



# Market Overton Neighbourhood Plan 2022 - 2036

Regulation 16 Submission  
Market Overton Parish Council. 2022.

Please find enclosed a copy of the Regulation 16 Submission document for the Market Overton Neighbourhood Plan. The Neighbourhood Plan is concerned with the development of our village and wider Parish until 2036. More specifically it deals with developments in the built environment.

You will note that within the document there are various proposed policies, which will guide the Parish Council and Rutland County Council in their discussions regarding any new applications for building development. These have been derived from the questionnaire, which was completed by many of you and the various meetings in the village hall where the Neighbourhood Plan has been discussed. In addition, the document represents a careful analysis of the geography and environment of the village as well as its history and development. You should bear in mind that these proposed policies are in addition to those already in existence at national and local levels. Once an independent examiner has considered the Neighbourhood Plan, and any necessary changes have been made by Rutland County Council, you will have the opportunity to vote on its acceptance.

Once you have read the document should you wish to make any comments there is a space in the Parish Council web site for your ideas.

In addition to the concentration on the built environment many ideas have been generated regarding the future of the village. These have been listed towards the end of the document as 'village aspirations'. They represent ideas for discussion by the Parish Council and the village.

Please let us have your comments so that we can form a strong set of policies to guide our village development over the next fourteen years.

Many thanks for your cooperation

Andy Williamson  
Chairman  
Market Overton Parish Council

# Contents - Our Village – Our Choice

## Index

|                                                                              |               |
|------------------------------------------------------------------------------|---------------|
| <b>The Regulation 16 Neighbourhood Plan</b>                                  |               |
| What is a Neighbourhood Plan?                                                | 4             |
| How can I comment?                                                           | 4             |
| What happens once the consultation period closes?                            | 4             |
| <b>1. How this Regulation 16 Neighbourhood Plan is organised</b>             | <b>6</b>      |
| <b>2. Introduction</b>                                                       | <b>7</b>      |
| The Market Overton Neighbourhood Plan                                        | 7             |
| The Neighbourhood Plan Area and Plan period                                  | 7             |
| Public consultation statement;<br>how has the local community been involved? | 8-9           |
| <b>3. The Planning context – The Basic Conditions</b>                        | <b>10</b>     |
| <b>4. Portrait of the Area</b>                                               | <b>11</b>     |
| The location of Market Overton                                               | 11            |
| Landscape and biodiversity                                                   | 12            |
| A brief history                                                              | 13            |
| The Conservation Area and listed buildings                                   | 14            |
| Population, housing and households                                           | 15            |
| Employment                                                                   | 15            |
| Transport and travel to work                                                 | 16            |
| Education                                                                    | 16            |
| Local services and facilities                                                | 16            |
| <b>5. The Vision, key Issues and Plan aims</b>                               | <b>18 -19</b> |
| Our vision for Market Overton                                                |               |
| <b>6. The Neighbourhood plan Policies</b>                                    | <b>20</b>     |
| 6.1 Introduction                                                             | 20            |
| 6.2 Meeting our housing needs                                                | 20            |
| The housing requirements                                                     | 20            |
| Dwelling sizes and types                                                     | 21            |
| Policy MOP1. Dwelling sizes and types                                        | 23            |
| 6.3 Protecting and enhancing the environment                                 | 23            |
| Landscape character                                                          | 23            |
| Policy MOP2. Landscape character                                             | 26            |
| Green infrastructure                                                         | 26            |
| Green infrastructure corridors                                               | 26            |
| Policy MOP3 Development a green infrastructure network                       | 28            |
| Local green space                                                            | 29            |

|          |                                                           |           |
|----------|-----------------------------------------------------------|-----------|
|          | Policy MOP4. Local Green Space                            | 30        |
|          | The design of new buildings                               | 31        |
|          | Policy MOP5. The design of new buildings and extensions   | 31        |
|          | Residential amenity and traffic management                | 32        |
|          | Policy MOP6. Residential amenity and traffic management   | 33        |
|          | Natural features and the landscaping of development sites | 33        |
|          | Policy MOP7. Natural features and landscape works         | 35        |
|          | Sustainable drainage                                      | 35        |
|          | Policy MOP8. Surface water flooding                       | 36        |
| 6.4      | Promoting the local economy.                              | 36        |
|          | Introduction                                              | 36        |
|          | Market Overton industrial estate                          | 37        |
|          | Policy MOP9. Market Overton industrial estate             | 39        |
|          | Home working                                              | 39        |
|          | Policy MOP10. Working from Home                           | 39        |
|          | High quality communications                               | 38 - 39   |
|          | Policy MOP11. Fibre to the premises                       | 40        |
| 6.5      | Promoting access to services and facilities               | 40        |
|          | Introduction                                              | 40        |
|          | Retraining community facilities                           | 41        |
|          | Policy MOP12. The retention of community facilities       | 42        |
|          | New community facilities                                  | 42        |
|          | Policy MOP13. The provision of new community facilities   | 43        |
| <b>7</b> | <b>Monitoring</b>                                         | <b>43</b> |
|          | Appendix 1 – Glossary                                     | 44        |
|          | Appendix 2 – Community Aspirations                        | 48        |
|          | Appendix 3 – Evidence Base                                | 50        |
|          | Appendix 4 – Sustainability                               | 53        |

## **i      The Regulation 16 Submission Neighbourhood Plan**

### **What is a Neighbourhood Plan?**

- I.      The Localism Act of 2011 introduced Neighbourhood Plans to enable communities to have a greater say about the use of land and buildings in their area. The Neighbourhood Plan, once approved by the local community at a referendum, becomes a statutory document and part of the Rutland County Council Development Plan. The local planning authority must determine planning applications in accordance with the policies in the Development Plan unless, in a particular case, there are material considerations that indicate the Development Plan should not be followed.

### **What is the Market Overton Neighbourhood Plan?**

- II.     The Neighbourhood Plan sets out a vision for the Parish of Market Overton over the period to 2036 and will be a significant influence on how the area develops between now and then. It has been produced by a Steering Group of community volunteers which, over the course of several years, has undertaken a wide range of consultation with the local community to find out what people like and dislike about Market Overton and what improvements residents would want to see. The consultation has been of immense value in helping to prepare the Plan.

