

Edith Weston Neighbourhood Plan

Draft Screening Version (V1)
December 2022

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Introduction

1. Introduction

1.1 Background

This Neighbourhood Plan has been prepared by Edith Weston Parish Council to guide the future development of the neighbourhood Area. The Plan seeks to positively address climate change, protect the natural landscape, encourage heritage-led regeneration and support communities of the Neighbourhood Area now and in the future.

The Edith Weston Neighbourhood Plan guides future development, focused on the themes of sustainable growth, residential development, natural landscape, green space, heritage, design, transport and other matters.

The Neighbourhood Plan encompasses the historic village of Edith Weston and its rural surrounds including part of Rutland Water within the neighbourhood area. The Neighbourhood Plan responds to the challenges the communities face, adapting to changing needs in a rural settlement.

The Neighbourhood Plan is based on analysis of data and of evidence; previous plans; and the views of the community. The Neighbourhood Plan Steering Group formed in [\[insert date here\]](#) and the early community engagement began [\[insert date here\]](#). Building upon the early community engagement, the themes for the Neighbourhood Plan emerged, providing insight into local issues of importance to the community. Further engagement included a householder questionnaire in [\[insert date here\]](#) and focused consultation on proposed Local Green Space in [\[insert date here\]](#).

The neighbourhood plan has also been supported by a range of technical reports including design codes and Housing Needs Assessment that together with the community engagement have informed the structure of the plan and its policies. Throughout the engagement and preparation of the plan Edith Weston Parish Council together with the Steering Group have kept people informed and engaged via [\[insert weblink here to NP website\]](#) and social media.

A summary of the key finding from community engagement are reflected on the following page.

Figure 1: Summary of Community Engagement

[This can be a swot analysis or a bullet point list of the key themes, send to UVE and these can be incorporated here.]

1.2 Status of the Neighbourhood Plan

The Edith Weston Neighbourhood Plan contains policies against which planning applications will be considered. The Neighbourhood Plan forms part of the statutory development plan, together with the adopted Rutland Local Plan. Section 38 of the Planning and Compulsory Purchase Act 2004 requires planning applications must be determined in accordance with the policies of the statutory development plan, unless material considerations indicate otherwise. So, the Neighbourhood Plan carries real weight in decision making.

The Edith Weston Neighbourhood Plan will be in force from the date it is made until the end 31st December 2041 [just check you are happy with the end date taken from the HNA] or until an updated plan is made before that date. The Plan will be reviewed regularly to assess whether an update is necessary.

The policies of the Edith Weston Neighbourhood Plan are based on analysis of evidence and community and stakeholder engagement.

The Neighbourhood Plan does not deal with excluded matters including waste, mineral extraction or nationally significant infrastructure.

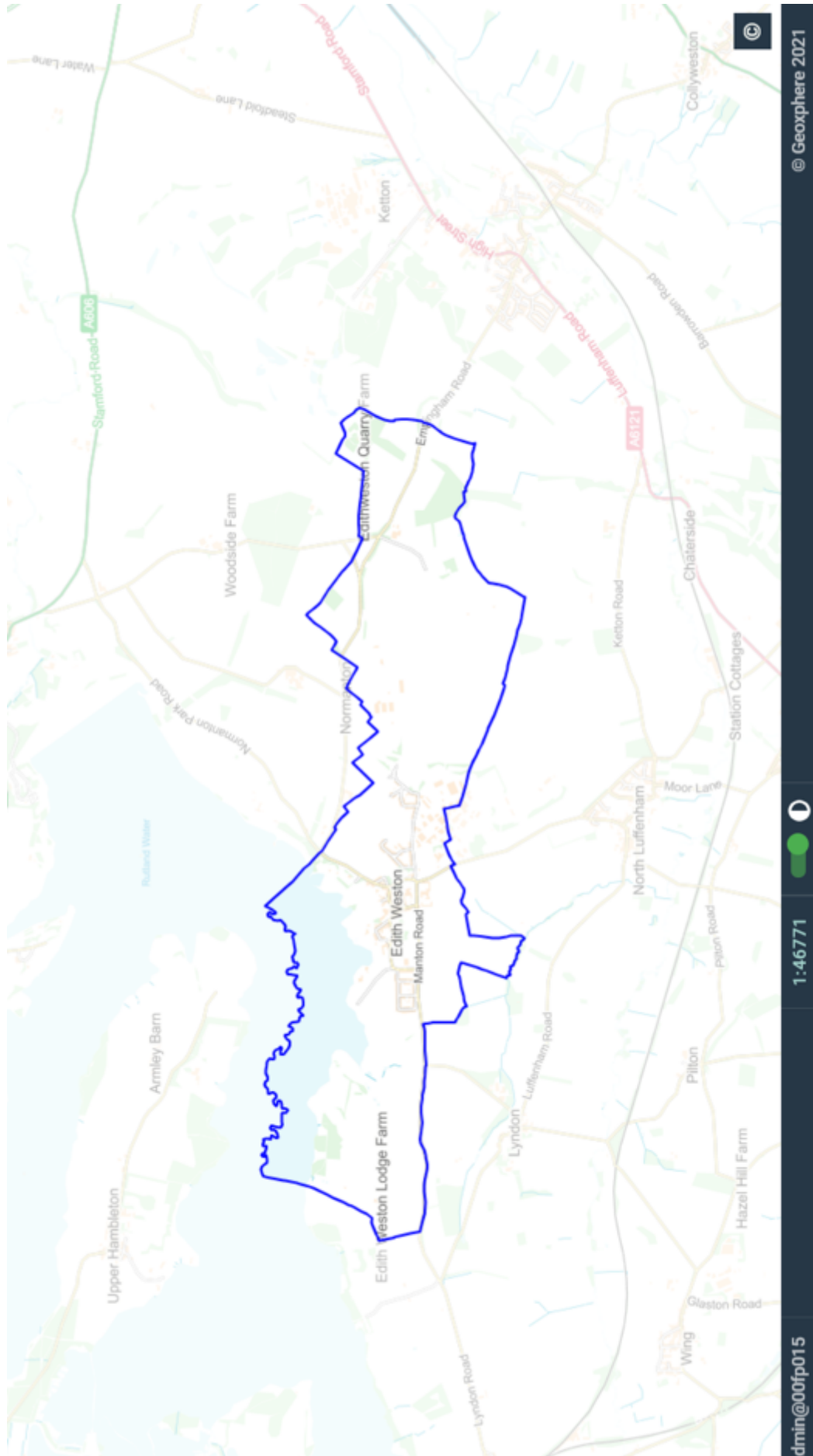
1.3 Monitoring and Review

The Plan will be monitored by Edith Weston Parish Council throughout the Plan period to 2041. Monitoring will include:

- planning decisions to see how the plan is being used in practice;
- any changes in national policy, guidance or legislation;
- any changes in or local plan policy or guidance; and
- any other changes in the Neighbourhood Area (social, economic and environmental).

The plan will be reviewed and updated if and when necessary, a regular report will be prepared on the monitoring.

Figure 2: Plan of the Neighbourhood Area



Strategy for Sustainable Development

2. Strategy for Sustainable Development

2.1 Background to Edith Weston

Location

The village of Edith Weston lies on the south shore of Rutland Water approximately 6.5 miles to the southeast of Oakham and approximately 7.5 miles to the southwest of Stamford.

Oakham and Stamford railway stations are located on Birmingham–Peterborough line, providing links to Peterborough, Melton Mowbray, Leicester and Birmingham New Street, amongst other locations.

There has been a military presence in the parish since the 1940s. The St. George's Barracks MOD site, which is currently Army Medical Services and home to 1st Military Working Dog Regiment.

Characteristics of the Area

Edith Weston described as 'the village in the landscape' it is a small and compact rural village, nestled in the open countryside close to the southern shore of Rutland Water.

The village core is separated by strategic green spaces from the planned estates on Manton Road and Pennie Drive. These were purpose built residential developments for serving military personal and their families who form part of the wider village community.

The military presence has been within the parish since 1940 with a number of non-designated heritage assets within the former MOD site and training airfield.

Edith Weston has a Conservation Area, designated in [Ask RCC] contains a number of listed buildings including the grade I Church of St Mary. Many of the properties are roofed in local materials of either thatch such as the grade II 'The Spinney' or in the local slate known as Collyweston Slate. These local building materials and roofscapes contribute to the distinct character of the area.

Population

UVE to draft when the 2021 Parish Census data is available (anticipated Spring 2023)

Key Issues

[QB send UVE a list of the Key Issues and we will incorporate them into this section, such as protecting local green spaces, preserving the character of the village and planned estates, providing new homes to meet the identified local need etc..]

2.2 Overall Planning Strategy

[UVE to draft]

2.3 Aims

- To protect the rural, natural, historic and built environment of Edith Weston, whilst minimising carbon use and increasing biodiversity.
- To promote local economic opportunity and more sustainable live-work patterns.
- To provide high quality housing to meet local need, supported by local community facilities.
- To promote walking, healthy lifestyles and more sustainable forms of transport.

