

Cottesmore Neighbourhood Plan 2015 - 2031

Basic Conditions Statement

1. Introduction

1.1 This Basic Conditions Statement has been prepared by the Cottesmore Neighbourhood Planning Group on behalf of Cottesmore Parish Council. The Parish of Cottesmore has been designated a qualifying area and the Parish Council is a qualifying body for Rutland County Council

1.2 This report sets out the reasons for producing the Neighbourhood Plan for the community of Cottesmore and explains how the Plan has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012 ('the regulation'). The Basic Conditions Statement also addresses how the basic conditions of neighbourhood planning have been met as prescribed by the Town and Country Planning Act (TCPA) 1990 (as amended) Paragraph 8(2) of Schedule 4B.

2. The Cottesmore Neighbourhood Plan

2.1 The Cottesmore Neighbourhood Plan has been conceived by the local community and sponsored by the Parish Council to enable the community to take a greater role in influencing the future growth of the village and in encouraging sustainable development.

2.2 The plan has been prepared with strong engagement by the local community and the main purpose of the plan is to deliver the shared vision and objectives agreed by the community. These are;

2.3 Vision - Our emerging Vision for Cottesmore is that we conserve the historic character, enhance the built character where possible, significantly enhance the landscape setting and the landscape of the village, greatly enhance overall biodiversity value and enhance employment and social opportunities. Cottesmore will be a thriving community delivering greater access to local facilities for a growing population while maintaining its rural village character.

2.4 Objectives - The specific aims and objectives of this Plan are to:-

- Protect and enhance the character and vitality of Cottesmore.
- Restrict, except in exceptional circumstances, new development to within Planned Limits of Development, and minimise the impact of new development on the village, the surrounding countryside, landscape and ecosystems.
- Enhance the landscape setting of the village and its approaches.
- Enhance the existing green spaces and plan new footpaths with connectivity to the wider countryside.
- Provide existing and future Cottesmore residents with the opportunity to live in suitable homes.
- Ensure that Cottesmore has and will continue to have the appropriate resources and services to support the size of the village.

- Encourage local employment and small-scale local businesses, to provide increased opportunity to work locally.
- Protect our environment and support eco-friendly developments.
- Reduce the need to drive by car around the village and to and from Cottesmore.
- Strengthen the leisure and social amenities available to villagers within Cottesmore.
- Overall the community wishes to see the Cottesmore Neighbourhood Plan to provide the framework within which the village's future growth can be positively planned to benefit all sections of the community and to minimise the impacts of new development on the village. The plan should also protect the unique character of Cottesmore and maintain the compact nature of the settlement to retain the "feel" of a village community.

3. Legal Requirements and Outline Compliance Statement

3.1 The draft Plan is Being Submitted by a qualifying body

3.1.1 The Cottesmore Neighbourhood Plan is being submitted by Cottesmore Parish Council which is a qualifying body under 'the regulations'.

3.2 What is being proposed is a neighbourhood development plan

3.2.1 The plan proposal relate to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and 'the regulations'.

3.3 The proposed neighbourhood plan states the period for which it is to have effect

3.3.1 The Cottesmore Neighbourhood plan period is from 2015 to 2031.

3.4 The policies do not relate to excluded development

3.4.1 The Neighbourhood Plan proposal does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

3.5 The proposed neighbourhood plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.

3.5.1 The neighbourhood plan proposal relates to the Cottesmore Neighbourhood Area and to no other area. There are no other neighbourhood plans relating to that neighbourhood area. It sets out the policies in relation to the development and land use in the Plan Area.

3.6 Outline Compliance Statement Cottesmore Neighbourhood Plan: Basic Conditions Statement.

3.6.1 The Cottesmore Neighbourhood Plan Consultation Draft was made available for consultation in accordance with Regulation 14 of 'the regulations', 1st October 2014 for six weeks with a second draft from Feb 1s 2015 to 16th March 2015. 3.6.2 Part 5, paragraph 15 of the Regulations sets out the requirements for the qualifying body submitting a neighbourhood plan to the local planning authority as follows: 15.—(1) Where a qualifying body submits a plan proposal to the local planning authority, it must include –

- (a) a map or statement which identifies the area to which the proposed neighbourhood development plan relates;
- (b) a consultation statement;
- (c) the proposed neighbourhood development plan; and
- (d) a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act.

