

# EDITH WESTON

## *Neighbourhood Plan 2012 - 2026*





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## Legislation

The development of a Neighbourhood Plan by local communities became possible with the introduction of The Localism Act 2011, which gives new rights and powers to communities and individuals. Its main purposes are to provide:

- new freedoms and flexibilities for local government;
- new rights and powers for communities and individuals;
- reform to make the planning system more democratic and more effective; and
- reform to ensure that decisions about housing are taken locally.



It specifically allows local communities to develop and adopt Neighbourhood Plans, which may be legally binding on local councils.

## Purpose Of The Plan

The aims of this plan are to set out the community's views on how the village can meet the challenges of the future, which changes should, or should not, take place in the village and suggest priorities and proposals in relation to them. The proposals include direct involvement at local level, ongoing liaison with the County Council and the lobbying of local and, if necessary, central government on major issues.

The plan is based on the opinions of the local people and will become a powerful tool in influencing Rutland County Council whenever they make decisions about Edith Weston. It will also help the Parish Council to decide the priorities for the village and will act as guidance when making decisions on behalf of the village.

Due to the National Planning Policy Framework and the intention of Rutland County Council to have reviewed and take forward a complete local plan to 2031 in three years time, this plan will also be reviewed in three years time to reflect any potential changes in policy. The plan will then continue to be reviewed on a similar cycle to the County Council's Local Plan, that is every three to five years or when particular circumstances arise, to ensure it continues to reflect the concerns of the local population and that it still accords with Rutland County Council's objectives and policies.

The reviews will be dependent on a range of issues including, changes in national and local policies, as mentioned above, new information and 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 may have an impact on Edith Weston if additional housing is required. The first review of the Neighbourhood Plan is likely to take place in three years time.

## How We Arrived At This Plan

This plan is the culmination of work carried out following three meetings attended by a high proportion of village residents, an initial survey of local opinion and by a sub-committee of the Parish Council (the committee) during 2012 to recognise and understand the main interests and concerns of the community. The committee comprised Parish Councillors and co-opted villagers. The committee was Chaired by the present Chairman of the Parish Council.

The committee first identified the area to be included in the plan in consultation with Rutland County Council and the MOD. The area has been defined as the area within parish boundary, except for that part of the parish which is on MOD land, inside the perimeter wire of the St George's Barracks (the barracks). Further information about the scope of the Neighbourhood Area is set out in Appendix 1.

The committee then reviewed a range of published sources of information, particularly the Local Plan, comprising:

- Rutland's Core Strategy Development Plan Document (adopted July 2011) (DPD);
- Site Allocations and Policies - Issues and Options Consultation;
- Strategic Housing Land Availability Assessment (SHLAA) and SHLAA 2011 update; and
- the work of the Residents' Action Group.

The committee held several meetings and discussions with members of Rutland County Council's Planning Department and other local stakeholders, notably Anglian Water, Campaign to Protect Rural England, Rutland Water Partnership, Discover Rutland, and Manton Parish Council.

A detailed survey of the village was carried out in June 2012 to identify the views and concerns of villagers about a wide range of issues. The main topics are listed below:

- housing;
- commercial and industrial development;
- transport and road safety;
- employment;
- environment;
- safety and crime;

- countryside and open spaces;
- village heritage;
- local facilities;
- community and village events; and
- tourism and recreation.

The survey also gave respondents an opportunity to suggest additional areas of concern or interest not covered by the set topics. Questions were carefully devised with help from a former marketing executive.

Survey forms were hand delivered within the Neighbourhood Area and a copy was posted on the village website. Additional copies of the form were made available on request.

The commanding officer of the barracks did not see the need to survey his personnel and families because of the short-term nature of their occupation of the married quarters. He expressed a wish to be consulted and kept informed about the plan, and its proposals, as the regiment share many of the village's concerns, for example the lack of a bus service to Oakham, the future of the shop and post office, as well as any potential development that borders Ministry of Defence (MOD) land.

194 survey forms were issued. 86 (44%) were completed and returned to the committee. Responses were submitted from all areas of the village and the committee considers the results to be representative of the views of villagers. A summary of the results was published on the village website and posted on the village notice board.

The committee has continued to liaise with, and brief, relevant stakeholders after analysing the survey findings and during the drafting phase of this plan.

The plan provides a brief history and overview of the village. It then goes on to set out proposals as a formal platform to influence future development and management within the village, in a direction which the local people want.

The plan identifies opportunities for promoting those interests and addressing the concerns over the period covered by Rutland County Council's Core Strategy Development plan Document: 2012 - 2026.

A draft plan was drawn up based on the findings of the committee's research and agreed by the Parish Council. The committee made the draft plan available to all villagers (including army personnel and their families) and a wide range of stakeholders, including national bodies, local businesses and landowners. The committee sought comments from all relevant stakeholders and held an open day in the village hall, where members of the committee were available to discuss the plan with the public. The consultation period was initially set at six weeks, but was extended by three weeks to accommodate two

stakeholders. The comments which were received have been carefully considered and, where appropriate, are reflected in the proposals set out below. See appendix 5.

Since this plan was drafted the County Council has published its Preferred Options Site Allocations and policies DPD (October 2012) followed by its Proposed Submission Site Allocations and Policies DPD (April 2013). See Appendix 3. During the preparation of this neighbourhood plan these documents have been taken into account when considering the wishes and aspirations of the community and the resulting views and policies reflect this.



## Village History

Edith Weston has a long history. It takes its name from Edith, Queen of Edward the Confessor, and dates back to the 12<sup>th</sup> Century.

Prior to the construction of Rutland Water, the parish formed a long narrow strip of undulating land extending to the River Gwash, which formed the boundary between Edith Weston and Hambleton. The parish extended to 750 hectares (1,850 acres).



The Church of St. Mary the Virgin, a Grade I listed building, also dates back to the 12th century, with the tower being added around 200 years later. The earliest work on the building dates back to 1170. Close to the church, on the North side, the Old Hall was built, but this was demolished in 1830. A replacement was built later from designs by Lewis Vulliamy. This building was damaged by fire in 1920, restored in 1924 and demolished in 1955/6, except for the Ha-Ha which remains extant.

The parish extended to the East to Witchley Warren and Witchley Warren Farm which, in 1310, was part of Rutland Forest.

In the 1970s Rutland Water was constructed and the reservoir covers some 1,086 hectares (2,683 acres). Work commenced in 1972 and the reservoir was filled between 1975 and 1978. The reservoir is a Site of Special Scientific Interest (SSSI), a RAMSAR site and a Special Protection Area (SPA) giving it international protection.

There has been a military presence in the area since the 1940s. The St. George's Barracks occupies the MOD site, which is currently home to the 16th Regiment. The village has enjoyed a long and happy association with the MOD and values the benefits of having a MOD site adjacent to it.





## Village Description

Edith Weston lies on the South shore of Rutland Water approximately five miles (eight kilometres) to the South west of Oakham in the county of Rutland.

Dwellings vary from terraced cottages to substantial detached houses in their own grounds. The predominant building materials are limestone with Collyweston slate roofs. The village has many houses built between the 17<sup>th</sup> and 19<sup>th</sup> centuries. There are approximately 30 listed buildings in the village, mainly due to their age. There has been infill development which is built in both brick and artificial stone. The village has important open spaces within it. At the entrance of Well Cross there is the base and a small part of the shaft of a medieval cross.

The village is set in undulating countryside, which slopes southwards to the River Chater and northwards to Rutland Water. It is located within the landscape character type of Rutland Plateau and Ketton Plateau.

St. George's Barracks lies to the South East of the village and there are a number of Service Family Accommodation properties to the East and west of the village.