2.4 Format of Policies

The policies are grouped under themed chapters. These are:

Chapter 3	Sustainable Growth
Chapter 4	Green Environment
Chapter 5	Design and Heritage
Chapter 6	Transport and Movement

The structure of the policies is as follows:

Purpose (what the group of policies in the chapter seek to achieve)

Planning Rationale (concise summary of the thinking behind the policies in the chapter)

Then for each individual policy:

The policy (requirements for development proposals to meet)

Interpretation (notes on how the policy should be applied in decision making)

Sustainable Growth

3. Sustainable Growth

Purpose

To support growth in sustainable locations, to meet the needs of the local community.

Planning Rational

National Planning Policy Framework, 2021

Chapter 5 of the National Planning Policy Framework 2021 (NPPF) deals with 'Supply of homes, mix and affordability'. This includes addressing the needs of groups with specific housing requirements.

It also makes clear that neighbourhood plans should consider where small and medium sites for housing could go. The Neighbourhood Plan positively addresses this through making clear where suitable locations for housing would be across the Neighbourhood Area. Site allocations will be dealt with through the Local Plan owing to the constraints of the Neighbourhood Area including a Site of Special Scientific Interest (SSSI), RAMSAR site and a Special Protection Area (SPA).

Chapter 6 of the NPPF makes clear that significant weight should be given to supporting economic growth and activity. This includes taking into account local business needs and wider opportunities for development.

To support a prosperous rural economy the NPPF states that planning policies should enable sustainable growth and expansion of business in rural areas through conversion of existing buildings and well-designed new developments. It also sets out the type of uses that are focused around community services and facilities such as local shops, meeting places and public houses. All which Edith Weston Parish currently supports as a rural community.

Chapter 8 of the NPPF deals with 'Promoting healthy and safe communities' and states that planning policies should make provision for shared spaces and community facilities and guard against loss of valued facilities and services. It also supports improvement of existing community services and facilities. There are identified opportunities for this in the Neighbourhood Area, for example the Memorial Hall is a small venue, the community needs a larger community centre, suitable for the wider community to use.

The Government's Technical housing standards, March 2015

This sets the nationally described space standards with minimum room sizes for all types of residential development. Neighbourhood Plan policy applies these for new residential development and encourages sufficient amenity space such as gardens for new residents.

Core Strategy Development Plan Document, Adopted July 2011

The Rutland Local Development Framework Core Strategy 2011 contains policies on residential development, housing mix, affordable housing and other related matters. These are now somewhat out-of-date due to the age of the plan and in particular changes to national policy and guidance and the impact of the Covid-19 Pandemic.

Rutland County Council are in the process of updating their Local Plan. In this new draft the spatial strategy for housing and economic growth for the next 15 years will be set. The timetable indicates the Regulation-18 version of the emerging Local Plan will be prepared by the Summer 2023.

However, the Core Strategy does identify Edith Weston as 'Local Service Centre' in Policy CS3 The Settlement Hierarchy. Policy CS4 The Location of Development then seeks to inform development by setting out sustainable locations in accordance with the settlement hierarchy. It states that Local Service Centres such as Edith Weston can accommodate a level of growth mainly through small scale sites, infill and conversion or reuse of vacant buildings. There are also policies that deal with housing in the countryside, density, type and affordable housing provision.

Therefore, the Neighbourhood Plan responds positively, informing the growth strategy by identifying sustainable locations as set out in policies EW-SG01: Development within the Settlement and EW-SG02: Infill for future residential development in the Neighbourhood Area, focused on the main settlement within the 4 Planned Limits of Development boundaries in Edith Weston and in infill locations. The aim is to ensure homes are built to provide a range of dwellings which are desirable, affordable, and future proof. This includes provision of homes that include superior environmental performance and contribute to delivering carbon zero buildings.

The Neighbourhood Plan does not seek to modify Local Plan requirements for mix and affordable housing, but to shape how housing development, including affordable provision is provided.

Edith Weston Housing Needs Assessment, AECOM, July 2022

The independent Housing Needs Assessment (HNA) calculated an objectively assessed housing need figure. The HNA concluded an overall housing need figure of

21 new dwellings in the Plan period to 2041. This reflects the rural status of the settlement with limited services.

Rutland County Council's latest housing monitoring figures to March 2022 shows 6 homes have been completed and an additional commitment. This delivers 7 new homes towards the indicative figure, which would indicate the housing need is adjusted to 14 over the Plan period to 2041. This is reflective of the small scale rural settlement.

It also identified the type and mix of homes that is required over the plan period. This identified that:

"The results of the life-stage modelling suggest there should be a particular focus on providing more four-bedroom dwellings. However, affordability is a serious and worsening challenge in the NA. While the provision of Affordable Housing (subsidised tenure products) is one way to combat this, another is to ensure that homes come forward which are of an appropriate size, type and density for local residents' budgets. Continuing to provide smaller homes with fewer bedrooms would help to address this situation."

It also noted that:

"Given the wider affordability issues present in Edith Weston we recommend a 70% rent to 30% ownership affordable tenure split, prioritising those in the most acute need. We recognise it would be advantageous to propose a higher proportion of affordable rent (i.e. 80% in line with adopted Local Policy), however flexibility is needed to accommodate the 25% First Homes requirement as well as other, potentially more affordable, intermediate tenures such as Shared Ownership."

These conclusions have informed the residential development policies of the Neighbourhood Plan, to support the delivery of these elements, augmenting the policies in the adopted Local Plan.

Policy EW-SG01: Development within the Settlement

- 1. Residential development will be supported within the Planned Limits of Development (see figure 3).**
- 2. Development to provide employment and/or community facilities will be supported within the Planned Limits of Development, subject to there being no significant adverse impact on residential amenity.**
- 3. Loss of community facilities will only be supported where a similar or better facility is provided in close proximity, or where it can be demonstrated that the facility is no longer viable.**

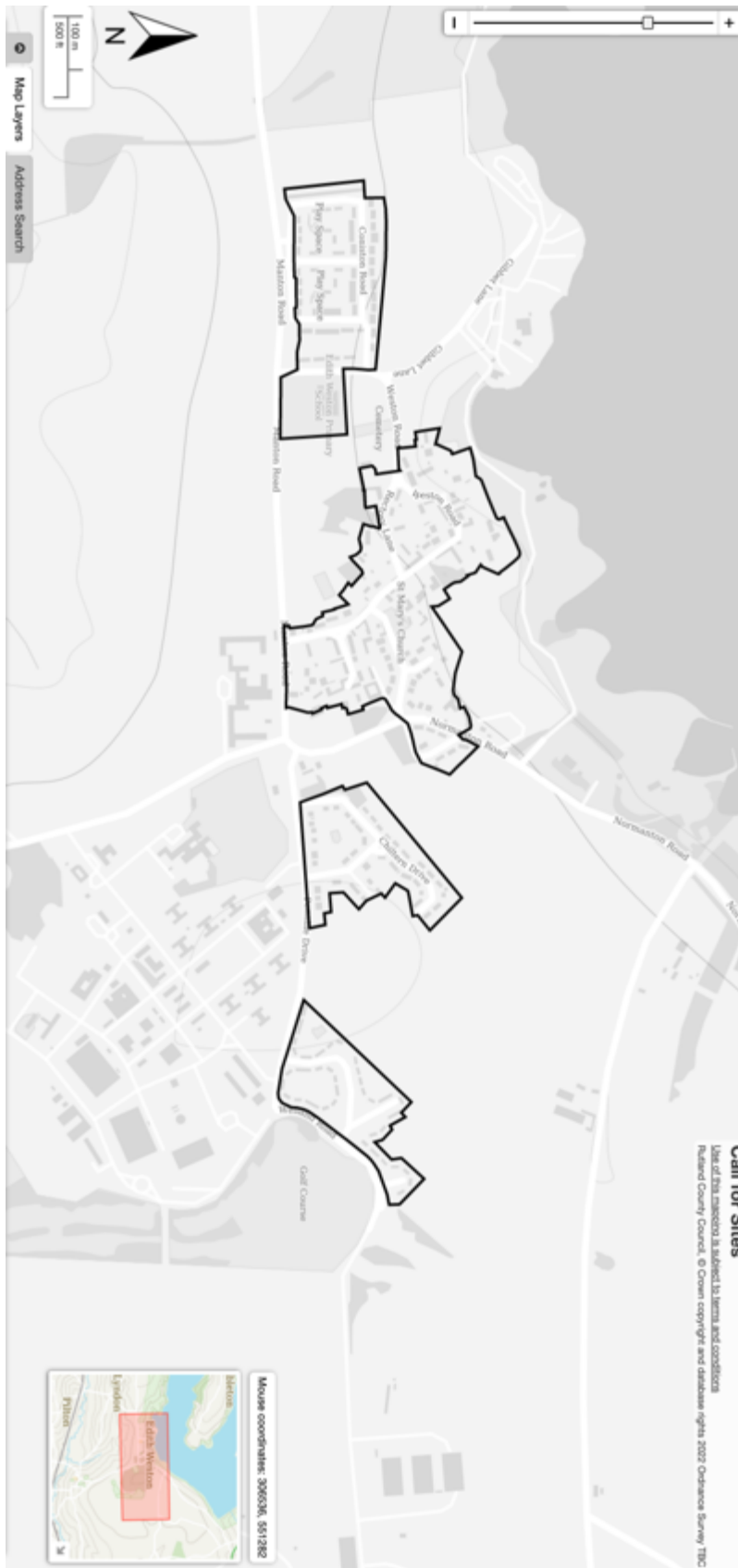
Interpretation

Adverse impacts on residential amenity could include noise, visual intrusion, vibration, dust or other impacts.

