

# Rutland County Council

## Edith Weston Neighbourhood Plan Decision Statement

### 1. Summary

- 1.1 Following an independent Examination of written representations, Rutland County Council now confirms that the Edith Weston Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum.
- 1.2 In accordance with the Examiner's recommendation the Referendum Area has been enlarged to cover the entire Parish of Edith Weston thereby including all of the MoD property at St Georges Barracks within the Parish.
- 1.3 As well as being posted on Rutland County Council's web site, this Decision Statement can be viewed at the Edith Weston Parish Council website at [www.edithweston.com](http://www.edithweston.com)

It can also be viewed at;

Rutland County Council Offices  
Catmose  
Oakham  
Rutland  
LE15 6HP

Open: Mon/Tues/Weds/Thurs 8:30am - 4:45pm. Fri: 8:30am - 4:15pm

### 2. Background

- 2.1 In February 2013, Edith Weston Parish Council, as the qualifying body, submitted proposals to Rutland County Council to designate the boundary of the Edith Weston Neighbourhood Plan Area.
- 2.2 The plan area designated covers the whole of Edith Weston Parish Council with the exception of the land owned by the MoD which is contained behind security fencing.

- 2.3 The Neighbourhood Area application was approved by Rutland County Council (the Council) on the 9<sup>th</sup> April 2013 in accordance with the Neighbourhood Planning (General) Regulations (2012).
- 2.4 Following the submission of the Edith Weston Neighbourhood Plan to the Council, the Plan was publicised and representations were invited. The consultation period closed on 4<sup>th</sup> November 2013.
- 2.5 The Council, with the agreement of Edith Weston Parish Council, appointed an independent Examiner, Mr Terry Heselton, to review whether the Plan met the “Basic Conditions” required by legislation and proceed to referendum.
- 2.6 The Examiner’s report concludes that, subject to making the modifications recommended by the Examiner, the Neighbourhood Plan meets the Basic Conditions set out in the legislation and should proceed to a Neighbourhood Planning referendum.

### **3. Decision and Reasons**

- 3.1 Under agreed delegation arrangements, the Council’s Director of Places, in consultation with the Council’s Portfolio holder for Finance, Property, Development Control, Planning Policy, Economic Development and Tourism has determined that the modifications set out at Appendix 2 are in accordance with the Examiner’s recommendations and ensure that the Plan meets the Basic Conditions.
- 3.2 Appendix 1 sets out the Examiner’s recommended modifications and the action taken in respect of each of them.
- 3.3 The Council agrees with the Examiner’s recommendation that the Referendum Area should be enlarged to cover the entire Parish of Edith Weston thereby including all of the MoD property at St Georges Barracks within the Parish.
- 3.4 The Examiner has concluded that, with the specified Modifications, the Plan meets the Basic Conditions and other relevant legal requirements. The Council concurs with this view. Therefore, to meet the requirements of the Localism Act 2011, a referendum which poses the question “Do you want Rutland County Council to use the Neighbourhood Plan for Edith Weston to help it decide planning

applications in the neighbourhood area?" will be held in the Parish of Edith Weston.

3.5 The referendum is scheduled for Thursday April 3<sup>rd</sup> 2014.

This Statement is dated 17<sup>th</sup> February 2014

**Appendix 2 - Modifications made to the Edith Weston NP to meet NP Examiner’s recommended changes.**

Recommended Change	Reason	Amended Wording
<p>Recommendation 01 Delete the words ‘last year’ from the first paragraph on page 2.</p>	<p>Wording out of date</p>	<p>Amended as Recommended</p>
<p><b>Recommendation 02</b> <b>Amend the final paragraph on page 2 after ‘new information’ to read “.....the Strategic Defence and Security Review (SDSR) and ‘Army 2020’, which is the Army’s response to the SDSR’s expectations of its capabilities. The SDSR.....”</b></p>	<p>Inaccurate reference to the Strategic Defence Review pointed out by MoD</p>	<p>Amended as Recommended</p>
<p><b>Recommendation 03</b> The final two paragraphs on page 2 should be amended to clarify that the first review of the Neighbourhood Plan is likely to take place in 3 years time, rather than the SDSR.</p>	<p>To clarify that it is the Neighbourhood Plan that is to be reviewed in 3 years time and not the SDSR.</p>	<p>Amended as Recommended</p>
<p><b>Recommendation 04 a)</b> Incorporate a statement in the pre amble before the individual policy topics (after the first paragraph on page 7), explaining how the land-use policies are identified and clarifying that these policies will be used to inform future decision making on planning applications and that where the supporting text (to the policy) is highlighted in bold print this relates to non-land use policies, aspirations and proposed actions, which will not be used for decision making</p>	<p>To clarify the distinction between land-use and non -land use policies in the plan and their use in decision making.</p>	<p>Amended as Recommended</p>
<p><b>Recommendation 04 b)</b> Delete phrases such as ‘This Plan proposes that’ from the proposed non land use actions/aspirations (which are identified in bold type) throughout the Plan, and make any further consequential changes to ensure that the resultant text is grammatically correct.</p>	<p>To make absolutely clear that the non-land use proposals are simply community aspirations often to be carried out by other parties rather than a land use policy.</p>	<p>Amended as Recommended</p>