Rutland Water is a Site of Special Scientific Interest (SSSI), RAMSAR site and SPA and an important tourist and recreation area. In close proximity to the village, there are two Designated Recreation Areas (DRA). One DRA comprises a sailing club and a camp site. The sailing club hosts many national, regional and local events, including competitions. The other DRA is the Normanton recreational area, comprising a fishing harbour, tack shop, cycle store and cycle hire, Normanton Church, an Italian restaurant and cafeteria. These attractions create a very substantial level of visitor footfall at weekends and during holiday periods.

Manton Road and Normanton Road, both of which are minor roads, are the main links to Oakham, Stamford and to major arterial routes. The other roads in the village tend to be narrow and winding, typical of a small village.

Edith Weston has the following facilities:

- shop;
- post office (currently closed);
- public house;
- parish church;
- recreation ground/children's playground;
- village hall;
- primary school; and
- mobile library.



## The Plan

The positive proposals and policies set out in the plan will help protect the historic nature of the village, support tourism, and protect valued open space and important nature conservation interests, whilst maintaining and enhancing the vibrant local community. The proposals take full account of how planning regulations apply to MOD sites and do not seek to impinge on the MOD's operational requirements.

The Edith Weston Neighbourhood plan takes the emerging Rutland County Council Site Allocations & Policies DPD into account. When the Site Allocations & Policies DPD (SAP DPD) is adopted, relevant policies in it will also be used to guide and shape future development, together with the relevant Rutland County Council Core Strategy and other higher level policies. The Core Strategy was adopted by the County Council in July 2011 but the SAP DPD policies are emerging policies which may be subject to change. Until the SAP DPD is finalised the weight that may be attached to individual policies will be dependent on the nature of unresolved objections to them.

The land use policies are clearly identified in the plan in green, shaded boxes. These are the policies that will be used to inform future decision making on planning applications. Where the supporting text is highlighted in bold this relates to **non-land use** policies, aspirations and proposed actions, which will not be used for decision making.

### **Housing**

The County Council has categorised Edith Weston as a Local Service Centre. The Council's Core Strategy identifies 7 such centres as important places where some sustainable development can be achieved, as opposed to other villages and the open countryside.

In total, the 7 Local Service Centres are expected to provide about 20% of the required housing growth to meet Rutland's needs over the period 2006 to 2026 (about 390 additional dwellings or 24 per annum).

This plan acknowledges that some increase in the housing stock would be of benefit to the village and to the viability of its services, such as the shop and pub. Although the village survey results do not suggest a need for affordable housing, the County Council's calculations, based on a strategic housing market assessment carried out in 2007, indicated a need for four affordable homes. Therefore, there may be scope for a small amount of affordable housing, sympathetically designed and in keeping with the character of the village.

There was unanimous agreement in the survey results that the historic character of the village is important. 95% of respondents said that the design and construction of any new housing should match the immediate surroundings and 85% indicated that any

development should be small scale. In this context small scale means no more than nine houses.

Respondents were almost equally divided on the size of house that should be provided in any new housing: some preferring one or two bedroomed houses, others three or four bedroomed houses. 94% said that no member of their family intends to buy a property in the village within the next five years

The potential need for low-cost housing and/or rental property to be provided to eligible households whose needs are not met by the market is recognised in the Rutland County Council Core Strategy. **The need for affordable housing in Edith Weston can be met through the future turnover of the housing stock and new development within the planned limit of development of the village, as is provided for in the Core Strategy or other development plan policies.**

Provision for future housing growth to 2026 is being established through the SAP DPD and the Edith Weston Neighbourhood Plan will manage future housing growth in accordance with the Core Strategy and the SAP DPD, when adopted. It is noted that Rutland County Council's Preferred Options consultation and Site Allocations and Policies DPD Proposed Submission Document (April 2013) documents reflect the overwhelming views of the village and the latter has not included any allocations in or adjacent to Edith Weston (Policy SP1). However, the plan recognises the provisions for 'exception sites' under policy CS11 of the County Council's adopted Core Strategy, paragraph 54 of the 2012 National Planning Policy Framework and through policy in the SAP DPD relating to market housing within rural exception sites.

The committee believes that, "*The Village in the Landscape - Edith Weston*" study is a useful model/guide to future development in the village. The County Council holds the original document.

**Managed housing growth will be accommodated in accordance with established development plan policies to satisfy the following objectives:**

- the potential increase in traffic associated with any proposed development must conform to the County Council's Highways requirements;
- complies particularly with the County Council's Sustainable Development Principles contained in the Core Strategy Policy CS 1. Para 2.18 of the Core Strategy states that the local service centres will be the focus for small scale level of development which is defined for unallocated sites as being limited to a maximum of 9 dwellings. Policy SP9 allows for market housing within rural exception sites and also limits these developments in local service centres to a maximum of 9 dwellings. The location and appropriate scale for allocated sites will

be determined through the County Council's Site Allocations and Policies DPD. There are no allocated sites proposed for Edith Weston in the Proposed Submission Site Allocations and Policies DPD; and

- that all development, whether individual unallocated sites or allocated sites, should be designed to reflect the character of the village including, where appropriate, being built of limestone with collyweston style roofs; and
- any new development should be designed to maximise energy efficiency.

**Should it be necessary, the Parish Council will strongly urge the County Council to take account of the above factors and the policy below when considering a planning application.**

### **Policy EW1. Housing Development**

In managing future housing growth new development will be expected to:

- a) fall within the boundary of planned limits of development for the village unless it relates to a small scale allocated site, small scale affordable housing, the re-use and adaption 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, and
- b) be of a size and scale to minimise the impact on the character, infrastructure and environment of the village and any development site on unallocated sites should not exceed nine dwellings, and
- c) prevent the development of larger sites on a piecemeal basis. The accumulative effect of piecemeal development should be considered through the application of the Site Allocations and Policies DPD, and
- d) respect and, where possible, enhance the character of the village, using traditional materials, where required, and
- e) meet the requirements of the relevant Core Strategy and other development plan policies.

### **Commercial and Industrial Development**

Edith Weston has been designated by the County Council as a Local Service Centre. The County Council considers that Local Service Centres can provide some sustainable, non-residential development, as opposed to other villages, which have not been so designated, and the open countryside.

Within the parish there are commercial enterprises which the community would not wish to lose, for example holiday lets, the shop and pub. There are also other enterprises within the parish related to leisure activities which attract some visitors to the village, who may

support local enterprises. However, tourism and leisure are not an integral part of Edith Weston or village life. The owners of the commercial enterprises within the parish were contacted by the committee during the consultation phase of this plan. The plan was made available to them and they were asked to comment on any aspect of it which they felt might affect them. Only one enterprise responded and two members of the committee met with the owner to discuss his ideas for potential development. The village survey showed a high level of consensus concerning the expansion of existing commercial and industrial development. 91% of villagers made it clear that, in their view, such development would not benefit the village. 69% of respondents want restrictions imposed on commercial heavy vehicles using local roads. This is a significant majority of those who replied to the survey. Other road safety concerns are addressed in a separate section below.

The impact of commercial HGV movements on the local environment and the infrastructure is of regular concern to the community and the Parish Council. In particular there is a frequent shuttle between the industrial site and the Rutland Plastic Containers facility in Oakham. There is also concern about left hand drive continental lorries delivering and collecting goods to and from the industrial units.

It is clear from the survey that the majority of residents want very limited, or no additional, commercial or industrial development.