Support for development within the Planned Limits of Development is subject to the scheme meetings design and other requirements in this Neighbourhood Plan.

In considering the viability of community facilities, it would be expected that the facility be offered at a market price for at least 12 months.

Figure 3: Planned Limits of Development



(Rutland County Council, Accessed 03/12/2022

<https://rutland.opus4.co.uk/planning/localplan/maps/cfs#/x:493046/y:305310/z:9/b:31/o:8534>)

Policy EW-SG02: Infill and Redevelopment

1. **Development will be supported outside of the Planned Limits of Development where it comprises:**
 - a. **Infill development within a gap in an existing built frontage.**
 - b. **Redevelopment of an existing house or houses.**

2. **For infill development and redevelopment, the following requirements should be met:**
 - a. **The scheme should front the road, continuing the existing building line and orientation of flanking properties;**
 - b. **The scheme should complement the site and local context in terms of scale, height massing, siting, set back of building frontages, patterns of garden space, and other characteristics of the area;**
 - c. **The scheme must not involve the complete or substantial loss of garden space of existing properties;**
 - d. **The new scheme should maintain gaps for maintenance between it and existing properties.**

Interpretation

To be infill, a gap would need to be on road frontage and be flanked on both sides by existing buildings. A gap would be able to accommodate 1, 2 or perhaps 3 houses. Development of more extensive gaps would not be infill, so would not be supported by the policy. Similarly, the policy would not support ribbon development on the ends of built frontages. Housing set back behind existing properties, with access through a gap, would clearly not be infill development.

Support for infill development and redevelopment is subject to the scheme meetings design and other requirements in this Neighbourhood Plan.

Green Environment

4. Green Environment

Purpose

To protect and enhance the natural environment, landscape character and green infrastructure.

Planning Rational

National Planning Policy Framework, 2021

Chapter 8 of the NPPF deals with 'Promoting healthy and safe communities', including the designation of Local Green Spaces that are demonstrably special to the community. The Neighbourhood Plan Local Green Space audit considered *** proposed spaces and designates 24 including wildflower meadows, open space and play areas that are important to the local community contributing to the health and well-being of the wider community.

Chapter 12 deals with 'Achieving well-designed places'. Design considerations include function, adding to the quality of the area, visual attractiveness, effective landscaping, being sympathetic to local character and history, maintain strong and distinctive sense of place, and making safe, inclusive and accessible places.

This is augmented by the National Design Guide (2021) establishes that well-designed places have ten characteristics. These are context, nature, identity, use, resources, movement, built form, public space, homes and buildings and lifespan.

The NPPF makes clear in chapter 14 'meeting the challenge of climate change, flooding and coastal change', paragraph 152 that policies should support the transition to a low carbon future in a changing climate.

Chapter 15 Conserving and enhancing the natural environment makes clear that planning policies should protect and enhance valued landscapes, intrinsic character and beauty of the landscape, habitats, and provide net gains in biodiversity. This includes consideration of protection of valued landscapes, intrinsic character, biodiversity net-gain, pollution, mitigation.

Core Strategy Development Plan Document, Adopted July 2011

The Rutland Core Strategy, 2011 contains various policies relating to the natural environment. These are now somewhat out-of-date due to the age of the plan, changes to national policy and guidance and the increasing priority given to biodiversity net gain and climate resilience.

The neighbourhood plan sets more specific requirements and takes account of more recent guidance.

Design Guidelines for Rutland, November 2021

The design SPD identifies the special landscape character areas relevant to the neighbourhood area. These are 'Rutland Water Basin' and 'High Rutland'. The mapping extract can be found on the following page which shows these areas.

Rutland Landscape Character Assessment, May 2003

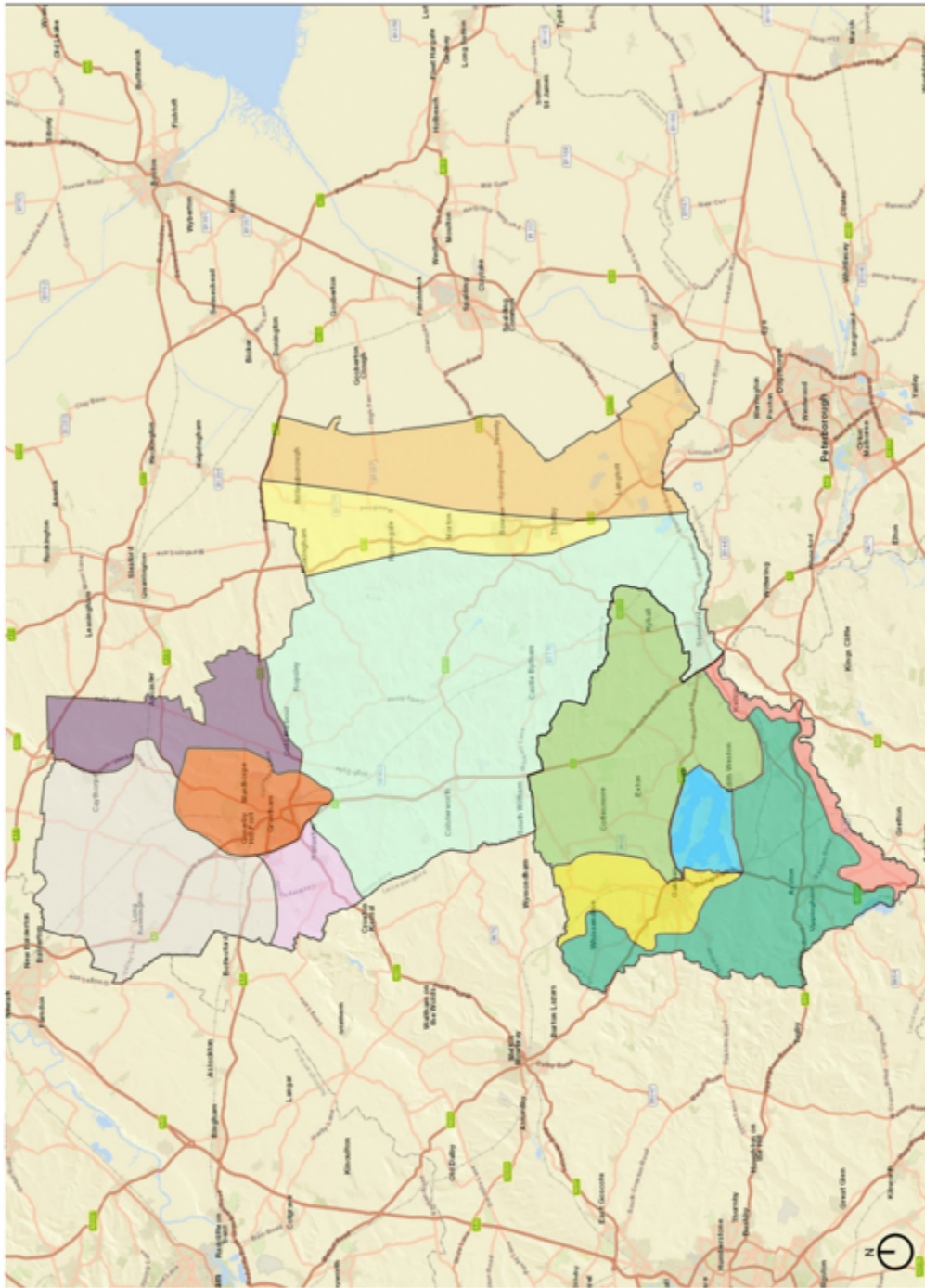
The landscape character assessment is referenced in the Rutland design code. The neighbourhood area includes 2 of the character areas. The first is High Rutland, ridges and valleys includes the following key characteristics:

- Mixed or arable farming;
- Historic features including ridge and furrow and narrow lanes;
- Woodland, mature hedges; and
- Ridges and valleys tend to run generally south-north, with shallower valleys.