3.6.3 Part (a) is provided within the plan and includes the application, map and designation notice.

3.6.4 Parts (b) and (c) have been prepared and will accompany this statement as part of the submission.

3.6.5 The requirements for part (d) in respect of neighbourhood development plans are that the Cottesmore Neighbourhood Plan meets the following basic conditions:

- The plan has regard to national policies and advice contained in guidance issued by the Secretary of State
- The plan contributes to the achievement of sustainable development containing proposals and policies to enhance develop community facilities and services, improve infrastructure, increase community safety, protect important open space and the village's environment, strengthen retail development, give guidance on future property design, enhance the tourism offer and protect the town's heritage
- The plan is in general conformity with strategic policies contained in the development plan for the area of the authority, which as RCC's Core Strategy (adopted July 2014) and Site Allocation and Policies (adopted October 2014)
- The plan does not breach, and is otherwise compatible with EU obligations
- Prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the plan

SUSTAINABLE DEVELOPMENT

The commitment to the aims and objectives of sustainable environments is at the heart of the Cottesmore Neighbourhood Plan (CNP). The overall planning framework of the CNP reflects the requirement of achieving sustainable development opportunities and testing these against economic, social and environmental objectives.

In particular, the CNP:

- Seeks to keep the village compact by focusing future development to within or adjacent to the built up parts of the village.
- Future development should only be within the planned limits of development, unless very exceptional circumstances can be shown.
- New dwellings should be within 800 metres of the centre of Cottesmore village. This reflects a maximum walking distance and is designed to keep the built up area of the village compact and to discourage trips by car.
- Encourages the growth of working from home, for example by seeking improvements to superfast broadband access.
- Promotes greater use of public transport and lobbies for improvements to both the range and frequency of bus services.
- Seeks the use of local building materials wherever practical, thereby to enhance the character and appearance of the village.
- Prevents development within the surrounding countryside, unless very exceptional circumstances can be shown.
- Requires improved access to the surrounding countryside by identifying the requirement for new footpath links and encouraging the improvement of existing footpaths.

CONFORMITY BETWEEN COTTESMORE NEIGHBOURHOOD PLAN AND THE STRATEGIC POLICIES OF RUTLAND COUNTY COUNCIL

<u>RUTLAND COUNTY COUNCIL (RCC) REFERENCE</u>	<u>COTTESMORE NEIGHBOURHOOD PLAN (CNP)</u>
CS1; CS2; SP1	<p>The CNP includes a statement that emphasises the importance of sustainability and ensuring sustainable development. There is a statement elsewhere in this Basic Conditions Statement that demonstrates how the Plan meets the basic conditions of providing sustainable development.</p> <p>In particular, development should be within the existing built up areas (COT- H1) and (COT H7) and accessible COT H6. Encouragement is given to travel on foot, bicycle or by using public transport. (Proposals COT TRS 5 and 6). Local materials should be used wherever possible and developments should show sensitivity to the area’s local character. (COT H5 and H8).</p> <p>Policy COT H8 also sets out importance of the plan showing conformity with the Council’s sustainable development principles, in particular by minimising impact on climate change; maintaining and enhancing the village environment and heritage assets; using locally sourced materials; respecting the character of the village and its surrounding countryside and minimising the use of resources.</p>
CS3; CS4	<p>The CNP acknowledges Cottesmore’s role as a Local Service Centre. Future development is directed towards the heart of the village (COT H1 and H7) and emphasis placed on encouraging more local employment (Proposal COT EC1), seeking to minimise use of the car and lobbying for improvements to public transport.</p>
CS6; SP11	<p>Kendrew Barracks is included within the scope of the CNP. The long military/MOD involvement is covered in the village overview section, including the current occupation by two regiments of the Army. It is acknowledged that development within MOD land will be exempt from most of the housing policies of the plan (COT H9), for as long as it continues to be operational.</p>