Any additional employment sites to meet evidenced requirements will need to be identified through the County Council's development plan policies. **The Neighbourhood Plan will seek to manage proposals for commercial and industrial development in accordance with established regulations and emerging plan policy. Additional economic growth will be assessed against regulations and established development plan policies to satisfy the following objectives:**

- any development or commercial event complies with appropriate regulations and national planning policies and the County Council's local plan policies set out in its Site Allocations and Policies DPD;
- Local Plan tests of compliance for development within the defined Rutland Water Recreation Areas;
- any development within the parish is small scale, conforms to the Local Plan and Policy CS24 (relating to Rutland Water);
- infrastructure, such as car parking, access, increased traffic, and road safety must be satisfactorily addressed;
- existing buildings or previously developed land must be considered as a first option;
- the Rutland Water Area is not adversely affected;

- the character and integrity of the village is not adversely affected;
- the development would be in an accessible location and not generate an unacceptable increase in the amount of traffic movements, including car travel and HGV usage;
- the environment and ecology of the area, particularly Rutland Water, is not adversely affected; and
- tourism is not adversely affected.

**The above criteria, and Policy CS6 of the Core Strategy, should be adhered to if the existing Ministry of Defence site is declassified as a MOD facility and an alternative development is proposed.**

#### **Policy EW2. Commercial and Industrial Development, including tourism and recreation**

In supporting additional economic growth new development will be expected to:

- a) fall within the boundary of planned limits of development for the village 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, and
- b) where possible, development should be sited in existing buildings or on areas of previously developed land, and
- c) be of a size and scale not adversely affect the character, infrastructure and environment of the village itself and the neighbourhood plan area, including the countryside, and
- d) meet the requirements of the relevant Core Strategy and other development plan policies.

#### **Development of Leisure and Tourist Facilities**

This plan recognises that the leisure and tourism industry generates employment opportunities and plays an important part in the local, and county wide, economy. This plan also acknowledges that there could be certain benefits to the village, especially local businesses, if additional tourists were attracted to the area. However, the environmental impacts of any thing other than a small scale leisure or tourist development could have a significant adverse affect on the area. Therefore, any application for such a development must adequately address all of the potential impacts. Villagers' concerns particularly about



the negative effects of a potential increase in traffic through the village is mentioned elsewhere in this plan and would need to be taken into careful consideration.

### **The Natural Environment**

The village survey found that the vast majority of residents (92% of respondents) considered that Rutland Water should be protected. Edith Weston abuts the southern boundary of Rutland Water and this area of water and its shores are designated as ecologically important.

Paragraph 1.19 of the Council's Core Strategy states that the environmental quality of Rutland's landscape is high and the landscape varied. It lists 21 Sites of Special Scientific Interest (SSSIs) including Rutland Water, which is also a European Special Protection Area and a RAMSAR site nominated under the Ramsar Convention (The Convention on Wetlands of International Importance, especially as Waterfowl Habitat). Policies CS21 and CS24 of the Site Allocations and Policies DPD emphasise the importance of Rutland Water and the protection it should be given.

**Any changes or development within the parish should not have an adverse impact on Rutland Water, its shoreline or its surrounds.**

At the present time, the Rutland Water Area is generally set back some 500 metres from the shoreline. However, this is not the case at Edith Weston where the boundary is much closer to the shore.

**The Parish Council should continue to seek an extension to the Rutland Water Area boundary.** It will therefore seek to understand why the boundary in the vicinity of the village is narrower than elsewhere around the Water. It will also seek to convince the relevant stakeholders that the boundary should be expanded. The relevant stakeholders are: the Rutland Water Partnership, Rutland County Council, Natural England and Anglian Water.

#### **Policy EW3. The Environment**

##### **New development in the Edith Weston plan area will be expected to:**

- a) not produce an adverse impact on Rutland Water, its shorelines and its surrounds, or acceptable mitigation measures are taken to minimise any such impact, and
- b) wherever possible, enhance and contribute to the natural environment, the landscape, biodiversity, and
- a) meet the requirements of relevant Core Strategy and other development plan policies.

## **Countryside, Open Spaces, Recreation and Tourism**

The village survey found that the vast majority of residents felt that the countryside, open spaces, Rutland Water and its recreational areas should all be protected. 78% said that green spaces in and around the village are essential.

The countryside, open spaces, recreation and tourism play a very large part in the way of life in Rutland. The county is largely rural and this, together with Rutland Water, means that the community and visitors have the opportunity to enjoy these important natural and man-made facilities.

Edith Weston has countryside to the south, west, east and north east while Rutland Water lies immediately to the north and north east of the village

The village is inextricably linked with all aspects of the recreation and tourism activities in and around the village, particularly sailing, fishing, cycling and bird watching. Rutland Water Golf Club is situated only one mile to the west of the village. Normanton Church, the Normanton Visitor Centre, and cycle hire facilities are situated immediately to the North east of the village.

The Neighbourhood Plan recognises the planning policies of the Core Strategy and emerging SAP DPD which make provision for small scale recreation, sport and tourist uses within the 5 defined Recreation Areas around the shores of Rutland Water. The Plan also recognises the Core Strategy planning policy on development within the Rutland Water Area outside the 5 defined recreation areas which restricts development to small scale recreation, sport and tourism facilities only where essential for nature conservation or fishing or essential for operational requirements of existing facilities.

Many visiting the area walk, cycle or drive through the village as part of their tour of the area, taking in the character and history of the village. Visitors make use of the village shop and the Wheatsheaf pub, contributing to the viability and vitality of the village as well as the local economy and employment.

**The countryside and green spaces in and around the village must be protected in view of their importance to recreation, tourism and the local environment. Any development must be small scale and comply with paragraph (I) of Core Strategy Policy CS2 and the relevant policies of the County Council's Site Allocations and Policies DPD.**

It is recognised that the MOD's operational development would not be constrained by this proposal. However, this plan envisages that any changes would be carried out sympathetically and, where possible, in consultation with the Parish Council.

The Parish Council will actively monitor any proposed developments and seek to ensure that any future planning consents comply with this plan and the County Council's published planning policies. The committee supports the proposed designations related to

the Council's Important Open Spaces and Frontages Site Allocations DPD and does not consider that any further designations are required.

Following consultation with Natural England it is suggested that the local community consider opportunities to incorporate features into the green spaces which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats, the installation of bird nesting boxes or the use of native species in any landscape planting. In this way the biodiversity value of these areas will be increased and can be linked to surrounding ecological networks in the surrounding countryside.

#### **Policy EW4. Countryside and Open Space**

The countryside and open spaces will be protected as a matter of priority from unnecessary or inappropriate development and development in these areas will only be acceptable in accordance with other Neighbourhood Plan and development plan policies or in exceptional circumstances and where the development clearly enhances these areas, for example landscaping and planting schemes.

Any development in these areas will also be required to meet the requirements of relevant Core Strategy and other development plan policies.

#### **Roads and Road Safety**

From the village survey it is clear that there is concern about road safety and speeding through the village. 78% of respondents are concerned about speeding and 86% said that the section of Normanton Road near the entrance and exit to the Rutland Water car park should be made a no parking zone.

The primary concerns relate to the minor roads skirting the village to the South and East, namely Manton Road and Normanton Road. The Council's Highways team consider them to be a strategic high-load route. These roads have clear speed restrictions and flashing warning speed signs at either end of the village. Although the signs are often ignored, particularly along the long, straight stretches of road leading into the village from Manton and the exit from the village towards Normanton, the majority who completed the survey consider that the speed signs are adequate and just over 50% indicated that additional calming schemes are not required.

The minor roads within the village, such as King Edwards Way, Church Road, Weston Road, Rectory Way, Coniston Road and Windermere Road are considered safe.