### **What happens once the consultation period closes?**

- III.    The Steering Group will review the comments received during the consultation period and make changes, where appropriate. An updated version, known as the 'Submission Neighbourhood Plan', will then be presented to the Parish Council and the community at a Parish Meeting for endorsement before it is submitted to Rutland County Council (RCC) for checking to ensure that it complies with certain legislation. RCC will publicise the Submission Neighbourhood Plan for a minimum period of 6 weeks and appoint an independent examiner.
- IV.    The examiner's role is limited to testing whether or not the Neighbourhood Plan meets the 'basic conditions' and certain other matters (see page 10). The examiner will receive any representations made during the consultation on the Submission Neighbourhood Plan and will issue a report, indicating any changes that should be made to the Neighbourhood Plan and recommending whether or not it should proceed to a referendum. RCC will consider the examiner's report, make any necessary changes to the Neighbourhood Plan and make a decision on whether to send it to a referendum.

- V. Voters on the Market Overton electoral roll will be given the opportunity, via the referendum, to decide if the Neighbourhood Plan should be used to determine planning applications. Should more than half of the votes cast be in favour of the Neighbourhood Plan, it will come into force as part of the statutory development plan and will then be adopted by RCC.
- VI. The examiner will issue a report, indicating any changes that should be made (if any) to the Neighbourhood Plan and recommending whether or not it should proceed to a referendum. RCC will consider the examiner's report, make any necessary changes to the Neighbourhood Plan and make a decision on whether to send it to a referendum.
- VII. Voters on the Market Overton electoral roll will be given the opportunity, via the referendum, to decide if the Neighbourhood Plan should be used to determine planning application in Market Overton. Should more than half of the votes cast be in favour of the Neighbourhood Plan, it will come into force as part of the statutory development plan for the RCC Plan Area and will normally be 'made' (adopted) by RCC within a period of 8 weeks.

## **1. How this Neighbourhood Plan is organised**

The Neighbourhood Plan is divided into the following sections: -

### **1. Introduction**

This section explains what a neighbourhood plan is and the background to Market Overton's plan. It sets out the status of the document together with details of the boundary and the period covered by the policies in the Neighbourhood Plan and briefly explains how the local community has been involved in the process.

### **2. The planning context**

This section provides a brief summary of the 'basic conditions' that the Neighbourhood Plan is required to meet before it can be used to assist in the determination of planning applications.

### **3. A portrait of the area**

This section provides an introduction to the Neighbourhood Plan Area, briefly describing the location of Market Overton parish together with the local history and landscape, the age profile of the population, the housing stock, local facilities, employment and public transport. A detailed portrait of the area can be seen in a document titled 'Character and Landscape Assessment' on the Parish Council website.

### **4. The key issues, vision and the plan objectives**

This section provides a brief summary of the key themes of the Neighbourhood Plan and sets out the overall vision for Market Overton and our aims. In brief, it broadly establishes what we are trying to achieve.

### **5. The Neighbourhood Plan policies**

This section sets out a number of policies that will support the vision and aims of the Neighbourhood Plan and be used to determine planning applications in the Parish. In brief, it broadly explains how the Neighbourhood Plan aims will be achieved.

### **6. Monitoring and review**

This section explains how the Neighbourhood Plan will be monitored and reviewed over time.

#### **Appendix 1 - Glossary**

The glossary provides an explanation of key planning terms used in the text.

#### **Appendix 2 - Community Aspirations**

This section includes matters raised by the community which are not directly related to land-use planning.

#### **Appendix 3 -The Evidence Base**

This is a separate document which is available on the Parish Council website. It includes hyperlinks to various documents referred to in the Neighbourhood Plan.

#### **Appendix 4 - Sustainability**

## 2. Introduction

### The Market Overton Neighbourhood Plan

- 2.1 The Neighbourhood Plan gives the community a right to exert more control over future development in Market Overton. Whilst it cannot be used to promote less development than is set out any RCC Local Plan it does provide us with the opportunity to influence the type of development that we need and want while protecting the distinctive character of Market Overton.



**The Neighbourhood Plan provides an opportunity to protect the distinctive character of the village**

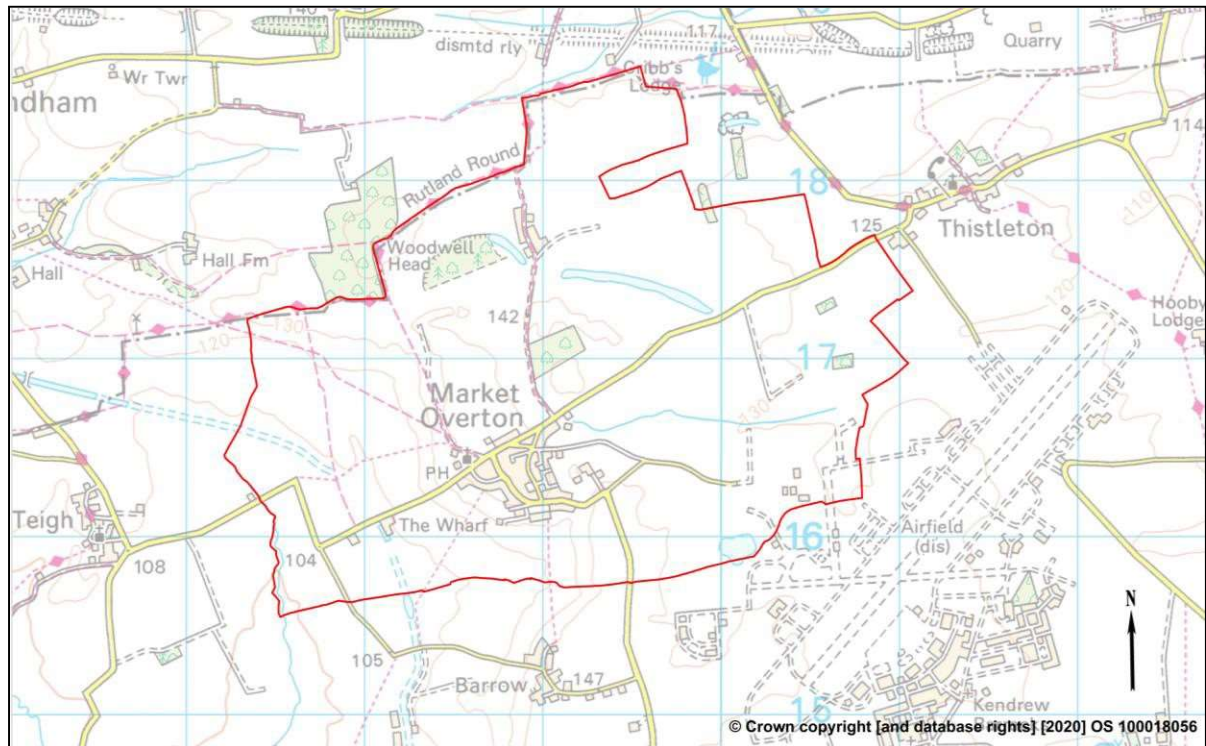
2.2 Once approved by the local community at a referendum the Neighbourhood Plan becomes part of the statutory Development Plan for the area (see section 3). This means that Rutland County Council must determine planning applications in accordance with the policies in the Neighbourhood Plan and any Local Plan unless there are material considerations that indicate otherwise.



