

Rutland County Council Officer response to Market Overton Submission Neighbourhood Plan



Reference	Comment on Submission NP
	General comments
Page 5, point VI	<ul style="list-style-type: none"> Amend- .. "is should proceed" to ."it should proceed..."
Paragraph 6.2.1	<ul style="list-style-type: none"> Add in "The Rutland Local Plan was withdrawn in September 2021. " Reference that the Rutland Design Guidelines are an SPD. Change "<i>where smaller scale growth will be provided through allocated sites,</i>" to "<i>Where a level of growth can be accommodated through small scale allocated sites...</i>"
Para 6.2.2	<ul style="list-style-type: none"> Missing words – Add in "<i>The responses received to the Neighbourhood Plan Questionnaire.</i>"
Para 6.2.3	<ul style="list-style-type: none"> Remove reference to the withdrawn local plan and reference the adopted development plan. "The Core strategy requires new housing developments of 10 dwellings or more to provide a range of housing developments, sizes and tenures to meet the general and specialist needs for housing as identified in the Strategic Housing Market Assessment" Policy CS 11 requires the provision of affordable housing should be made on sites of 6 dwellings or more. It sets a minimum target of 35% where evidence demonstrates that this would be viable.
	<ul style="list-style-type: none"> Add in the supporting text of policy MOP1 that this affordable housing provision requirement is backed up by the Council's Viability Assessment.
Para 6.2.4/6.2.5	<ul style="list-style-type: none"> The emphasis on 1 bed dwellings, particularly those for shared ownership, is more appropriate in towns and should be emphasised less in villages. Will need to include evidence to support this emphasis on one-bedroom homes.
MOP1	Dwelling Sizes and type
Proviso 2)	<ul style="list-style-type: none"> Apostrophe missing from "schemes".
Proviso 4)	<ul style="list-style-type: none"> Doesn't seem to be enforceable in the light of the Community Infrastructure Levy which covers a wide range of infrastructure.
MOP2	Landscape Character
Proviso 1)	<ul style="list-style-type: none"> The policy mentions the positive characteristics and features of the local landscape. If there are any specific characteristics or features then they should be identified here. It would be helpful to list the characteristics and features that need to be protected. In this case, Change 'approved' to 'supported'

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Proviso 2)	<ul style="list-style-type: none"> Evidence will be needed to support the views important to the village.
Proviso 3)	<ul style="list-style-type: none"> It would be difficult to use this to determine a planning application. Need evidence to support this proviso and more details of what is meant by this.
MOP3	Green Infrastructure Corridors
	<ul style="list-style-type: none"> This is not a planning policy because it couldn't be used to help to determine whether a planning application could be approved or not. They are community aspirations/actions and could be included in the community aspirations section of the neighbourhood plan
MOP4	Local Green Space
	<ul style="list-style-type: none"> Robust evidence is required to show that an area is demonstrably special to the local community in line with the requirements of the NPPF. We recognise that the neighbourhood plan group has produced a paper on the local green space designations - https://www.marketovertonparishcouncil.co.uk/wp-content/uploads/2021/09/MONP-LGS-Background-Paper-5.5.20-f.pdf . Some of these spaces will be protected by other policies and will be unlikely to be developed anyway and so it isn't appropriate to designate them as Local Green Space. For example, the bowling green and cricket ground have protection from development as sports facilities from para 99 of the NPPF and CS23 – Green Infrastructure, open space, sport and recreation.
MOP5	The Design of New Buildings and Extensions
6.3.15	<ul style="list-style-type: none"> Reference the Rutland Design Guide SPD for further guidance.
Comments from design officer	<ul style="list-style-type: none"> Make reference to the National Design Guide in the policy. Refer to the need to follow the design process – i.e. fully assess the site and context first, then show how this context has been responded to, then a vision and broad design concepts, then the detailed design (this is in our draft Design Guidelines for Rutland and South Kesteven – that could also be referred to).
MOP6	Residential Amenity and Traffic Management
	<ul style="list-style-type: none"> Could refer to Rutland Design Guide SPD in the supporting text of this policy.
MOP7	Natural Features and Landscape Works

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Proviso II)	<ul style="list-style-type: none"> States “where required” but the policy doesn’t provide clarity on the situation that would require additional landscaping.
Proviso III)	<ul style="list-style-type: none"> Provide further clarity on what “native” species means.
Proviso 2)	<ul style="list-style-type: none"> Provide clarity on what a “natural feature of importance” would be defined as.
MOP9	Market Overton Industrial Estate
	<ul style="list-style-type: none"> Comment from Highways Asset Management and Policy Manager One minor point to raise in relation to proposals for the industrial estate. The access road is in fact a public bridleway (E50F). At some time in the past, someone (presumably the owners) constructed a tarmac road over the bridleway. This is not great for horses (tarmac surface and traffic), and any proposals to increase traffic will only make things worse. Situation may need to be addressed prior to giving consent to any proposal that will increase traffic.
MOP10	Working From Home
Proviso 1. I.	<ul style="list-style-type: none"> Section C of policy SP15 in Site allocations and policies DPD (amenity) also protects the amenity of the wider environment surrounding planning proposals. Does this part of the policy add anything further?
MOP12	The Retention of Community Facilities
	<ul style="list-style-type: none"> Provide evidence for how 12 months decided on in this policy?
MOP13	The Provision of New Community Facilities
Proviso 1. I)	<ul style="list-style-type: none"> Section C of policy SP15 in Site allocations and policies DPD (amenity) also protects the amenity of the wider environment surrounding planning proposals. Does this part of the policy add anything further? Section I of Policy SP15 – Design and Amenity states that “adequate vehicle parking facilities must be provided to serve the need of the proposed development” – Does 1, ii) add anything additionally?
Appendices	
Appendix 1 - Glossary	<ul style="list-style-type: none"> The reference to 'Starter Homes' should be removed as these have been dropped by the Government. A reference to 'First Homes' - which are in the relevant Written Ministerial Statement and national Planning Practice Guidance - should be added.”