#### **This situation will be monitored on an ongoing basis by the village.**

The Parish Council will seek volunteers from the village to periodically monitor road safety. Monitoring will include the level of HGV traffic through the village and, should levels increase where there is a detrimental impact on the village, a request for a 7.5 tonne limit will be made, save that it allows local deliveries, including the current haulage business (and as mentioned elsewhere does not impinge on the MOD's operational needs). The

Parish Council will also encourage Leicestershire Police to carry out road safety speed checks in the village.

The Parish Council has brought the Normanton Road parking issue to the attention of the County Council and understands that consideration is being given to taking measures to deter parking on the grass verge. The Parish Council will continue to liaise with Anglian Water to ensure their management for the area around Normanton car park does not permit off road parking outside the car park, minimises congestion and does not lead to those vehicles parking in the village

#### **Policy EW 5. Transport**

Any development must be located in an acceptable location in relation to the highway network, and must not generate unacceptable vehicle movements. The development will also have regard to the effect of traffic in relation to residential amenity, particularly safety, noise and air quality. Any development must meet the requirements of relevant Core Strategy and other development plan policies.

#### **Public Transport**

The survey demonstrated a need for bus services to additional locations. 60% would like a service to Oakham. Some other respondents indicated they would like more frequent services to current destinations, such as Stamford and Uppingham. 55% of respondents do not rely on public transport. Since drafting the plan, a bus service has been introduced.

During the preparation of this plan, the County Council announced that it would be introducing a regular bus service linking the village to Oakham and other destinations.

#### **Village Heritage and Character**

74% of those who completed the survey indicated that it is essential to retain the character of the village and a further 25% said that it is important.

Much of the village is within a conservation area. A conservation area is an ‘area of special architectural or historic interest, the character and appearance of which it is desirable to preserve and enhance’. It is the character of an area, rather than individual buildings, which designation seeks to preserve and conservation areas can include open land. The village has some 30 listed buildings and a memorial village hall.

The character of the village is described in a study carried out in the early 1980’s by Leicestershire County Council called, “*The Village in the Landscape - Edith Weston*”. Rutland County Council holds the original document. Although the document was one of a series carried out on the Rutland Water villages to support local plans that have long since been superseded, the study provides invaluable reference material to assist in applying

the current planning policies of the Core Strategy and emerging SAP DPD. Further information is given in the History and Village Description sections of this plan.

**All development should respect the history, architecture and character of the village and meet the requirements of relevant Core Strategy and other development plan policies.**

#### **Policy EW6. Village heritage and character**

The character and heritage of the plan area should be maintained and enhanced wherever possible. Particular protection will be given to listed buildings, the memorial village hall and the conservation area.

All development will protect and where possible enhance the historic assets and their surroundings and settings by meeting the requirements of relevant Core Strategy and other development plan policies.

### **Local Facilities, Community and Village Events**

Edith Weston benefits from a number of local facilities, including: a shop; a pub; a primary school; a village hall; and a church.

#### **The Shop**

The survey findings show that almost all the respondents use the village shop, the majority using it on either a daily or weekly basis. The shop is a key element of the village facilities providing an important service to the local community. In addition, 72% would be concerned if the village shop were to close. The shop previously also served as a post office. Although the post office service has been removed, the survey revealed that 94% were concerned about its closure and, presumably, would wish the service to be reinstated. The Parish Council has been in regular contact with the Post Office, however, the future of the service is contingent upon the plans for the shop. Since this plan was drafted a new tenant has taken over the operation of the shop.

**The Parish Council will seek to identify whether there are any grants available to help secure the future of the shop and continues to seek ways to re-establish a post office service. Since drafting the plan the Post Office has reopened.**

#### **The Pub**

The Wheatsheaf pub is enjoyed by many villagers and armed forces personnel as well as playing an important part in village life. It also provides a service to the many tourists that visit the village and to those in the neighbouring villages.

#### **The School**

The primary school provides an important education centre for the children of the local community, including villagers and the service personnel stationed in the St. George's barracks.

One of the main responses from the village survey was that the school should have a Parent/Teacher Association. This could provide an important contribution to the running of the school as well as widening the opportunity for the school to become involved more significantly in the community by staging such events as a school fete, open days etc. It is understood that the school is working with Rutland Adult Learning Service and is providing for some family activities.

**It is suggested that the school should make every effort to form a parents and teachers association as soon as possible.**

### **The Village Hall**

The village hall is an important asset of the community. The Parish Council meetings are held in the hall and it is hired by clubs, local societies and for private events on a very regular basis. The hall has a very active management committee.

### **The Church**

The church of St. Mary The Virgin is well attended. It is part of the Rutland Water Benefice which includes the parishes of Empingham, Edith Weston, Lyndon, Manton, North Luffenham, Pilton, Preston, Ridlington, Whitwell and Wing. As well as church services, there are also study groups and quiet evenings. Local and visiting bell ringers frequently ring at the church.

### **Village Events and Clubs**

There are a number of events held within the village. The three main ones are the harvest festival, the village barbecue and the vintage rally. However, other smaller events such as safari suppers are held periodically.

From the survey it appears that over 68% of respondents regularly attend village events and 28% would attend more if more information is made available. **The committee would be interested to hear how communication about events and activities could be improved.**

The survey demonstrated that the village would like further activities to be organised within the village, such as a gardening club, quiz nights, music, film and drama. The survey indicated that 22 villagers would be interested in taking the lead in organising an activity. **It is suggested that those villagers who stated that they would be prepared to organise activities or events should contact the village hall committee.**

### **Safety and Crime**

From the survey it would appear that most villagers consider Edith Weston to be a relatively safe place to live.

94% of people feel safe walking in the village at night. 6% have been the victim of burglary, just over 2% have been the victim of anti-social behaviour and 3.5% subject to other crime. The majority see no need for an increased police presence in the village and are very grateful to the MOD police who carry out regular patrols of the village during the day and night.

55% suggested that the County Council should consider saving money by turning off the street lighting after midnight.

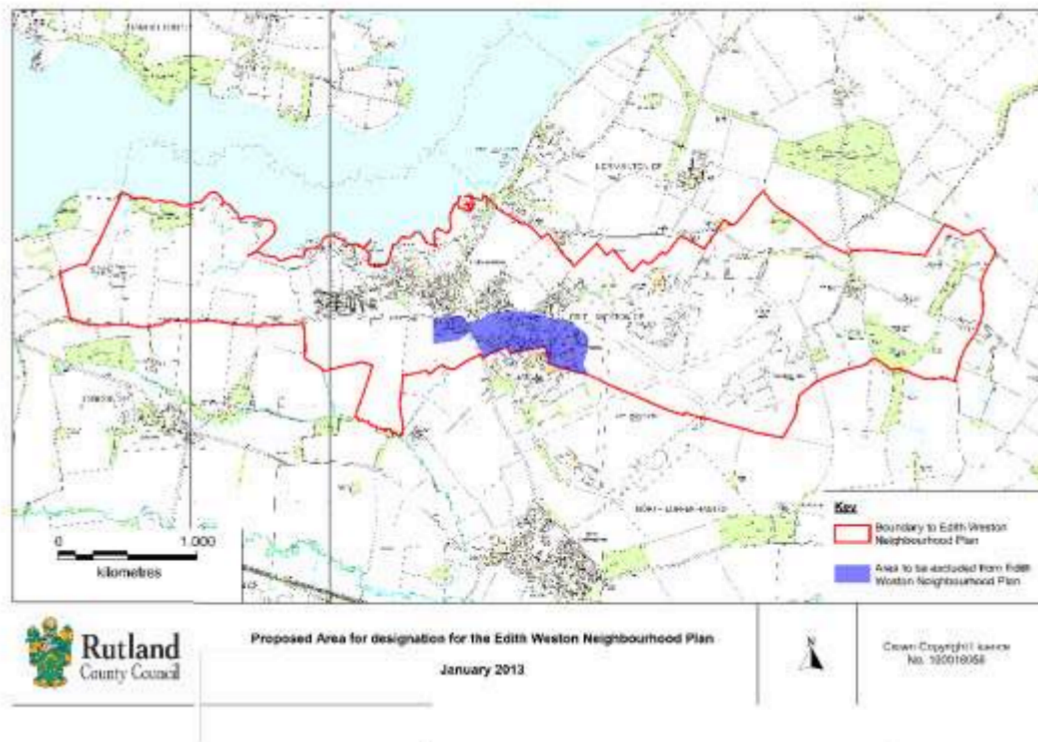
**No action is proposed in respect of safety and crime.**