2.3 Parish Councils receive a proportion of the Community Infrastructure Levy Funding generated from development within their parish to help fund the provision, improvement, replacement, operation or maintenance of infrastructure; or anything else that is concerned with addressing the demands that development places on the parish. The proportion of the levy received by the Parish Council is set at 15% and is increased to 25% where there is a Neighbourhood Plan in force.

### The Neighbourhood Area and the Plan period

- 2.4 The Neighbourhood Plan covers the period 2022-2036; it sets out a shared vision for the future of our community and includes a number of aims and planning policies to help realise the vision. The Neighbourhood Plan relates to the Neighbourhood Area as designated by Rutland County Council in July 2016 and defined on Map 1 on page 8.
- 2.5 The Neighbourhood Area and the Parish have the same boundary. The Neighbourhood Area is so defined because indicative research shows that a major motivation for living in Market Overton is access to the amenities afforded by the parts of the parish outside the village boundary (as defined by the Planned Limits of Development in the Local Plan – see page 21, map 4), for example the cricket ground and facilities, the country park, the fishing ponds and the wider countryside. The industrial estate and countryside are also an integral part of the parish.



**Map 1. Market Overton Neighbourhood Area**

## Public Consultation Statement; How has the local community been involved?

- 2.6 Market Overton Parish Council has overall responsibility for the preparation of the Neighbourhood Plan. Following various discussions and public meetings a Steering Group of volunteers was established in 2015 to undertake the work required to produce the Neighbourhood Plan.
- 2.7 To date, the following have contributed to the Steering Group: -  
Helen Buff; Colin Dunigan; Nicki Haynes; Tim Munt; Antonia Profit; June Sanderson; Stuart Sanderson; Julian Simon; Clem Singlewood; Andy Stewart; Phil Skipper; Mike Todd; Lawrence Webster; Andy Williamson and AnnieZijlstra.



2.8 Development of the vision, aims and policies have been informed by various background documents (including RCCs Core Strategy Development Plan (DPD) July 2011, and the Site Allocations and Policies DPD Oct 2014) and by stakeholder and community involvement.

During this process awareness has been raised and comments invited from the following persons and bodies: Local residents; businesses based on the industrial estate; local land-owners; groups, organisations and clubs within Market Overton

e.g. the Little Angels Toddler Group; the Cottesmore Village Players; the Bowls Club; the Cricket Club; St. Peter's and St. Paul's C of E church via the PCC; 'Messy Church' attendees; The Lodge Residential Home; the Village Hall Committee; and a housing development focus group. Table 1, below, illustrates the key opportunities that have enabled wide community involvement.

Table 1: How the community has been involved – Consultation Statement (Who was involved and how). For the main issues and concerns and how addressed – see policies.

| Activity                                                                                                                                                                                                                                                                                                                                                                                                           | Timescale                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| Public meetings and displays                                                                                                                                                                                                                                                                                                                                                                                       | May 2015; May 2016; Nov. 2016; May 2017; May 2018; May 2019; February 2020. |
| SWOT analysis with community representatives to begin identifying issues for public consultation/questionnaire                                                                                                                                                                                                                                                                                                     | Nov 2015                                                                    |
| Consideration of documents e.g. Rutland Local Plan and associated evidence base; the 2011 Census; Leicestershire and Rutland Housing Enabler; The Centre for Sustainable Energy; Survey of local employment viability and expansion plans; the 2005 Village Plan.                                                                                                                                                  | Nov 2015 onwards                                                            |
| Meta Planning exercises with community groups, clubs and organisations.                                                                                                                                                                                                                                                                                                                                            | Jan to May 2016                                                             |
| Consultation with local businesses and land owners                                                                                                                                                                                                                                                                                                                                                                 | March to April 2016                                                         |
| Articles on the Parish Council noticeboard, in the village magazine (Outreach) and on Facebook                                                                                                                                                                                                                                                                                                                     | From May 2016 – on-going                                                    |
| Questionnaire survey for adults and for children/young people                                                                                                                                                                                                                                                                                                                                                      | March/April 2017                                                            |
| Visioning exercise using diamond 9 technique with the wider community at a public meeting                                                                                                                                                                                                                                                                                                                          | May 2017                                                                    |
| Summary analysis of responses from the survey circulated and responses invited                                                                                                                                                                                                                                                                                                                                     | February 2018                                                               |
| Focus group on housing development                                                                                                                                                                                                                                                                                                                                                                                 | September 2018                                                              |
| Task group on housing development policy                                                                                                                                                                                                                                                                                                                                                                           | Oct/Nov 2018                                                                |
| Feedback from all the above used to inform policies and pre-submission summary document                                                                                                                                                                                                                                                                                                                            | November - December 2018                                                    |
| Regulation 14 consultation to key stakeholders via mail drop with feedback sheet on summary draft Neighbourhood plan and policies. Landowners, local businesses and institutions together with Rutland County Council contacted by letter directing them to pre-submission documents on Parish Council website. Display of draft submission for inspection and comment in village hall plus village Facebook page. | Oct/Nov 2020 - Sept-November 2021                                           |