The Rutland Water Basin is described as:

- Generally low, gentle sloping hills to skylines;
- Steeper sides at southern water slopes to basin;
- Undulating topography with high level of tree coverage at the shores; and
- Large bird populations and other wetland species.

Figure 4: Rutland Landscape Character Areas



- South Kesteven Existing Landscape Character**
- Fen Margin
 - Grantham Scarps and Valleys
 - Harlaxton Denton Bowl
 - Kesteven Uplands
 - Southern Lincolnshire Edge
 - The Fens
 - Trent and Belvoir Vale
- Rutland Existing Landscape Character**
- High Rutland
 - Rutland Plateau
 - Rutland Water basin
 - Vale of Calmose
 - Welland Valley

(pg 14, Design Guidelines for Rutland and South Kesteven, November 2021)

Policy EW-GE01: Natural and Green Environments

1. **Development should cause no overall harm to, and should take opportunities to enhance, the area's habitats and ecology and must achieve bio-diversity net gain.**
2. **Development should have no significant adverse impact on the following sensitive and designated landscapes (see figures 5 and 6):**
 - a. **Woodlands;**
 - b. **Rutland Water Site of Special Scientific Interest and Special Protection Area;**
 - c. **Rutland Water Ramsar;**
 - d. **Local Wildlife Sites - North Luffenham Airfield;**
 - e. **Local Wildlife Site – Hedgerow;**
 - f. **Ridge and Furrow landscape;**
 - g. **Verges.**
3. **Existing trees and hedges should:**
 - a. **be retained and incorporated into the design and layout of development; or**
 - b. **where loss of trees or hedges is unavoidable, replacements should be provided within the development site, to create a similar level of amenity and effectiveness in terms of addressing climate change.**

Interpretation

Replacement trees or new trees should be of native species or other species with high value in terms of addressing climate change.

In terms of avoiding harm to habitats, the following hierarchy should be used:

- Avoid habitat damage;
- Minimise habitat damage;
- Restore damaged or lost habitat;
- Compensate for habitat loss or damage (as a last resort).

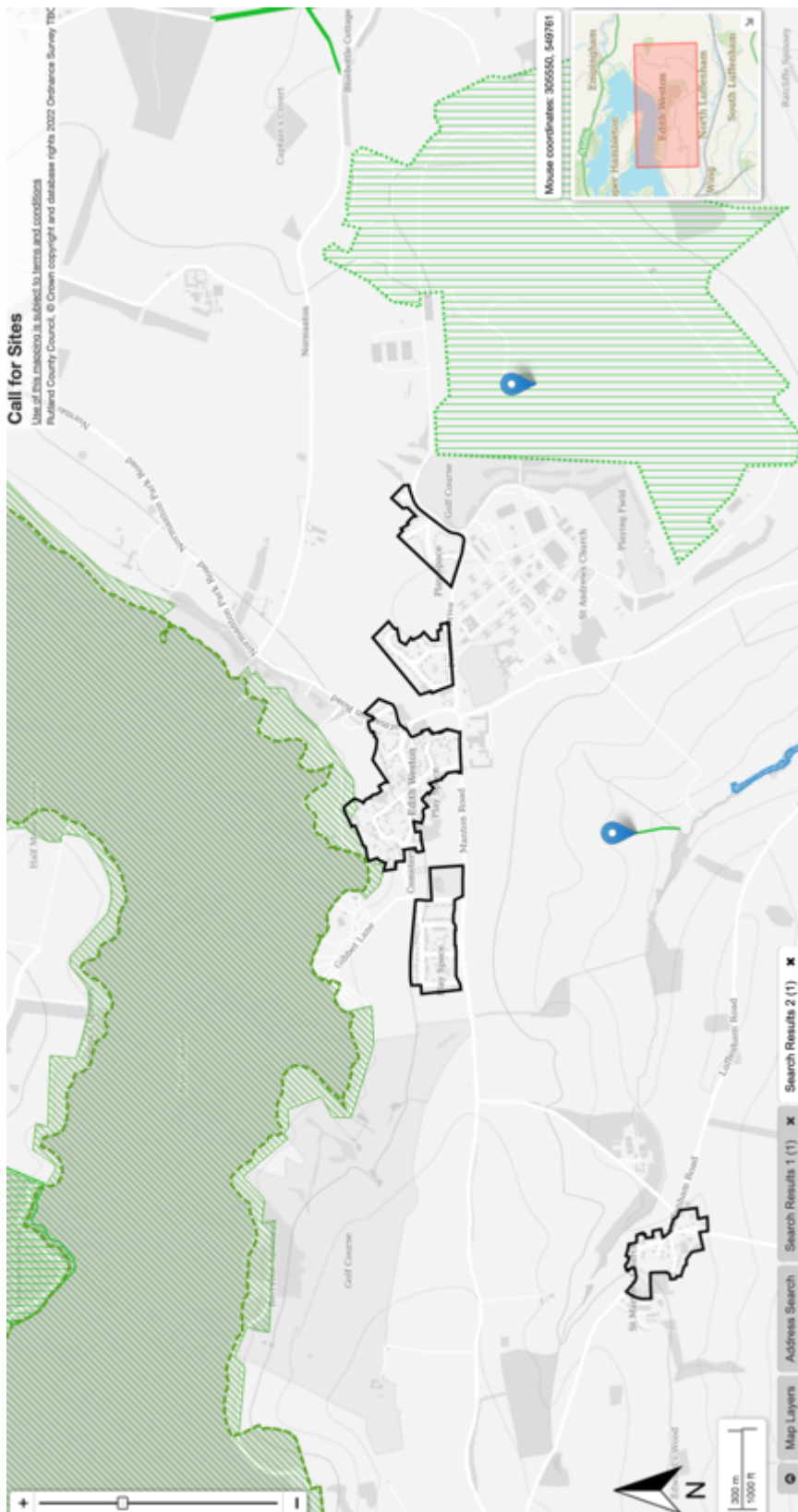
Design features to support wildlife include:

- Bat boxes and bird boxes (owl, raptors, house sparrow, house-martin, swift, woodpecker);
- Hedgehog gaps in fences;
- Badger routes;
- Wildlife connectivity via grass verges and footpath edges;

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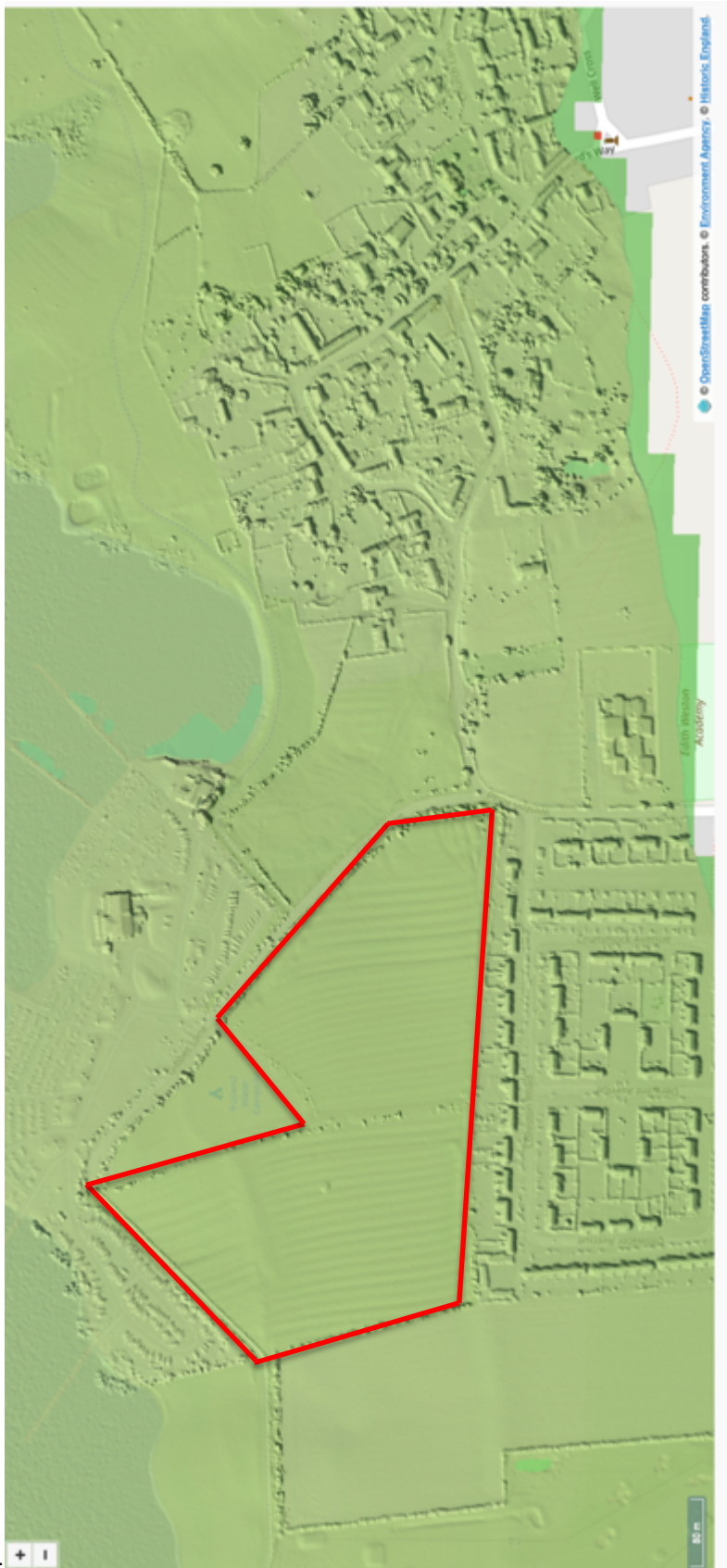
- Meadow edge grasses and wildflowers, bee friendly desirable.