# Appendices

## Appendix 1 - The Neighbourhood Plan Area

To determine the area for this Neighbourhood Plan, the committee held discussions with Rutland County Council's Planning Department, the MOD's Defence Infrastructure Organisation, the Commanding Officers of St. George's Barracks, the 16th Regiment's Families Officer and its Communities Engagement Officer. As a result, the committee has selected the Edith Weston parish boundary as its Neighbourhood Area, except for the land that falls within the security boundary fence of St. George's Barracks. The area 'within the wire' falls outside the jurisdiction of the Parish Council.

The area that we have chosen will enable the plan to reflect the needs and concerns of a wide range of residents and ensure that their views are taken into account when



considering any future planning development within local and national guidelines.






## **Appendix 2 - The Survey Results**

A summary of the results of the survey has been published on the village notice board and is also available on the village website ([www.edithweston.com](http://www.edithweston.com)). A printed copy is available on request from the Parish Council. The survey questionnaire is also available on the village website.

# Edith Weston

## Neighbourhood Plan Survey - Website Version





If you would like an additional copy of this form for another member of your household, please contact Keith Simpson on 729580.

Please return your completed survey form to the village shop or pub by 30 June 2012

### Why completing this survey is important.

The purpose of this survey is to give adult members of your household a chance to have their say about how they want the village to develop over the next 13 years.

Rutland County Council has stated that it considers that 300 dwellings need to be built over the period 2010 to 2026 in the seven largest villages in the county, of which Edith Weston is one. Edith Weston will need to accept its share of any additional housing and this survey is your chance to help shape the future of your village.

This survey will give you an opportunity to say what needs to change and how local services could be improved. It will also give the Parish Council and local planners a clear vision for the future of Edith Weston. Once the completed survey forms have been analysed, the Parish Council will publish the results and consult further with the village.

Neighbourhood Plans are a national initiative introduced by the new Localism Act. The Plans give residents and businesses a chance to say how they want their community to develop. The community decides if they want more open spaces, better public services, affordable housing and control over future development. Once accepted, the Plan gives the local population greater control over future planning issues that may affect Edith Weston. The Parish Council is preparing this plan to benefit everyone. **Please support our efforts by completing this survey.**

## Appendix 3 - Summary of RCC's Planning Policies

RCC's adopted Core Strategy is available at:  
[http://www.rutland.gov.uk/local\\_plan/core\\_strategy\\_dpd.aspx](http://www.rutland.gov.uk/local_plan/core_strategy_dpd.aspx)

Relevant policies from the Core Strategy Development Plan Document:

### **Policy CS1 – Sustainable development principles**

New development in Rutland will be expected to:

- a) minimise the impact on climate change and include measures to take account of future changes in the climate; (see Policy CS19 and 20)
- b) maintain and wherever possible enhance the county's environmental, cultural and heritage assets;(see Policies CS21 and 22)
- c) be located where it minimises the need to travel and wherever possible where services and facilities can be accessed safely on foot, by bicycle or public transport; (see Policy CS4 and CS18)
- d) make use of previously developed land or conversion or redevelopment of vacant and under-used land and buildings within settlements before development of new green field land;(see Policy CS4)
- e) respect and wherever possible enhance the character of the towns, villages and landscape; (see Policies CS19, 20, 21, 22)  
minimise the use of resources and meet high environmental standards in terms of design and construction with particular regard to energy and water efficiency, use of sustainable materials and minimisation of waste; (see Policies CS19 and 20) Core Strategy Development Plan Document Spatial Strategy 17
- g) avoid development of land at risk of flooding or where it would exacerbate the risk of flooding elsewhere (see Policy CS19);
- h) contribute towards creating a strong, stable and more diverse economy (see Policies CS13, 14, 15, 16, and 17)
- i) include provision, or contribute towards any services and infrastructure needed to support the development (see Policy CS8)

### **Policy CS3 - The Settlement Hierarchy**

The Settlement Hierarchy for Rutland is:

**Main Town** – Oakham. This is the main town with a range of job opportunities, higher order services including retail, leisure and health facilities for the surrounding rural area and has good public transport links.

**Small Town** – Uppingham. This is the second largest town with a range of job opportunities, convenience shopping, education, community and health facilities but with more limited public transport links.

**Local Service Centres** – Cottesmore, Edith Weston, Empingham, Greetham, Ketton, Market Overton, Ryhall. These comprise of seven of the largest villages with a range of facilities and access to public transport .

**Smaller Service Centres** – Barrowden, Belton-in-Rutland, Caldecott, Essendine, Exton, Glaston, Great Casterton, Langham, Lyddington, Manton, Morcott, North Luffenham, South Luffenham, Tinwell, Whissendine, Wing. These comprise of sixteen of the smaller villages with a more limited range of facilities than the Local Service Centres.

**Restraint Villages** – Ashwell, Ayston, Barleythorpe, Barrow, Belmesthorpe, Bisbrooke, Braunston-in-Rutland, Brooke, Burley, Clipsham, Egleton, Hambleton, Little Casterton, Lyndon, Pickworth, Pilton, Preston, Ridlington, Seaton, Stoke Dry, Stretton, Teigh, Thistleton, Thorpe by Water, Tickencote, Tixover, Toll Bar, Wardley, Whitwell. These comprise of the smallest villages with few services and facilities.

**Countryside** – Open countryside and villages not identified in settlement categories.

#### **Policy CS4 - The location of development**

In order to contribute towards the delivery of sustainable development and meet the vision and the strategic objectives of the Core Strategy:

Development in Rutland will be directed towards the most sustainable locations in accordance with the settlement hierarchy of Oakham, Uppingham, Local Service Centres, Smaller Service Centres and Restraint Villages. The rest of Rutland, including settlements not identified in settlement categories will be designated as countryside.

Oakham will be the key focus for new development mostly on land allocated to the north west of the town. This is considered to be the most sustainable location to accommodate significant levels of growth, about 69 dwellings per annum up to 2026

Uppingham will be a focus for more moderate growth mostly on allocated sites to the west or north west of the town. Uppingham has the capacity to accommodate about 16 dwellings per annum up to 2026

The Local Service Centres can accommodate a level of growth mainly through small scale allocated sites, affordable housing sites, infill developments and conversion or reuse of redundant suitable rural buildings, approximately 24 dwellings per annum in this settlement category up to 2026.

The Smaller Service Centres can accommodate a minor scale level of development mainly on previously developed land on a limited scale appropriate to the character and needs of the village concerned, comprising affordable housing sites, infill developments and conversion or reuse of redundant suitable rural buildings.

The Restraint Villages are not considered sustainable locations to accommodate further development unless it is development normally acceptable in the countryside.

Development in the Countryside will be strictly limited to that which has an essential need to be located in the countryside and will be restricted to particular types of development to support the rural economy and meet affordable housing needs.