- 2.8 Collectively the information obtained from background documents and community consultation is referred to as the 'evidence base'. Key documents that form part of the evidence base are available on the Market Overton Parish Council website at: <https://www.marketovertonparishcouncil.co.uk/neighbourhood-plan/>

### 3. The Planning Context – The Basic Conditions

3.1 The Neighbourhood Plan is required to meet certain ‘basic conditions’ as follows: -

- **National Planning Policy and Guidance:** The Neighbourhood Plan must have appropriate regard to national planning policy and guidance contained primarily within the National Planning Policy Framework (NPPF) and supplemented by National Planning Practice Guidance (NPPG).
- **Sustainable Development:** The Neighbourhood Plan must contribute to sustainable development through improvements in environmental, economic and social conditions or through the consideration of measures to prevent, reduce or offset any potential adverse effects arising from proposals.
- **The Development Plan:** Market Overton is within an area administered by Rutland County Council, which is a unitary authority. The Development Plan consists of the Rutland Core Strategy; the Rutland Site Allocations Development Plan; and the Rutland Minerals Core Strategy and Development Control Policies Development Plan Document. These documents are under review and are to be replaced by a single Rutland Local Plan covering the period 2018-2036.

The Neighbourhood Plan must be in general conformity with the strategic policies of the RCC Adopted Development Plan. National Planning Practice Guidance indicates that it should also be tested against the policies in any RCC Local Plan to minimise the likelihood of conflict between policies. However, as the emerging local plan has been withdrawn at the time of submitting this Neighbourhood Plan, it will be referenced to the RCC Core Strategy Development Plan (DPD) July 2011 and the Site Allocations and Policies DPD (Oct 2014).

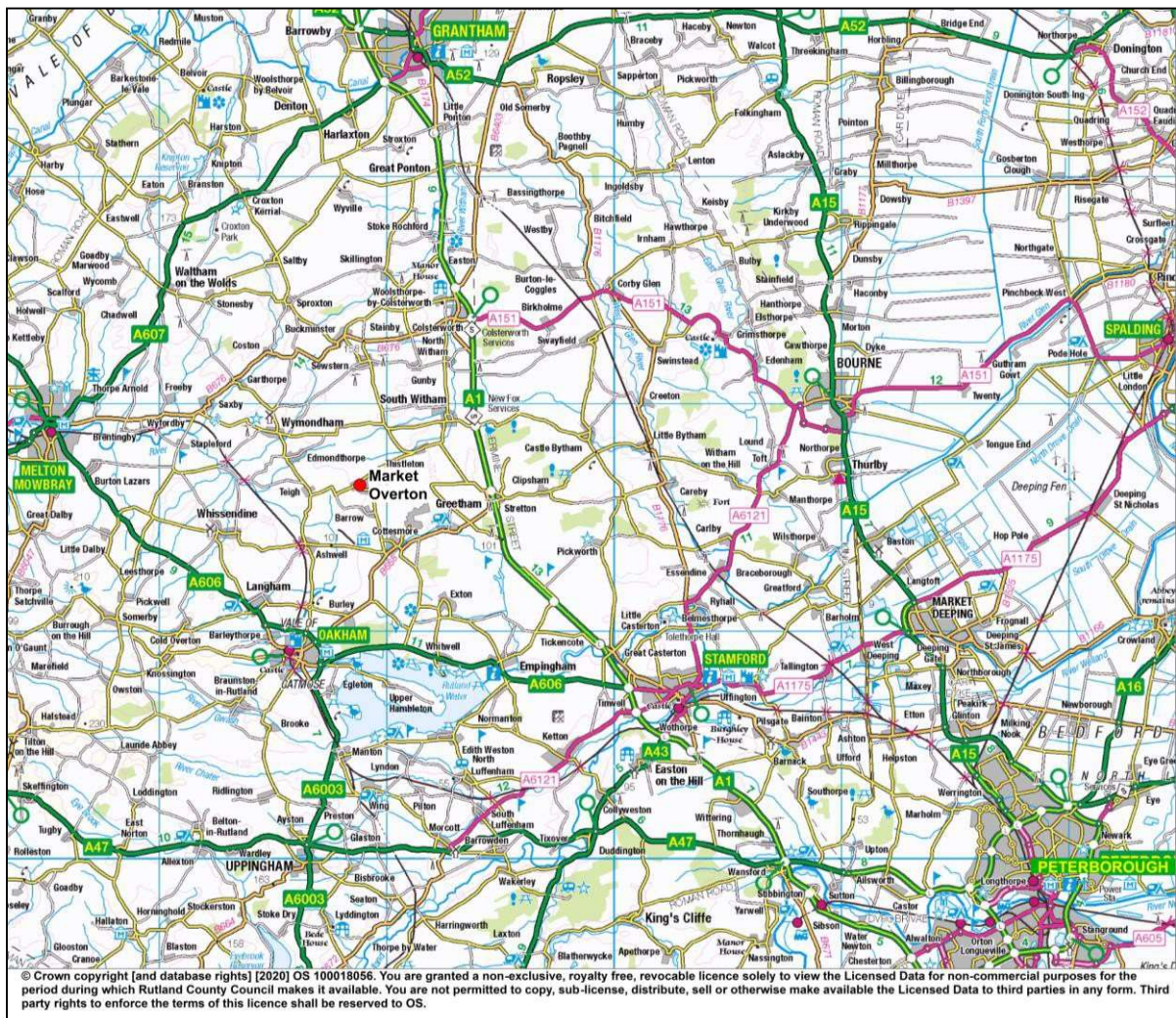
- **European Union obligations:** The UK is no longer a member of the EU. However some obligations are still in development. This Neighbourhood Plan may need amending as related EU obligations are negotiated. Rutland County Council will screen the Neighbourhood Plan and undertake consultation with the statutory consultation bodies (Historic England, the Environment Agency and Natural England) to determine whether or not it is necessary to undertake further work to meet future EU obligations.

## 4 Portrait of the Area

### The location of Market Overton

- 4.1 The Neighbourhood Area (see page 8) forms part of the county of Rutland and has the same boundary as the Parish of Market Overton. It is essentially rural in character with the majority of the population living within the village, which is situated at a T-junction of roads leading to the villages of Teigh to the west, Thistleton to the east and Cottesmore to the south. Part of the Kendrew army barracks, which opened in 2012 on the former site of RAF Cottesmore, is located within the eastern area of the Parish. The Neighbourhood Area borders Leicestershire and the parishes of Teigh, Thistleton, Barrow and Cottesmore. The village lies approximately 5 miles west of the A1 and 6 miles north east of the county town of Oakham. The location of Market Overton is illustrated on the map 2 below.

