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GREETHAM NEIGHBOURHOOD PLAN 2016-2036

Basic Conditions Statement

Introduction

The Plan is submitted by Greetham Parish Council, a qualifying body for Rutland County Council. The Plan has been prepared by the Greetham Neighbourhood Plan Steering Group, on behalf of the Greetham Parish Council.

The Parish of Greetham was designated a qualifying area on 30th April 2014, through an application submitted on the 14th March 2014.

The Plan covers the period 2016 to 2036.

This report sets out the reasons for producing the Neighbourhood Plan, and how the Plan has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012 ('the regulations').

The Basic Conditions Statement addresses how the basic conditions of neighbourhood planning have been met as prescribed by the Town and Country Planning Act (TCPA) 1990(as amended) Paragraph 8(2).

The Greetham Neighbourhood Plan Background

At a village meeting held in January 2014, The Greetham community overwhelmingly supported the decision to produce a Neighbourhood Plan.

The Plan has been prepared from feedback provided by villagers through a questionnaire and village meetings. A 1st Consultation Draft Neighbourhood Plan submitted to the village provided strong affirmative feedback that the policies and proposals, were strongly supported.

The Greetham Vision

The key aim of the Greetham Neighbourhood Plan vision is to ensure that Greetham retains its character as an attractive rural village with a thriving community spirit.

Vision Objectives

The specific aims and objectives of the Plan are :-

- 1) To ensure new housing development meets the needs of the village and is designed to enhance the character of the village.
- 2) To ensure that new development does not produce adverse impacts on the environment of Greetham village and its surroundings in the parish.
- 3) To improve the housing mix and tenures to enable people of all ages to remain in the village at all stages of their life.
- 4) To improve and strengthen our community by improving community and leisure facilities.
- 5) To improve pedestrian and cycle access around the village and parish.
- 6) To improve facilities particularly for children, young people and older residents.
- 7) To improve road and pedestrian safety, and address the significant concerns that residents have regarding the impact of traffic on Main Street.
- 8) To enhance and protect the built and natural environment of the village and parish.
- 9) To encourage and support local businesses and people working from home, through the development of small business units and improvements to the telecommunications networks.

Legal Requirements and Compliance Statement

The Neighbourhood Plan has been prepared by a qualifying body as designated by Rutland County Council in accordance with the Neighbourhood Planning (general) regulations 2012.

The proposed Neighbourhood Plan does not relate to more than one neighbourhood area, and only relates to the Greetham Parish, and there are no other neighbourhood plans relating to that neighbourhood area.

The Neighbourhood Plan will apply for 20 years and will be monitored and reviewed every 3-5 years in order that it continues to reflect Rutland County Council's Plan reviews for the period up to 2036.

The policies within the Neighbourhood Plan do not relate to excluded development (mineral extraction and waste development).

The Greetham Neighbourhood Plan 1st Consultation Draft Document was made available for consultation in accordance with Regulation 14 of 'the regulations', from 14th March to 2nd May 2016.

The draft Neighbourhood Plan was submitted to the statutory environmental bodies (Historic England, English Heritage, Natural England, Environment Agency, Highways Agency, Homes & Communities Agency,), together with local business and agencies, and submitted to the appropriate Local Planning Authority (Rutland County Council).

The draft Neighbourhood Plan has been consulted on as required by the regulations and responses have been recorded and changes made where appropriate.

Rutland County Council prepared an SEA/HRA report in May 2016, and it was considered that there will not be any significant environmental effects arising from the Plan and full SEA/HRAs are not required.

The following background evidence, studies or technical reports have also informed the development of the Plan:

- Rutland Landscape Sensitivity Capacity Study: Land Around Local Service Centres (Rutland County Council, 2012)

Sustainable Development

- Sustainable development is the key principle of the Greetham Neighbourhood Plan. Its aim is to enhance the quality of life and meet the needs of everyone in the Parish, now and for future generations.

The Greetham Neighbourhood Plan:-

- Seeks to focus future development to small sites scattered within or adjacent to the built up parts of the village, thus promoting a sense of close community.
- Encourages the development of small office accommodation with shared facilities, in order to minimise the distance people travel to shops, services and employment, and to reduce trips by car.
- Lobbies for improvements to both the range and frequency of bus services.
- Encourages the formation of Focus Groups consisting of Parish Counsellors and members of the community to review community concerns and collect information in order to address specific community issues.
- Seeks to protect Open Spaces for future generations
- Focuses on improving Road Safety and seeking solutions to the very real issues concerning increased HGV road traffic, in close proximity to pedestrians using limited width pavements.
- Seeks to protect and enhance the historic character of the village for future generations.