<p>CS9; SP5 and SP6</p>	<p>The CNP accepts that there is likely to be additional housing provision during the period of the plan. This is directed towards the heart of the village within the Planned Limits of Development. (COT H1).</p> <p>The areas of the CNP outside of the CNP are treated as countryside in line with the RCC Core Strategy. Any sites for potential development in the countryside would be treated as rural exception sites, e.g. where affordable housing and/or essential operational requirements can be shown. (COT H3).</p>
<p>CS10</p>	<p>The plan conforms to RCC density policy, whilst emphasis should predominantly be of a mix of three bedroomed and 1 and 2 bedroomed starter homes. (COT H2). Larger homes would only be considered where exceptional circumstances can be shown.</p>
<p>CS11; SP9; SP10</p>	<p>The CNP fully reflects RCC,s aims and objectives in meeting the needs for affordable housing. Policy COT H3, which has undergone a number of redrafts to reflect changes in strategic policy framework emerging the planned preparation period, reflects the current national and Rutland policy position.</p>
<p>CS13; CS15; SP14</p>	<p>Whilst acknowledging that (outside Kendrew Barracks) the scope for additional employment sites within the CNP area is limited, the plan clearly identifies the importance of encouraging new employment opportunities. In particular, it emphasises the importance of improved tourist facilities and the further development of superfast broadband. This latter is particularly relevant to encouraging more people to work from home, which in turn lowers the number of journeys to work. (Proposal COT EC1).</p>
<p>CS18</p>	<p>Transport and traffic issues have been identified, throughout the plan preparation period, as a priority for the residents of Cottesmore. It is fully accepted that the proposals identified in the Transport and Road Safety Section require different agencies working together to achieve their implementation. The proposals COT TRS1 to COT TRS6 are in line with RCC's own strategic objectives and priorities.</p>
<p>CS19; SP15</p>	<p>The CNP includes design guidance criteria to assess the impact of proposed development (COT H5). This identifies key considerations including proper integration of new development into existing neighbourhoods; contributions required to the provision of improved facilities and making use of appropriate materials.</p>

<p>CS20; SP18</p>	<p>Policy COT EN1 cross references to strategic policies in the Core Strategy. It also emphasises the need to incorporate the use of renewable energy technologies.</p>
<p>CS21; SP19</p>	<p>Policy COT E & C2 sets out the importance of protecting and enhancing the setting of the historic core of the village. It also seeks to protect key views of the Parish Church and from village entry points.</p> <p>Policy COT E&C3 emphasises the importance of maintaining and enhancing biodiversity and the preservation and creation of habitats.</p>
<p>CS22</p>	<p>The environment and character part of the CNP also covers the built environment and places considerable importance on maintaining and enhancing the historic core and the overall character of the built up parts of the Parish. COT E&C1 sets out the criteria to guide all potential developments in the Conservation Area. It also cross references to the protection of village views and the design and conservation and listed buildings policies set out in COT H5 and COT H4 respectively.</p>

NATIONAL PLANNING POLICY FRAMEWORK CORE PRINCIPLES – HOW CNP CONTRIBUTES TO THEM

The Core Planning principles, set out in paragraph 17 of the NPPF, underpins both plan-making and decision-taking. Each principle is set out in this table with a description of how the Cottesmore Neighbourhood Plan [CNP] contributes to achieving these aims and objectives.