The conversion and re-use of appropriately located and suitably constructed rural buildings for residential and employment-generating uses in the countryside will be considered adjacent or closely related to the towns, local services centres and smaller services centres provided it is of a scale appropriate to the existing location and consistent with maintaining and enhancing the environment and would contribute to the local distinctiveness of the area.

New development will be prioritised in favour of the allocation and release of previously developed land within or adjoining the planned limits of development where it can support sustainable patterns of development and provides access to services by foot, public transport and cycling.

### **Policy CS6 – Re-use of redundant military bases and prisons**

The Council will seek to ensure that any re-use or redevelopment of former military bases or prisons is planned and developed in a comprehensive and co-ordinated manner.

Proposals will be subject to a development brief or masterplan setting out the main requirements. This will form part of a supplementary planning document or development plan document to be prepared in consultation with the prospective developers and local communities.

The key requirements for any proposals are that they should:

- a) re-use existing land and buildings and where appropriate minimise any built development on undeveloped airfield land;

- b) not lead to undue disturbance to nearby local communities through traffic, noise, aircraft activity or other uses;
- c) protect and where possible enhance the countryside and character of the landscape, natural and cultural heritage;
- d) be accessed satisfactorily and not generate unacceptable traffic on the surrounding road network
- e) be accessible by public transport and include measures to encourage walking and cycling;
- f) incorporate high quality design and construction including the need for energy efficiency, renewable energy and waste management.

### **Policy CS7 – Delivering socially inclusive communities**

Support will be given to development proposals and activities that protect, retain or enhance the provision, quality or accessibility of existing community, education, leisure and cultural facilities that meet the diverse needs of all members of the community.

Proposals involving the loss of services and facilities, such as schools, nurseries, village halls, village shops, post offices, public houses, places of worship and health services will not be supported unless an alternative facility to meet local needs is available that is both equally accessible and of benefit to the community or all options for continued use have been fully explored and none remain that would be financially viable.

Development should take account of the needs and requirements of all people in the community, including people with disabilities or special needs, elderly people, and young people. Appropriate measures or adaptations should be included where necessary.

### **Policy CS9 – Provision and distribution of new housing**

Provision will be made for 3,000 new dwellings over the period 2006-2026.

As at 1<sup>st</sup> April 2010 at least 1,930 new dwellings will be made available in accordance with the following distribution:

About 70% of new housing (about 1,350 new dwellings) will be located within and adjoining Oakham and Uppingham, of which:

80% will be in Oakham (about 1,100 dwellings or 69 per annum)

20% in Uppingham (about 250 dwellings or 16 dwellings per annum)

About 20% of new housing will be located within and adjoining the Local Service Centres (about 390 dwellings or 24 per annum)

The remaining 10% new housing will be located within the Smaller Service Centres and Restraint Villages in the form of affordable housing, conversion and re-use of buildings and on previously developed land (about 190 dwellings or 12 per annum).

Greenfield sites within or adjoining the planned limits of development in Oakham, Uppingham and the Local Service Centres will only be allocated and released where needed to maintain a sufficient and phased supply of deliverable and developable land. Sites outside or adjoining the smaller service centres and restraint villages will not generally be allocated or released.

The target is for about 25% of dwellings to be built on previously developed land.

### **Policy CS10 – Housing density and mix**

New housing developments of 10 dwellings or more or sites of 0.3 hectares or more will be expected to achieve the following densities having regard to the character of the surroundings and other design principles set out in Policy CS19:

- 30 dwellings per hectare in the villages;
- 40 dwellings per hectare within the built-up area of Oakham and Uppingham town and the proposed sustainable urban extension to Oakham although developers will be encouraged to achieve higher densities where this can be achieved without adversely affecting the character of the area.

New housing developments of 10 dwellings or more will be expected to provide a range of housing types, sizes and tenures, to meet the general and specialist needs for housing as identified in the Strategic Housing Market Assessment.

The precise details of housing mix will be set out for larger sites through master planning or in the Site Allocations and Policies DPD.

### **Policy CS11 - Affordable housing**

In order to address the need for affordable housing in Rutland, the target for the provision of affordable housing is at least 40 affordable homes per year through developer contributions and other opportunities in the period 2009-2026.

A minimum target of 35% affordable housing provision will apply to all new housing developments. The Council will expect this requirement to be met where it considers evidence indicates that this would be viable. In some cases a higher requirement may be expected where this is evidenced as economically viable. Where there is disagreement as to viability between the Council and the applicant the lesser provision would need to be justified through clear evidence set out in a viability assessment and the Council will need to be satisfied that all public subsidy funding sources have been explored.

The provision of affordable housing should be made on site with the exception of developments of 5 dwellings or less or sites of 0.15 hectares or less where an equivalent commuted sum payment towards affordable housing may be made. Commuted sum payments may also be made in exceptional circumstances where

provision of affordable housing is considered by the Council to be detrimental environmental, demographic or other reasons.

Commuted sum payments will be used where possible for the provision of affordable housing within the vicinity of the development site within a reasonable time frame. In other circumstances contributions will be pooled to provide affordable housing elsewhere in Rutland.

As a general guideline approximately 80% of affordable housing should be for rent and 20% intermediate housing. This may be varied to reflect local circumstances and national economic conditions and/or where evidenced by local housing needs studies.

Small sites for affordable housing may be permitted within or adjoining villages as an exception to normal policies of restraint provided that they:

- a) are justified by evidence of need from a local needs survey;
- b) meet the needs for affordable housing of households who are currently resident, or have a local connection as defined in the Council's published housing allocations policy;
- c) wherever possible have reasonable access to at least a basic range of services appropriate to the form of housing proposed;
- d) have appropriate safeguards in place to ensure that the housing will remain affordable to successive occupiers in perpetuity.

### **Policy CS13 – Employment and economic development**

The strategy is to:

- a) support the provision of a greater range of employment opportunities focused on high skilled, knowledge based, leisure and tourism industries in the county;
- b) support small scale and start up businesses including through the provision of additional managed incubator and start-up premises;
- c) safeguard all of the land and premises in the existing industrial estates for employment uses (B1, B2, B8) unless it can be demonstrated that an alternative use would have economic benefits and would not be detrimental to the overall supply and quality of employment land within the County.
- d) safeguard the current undeveloped high quality employment allocations at Lands End Way, Oakham; Uppingham Gate and Pit Lane, Ketton for employment uses (B1, B2, B8) and waste related uses unless it can be demonstrated that an alternative use would have economic benefits and would not be detrimental to the overall supply and quality of employment land within the County. Provide new employment allocations as set out in Policy CS14.
- e) safeguard local employment uses located outside the employment areas where they are important to sustaining the role of the settlements and the local economy;

- f) support the re-use or re-development of redundant military bases and prisons as set out in Policy CS6;
- g) improve workforce skills by:
  - i) working with local education and skill agencies, and local businesses to establish training facilities to enhance workforce skills;
  - ii) Supporting the development of new training facilities on employment sites;
- h) support the introduction and development of the superfast broadband and information and communications technology networks to support local businesses and flexible working in particular in the rural areas.

### **Policy CS14- New provision for industrial and office development and related uses**

The strategy is to make new provision for industrial and office development and related uses by:

- a) making provision for 5 hectares of new employment land (B1, B2, B8) in or adjoining Oakham, Uppingham and the local services centres in line with the locational strategy in Policy CS4. The exact location of the employment sites will be determined through the Site Allocations and Policies DPD.
- b) Permitting the redevelopment and intensification of existing low density, underused or poor quality employment sites for higher value employment uses (B1, B2, B8) and waste-related uses particularly in the towns and local services centres; and
- c) Supporting and making provision for office development within the town centres where it is appropriate to the scale and role of the centres in the settlement hierarchy.