Greetham Neighbourhood Plans' Conformity with Rutland County Council Core Strategy Development Plan and Site Allocations and Policies Development Plan Document

R.C.C. CORE STRATEGY REFERENCE	R.C.C. SITE ALLOCATIONS AND POLICIES DPDREFERENCE	GREETHAM NEIGHBOURHOOD PLAN
		Protection of the Village's Character and Heritage
CS1-Sustainable Development	SP15 – Design and amenity	GNP CH1 states that development within the Parish should be of a scale and density in keeping with the built form of the character area within which it is located and taking account of surrounding buildings streets and spaces.
CS2 – Spatial Strategy CS21 – The Natural Environment. CS22 – The historic and cultural environment	SP20 – The historic environment	Policy CH1 states that development should integrate with the street scene through particular attention to boundary treatments and where appropriate conserve the character and appearance of the Conservation Area and its setting.
CS2 – Spatial Strategy CS21 – The Natural Environment. CS23- Green Infrastructure, Open Space,Sport and Recreation	SP21 – Important open space and frontages	GNP CH2 states development should minimise impacts on biodiversity and provide net gains in biodiversity where possible. Planting of indigenous trees and shrubs to enhance biodiversity, soften the impact of development and/or enhance local character.
		Housing Development
CS3 – The Settlement Hierarchy CS4 – Location of Development CS9 – Provision and distribution of new housing	SP5 – Built development in the towns and villages	The GNP acknowledges Greetham's role as a Local Service Centre, and believes it has met its contribution to growth through the development of two small scale allocated sites which will provide 54 additional houses within the timeframe of this Plan: North Brook Close and Greetham Garden Centre. These two developments will increase the housing stock by 25%.

R.C.C. CORE STRATEGY REFERENCE	R.C.C. SITE ALLOCATIONS AND POLICIES DPD REFERENCE	GREETHAM NEIGHBOURHOOD PLAN
CS8 – Developer Contributions		The Parish Council will actively pursue grant monies (either CIL or S106) in order to be able to make improvements to the village for the benefit of the growing number of village residents.
CS9 – Provision and distribution of new housing	SP2 – Sites for residential development	Section 8 Housing Development accords with this policy.
CS10 – Housing Density and Mix CS11 – Affordable Housing CS7 – Delivering Socially inclusive Communities SP2– Sites for Residential Development	SP9 – Affordable housing	The GNP acknowledges that the development of the Northbrook Close site allocated by RCC meets the housing mix criteria (including affordable housing) as identified through the village questionnaire, and as specified in Policy HD2. GNP Policy HD2 states that development should be predominantly a mix of 1, 2, and 3 bedroom properties and does not support the construction of larger 4 or 5 bedroom properties as the evidence base indicates there is sufficient stock of large executive style housing currently in the village. In HD1 the Greetham Neighbourhood Plan supports small scale residential development within the existing limits of development, shown on the Greetham Boundary Map on Page 37.
CS19 – Promoting Good Design		GNP Policy HD3 emphasises the importance of ensuring that development should not exacerbate the risk of flooding.
		Transport, Traffic Management and Road Safety
CS18 – Sustainable Transport and Accessibility		The residents of Greetham have identified road safety as a top priority. The Parish Council supports community aspirations for limiting HGV traffic along the B668 and supports the formation of a Traffic Focus Group to work with Neighbouring Parishes and R.C.C. Highways Department to find a solution to the unique road and pedestrian safety issues identified in the plan.
CS18 – Sustainable Transport and Accessibility	SP15– Design and amenity (Access and Parking)	Due to the constrained nature of local roads and lack of off-street parking, concern has been expressed by a number of residents, at the current impact on-road parking is having to road safety.

R.C.C. CORE STRATEGY REFERENCE	R.C.C. SITE ALLOCATIONS AND POLICIES DPD REFERENCE	GREETHAM NEIGHBOURHOOD PLAN COMMUNITY ASPIRATIONS 9 NON-POLICY SECTION)
		Business and Tourism
CS2 – Spatial Strategy	SP5 – Built development in the towns and villages	Greetham Parish Council supports small scale office developments to encourage local employment and reduce the need to travel out of the village for work.
CS13 – Employment and Economic Development CS14 – Industrial and Office Development CS16 – The Rural Economy	SP14 – Telecommunications and high speed broadband	The Parish Council acknowledges that more people are self-employed and/or working from home. In order to meet this need, the Parish Council supports the development of shared local office accommodation and improved consistent broadband signal strength. Improved facilities for people working from home or locally, lowers the number of journeys to work.
CS15 - Tourism		The Parish Council acknowledges the contribution that the current number of tourists make to the local village economy. The Parish Council would like to see interpretation signage installed at several sites of historic interest for the benefit of both villagers and tourists alike.
		Leisure and Well-being
CS23 – Green infrastructure, open Space, sport and recreation	SP22 Provision of new open space SP14 – Design and amenity	Parish Council supports the active pursuance of grant monies (£106 in respect of the two current developments) in order to be able to make improvements for the benefit of the village now and in the future. With the building of a further 54 houses it is anticipated that the population of young children will increase considerably. Where developers are unable to provide safe playing areas within the development, SP22 of the Site Allocation and Policies Document supports infrastructure delivery from the Community Infrastructure Levy.

