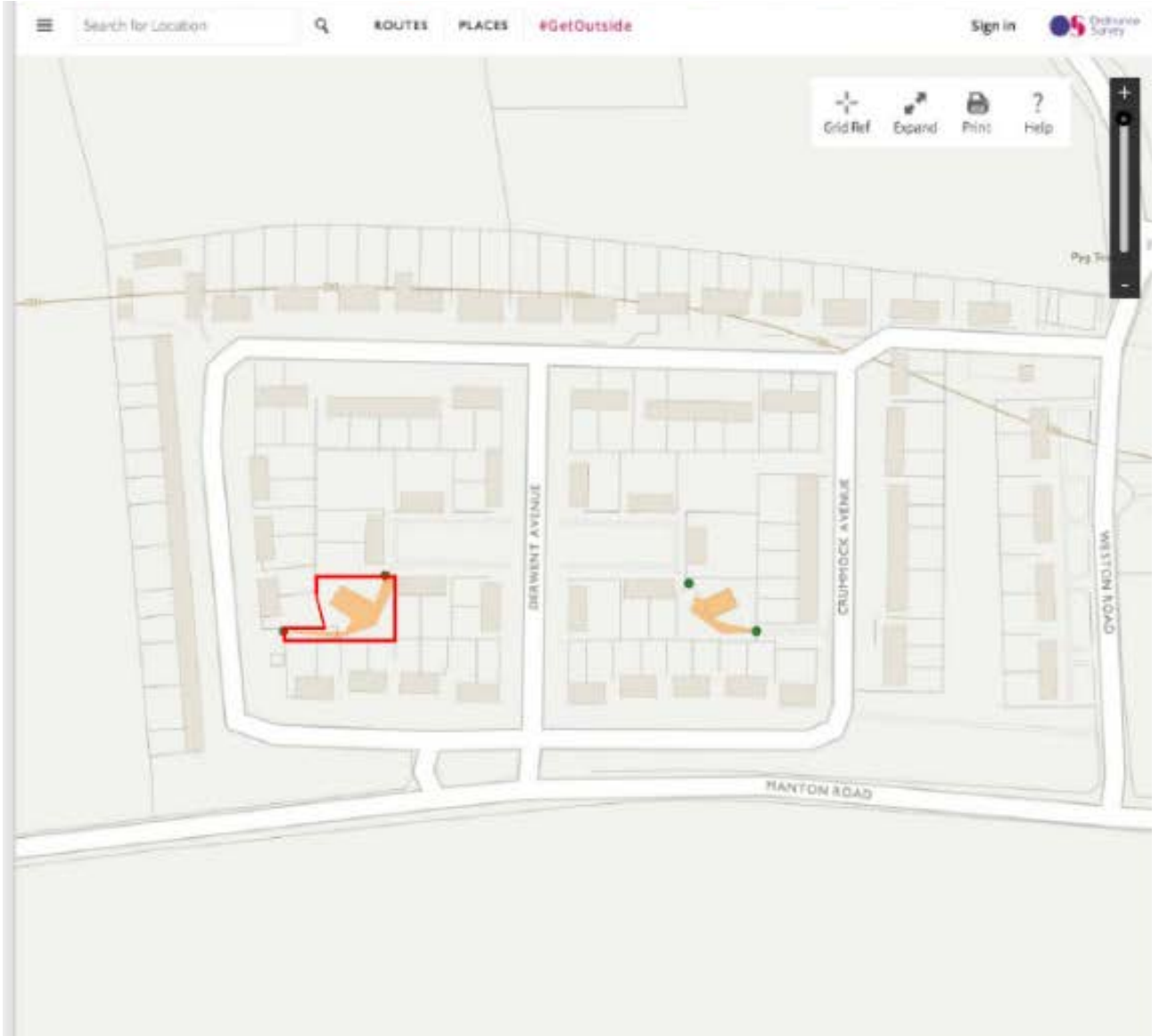


Edith Weston Neighbourhood Plan

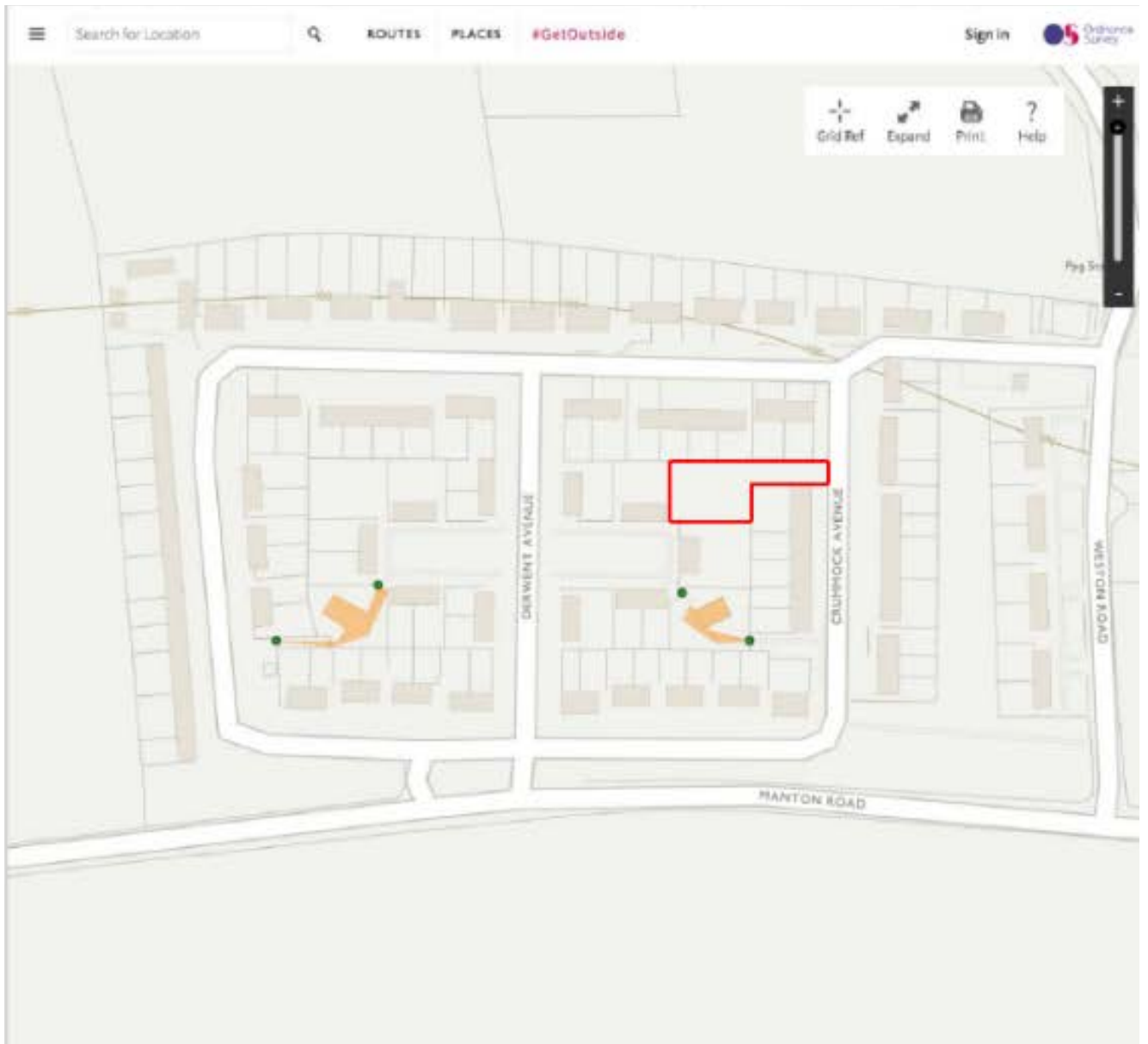