Figure 5: Plan of Natural and Green Environments



(Rutland County Council, Accessed 07/12/2022,
<https://rutland.opus4.co.uk/planning/localplan/maps/cfs#/x:492702/y:305174/z:8/b:31/o:8523,o:8524,o:8525,o:8527,o:8529,o:8530,o:8534,o:8536>)

Figure 6: Map of Ridge and Furrow



(Open Source Data, accessed 07/12/2022, <https://enfarchsoc.org/opendata/>)

Policy EW-GE02: Local Green Space

1. The following spaces are designated as Local Green Space:

LGS 1 Tyler's Orchard and Wildflower Meadow
LGS 2 The Dell, Normanton Road
LGS 3 Woodland, Pennine Drive
LGS 4 Mendip Play Area
LGS 6A Pennine Play Park
LGS 6B Seven Crescent, Grassed Area 1
LGS 6C Seven Crescent, Grassed Area 2
LGS 6D Seven Crescent, Grassed Area 3
LGS 11A Glebe Land Area A
LGS 11B Glebe Land Area B
LGS 12 Manton Road, Verge and Trees
LGS 13 Crummock Ave, Play Area
LGS 14 Ullswater/Windermere Road, Play Area
LGS 16 Derwent Ave Green Space
LGS 17 Weston Road, Public Green Space
LGS 18 Weston Road, Nature Area
LGS 19 Weston Road Dell
LGS 20 Orchard and Grazing land, Adjoining Tommy's close
LGS 21 School Playing Field
LGS 22 Derwent Ave, Village Green
LGS 23 Tommy's Close Recreation Ground
LGS 24 Memorial Stones

[These will need to be renumbered before Reg-14 and the corresponding plans]

2. Development should have no adverse impact on the green character, community value, accessibility, safety, or amenity of Local Green Spaces.

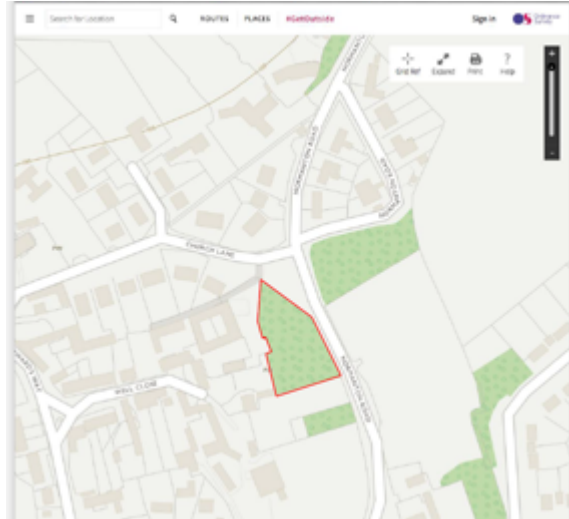
Interpretation

National planning policy makes clear that Local Green Spaces have similar protection to Green Belts. However, it should be noted that the purpose of Local Green Spaces is based on community value, so is different to the five purposes of Green Belts.

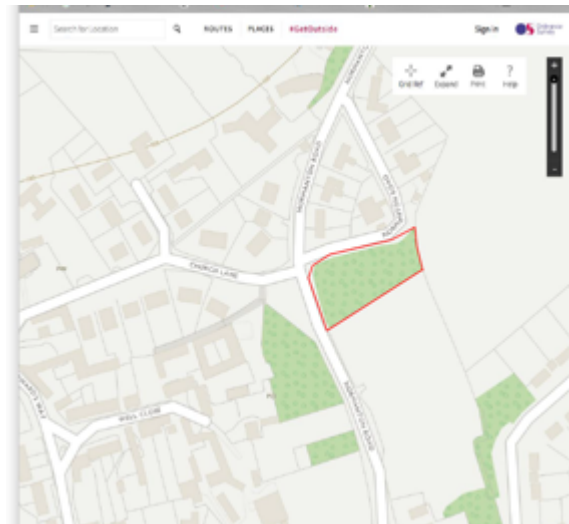
Figure 7: Plans of Local Green Space Designations

[File note, these must be replaced with larger scale plans for the Reg-14 version]

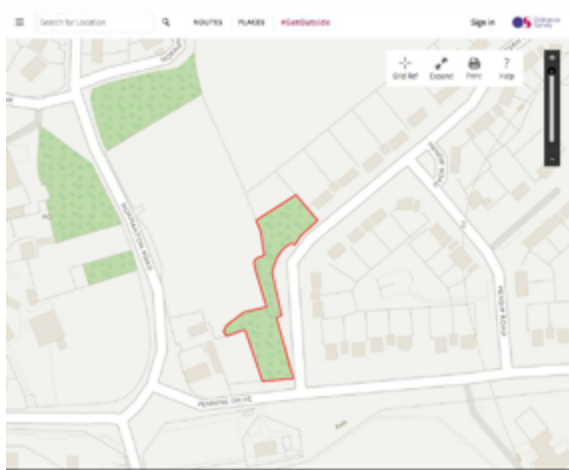
1 Tyler's Orchard and Wildflower Meadow



2 The Dell, Normanton Road

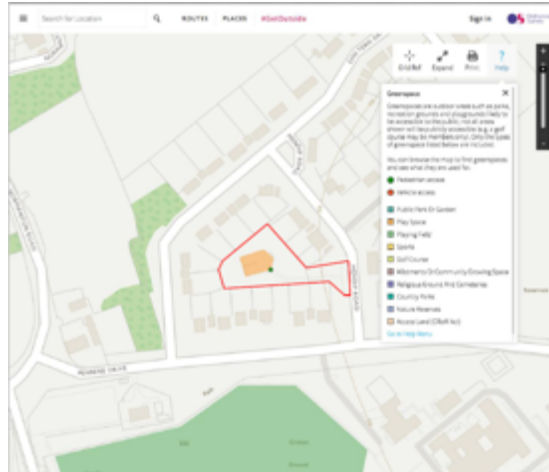


3 Woodland, Pennine Drive



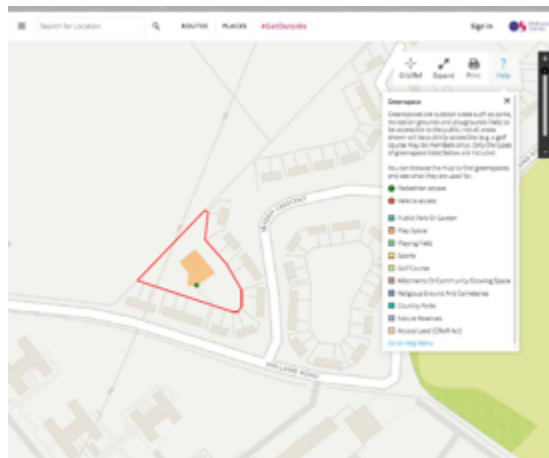
4 Mendip Play Area

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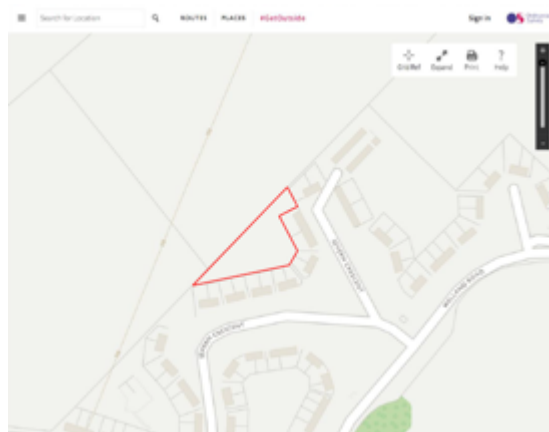
6A