Map 2



- 4.2 The Neighbourhood Area is positioned on the north-west edge of the Cottesmore Plateau Landscape Character area as defined in the Rutland Landscape Character Assessment. The



Teigh Rd. View from the Vale of Catmose looking towards the prominent position of the village on the edge of the Cottesmore Plateau.

landscape of the Plateau is characterised by arable farming and a relatively level relief with shallow, gradual undulations. However, the village itself takes a prominent position on the western edge of the Plateau overlooking the Vale of Catmose landscape character area, which generally lies at markedly lower elevations. Consequently, whilst occupying a generally level area, the village has prominent elements to its western and southern boundaries. The smaller fields of pasture and paddocks

to the eastern edge of the village contrast with the more typical large-scale arable surrounds elsewhere.

- 4.3 Tree cover around the village is restricted mainly to linear belts along numerous roadside verges. The low difference in relief across the settlement means that these are sometimes important across the village from longer views and serve to soften its prominent position. The northern edge of the village mostly presents a clear break with the surrounding landscape setting over the wide-open arable fields north of Thistleton Road. However,



Linear tree belt on Main St at the entrance to the village

settlement boundaries to the west and east are less clearly pronounced and afford a generally soft transition between the landscape and the village. The narrow south facing built edge to the settlement is more clearly defined by mid and late 20th century housing, although trees along Main Street in this area help present a soft backdrop when viewed from the south.

- 4.4 The Cottesmore Plateau is predominantly composed of Jurassic Limestone and is part of the



The cricket ground - site of a former ironstone quarry.

series, which extends from North Yorkshire to Dorset's Jurassic Coast. However, the Eolithic limestone around Market Overton is not suitable for building and much of the stonework in the village originates from sites in the wider area. The other key geological feature is the deposits of ironstone,

which overlay the limestone, sedimentary in origin. These were extensively quarried in the past giving rise to topographical features such as the present cricket field and the lowered fields on the road to Cottesmore. Ironstone can be seen in the walls of many of the listed dwellings in the Conservation Area. A further related consequence is the occurrence of radon gas in the village.

- 4.5 The Neighbourhood Area does not contain sites of international or national importance for nature conservation. However, there are three designated Local Wildlife Sites (Woodwell Head Meadow and two hedgerows along Teigh Road) which are shown on the Adopted Local Plan Policies Map.

### A brief history

- 4.6 The village dates back to pre-Roman times. Roman remains have been discovered near the



**The church of St Peter and St Paul**

village including the remains of a Roman villa which were exposed when Walker Close was developed at the southern end of the village. There is an Anglo-Saxon graveyard within the village and the tower of the parish church incorporates a Saxon cross. The church also includes an Anglo- Saxon arch, although most of the fabric of the building dates from the late 13th and early 14th century. The village appears in the Domesday Book as 'Ouverton' (in old English 'a village with or on a ridge').

The market began in the 13<sup>th</sup> Century and was held in a field next to the church.

- 4.7 Much of the parish's early history was linked to agriculture, which persists today. However, increasing mechanisation of agriculture resulted in a declining population until the early 20<sup>th</sup> century when ironstone quarrying became a significant source of employment and a catalyst for both the quarry workers' cottages on Thistleton Road and a reading room converted from a barn on Berrybushes. The population increased dramatically to some 403 by the time of the 1911 census when 42% of male employment was in quarrying and 30% in agriculture. Mineral extraction resulted in a railway being constructed to the Birmingham to Peterborough line, the marshalling yard becoming the site of the present industrial estate.

- 4.8 Prior to the 19<sup>th</sup> century, expansion was centred on the village green and the road to Cottesmore (MainStreet). Most of the houses down the main street are grade II listed with some having once been farms or farmworkers' cottages. Later 19<sup>th</sup> century housing development was a consequence of quarrying with the creation of workers' cottages on Thistleton Road. More recent development has included The Finches and The Limes on the east side of the



**The former quarry workers houses on Thistleton Rd**

village in the early 1960's and sign infill development throughout the 20<sup>th</sup> and 21<sup>st</sup> centuries.

## The Conservation Area and listed buildings

- 4.9 Much of the older part of the village was designated as a Conservation Area in 1981 due to the high number of listed buildings and structures (28 in total). See list below map 3. These are all grade II listed with the exception of the grade I listed church of St Peter and St Paul.



- 4.9.1 Main Street: 1, 3, 10 (The Old Manor House), 11 (Stocks Cottage), 12 (Manorcroft 14 (The Old Smithy); 16-20, 21 (Coub Cottage), 22 (The Three Horseshoes Pub), 23 (Old Hall), 32 34-36, 38 (Market Overton House and Stables), the K6 Telephone Kiosk' and the village stocks.
- 4.9.2 Berrybushes: 2 (The Manor House, including the gazebo, walls and gate piers on Main Street entrance), 3 (The former surgery), 5 and 8-10.
- 4.9.3 Teigh Road: The Church of St. Peter and St. Paul (including the War Memorial Lychgate and wall surrounding the church yard), the Old Manor House, The Old Rectory and The Wharf (stable block, lodge and gate piers).