LGS 12 Crummock Ave, Play Area



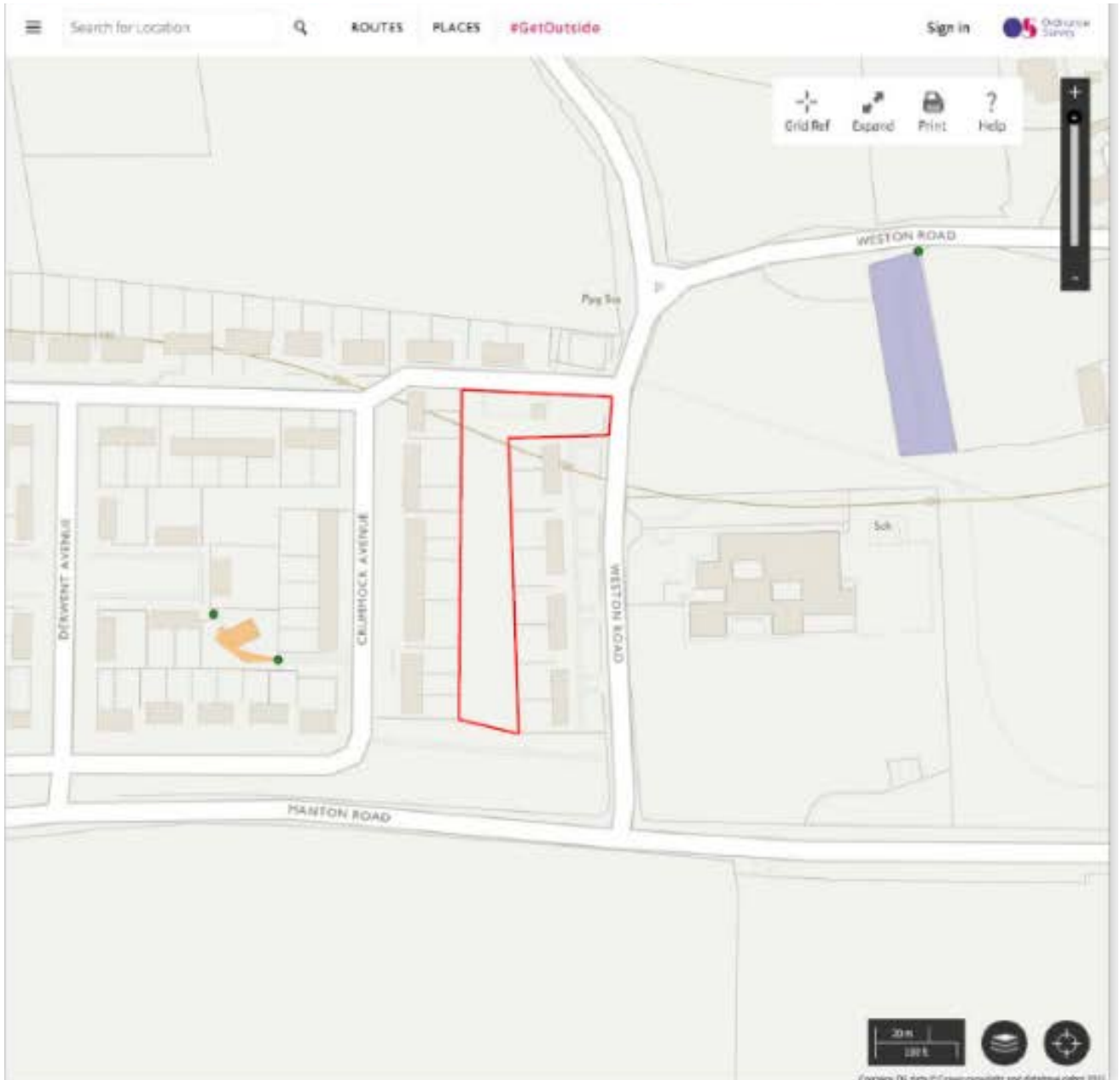