Pennine Play Park



6B

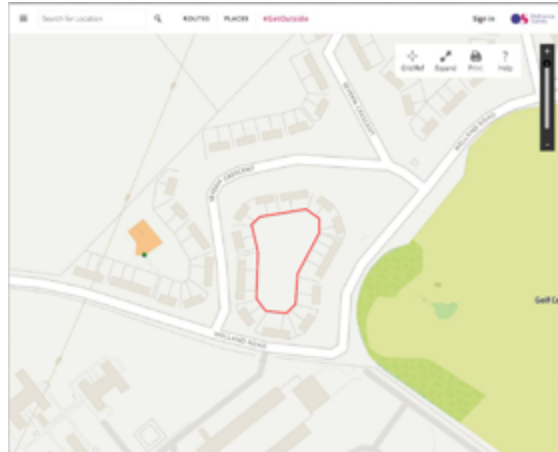
Seven Crescent, Grassed Area 1



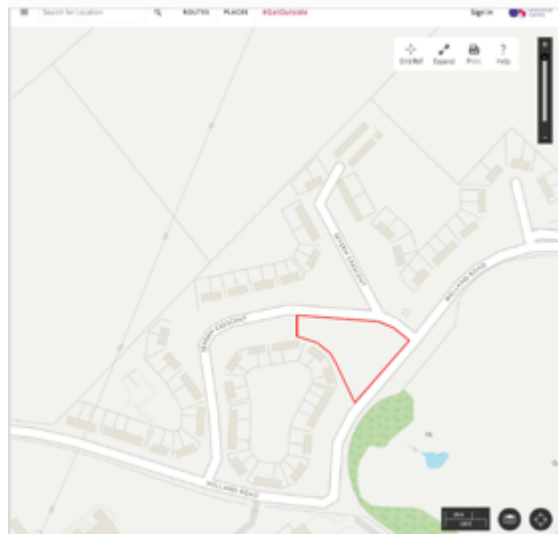
6C

Seven Crescent, Grassed Area 2

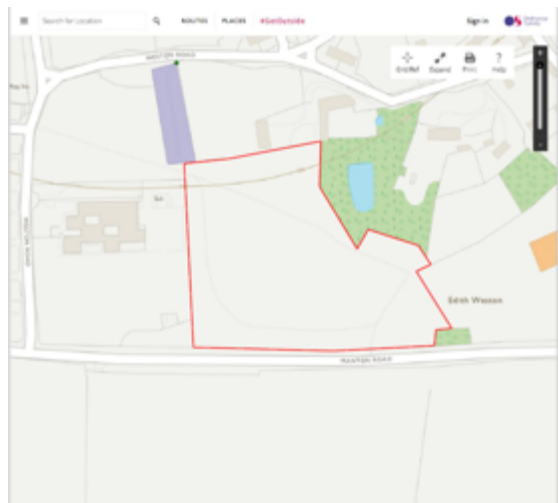
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6D Seven Crescent, Grassed Area 3

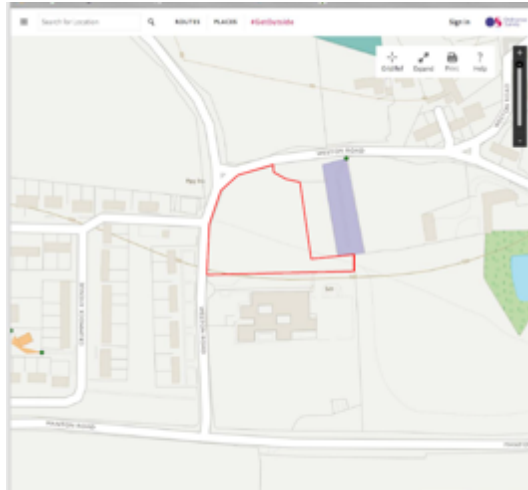


11A Glebe Land Area A

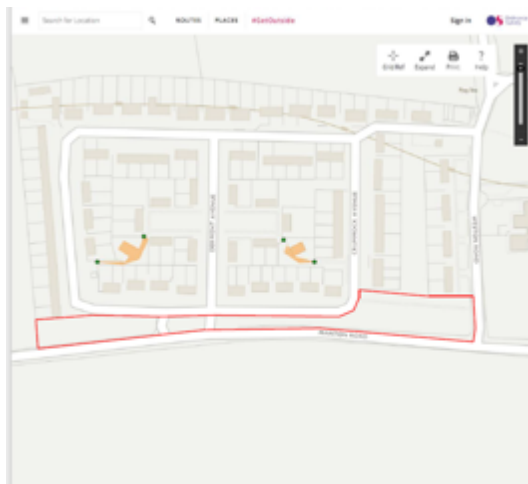


11B Glebe Land Area B

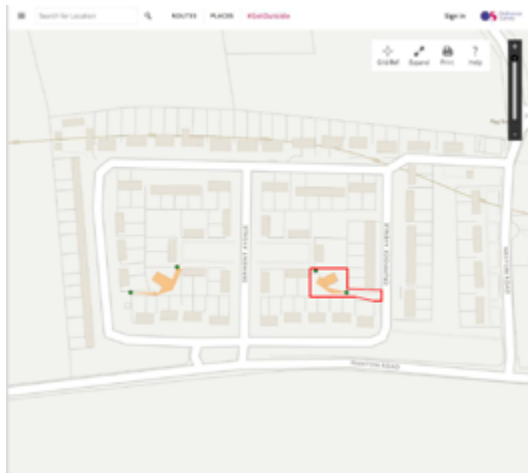
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12 Manton Road, Verge and Trees

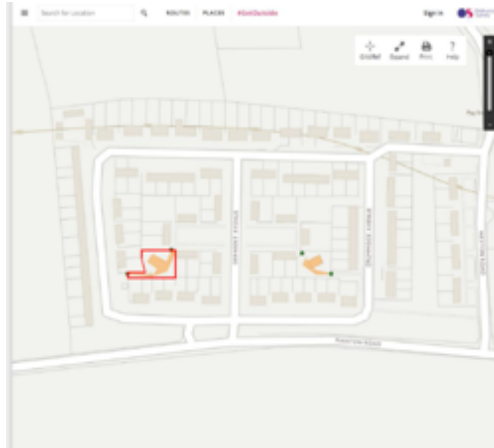


13 Crummock Ave, Play Area

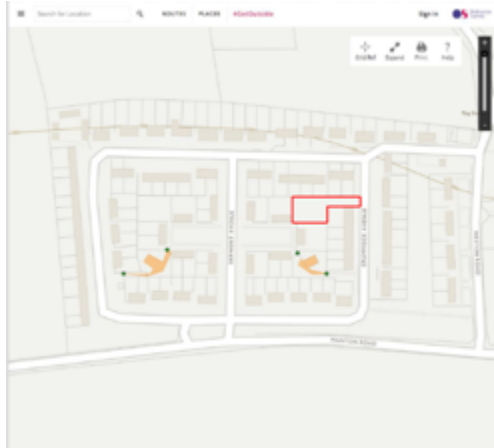


14 Ullswater/Windermere Road, Play Area

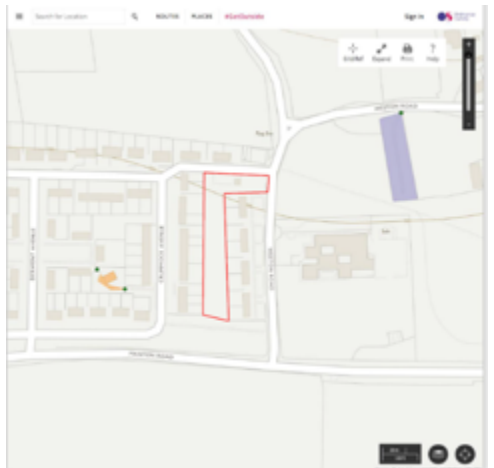
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16 Derwent Ave Green Space