Listed buildings in Market Overton include dwellings in Berrybushes and the Lychgate War Memorial

## Population, housing and households

- 4.10 For the purposes of the 2011 census, data for the Parish of Market Overton also incorporates the adjoining Parish of Teigh. Consequently, any reference in the Neighbourhood Plan to census figures for 'Market Overton' incorporates data for both parishes.
- 4.11 Government estimates suggest that the population of Market Overton grew from 584 at the time of the 2011 census to 673 by 2018. This represents a 15.2% increase. The 2018 figures record a population of 342 males and 331 females. Approximately 26.2% of residents were aged 65 and over compared to 18.2% nationally. The population aged 50-64 was also higher in Market Overton (21.1% v 18.8%). Correspondingly, the proportion of residents aged 0-17 (16.5% v 21.4%) and 18-24 (4.9 v 8.6%) were below the equivalent figures for England.
- 4.12 [The 2011 census data](#) indicates that there were 247 dwellings in Market Overton at that date. Home ownership was above the national average (72.1% v 63.3%) while the percentage of social rented (14.6% v 17.7%) or privately rented (11.7% v 16.8%) housing was comparatively lower. The proportion of the housing stock that was detached was higher (52.6%) than in England (22.3%) while the percentage of semi-detached (28.3% v 30.7%), terraced (16.6% v 24.5%) and built flats (1.6% v 16.7%) was lower. Household size was slightly below the national average (2.3 v 2.4) although dwellings were larger with an average of 6.9 rooms and 3.3 bedrooms compared to 5.4 and 2.7 for England as a whole. The percentage of households consisting of persons aged 65 plus was above national average (29.6v25.9%)



**Houses in Market Overton are, on average, larger than nationally but have fewer occupants.**

- [4.13 The 2019 English Indices of Deprivation](#) compared areas across the country against several indices including income deprivation, the impact of poor health on the quality of life, the quality of the local environment, physical and financial accessibility to housing and local services, and educational attainment and skills. The Cottesmore area, which includes Market Overton, was within the 20% least deprived areas when measured against certain indices and within the 30% or 40% least deprived areas for other indices. Overall, however, it was ranked amongst the 20% least deprived areas in England.

## Employment

- 4.14 There is a small industrial estate on Ironstone Lane to the north of the village although research undertaken by the Steering Group indicates that few members of the local community are employed there. Residents of working age often commute by car to Oakham, Melton Mowbray, Grantham, Stamford or Peterborough and a number work

away from home during the week, resulting in temporary 'one parent' families. There are some home-based businesses in Market Overton and the 2011 census indicated that over 16% of the working population were home-based. However mobile phone connectivity varies across the village with number of 'dead' areas. Internet speeds are reported to be very slow in some buildings and are considered to be a significant barrier to local economic development.

### Transport and travel to work

- 4.15 Census data indicates high car ownership rates in Market Overton in 2011 with 57.5% of households having two or more vehicles compared to 32.1% nationally. There is a two hourly bus service during the week to neighbouring villages, Oakham and Melton Mowbray from where national train connections are available. However, the last bus from both Oakham and Melton Mowbray departs just after 6pm; the Saturday service is less frequent and there are no buses on a Sunday.
- 4.16 The percentage of the working population travelling by car or van was higher in Market Overton than nationally (72.2% v 62%) as was the proportion of people working from home (16.2% v 5.4%). A lower percentage walked (7.6% v 10.7%) or caught the bus (<1% v 7.5%) to work than nationally. The average distance travelled by residents of Market Overton to work was 26.1 kms compared to 14.9 kms for England.

### Education

- 4.17 There is no school in the Parish. Children must travel to attend schools in Langham, Cottesmore, Oakham, Uppingham, Great Casterton, Grantham and Whissendine. This may be a deterrent for families with children moving into the village.

### Other local services and facilities

- 4.18 Market Overton has a range of services and facilities:  
It is important to recognise the distinction between a service which the village enjoys and the buildings and land which are utilised as facilities in the provision of those services. The facilities and the services they offer are listed below.

The Village Hall which is a venue for a range of many activities and social events, is the only building/facility owned by the village, the remainder are either privately owned by membership organisations and charities or in the case of The Health Centre the services are part of the NHS. The provision of allotment space is the only village service under the sole responsibility of the Parish Council.

Local services and facilities include the following:-

*The Medical Centre on Thistleton Road:* Doctors, nurses and a pharmacy support Market Overton as well as the neighbouring villages of Cottesmore, Greetham, Teigh, and Thistleton. In the case of an increase in the number of new residents in the area as a result of increase in housing and the demand on primary care services the NHS will require developers to contribute to mitigate a rise in costs.

*The Village Hall on Main Street:* Built in 1932 it provides facilities for a variety of community events including theatre, a book loan provision, and a snooker club.



**The village shop**

*The Community shop service on Main Street:* This non-profit making organisation has served the village with general groceries, vegetables and newspapers since 2010. It also provides some very limited post office services such as letter post franking.

*The Post Office:* A mobile post office visits the village twice a week.

*The Mobile Library:* This visits the village once every two weeks

*The Public House on Teigh Road:* The Black Bull provides dining facilities and acts as a social hub hosting, among other things, quiz nights and musical entertainment.

*The Church of St Peter and St Paul:* This is located at the junction of Church Lane and Teigh Road.



**The pub**

*The Children's Play Area:* This is sited on The Lodge Trust land rented to Market Overton Play Area Association who provide, maintain and insure the equipment.

*Other Recreational Provision:* These consist of the Snooker club; The Cricket Club on Thistleton Road; the Bowls Club at the junction of Bowling Green Lane and Pinfold Lane; the allotments at the junction of Teigh Road and Church Lane; and the fishing lakes off Pinfold Lane bridle path.

## 5 The vision, key issues and neighbourhood plan aims

- 5.1 This section summarises the key issues identified through consultation and evidence gathering. It sets out the vision (the rationale for the policies) and aims of the Neighbourhood Plan (what we are trying to achieve) and lists the land use planning policies (the objectives) that will contribute towards the achievement of each of the aims.

### Our vision for Market Overton

Market Overton will be a thriving village community.

It will have housing, facilities, services and facilities to meet the evolving needs of all ages, remaining sensitive to the village's unique and distinct character.

It will retain an aesthetically pleasing physical environment, which is sustainably maintained, and will have enhanced access to the natural environment.

- 5.2 The above vision forms the foundation of the Neighbourhood Plan; it represents the collective aspiration of the community as to the nature of the Neighbourhood Area that we wish to live in by 2036. It is supported by a set of aims to be pursued in order to achieve the vision. The aims and the land use planning policies that will contribute towards their achievement are listed in table 2 (below). The table also outlines the key issues, which have informed the vision, aims and planning policies were identified during the course of consultation with the local community and additional research.
- 5.3 The detailed policies of the Neighbourhood Plan are set out in Section 6. They are supplemented by a number of community aspirations listed in Appendix 2. These community aspirations are not land-use/building development related and are not tested as part of the independent examination into the Neighbourhood Plan. Their implementation will be undertaken by the Parish Council on behalf of the community or by residents with the support of the Parish Council or other bodies.