LGS 13 Ullswater Ave, Play Area



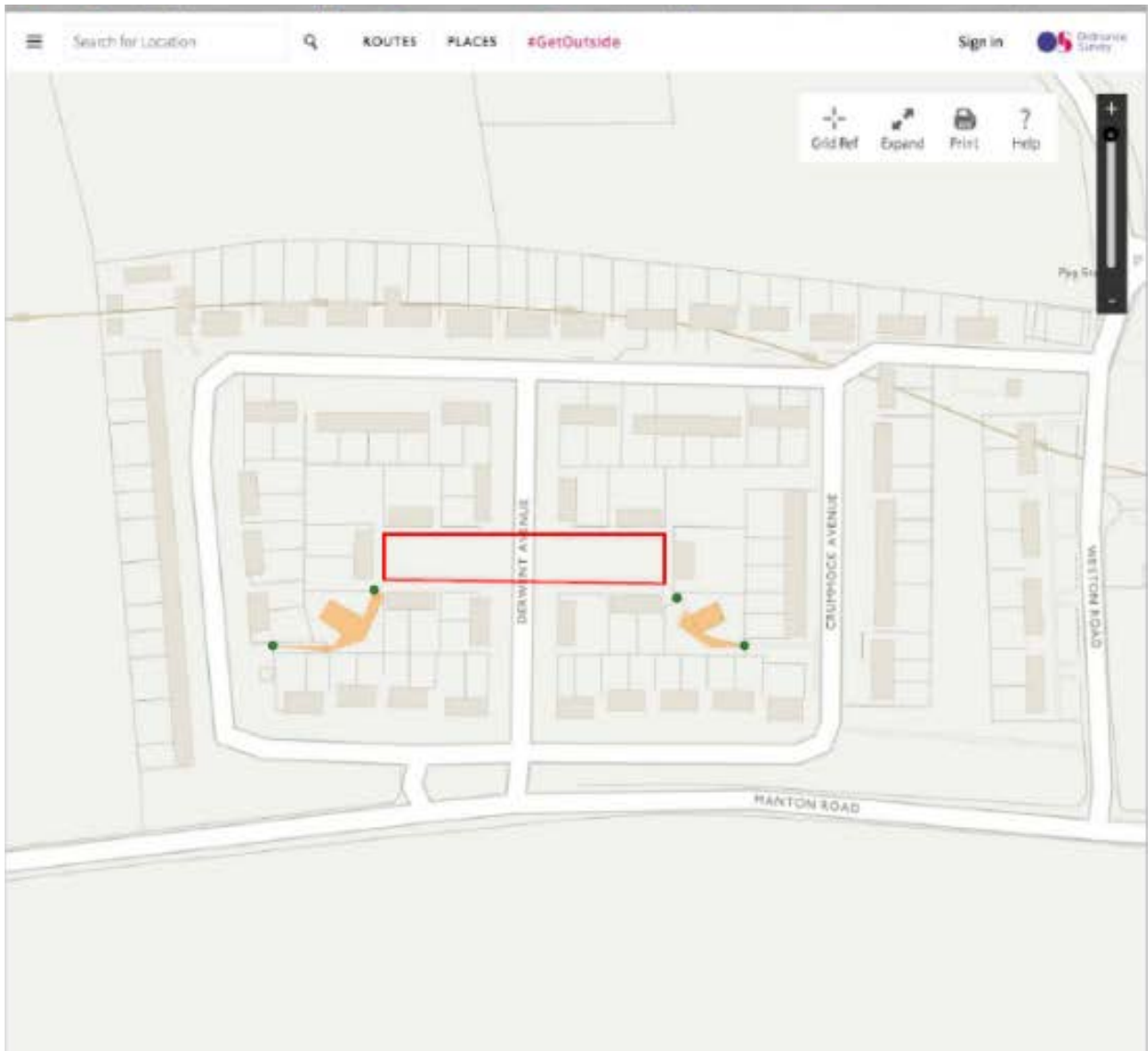
LGS 14 Derwent Ave Green Space