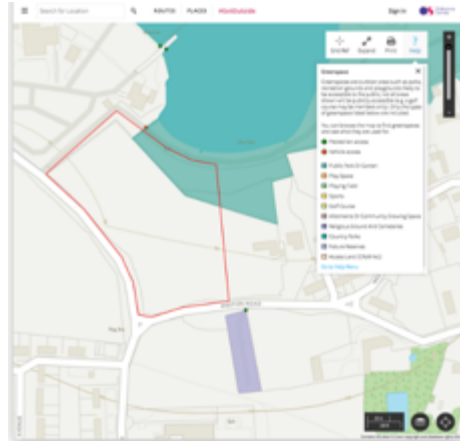


17 Weston Road, Public Green Space

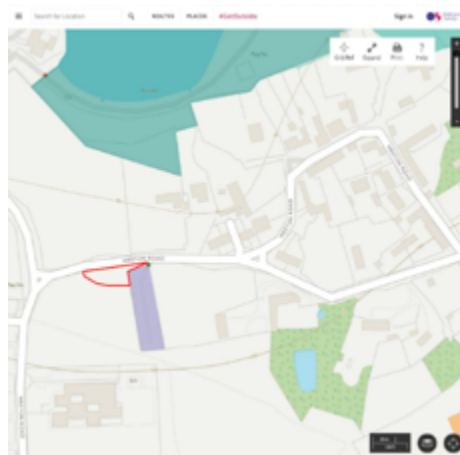


18 Weston Road, Nature Area

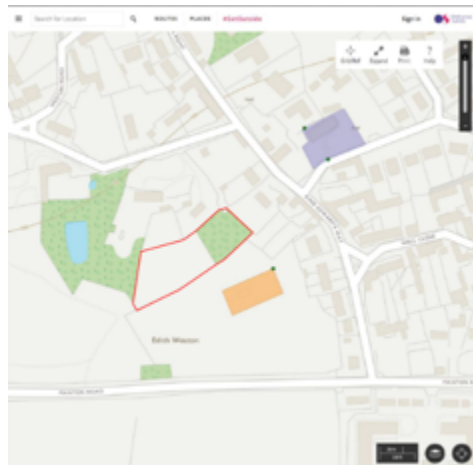
Edith Weston Neighbourhood Plan



19 Weston Road Dell

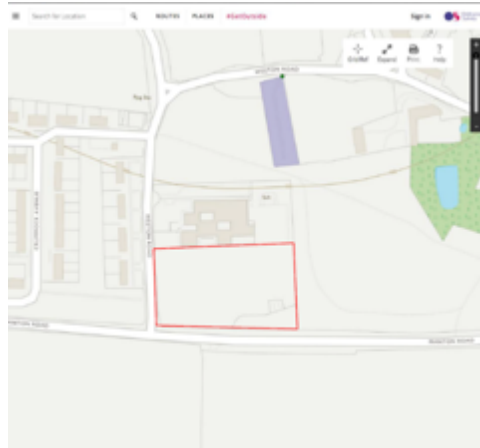


20 Orchard and Grazing land, Adjoining Tommy's close

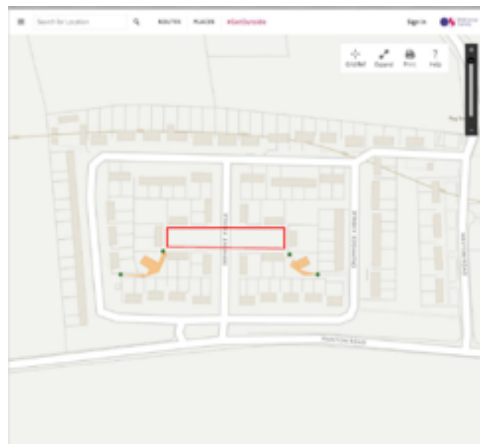


21 School Playing Field

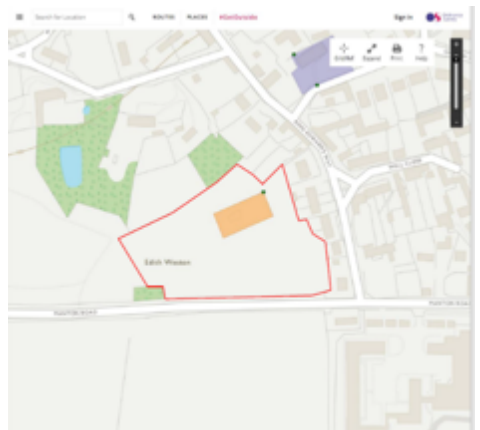
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22 Derwent Ave, Village Green

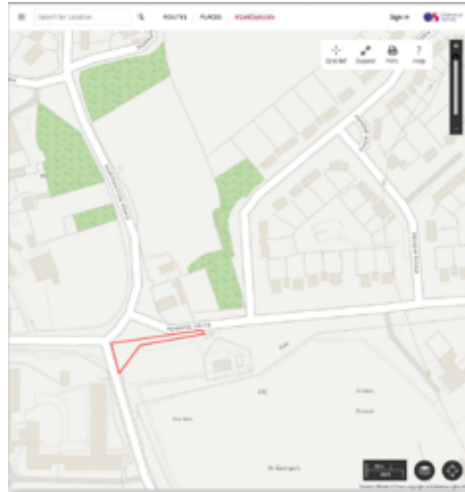


23 Tommy's Close Recreation Ground



24 Memorial Stones

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Design and Heritage

5. Design and Heritage

Purpose

To ensure that development is well designed and to protect or enhance historic and rural environments.

Planning Rational

National Planning Policy Framework, 2021

Chapter 12 of the NPPF deals with 'Achieving well-designed places'. Design considerations include function, adding to the quality of the area, visual attractiveness, effective landscaping, being sympathetic to local character and history, not discouraging innovation and change, maintain strong and distinctive sense of place, optimize site potential, and making safe, inclusive and accessible places.

This is augmented by the National Design Guide (2021) establishes that well-designed places have ten characteristics. These are context, nature, identity, use, resources, movement, built form, public space, homes and buildings and lifespan.

Chapter 16 of the NPPF deals with 'Conserving and enhancing the historic environment'. This includes consideration of sustaining or enhancing heritage assets, wider social, economic and cultural benefits, contribution of new development, and character of place.

Core Strategy Development Plan Document, Adopted July 2011

The Core Strategy, 2011 contains various policies relating to design and the historic environment. And natural environment. These are now somewhat out-of-date due to the age of the plan, changes to national policy and guidance, the introduction of the National Model Design Code 2021, and the increasing priority given to climate change.

The neighbourhood plan sets more specific design requirements and takes account of more recent guidance.

Chapter 5 'Sustaining our Environment' makes clear that new homes should be built to Lifetime Homes standards, to ensure new homes are capable of adapting to meet peoples changing needs. Together with the policies on good design and energy efficiency, these support the delivery of climate resilient communities in well-designed places.

Design Guidelines for Rutland, November 2021

The design SPD supplements Core Strategy policy DE1. It aims to inform high quality design at any scale of development. It establishes design steps and considerations, with detailed checklist elements for applicants to consider at a variety of scale development from household extension through to major applications.

The SPD also addresses climate change and seeks to inform climate resilient communities through good design and innovative architecture.

The SPD also puts great emphasis on early engagement with parish councils, asking applicants to demonstrate how these engagements have influenced the design. It makes clear that the first part of this process would be the Neighbourhood Plan policies.

Policy EW-DH01: Sustainable Design

1. Development should complement the characteristics of the local context in terms of scale, massing, height, set-back from the road, and pattern of buildings and gardens.
2. Development should take opportunities to enhance pedestrian permeability and connectivity, including by providing links to existing public paths.
3. Development should provide active frontages to streets and spaces, so as to provide overlooking and natural surveillance.
4. Landscape and public realm should be an integral part of the design and layout of development, including both garden spaces and public spaces.
5. Residential development should include:
 - a. Private gardens or shared amenity space for housing; or
 - b. Shared amenity space and balconies for apartments;
 - c. Discretely located and screened storage for bins and recycling.
6. Development should use high quality, durable and sustainable materials and support will be given to the use of local materials, recycled materials and green materials.
7. Boundary treatments should complement the historic and rural character of the area, including the use of hedges and low stone walls.
8. Development should include positive design features to reduce carbon use.
9. Development should avoid harmful impacts on dark skies from excessive or poorly designed lighting.

Interpretation

The term 'public realm' refers to streets, spaces and other publicly accessible places.

Permeability and connectivity refers to ease and choice of movement by pedestrians through a site and in terms of connections to surrounding paths.

Active frontages refer to building elevations containing features like windows, doors and balconies.

Balconies, where provided, should be of sufficient size to allow for sitting, drying clothes and planting containers.

Local materials would include limestone, painted render, slate, Collyweston slate, thatch, plain clay tiles, and timber windows. Green materials would include materials from sustainable sources, or with low embodied energy or materials and construction with superior environmental performance.

Examples of positive design features to reduce carbon use are.

- use of efficient heating and cooling systems, or design to reduce dependency on heating and cooling systems;
- superior insulation properties and airtightness;
- natural ventilation and air flow (for warmer months) to help avoid over-heating;
- use of local, low-embodied energy, recycled and recyclable materials;
- living (green) walls or roofs;
- orientation to respond to climate;
- rainwater capture, storage and reuse (grey water);
- use of LED or other low wattage lighting;
- space for natural drying clothes;
- bins for recycling;
- flexible spaces and layouts to accommodate changing demands;
- existing landscape features, landform and green infrastructure should be retained and be incorporated into redevelopment and be enhanced as far as possible;
- Sustainable Urban Drainage Systems (SUDS) should be incorporated into the landscape design;
- hard surfacing should be kept to a minimum area and be water permeable;
- use of traditional hedges for boundary treatments creates a greener environment and enhances the historic and rural character of the area;
- local green energy schemes can include small wind turbines, ground heat pumps, photovoltaics, biomass and other technologies.

For impacts on dark skies, considerations would include; locations, appearances of installations, illumination levels. Impacts could affect amenity, but also habitats and ecology.