Employment land provision will be monitored and may be adjusted if development takes place more quickly or slowly than anticipated.

### **Policy CS15- Tourism**

The strategy for tourism is to:

- a) allow provision for visitors which is appropriate in use and character to Rutland's settlements and countryside;
- b) support the enhancement of existing tourist and visitor facilities in Oakham, Uppingham and villages in line with the Locational Strategy in Policy CS4;
- c) support the retention and enhancement of existing overnight accommodation and the provision of new overnight accommodation in Oakham, Uppingham and the villages in line with the Locational Strategy in Policy CS4;
- d) allow new tourism provision and initiatives in Oakham and Uppingham and villages where these would also benefit local communities and support the local economy; and;
- e) allow new tourism development of an appropriate scale and use which utilises existing historic buildings in the countryside (adjacent or closely related to the towns, local services centres and smaller services centres) while respecting their character.



## **Policy CS18– Sustainable transport and accessibility**

The Council will work with partners to improve accessibility and develop the transport network within and beyond Rutland and accommodate the impacts of new development by focusing on:

- a) supporting new development in the towns and local service centres in line with the locational strategy in Policy CS4 which are accessible by range of sustainable forms of transport and minimise the distance people need to travel to shops, services and employment opportunities;
- b) supporting development proposals that include a range of appropriate mitigating transport measures aimed improved transport choice and encourage travel to work and school safely by public transport, cycling and walking, including travel plans;
- c) providing safe and well designed transport infrastructure;
- d) improving bus routes, services and passenger facilities around the key transport hubs of Oakham and Uppingham and linkages to the larger service villages and nearby cities and towns, such as Leicester, Peterborough, Corby and Stamford;
- e) improving passenger rail services and facilities to Oakham and other parts of the region and bus, pedestrian and cycle links to the rail station;
- f) supporting opportunities for sustainable freight movement by rail where possible;
- g) Integration between the different modes particularly bus and rail services through provision of a sustainable transport interchange in Oakham;
- h) providing adequate levels of car parking in line with Council's published car parking standards;
- i) co-ordination and joint working between the education, public, business, voluntary and community sectors to achieve affordable and sustainable transport, wherever possible; and
- j) the delivery of highways and transport improvements as guided by the Local Transport Plan through joint working with neighbouring authorities and transport providers, where necessary.

## **Policy CS19 – Promoting good design**

All new development will be expected to contribute positively to local distinctiveness and sense of place, being appropriate and sympathetic to its setting in terms of scale, height, density, layout, appearance, materials, and its relationship to adjoining buildings and landscape features, and shall not cause unacceptable effects by reason of visual intrusion, overlooking, shading, noise, light pollution or other adverse impact on local character and amenities.

All new developments will be expected to meet high standards of design that:

- a) are sympathetic and make a positive contribution towards the unique character of Rutland's towns, villages and countryside;
- b) reduce the opportunity for crime and the fear of crime and support inclusive communities, particularly in terms of access and functionality;

- c) incorporate features to minimise energy consumption and maximise generation of renewable energy as part of the development (see Policy CS20);
- d) minimise water use and the risk of flooding to and from the development including the use of Sustainable Urban Drainage Systems wherever possible;
- e) minimise the production of waste during their construction and operation and maximise the re-use and recycling of materials arising from construction and demolition and;
- f) allow the sorting, recycling and biological processing of waste through the development's operational life.

New developments of 10 or more dwellings will be expected to meet a “good” or “very good” rating (14 or more positive answers out of 20) against Building for Life criteria unless it can be demonstrated that this is not feasible or viable on a particular site.

### **Policy CS21 - The natural environment**

Development should be appropriate to the landscape character type within which it is situated and contribute to its conservation, enhancement or restoration, or the creation of appropriate new features.

The quality and diversity of the natural environment of Rutland will be conserved and enhanced. Conditions for biodiversity will be maintained and improved and important geodiversity assets will be protected.

Protected sites and species will be afforded the highest level of protection with priority also given to local aims and targets for the natural environment.

All developments, projects and activities will be expected to:

- a) Provide an appropriate level of protection to legally protected sites and species;
- b) Maintain and where appropriate enhance conditions for priority habitats and species identified in the Leicestershire, Leicester and Rutland Biodiversity Action Plan;
- c) Maintain and where appropriate enhance recognised geodiversity assets
- d) Maintain and where appropriate enhance other sites, features, species or networks of ecological interest and provide for appropriate management of these;
- e) Maximise opportunities for the restoration, enhancement and connection of ecological or geological assets, particularly in line with the Leicestershire, Leicester and Rutland Biodiversity Action Plan;
- f) Mitigate against any necessary impacts through appropriate habitat creation, restoration or enhancement on site or elsewhere;
- g) Respect and where appropriate enhance the character of the landscape identified in the Rutland Landscape Character assessment;
- h) Maintain and where appropriate enhance green infrastructure. (see Policy CS23)

### **Policy CS22 - The historic and cultural environment**

The quality and character of the built and historic environment of Rutland will be conserved and enhanced.

Particular protection will be given to the character and special features of:

- a) listed buildings and features;
- b) conservation areas;
- c) scheduled ancient monuments;
- d) historic parks and gardens;
- e) known and potential archaeological sites.

All developments, projects and activities will be expected to protect and where possible enhance historic assets and their settings, maintain local distinctiveness and the character of identified features.

Development should respect the historic landscape character and contribute to its conservation, enhancement or restoration, or the creation of appropriate new features.

The adaptive re-use of redundant or functionally obsolete listed buildings or important buildings will be supported where this does not harm their essential character.

### Policy CS23- Green infrastructure, open space, sport and recreation

The existing green infrastructure network will be safeguarded, improved and enhanced by further provision to ensure accessible multi-functional green spaces by linking existing areas of open space. This will be achieved by:

- a) the continued development of a network of green spaces, paths and cycleways in and around the towns and villages;
- b) requiring new development to make provision for high quality and multifunctional open spaces of an appropriate size and will also provide links to the existing green infrastructure network;
- c) resisting development resulting in the loss of green infrastructure or harm to its use or enjoyment by the public. Proposals involving the loss of green infrastructure will not be supported unless there is no longer a need for the existing infrastructure or an alternative is provided to meet the local needs that is both accessible and of equal or greater quality and benefit to the community;
- d) resisting the loss of sport and recreation facilities where they are deficient and supporting the provision of additional new facilities in an equally accessible location as part of the development, particularly where this will provide a range of facilities of equal or better quality on a single site or provide facilities that may be used for a variety of purposes.

### Policy CS24 - Rutland Water

Development in the defined Rutland Water Area will be carefully designed and located to ensure that it respects the nature conservation features of this internationally important site and does not have an adverse impact on the landscape and wildlife interests and the general tranquil and undisturbed environment of Rutland Water.

New development will be limited to small scale recreation, sport and tourist uses within the five defined Recreation Areas around the shores of Rutland Water where this is directly related to the use and enjoyment of Rutland Water and appropriate in scale, form and design to its location.

Outside the five defined recreation areas, new development will be restricted to small scale development for recreation, sport and tourism facilities only where essential for nature conservation or fishing or essential for operational requirements of existing facilities and subject to it being appropriate in terms of location, scale, design and impact on the landscape.

Caravan and camping sites will not be acceptable outside the defined recreation areas and only within the defined recreation areas where appropriate to the area in terms of its scale, location and impact on the surrounding area.