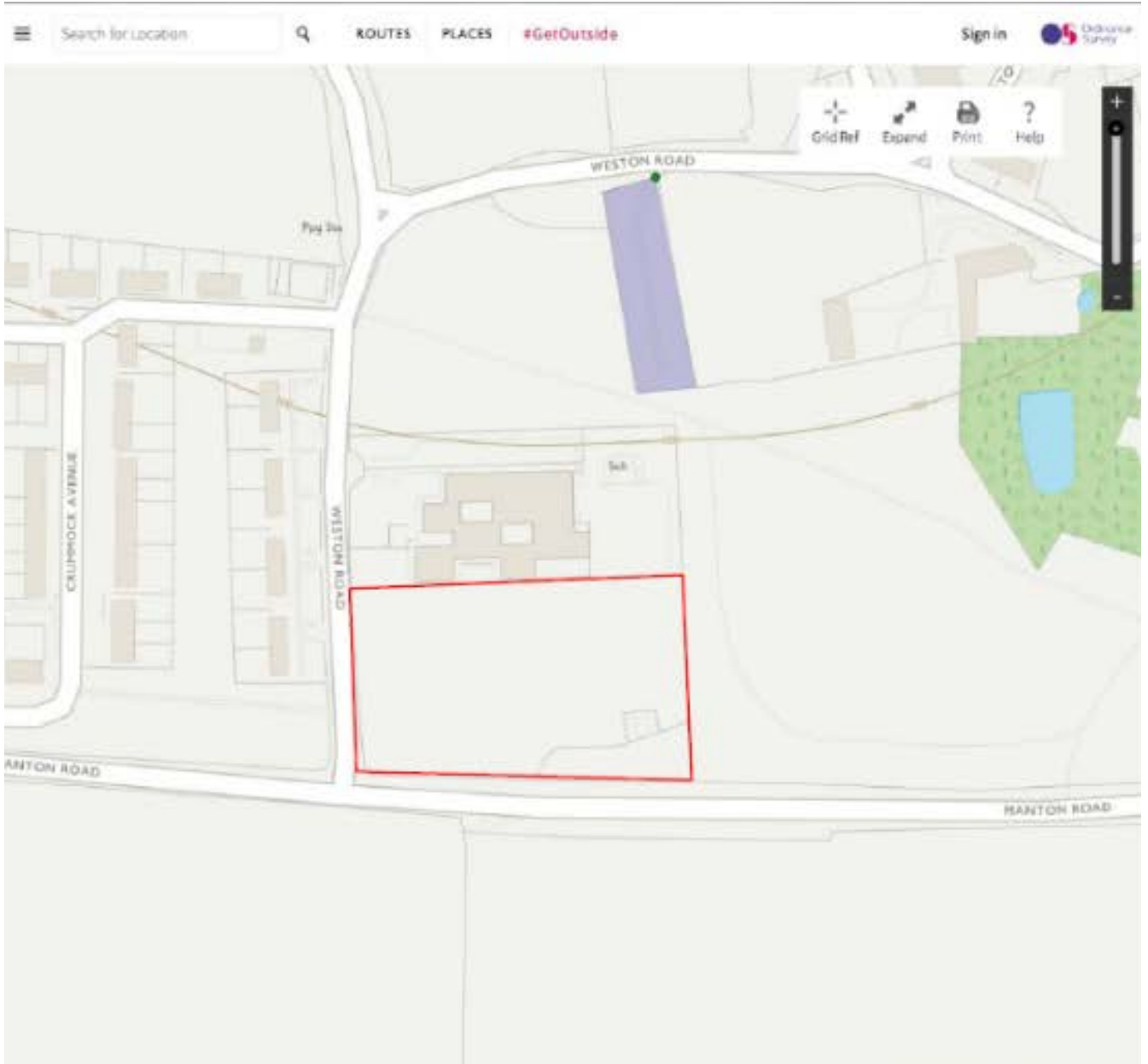
LGS 15 Coniston Road Green Space