<p><b>Recommendation 05</b> Delete reference to individual Core Strategy and SAPDPD policies in all policies and replace with reference to “<i>meet the requirements of relevant Core Strategy and other development plan policies.</i>”</p>	<p>To avoid specific references in the Neighbourhood Plan to policies in planning documents that may change over time eg the emerging SAP DPD and through a future review of the Core Strategy.</p>	<p>Amended as Recommended</p>
<p><b>Recommendation 06 a)</b> Delete references to specific SAPDPD policies in individual Neighbourhood Plan policies</p>	<p>See above</p>	<p>Amended as Recommended</p>
<p><b>Recommendation 06 b)</b> Incorporate a general explanation in the pre amble before the individual policy topics (after the first paragraph on page 7) to the effect that the Neighbourhood Plan takes the emerging SAPDPD into account and that when adopted, relevant policies in it, will also be used to guide and shape future development, together with relevant Core Strategy and other higher level policies. The supporting text should also explain that the SAPDPD policies are emerging policies which may be subject to change and that until the SAPDPD is finalised the weight that may be attached to individual policies will be dependant of the nature of unresolved objections to them.</p>	<p>See above</p>	<p>Amended as Recommended</p>
<p><b>Recommendation 06 c)</b> Delete draft SAPDPD policies from Appendix 3 as a consequential change.</p>	<p>To avoid having policies quoted in the appendix that may change en route to adoption.</p>	<p>Amended as Recommended</p>
<p><b>Recommendation 07 a)</b> Delete the first sentence of paragraph 5 on page 7 and replace it with a reference to the fact that provision for future housing growth is being established through the SAPDPD and that the Neighbourhood Plan will manage future housing growth in accordance with the Core Strategy and</p>	<p>To make it absolutely clear that the Neighbourhood Plan will manage future housing growth in accordance with these plans and does not set the agenda for housing numbers and growth.</p>	<p>Amended as Recommended</p>

the SAPDPD, when adopted.		
<b>Recommendation 07 b)</b> Substitute the first paragraph on page 8 with the following “Managed housing growth will be accommodated in accordance with established development plan policies to satisfy the following objectives	See above	Amended as Recommended
<b>Recommendation 07 c)</b> Replace the first line of Policy EW1 with “ <i>In managing future housing growth new development will be expected to</i> ”	See above	Amended as Recommended
<b>Recommendation 07 d)</b> In Policy EW1a) delete text after ‘for the village and,’ and substitute “ <i>unless it relates to a small scale allocated site, small scale affordable housing, the re-use and adaptation of a rural building, an extension to an existing dwelling, a replacement dwelling, or a new dwelling to meet an essential operational need, or there are proven exceptional circumstances</i> ”	In order that the policy recognises the circumstances in which limited forms of residential development might be acceptable in the countryside	Amended as Recommended
<b>Recommendation 07 e)</b> In Policy EW1b) insert “ <i>on unallocated sites</i> ” after ‘development site’	To clarify that the policy is not intended to apply to any sites that may need to be allocated in emerging or future	Amended as Recommended
<b>Recommendation 08</b> Incorporate reference to the status of Edith Weston as a Local Service Centre, in the supporting text, and explain the significance.	To help clarify the role required of Local Service Centres in delivering the Core Strategy	Amended as Recommended
<b>Recommendation 09</b> Amend emboldened text in the fourth paragraph on page 7 to reflect the Core Strategy definition of affordable housing and Criteria a) in Policy EW1 (as amended through Recommendation 07d) above)	To clarify what the Core Strategy (and therefore the Neighbourhood Plan) intends to be delivered when it makes reference to Affordable Housing.	Amended as Recommended