R.C.C. CORE STRATEGY REFERENCE	R.C.C. SITE ALLOCATIONS AND POLICIES DPD REFERENCE	GREETHAM NEIGHBOURHOOD PLAN
		Village Amenities
CS7 – Delivering socially inclusive communities		The Parish Council supports the continuation of the village shop either in its present form or, should the need arise, in an alternative form such as a community shop. The village shop forms part of Greetham village’s socially inclusive community and its continuation is a high priority to villagers. Greetham is a Local Service Centre and as such “should provide the necessary day to day services to ensure rural communities have the choice to live work and play close to where they live”.
		Sustainable Development
CS20 – Energy efficiency and low carbon energy generation		The Parish Council will encourage the residents of Greetham to be ‘energy aware’, and the formation of an Energy Focus Group is one way to bring information to villagers.
		Environment and Healthcare
CS21 – The natural environment		The Parish Council is committed to preserving the village’s environment and improving, where possible, the footpaths, cycle ways and enhancing the village environment through continued tree planting.

Greetham Neighbourhood Plan's Contribution to the National Planning Policy Framework Core Principles

It is legally required that a Neighbourhood Plan meet a range of basic conditions. The Greetham Neighbourhood Plan has complete regard for the National Planning Policy Framework as issued by the Secretary of State, and has been prepared in consultation with the local planning authority Rutland County Council

<u>NPPF Core Planning Principles</u>	<u>GNP Contribution</u>
<p>1. Be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept-up to date and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.</p>	<p>The GNP has been prepared at the request of the village. A village meeting held in January 2014 and attended by 80 persons unanimously supported the preparation of a Neighbourhood Plan. A 20 strong volunteer Steering Group provided the resource to gather villager and other stakeholder views (via a questionnaire, workshops and village meetings), and to analyse the data. They then formed into Focus Groups to provide further analysis and data gathering and to identify the policies and proposals which form the basis of the GNP.</p> <p>The GNP will be an agenda item at each Parish Council AGM and will be reviewed every 3-5 years to ensure it continues to meet the changing needs of the village and continues to reflect RCC's Local Plan Reviews and changes in national policy</p>
<p>2. Not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives.</p>	<p>The village questionnaire was in two parts. An adult questionnaire for every adult on the Voting Register and also a children's questionnaire for every child in the household. There was a 50% return of the questionnaire. The questionnaire response provided a breadth of information from which the Housing and Development policies were derived, but also, Community Aspirations of what is good about Greetham and what aspects could be improved. From this information, the Parish Council has prepared a Neighbourhood Plan and formed Focus Groups to review and research further those ideas and issues provided.</p>
<p>3. Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.</p>	<p>The residents of Greetham recognise that growth is inevitable over the plan period, but wish it to be managed gradually. Two developments are currently in the pipeline which will increase the housing stock by 54 houses (25%), therefore growth should be small scale going forward. The Housing Focus Group identified from questionnaire data analysis that the current mix of housing does not fully meet the needs of villagers and that the most frequent comments related to the need for more affordable homes, starter homes for young people and smaller homes, including single occupancy homes, and for downsizing for older residents</p>
<p>4. Always seek to secure high quality design and good</p>	<p>A Character Assessment Document has been produced</p>

standard of amenity for all existing and future occupants of land and buildings	to accompany the Plan and has identified four character areas. Any new build and boundary treatments within any of these areas should match the built form of the existing build within the area it is located.
5. Takes account of the different roles and character of different areas, promoting their vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.	The Character Assessment Document identifies four broad character areas and their key defining characteristics and features. The Neighbourhood Plan also supports small scale office developments to encourage local employment, the safeguarding of the Village Shop and Post Office and are investigating the potential for a community-run shop.
6. Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).	North Brook runs East/West through the village. No development should exacerbate the risk of flooding which already exists in the village.
7. Contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this framework.	Conservation and enhancement of the natural environment is integral to Plan. Future development should promote biodiversity, should not have an adverse impact on Important Open Spaces and should have regard to the key defining characteristics and natural features of the village's green infrastructure and provide links to the existing green infrastructure network.
8. Encourage the effective use of land by reusing land that has been previously developed (brownfield land) provided that it is not of high environmental value.	The land formerly known as Greetham Garden Centre (a brownfield site) currently has Outline Planning Permission for 35 houses.
9. Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage or food production).	Not directly applicable to GNP
10. Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations	The historic core of the village is a Conservation Area, which is defined as an 'area of special architectural or historic interest, the character and appearance of which it is desirable to preserve and maintain'. The Neighbourhood Plan Consultation Process identified that maintaining the character of the village is very important to residents.
11. Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.	Footpath maintenance and pedestrian pavements are actively pursued in the Environment and Healthcare proposals section.
12. Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.	Road and pedestrian safety is a high priority for residents of Greetham. The section on Transport, Traffic Management and Road Safety specifically looks at various initiatives that may be pursued through the Traffic Focus Group. This also includes suggested improvements to Public Transport.