LGS 16 Derwent Ave, Open Green Space



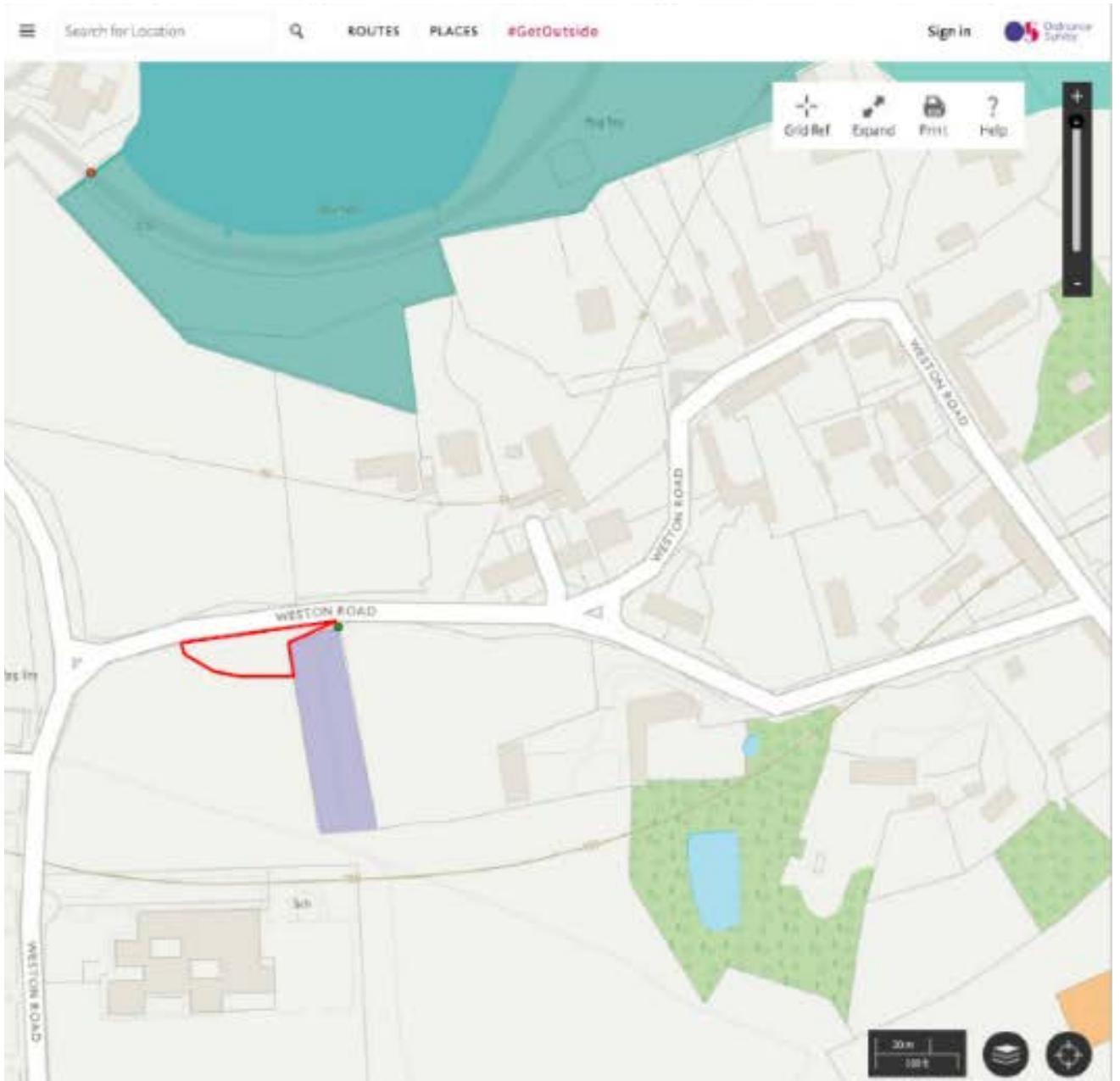
LGS 17 School Playing Field