<p><b>Recommendation 10 a)</b></p> <p>Delete the second sentence of paragraph 4 on page 9 and replace it with a reference to the fact that any additional employment sites to meet identified requirements will be identified through the SAPDPD and that the Neighbourhood Plan will seek to manage proposals for commercial and industrial development in accordance with established and emerging development plan policy.</p>	<p>To clarify that the role of the Neighbourhood Plan has to be to manage commercial investment proposals requiring planning permission in accordance with County Council policy.</p>	<p>Amended as follows; <i>The Neighbourhood Plan will seek to manage proposals for commercial and industrial development in accordance with established regulations and emerging plan policy.</i></p>
<p><b>Recommendation 10 b)</b></p> <p>Substitute the first paragraph on page 8 with the following “<i>Additional economic growth will be supported in accordance with established development plan policies to satisfy the following objectives</i>”</p>	<p>See above</p>	<p>Amended as follows; <i>Additional economic growth will be assessed against regulations and established development plan policies to satisfy the following objectives</i>”</p>
<p><b>Recommendation 10 c)</b></p> <p>Replace the first line of Policy EW2 with “<i>In supporting additional economic growth new development will be expected to</i>”</p>	<p>To ensure the application of Neighbourhood Plan policy is in accordance with national planning policy</p>	<p>Amended as Recommended</p>
<p><b>Recommendation 10 d)</b></p> <p>In Policy EW2a) delete text after ‘for the village and,’ and substitute “<i>unless it relates to small scale leisure or tourism activities, or other forms of commercial/employment related development appropriate to a countryside location or there are proven exceptional circumstances</i>”.</p>	<p>To bring the policy into line with the requirements of the Core Strategy and emerging SAP DPD.</p>	<p>Amended as Recommended</p>
<p><b>Recommendation 11</b></p> <p>Add the word ‘<i>Local</i>’ before ‘Service Centre’ in the first paragraph on page 9.</p>	<p>To be clear the reference is to the Core Strategy designation “Local Service Centre” and has no other meaning.</p>	<p>Amended as Recommended</p>

<p><b>Recommendation 12</b> Amend the heading on page 11 to read '<i>The Natural Environment</i>'</p>	<p>To clarify that the section of the Neighbourhood Plan relates to the natural environment and not to the built environment.</p>	<p>Amended as Recommended</p>
<p><b>Recommendation 13 a)</b> In Policy EW4 insert "<i>in accordance with other Neighbourhood Plan and development plan policies or</i>" after 'will only be acceptable' in lines 2/3</p>	<p>To clarify the link across both other Neighbourhood Plan policies and the County Council development plan policies generally.</p>	
<p><b>Recommendation 13 b)</b> Incorporate reference in the supporting text to the types of leisure and tourism, and other forms of development, that may appropriately take place in the countryside, including development in the designated Recreation Areas and the Rutland Water Area.</p>	<p>To clarify that there are some forms of development appropriate to the countryside other than in 'exceptional circumstances'.</p>	<p>Amended as Recommended</p>
<p><b>Recommendation 14</b> Remove the first part of Policy EW5 that begins 'The Parish council will.....' and ends with '.....parking in the village', and incorporate this within the text accompanying the policy.</p>	<p>This is because the three proposed actions in the first part of the policy do not relate to land use of development matters.</p>	<p>Amended as Recommended</p>
<p><b>Recommendation 15 a)</b> Substitute the following for the first paragraph on page 15 "<i>All development should respect the history, architecture and character of the village and conform with Core Strategy policies and SAPDPD policies</i>"</p>	<p>To ensure the policy is consistent with the development plan policies.</p>	<p>Amended as Recommended</p>
<p>Recommendation 15 b) Substitute "<i>should</i>" for 'will' in the first line of the second part of Policy EW6.</p>	<p>Grammatical correction.</p>	
<p><b>Recommendation 15 c)</b> Clarify the status of the document entitled 'Village in the Landscape – Edith Weston' which is referred to in the supporting text.</p>	<p>To aid in understanding the role of the document.</p>	<p>Amended as Recommended</p>

<p><b>Recommendation 16</b></p> <p>Add details of the following additional Core Strategy policies to policies identified in Appendix 3: CS3, CS4, CS7, CS13, CS14, CS16, CS18, CS19, and CS23, and incorporate cross reference to these policies in individual policies and supporting text where appropriate.</p>	<p>To ensure all the referenced policies are included in the appendix for cross reference.</p>	<p>Amended as Recommended</p>
<p><b>Recommendation 17</b></p> <p>Change 'defense' to 'Defence' in column 1 row 5 in the schedule at the end of Appendix 5.</p>	<p>Typographical error</p>	<p>Amended as Recommended</p>
<p>The Neighbourhood Plan should, subject to the recommended modifications, proceed to referendum.</p>		<p>Noted</p>
<p><b>Referendum Area</b></p>		
<p><b>The voting area should be extended beyond the Edith Weston Neighbourhood area, as defined by Rutland County Council on 9 April 2013, to include all of the MOD operational area within the security fencing at St Georges Barracks.</b></p>	<p>It would be unfair to include some military personnel in the referendum, but to exclude others.</p>	<p>Agreed</p>