<p>1. <i>Be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications with a high degree of predictability and efficiency.</i></p>	<p>The CNP has been produced within the context provided by the Rutland County Council (RCC) Core Strategy and Site Allocations and Policies Document. It includes a policy COT MRI requiring that it will be reviewed every 3-5 years, to ensure it is kept up-to-date. It will also be monitored in line with reviews to the Local Plan, carried out by RCC. Clear distinction is made in the plan between policies and proposals.</p> <p>The preparation of CNP has included considerable background work and analysis. It has held several rounds of consultation involving local residents, businesses and other local interested parties. The independent Inspector has commended the approach “.....clear that considerable consultation has taken place throughout the various phases of Plan development. High levels of responses have been generated and proposals have received support from respondents.” (para 10.8).</p>
<p>2. Not simply about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;</p>	<p>The CNP has focused on the priorities that local residents and groups have identified, following the initial set of issues papers and a questionnaire circulated to over 600 places in the villages and Kendrew Barracks. This identified some of the major issues covered in the plan – monitoring and enhancing the environment; seeking improvements to traffic conditions; protecting the quality of the built up areas, particularly the Conservation Area; and ensuring any future development is within the village envelope as defined by the Planned Limits of Development. This will ensure future development will be sustainable and to encourage less reliance on car usage.</p>
<p>3. <i>Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability and set out a clear strategy for allocating sufficient land which is suitable for development in the area, taking account of the needs of the residential and business communities.</i></p>	<p>The plan acknowledges that some future housing requirements are likely to be met in Cottesmore and directs this in a sustainable approach to the heart of the village, within walking distance of the services available and accessible in the village centre. It also supports and promotes the need for sustainable economic development, particularly seeking further enhancement of superfast broadband and promoting further tourist and overnight accommodation within the plan area.</p>
<p>.4. <i>Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.</i></p>	<p>Policies are directed at maintaining and enhancing the quality of the built area, emphasising traditional character of the buildings and using wherever possible local, indigenous materials. Policies are also directed at protecting and enhancing the broader landscape of the village, including key views and seeking more tree planting. Furthermore, in the housing section a policy clearly sets the Design Criteria against which future housing developments should be tested.</p>

<p>5. <i>Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.</i></p>	<p>Cottesmore is a rural parish. The landscape surrounding the built up areas of Cottesmore and Barrow villages and Kendrew Barracks is protected. Future development and new services are directed to these areas, to ensure minimum encroachment into the countryside itself.</p>
<p>6. <i>Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encouraging the re-use of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).</i></p>	<p>The CNP reflects the policies of RCC's Core Strategy (Policy CS20) to ensure that new development is designed to meet high standards of energy efficiency. The Plan also encourages use of renewable energy technologies and low energy systems.</p>
<p>7. <i>Contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this framework.</i></p>	<p>Policies are directed at maintaining and enhancing biodiversity and ensuring no undue adverse effect on wildlife as a result of development. As noted above, the countryside/natural environment is further protected by directing future development towards the built-up parts of the parish.</p>
<p>8. <i>Encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.</i></p>	<p>Covered in responses to numbers 3, 5, and 7 above.</p>
<p>9. <i>Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production).</i></p>	<p>Not directly applicable to Cottesmore Parish.</p>
<p>10. <i>Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.</i></p>	<p>The natural heritage assets are covered by responses to policies 4 and 7 above. Policies in the CNP are also aimed at monitoring and enhancing the rich history of the built-up part of the parish. Much of Cottesmore is already a Conservation Area, with a historic pattern going back over 400 years. There are 27 listed buildings. The Plan requires that a Conservation Area Management Plan should be proposed for the Conservation Area, which would in time determine whether any further revision to the Conservation Area boundary should be sought.</p>
<p>11. <i>Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.</i></p>	<p>As noted above, the CNP is sustainable by seeking to ensure future development is within the built-up part of the village, close to services and public transport routes. This is further reinforced by a set of policies aimed at future housing development, including preventing development further than 800 metres from the centre of the village (defined as the Post Office) and close to services - to encourage less use of the car.</p>

12. *Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.*

The CNP supports improvements to such facilities within the parish, insofar as is practical. In particular, emphasis is placed on improving access to amenities at Kendrew Barracks and ensuring future development makes a contribution to existing and potential facilities, including the Village Hall/Social Club; sports facilities and the long held local wishes for improved locally available medical provision.