Policy EW-DH02: Planned Estates

1. **Development within the planned estates (see figure 8) should complement the character of the estates, including the following key characteristics:**
 - a. **The green character based on a garden suburb-type layout, with a combination of communal green spaces and the pattern of front and rear gardens;**
 - b. **Use of hedges as boundary treatments;**
 - c. **High quality and green environment for pedestrians;**
 - d. **The Predominant two-storey height of buildings;**
 - e. **The planned layouts and regular spacing of houses;**
 - f. **The palette of materials, including red brick, render and concrete roof tiles, with porches.**

2. **Development should not encroach onto or lead to the loss of the public green spaces in the estates.**

Interpretation

The policy seeks to protect the distinctive character of the planned estates and to protect public green landscapes and their value to health, character, recreation and amenity.

The policy should not be interpreted as requiring or encouraging stylistic imitation or as a barrier to creative or green design.

Policy EW-DH03: Edith Weston Conservation Area

1. Development in and around the Edith Weston Conservation Area (see figure 9) should preserve or enhance the character, including the following key elements of character:
 - a. The rural and vernacular character, based on an unplanned and organic layout and domestic-scale buildings;
 - b. The mix of rear-of-pavement/road building frontages, or buildings set back behind front gardens;
 - c. Use of low stone walls or hedges as boundary treatments;
 - d. Predominant character of one or two-storey buildings, some with additional storeys in the form of roof dormers;
 - e. Some streets with no footways or with grass verges;
 - f. Local materials including limestone, painted render, slate, Collyweston slate, thatch, plain clay tiles, and timber windows.

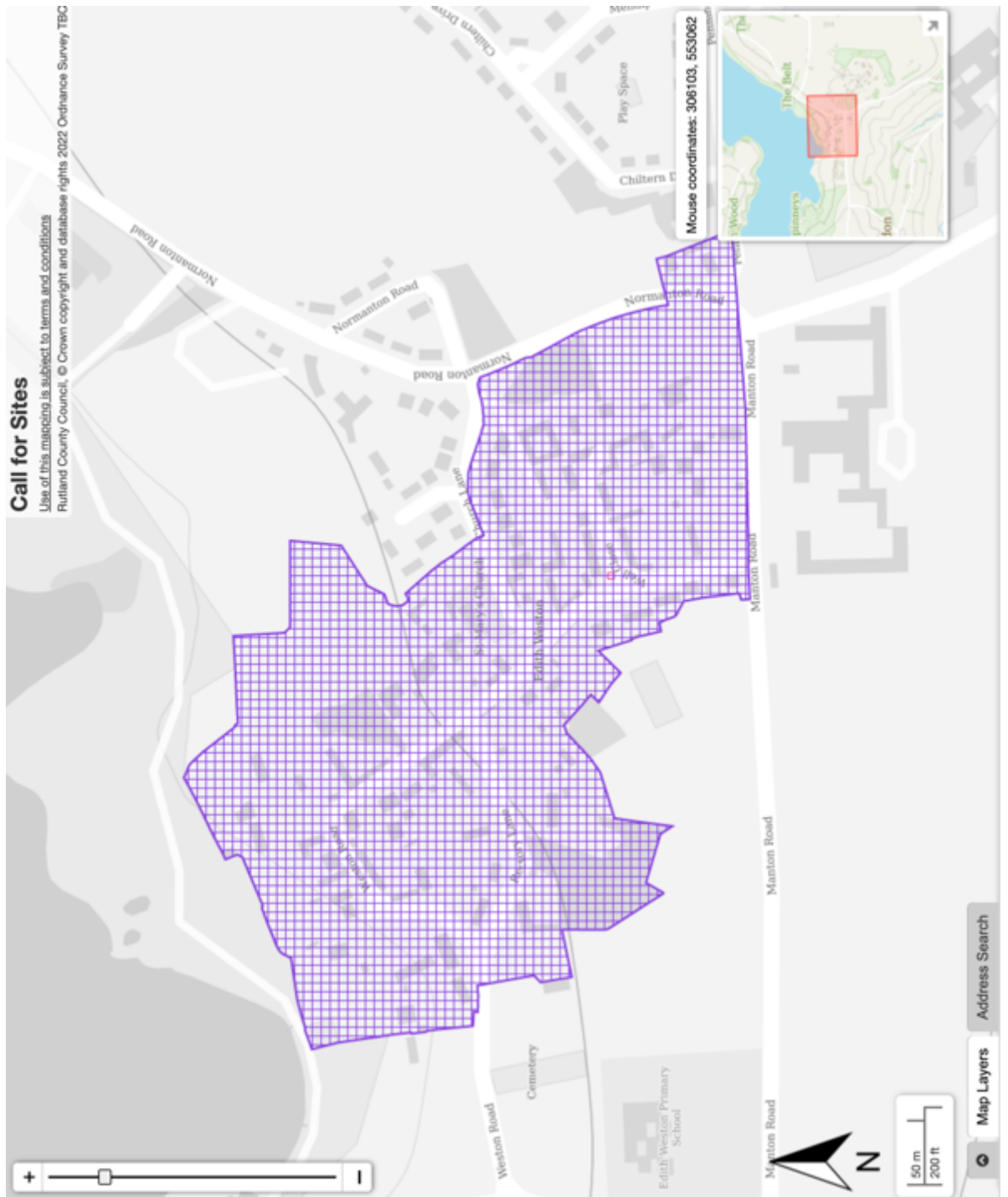
Interpretation

The policy highlights key elements of character, to guide the design of development.

The policy should not be interpreted as requiring or encouraging stylistic imitation or as a barrier to creative or green design.

Edith Weston Neighbourhood Plan

Figure 9: Plan Edith Weston Conservation Area



(Rutland County Council, Accessed 03/12/2022)

Policy EW-DH04: Undesignated Heritage

- 1. Any development of the St George's Barracks site should protect the following war heritage structures and their settings (see figure 10):**
 - a. Water Tanks;**
 - b. Heating Dome;**
 - c. Type J Hanger;**
 - d. Water Office;**
 - e. Control Tower.**

Interpretation

The policy identifies and seeks to protect key heritage structures from the 20th Century.

Figure 10: Plan of Heritage Structures St George's Barracks Site

[Insert Plan to show each of the heritage structures listed in the policy before Reg-14]

Transport and Movement

6. Transport and Movement

Purpose

To promote more sustainable travel methods, including active travel.

Planning Rational

National Planning Policy Framework, 2021

Chapter 2 deals with sustainable development.

Sustainable development has economic, social and environmental objectives, set out in Paragraph 8.

Paragraph 11a) states:

“all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;”

Chapter 9 of the NPPF deals with promoting sustainable travel. Whilst this is challenging in a rural environment without good public transport links, the Neighbourhood Plan promotes active travel through walking and cycling.

The NPPF defines sustainable transport modes as:

“Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, ultra low and zero emission vehicles, car sharing and public transport.”

This is important for rural communities to encourage ultra-low and zero emission vehicles, where the reliance is heavily on private vehicle journeys due to a lack of public transport alternatives.

The NPPF makes clear in chapter 14 ‘meeting the challenge of climate change, flooding and coastal change’, paragraph 152 that policies should support the transition to a low carbon future in a changing climate.

Decarbonising Transport Plan, 2021

The Government’s [Decarbonising Transport Plan \(2021\)](#) sets out a vision for future transport which aims to address the climate agenda, improve health and wellbeing,

create better places to live whilst providing ways of travelling which are affordable and reliable. The Neighbourhood Plan positively addresses this through policy, which addresses sustainable transport, including active travel and electric charging points for vehicles.



(Image: Decarbonising Transport Plan 2021)

Core Strategy Development Plan Document, Adopted July 2011

The Rutland Local Development Framework Core Strategy 2011 contains policies on sustainable transport and accessibility. There are also provisions for parking standards. Policies on design seek to inform any parking provision either on plot or within any new development.

Policy EW-TM01: Transport and Movement

1. **Development that generates additional journeys should include a balanced range of transport choices, including sustainable options and walking, proportionate the scale and character of the scheme.**
2. **Development should take opportunities to enhance facilities for pedestrians, including people with different levels of mobility, and cycle infrastructure and connections.**
3. **All new dwellings should include:**
 - a. **sufficient curtilage parking to accommodate the size of dwelling without creating excessive on-street parking;**
 - b. **secure and covered storage for cycles and scooters, with electric charging facilities;**
 - c. **electric charging facilities for motor vehicles.**
4. **Development must have no adverse impacts on existing footpaths and cycleways in terms of safety, amenity or accessibility.**
5. **Opportunities should be taken to link to footpaths, including links to Rutland Water**
6. **Highway upgrades must not to harm the historic or rural character of the area, including streets with no footways.**

Interpretation

The policy ensures that cycling and walking are catered for in new residential development.

In the application of the policy, if development could only be approved subject to highway improvements and those improvements would cause harm to the historic and rural character, then the scheme is unlikely to be sustainable.

Contacts

7. Contacts

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