Table 2: How the issues raised are relate to the policies in the Neighbourhood Plan

| <b>Key issues</b>                                                                                       | <b>Aims (What we are trying to achieve)</b>                                                                                                                                                                           | <b>Related policies - How the aims will be achieved</b> |
|---------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
| <b>What type and size of homes are needed?</b>                                                          | To provide for homes in response to proven need in a range of tenures, types and size                                                                                                                                 | Policy 1                                                |
| <b>How can we deliver high quality and sustainable design?</b>                                          | To ensure high quality development that respects the local distinctiveness, historical character and rural setting                                                                                                    | Policies 2, 5, 6, 7, 8, 11                              |
| <b>How can we minimise the impact of development, on the built and natural environment?</b>             | To ensure that development is sensitive to, reflects and enhances the established street scene, architecture, and green environment.<br>To manage flood risk and traffic.                                             | Policies 2, 4, 5, 6, 7, 8, 9, 10, 13                    |
| <b>How can we maintain and enhance open spaces, biodiversity and promote access to the countryside?</b> | To minimise the impact of development on the natural environment.<br>To enhance open spaces.<br>To improve connectivity to the wider countryside.                                                                     | Policies 3, 4, 7, 8                                     |
| <b>How can we reduce the need for travel?</b>                                                           | To encourage local employment opportunities, including home working.<br>To support high quality telecommunications infrastructure.<br>To maintain and, where possible, enhance the provision of community facilities. | Policies 9, 10, 11, 12, 13                              |
| <b>What type of employment opportunities should we promote?</b>                                         | To encourage local employment opportunities, including home working.<br>To support high quality telecommunications infrastructure.<br>To maintain and, where possible, enhance the provision of community facilities. | Policies 9, 10, 11, 12, 13                              |
| <b>How can we maintain, enhance and develop village facilities?</b>                                     | To maintain and, where possible, enhance the provision of community facilities.                                                                                                                                       | Policies 4, 12, 13                                      |

## 6 The Neighbourhood Plan Policies

### 6.1 Introduction

6.1.1 This section sets out the policies that will help to deliver the community's vision and aims listed on page 18 section 5.

6.1.2 The policies are grouped under the following topic headings:

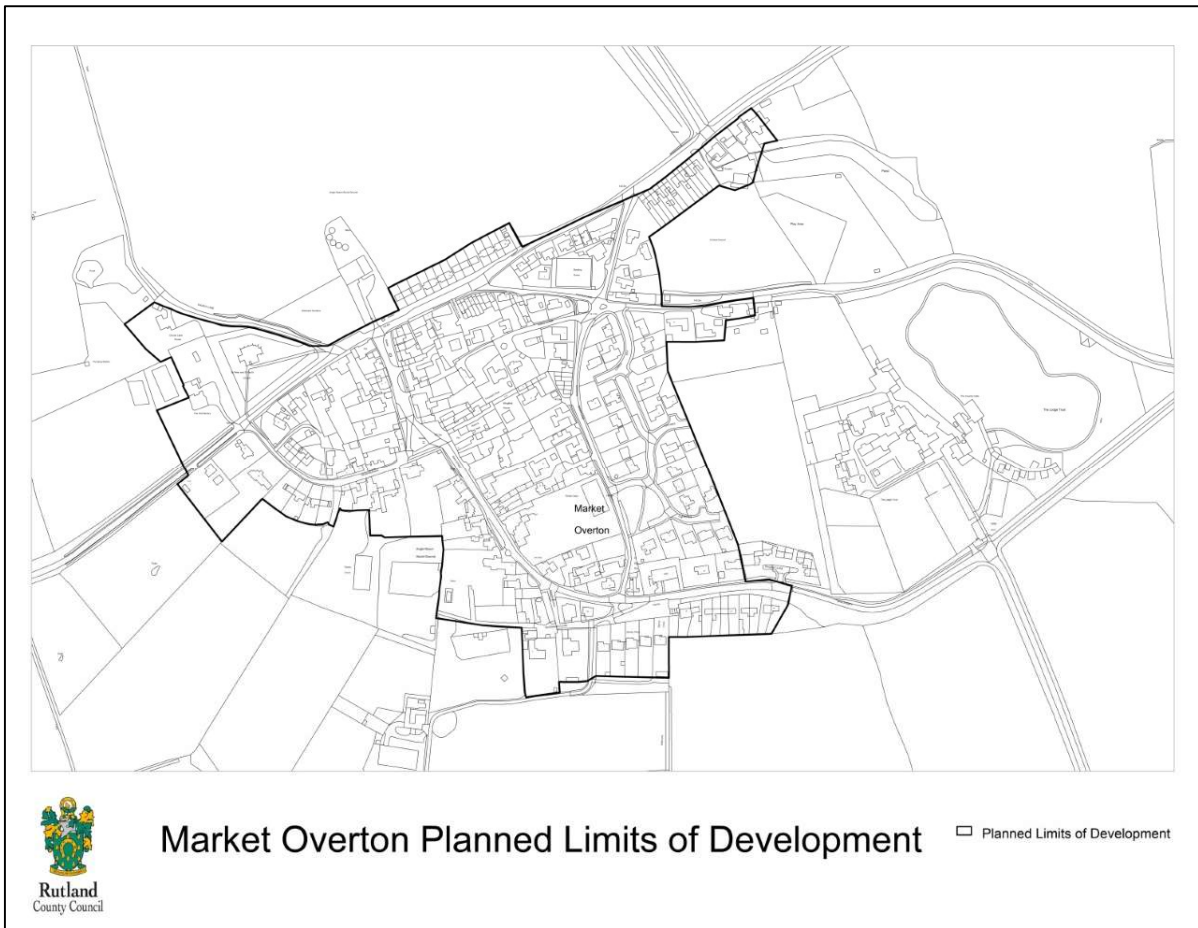
- Meeting our housing needs
- Protecting and enhancing our environment
- Promoting the rural economy
- Promoting access to services and facilities

6.1.3 The land-use Neighbourhood Plan policies are contained within a box with a green background and are preceded by a reasoned justification to explain the intention behind the policy. However, it is not the purpose of the Neighbourhood Plan to include all land use policies for the Neighbourhood Area, rather the Neighbourhood Plan contains policies intended to provide an additional level of detail or distinct local approach to that set out in any strategic policies that RCC future local plan should contain. This will assist the community in achieving its vision for Market Overton. Accordingly, proposals for development must be judged against all relevant policies of the Neighbourhood Plan and the adopted Local Plan in the future.