## **Appendix 4 - Neighbourhood Planning Process Key Stages**

Below is a summary of the Neighbourhood Planning Process. More detailed information can be found on the Campaign to Protect Rural England's website, [www.cpre.org.uk](http://www.cpre.org.uk).

### **Preliminary Stage**

- Deciding on the Neighbourhood Forum (NF) and/or the boundary of the Neighbourhood Plan (NP)
- In a 'parished' area the Parish/Town Council has to take the lead as the NF. Rutland County Council's (RCC's) agreement to this is not required;
- In 'un-parished' areas a NF needs to be constituted in compliance with the Localism Regulations. RCC's agreement to the proposed NF is then required
- The NF then needs to decide the area to be covered by the plan;
- The proposed boundary of the plan area then needs to be
- submitted to RCC for agreement

### **Draft NP**

- Preliminary 'issues and options gathering' consultation;
- Collation of responses, drafting of vision and objectives;
- Assess impact of alternatives, choose preferred alternatives, draw up proposals
- Prepare Draft NP
- Endorsement of NP by Parish Council/NF
- Publish Draft NP plus, as required, Sustainability Appraisal (SA), any Habitats Assessment (HA) or any other impact related reports ('linked assessment').

### **Consultation on Draft NP**

- Publicise draft NP and any linked assessments
- Consult any statutory consultee whose interests may be affected by proposals
- Minimum of 6 weeks consultation period

- Revise Draft NP
- Parish Council/NF sign-off and publish final draft of Plan

### **RCC and Independent Endorsement of Draft NP**

- Submission of Draft NP and linked assessments to RCC
- Submission to RCC of consultation report
- RCC endorsement then required (i.e. that NP is consistent with RCC Core Strategy and linked assessment compliant)
- RCC publicise proposal - along with details of how to respond and deadline for responses – not less than 6 weeks from publication
- RCC collate responses
- RCC appoints independent Examination Inspector – has to be endorsed by NF
- RCC arranges, with NF, the formal Examination of NP – decision as to whether Oral examination required, depending on nature of objections
- Examiners report – RCC obliged to publicise Report

### **Final Decision on NP**

- RCC considers Examiners report – makes any necessary changes if NP doesn't meet the basic standards
- NF has to decide if further community consultation is required on any changes made. Assuming no further changes need to be made;
- RCC administers a formal Referendum on NP;
- Referendum result - if more than 50% of people voting support NP then RCC must bring it into force
- RCC makes formal decision to adopt NP - as part of Development Plan for area alongside LDF. RCC publicises its decision and reasons for it and where this can be found on-line
- RCC send copy of decision to the NF, any persons making written reps on proposal, Environment Agency, Natural England and Historic Buildings Commission.
- RCC then adopts - and publishes on website the NP, details of where and when it can be inspected.

## Appendix 5 - Public Consultation Summary

In compliance with Section 15(2) of Part 5 of the 2012 Neighbourhood Planning regulations, this statement of public consultation contains:

- a) details of the persons and bodies that were consulted about the proposed neighbourhood plan;
- b) explains how they were consulted; and
- c) summarises the main responses and concerns raised by the persons and bodies consulted.

The committee considered the most effective ways by which to consult with the public on the draft Neighbourhood Plan. The committee decided to use as many avenues as possible, in order to reach out to a wider public and relevant stakeholders. Examples include: writing directly to statutory bodies; announcements on the village website; minutes of Parish Council meetings; local radio; and posting information on the two village notice boards.

The committee actively encouraged the public to respond to the consultation exercise and made it clear that it was keen to hear the views of the public, so that the plan could truly reflect the local needs. The committee stated that it would be prepared to receive comments by any form (letter, email, verbal etc), however, to assist the public, a comments form was made available to them.

Initially, the public was given six weeks in which to respond to the consultation. As two stakeholders were unable to respond within the original timeframe, the deadline for comments was extended by two weeks.

The responses were collated and carefully considered by the committee. Where necessary additional comments were sought from respondents. The most appropriate actions were considered to meet the needs of the public and where appropriate the draft plan was changed to reflect the public's comments. Examples of changes made to the plan include: making it clearer that the plan does not seek to restrict the operational needs of the MOD; the inclusion of robust policies; a clearer expression of the desire to maintain the character of the village; recognition that there may be a need for affordable housing; the need to protect and support the local environment; and the possibility of an expansion of the local leisure industry.

The committee believes that it has done everything it can to: involve, and engage with, the local community, and those who might be impacted by the plan; to pro-actively seek the

views of relevant statutory bodies and stakeholders: to take the public's views into account when considering how to achieve what the outcomes desired by the village.

A summary of who was consulted, the timing of the consultation, method by which the public were consulted and the results of the consultation follows.



Who	When	How	Comments
RCC	27 2 2013	Email	Acknowledged Comments received.
Village website	27 2 2013 19 3 2013 31 3 2013	Email Email Email	Posted on the website Reminder posted on website Poster re Open Day added to the website
16th Regiment	27 2 2013 28 2 2013 1 4 2013	Email	Commented in January and plan changed to reflect comments. Notice emailed to the Regiment Open Day poster emailed to Regiment. Major Francis attended the whole of the open day. In addition, briefings about the plan were given to army personnel living in the parish.
Defence Infrastructure Organisation	27 2 2013	Email	DIO Commented in January and plan changed to reflect comments. Response to formal stakeholder communication received - no additional comments were made.
Village Notice Boards	28 2 2013 19 3 2013 31 3 2013	Notice Notice Notice	Original notice Reminder notice Open Day poster
Village shop & pub notices	28 2 2013 1 4 2013	Notice Open Day poster	
Sailing Club	27 2 2013	Letter by email	No response
Fishing Lodge	28 2 2013	Letter by hand	No response

<b>Who</b>	<b>When</b>	<b>How</b>	<b>Comments</b>
Giant Cycle Store	27 2 2013	Letter by email	No response
Crazy Fox Cafe	28 2 2013	Letter by hand	No response
Oliveto	28 2 2013	Letter by hand	No response
C S Ellis Ltd	27 2 2013	Letter by email	A meeting was held with Trevor Ellis. He outlined potential plans for his warehouse facility. The committee remain in contact with Mr Ellis.
North Luffenham Golf Club	27 2 2013	Letter by email	No response
Caravan site (N. Makey)	28 2 2013	Letter by post	No response
Rutland Water Partnership	27 2 2013	Letter by email	Acknowledged and confirmed that the announcement has been circulated. No further comments received.
Rutland Water Warden	28 2 2013	Verbal	No response
Anglian Water	28 2 2013	Letter by post	No response
Environment Agency	27 2 2013	Letter by email	Acknowledged
English Heritage	27 2 2013	Letter by email	Acknowledged
Natural England	27 2 2013 18 3 2013	Letter by email	Acknowledged Response received
Highways Agency	27 2 2013	Letter by email	Acknowledged and confirmed that they have no concerns.
BT	28 2 2013	Letter by post	No response
Severn Trent Water	28 2 2013	Letter by post	No response
Local Councillors			
Gale Waller	27 2 2013	Email	Acknowledged
Ken Bool	28 2 2013	Email	
Alan Duncan MP	27 2 2013	Email	Acknowledged

<b>Who</b>	<b>When</b>	<b>How</b>	<b>Comments</b>
2 Land Owners	28 2 2013	Letter by hand	No response
Rutland Radio	26 2 2013	Telephone interview with a member of the committee	
BE Group re Rutland Employment Land Assessment Review	27 2 2013	Email	Acknowledged
Parishioners	See above	Village website Rutland County Council website Village notice boards Rutland Radio Minutes of Parish Council meetings Open Day	No adverse comments. Responses agreed with the plan's housing proposals and policy. Road safety was also mentioned.