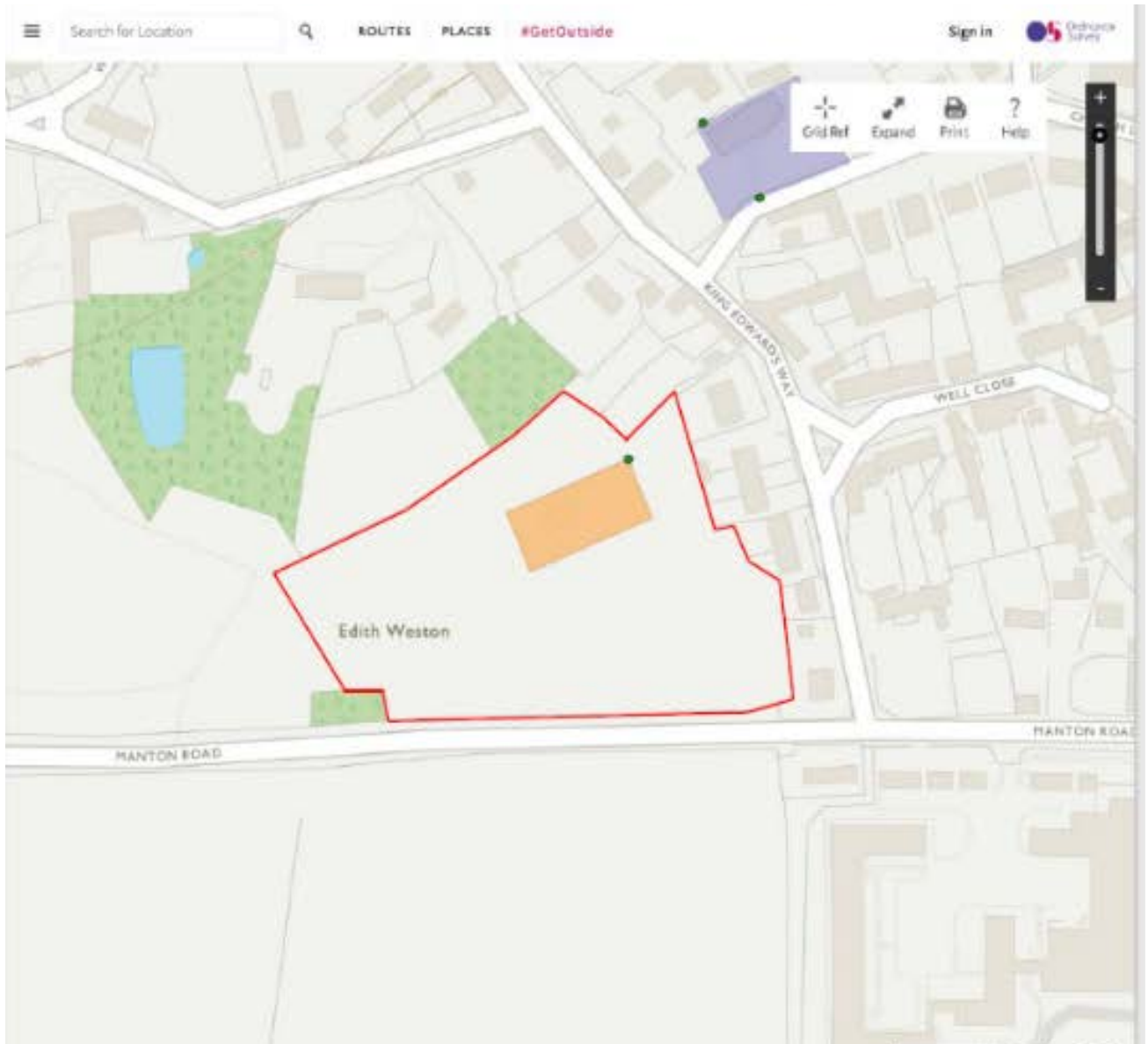
LGS 18 Weston Road, Green Space/Field



LGS 19 Weston Road Dell



LGS 20 Tommy's Close Recreation Ground



LGS 21 Memorial Stones open grassed area