### 6.2 Meeting our housing needs. The housing requirement

6.2.1 Government policy requires Neighbourhood Plans to positively support the strategic Local Authority policies for the area and not promote less development than is required by the Local Plan. As RCC 's emerging Local Plan has been withdrawn. Market Overton's NP will apply the Design Guidelines for Rutland and South Kesteven and be referenced to the DPD July 2011 and Site Allocations and Policies DPD Oct. 2014 in terms of basic conditions and general conformity. Market Overton is defined as a 'Local Service Centre' where smaller scale growth will be provided through allocated sites, affordable housing sites, infill developments and the conversion or reuse of suitable redundant rural buildings that are within, adjacent or closely related to the settlement. Planned Limits of Development are defined in the Local Plan to interpret whether a site is within or adjacent to the village. Map 4 (see page 21) illustrates the Planned Limits of Development from the adopted Local Plan.

6.2.2 Neighbourhood Plan questionnaire preferred 30 or fewer new homes to be developed over the Neighbourhood Plan period. Of 4 sites put forward by landowners, two sites were assessed by RCC in their robust site identification appraisal process. as appropriate for Market Overton. Village respondents judged the preferred sites to be the land off Main Street (73% of respondents) and north of Thistleton Road (65% of respondents).The Neighbourhood Plan does not allocate land for housing. The Neighbourhood Plan includes policies to manage other sites that may come forward for development.



**Map 4. Planned Limits of Development**

### Dwelling sizes and types

6.2.3 The National Planning Policy Framework (NPPF) supports the provision of a range of house types, tenures and sizes based on the current and future needs of different groups in the community. The withdrawn Local Plan had required sites of 10 or more dwellings to provide a housing mix based on up-to-date evidence of local need while proposals for 6 or more dwellings in Market Overton should include provision for affordable housing. This is defined in the NPPF; in brief it refers to housing for those whose needs are not met by the market.

6.2.4 The Rutland Strategic Housing Market Assessment (SHMA) (2019) identified a need for all sizes of housing within all tenure groups in Rutland as indicated in the following table.

| Rutland SHMA – suggested mix of housing by size and tenure |           |            |            |             |
|------------------------------------------------------------|-----------|------------|------------|-------------|
|                                                            | 1-bedroom | 2 bedrooms | 3 bedrooms | 4+ bedrooms |
| Market housing                                             | 0-5%      | 25-30%     | 45-50%     | 20-25%      |
| Affordable home ownership                                  | 15-20%    | 35-40%     | 35-40%     | 5-10%       |
| Affordable housing (rented)                                | 40-45%    | 25-30%     | 20-25%     | 5-10%       |

6.2.5 The SHMA indicates that the focus of new, market housing should primarily be on two and three-bedroom properties plus some larger, family homes. For those who can afford to rent privately but cannot afford to buy a home (i.e. those requiring affordable home ownership) the focus should be on 2-bedroom homes with some provision of 1 and 3-bedroom properties. The priority for social rented housing is for 1 and 2 bedroom homes with some larger, 3 bedroomed homes.

6.2.6 The SHMA predicts a significant increase in the number of people aged 65 and over in Rutland during the period to 2036 with a consequential increases in the number of people with disabilities. Government population estimates indicate that Market Overton had a higher proportion of older residents aged 65+ (26.2% v 24.9%) than Rutland in 2018 and a slightly higher percentage in the 50 to 65 age group (21.1% v 20.8%). The SHMA identifies a need to increase the supply of accessible and adaptable dwellings and wheelchair user dwellings as well as provide specialist forms of housing with support or care and some medium-sized properties (2 and 3 beds) for older households wishing to downsize in order to release equity in existing homes while retaining flexibility for friends and family to visit.

6.2.7 The need for a mix of house types, sizes and tenures in Market Overton is reflected in the



**The local community has expressed a requirement for more bungalows in the village.**

feedback received from residents in response to the 2017 Neighbourhood Plan questionnaire. The community expressed the view that a range of house types should be built although starter homes with 2-3 bedrooms (60% of respondents), bungalows (55%) and 3-4 bedroom properties (51%) were most frequently mentioned. When asked about the type of homes that families were likely to need in the next twenty years, a wide range of house types were once again highlighted with bungalows (51%), retirement homes (39%),

starter homes with 2-3 bedrooms (28%) and 3-4 bedroom properties (26%) most often referred to.

6.2.8 In response to the existing evidence from the SHMA, the 2017 questionnaire and the 2018 population estimates, the following policy emphasises the need to deliver smaller homes during the Plan period to increase the stock and availability of such housing. Implementation of the Policy will contribute towards the development of a more sustainable community with housing for first time buyers, young families and the older population. However, some flexibility is introduced to enable other forms of housing where this is evidenced.

6.2.9 Over time, more up-to-date needs assessments will come forward as a result of studies undertaken either by Rutland County Council or other parties. The policy enables such evidence to be considered in determining an appropriate development mix.

### **Policy MOP1. Dwelling sizes and type**

**Proposals for residential development shall demonstrate how they provide a mix of house types to meet the most up-to-date evidence of housing needs in Market Overton in accordance with policies of the Local Plan. In particular:**

- I. Proposals for market housing will be approved where a mix of house types includes the provision of 2/3 bedroomed dwellings and/or single storey accommodation and two-storey properties designed to meet the needs of older people or those with reduced mobility. Larger houses with 4 or more bedrooms should form no more than 25% of the proposed number of dwellings on the site;**
- II. Developments of six or more dwellings will be required to make affordable housing provision for 30% for the schemes total capacity. Developments of between 6 and 9 inclusive dwellings may make contributions in the form of offsite contributions in line with the National Planning Practice Guidance.**
- III. Developments will be approved where the focus is largely on the provision of dwellings with 3 or fewer bedrooms.**
- IV. Developers will agree to contribute to the cost of additional demands on the NHS services as a result of increased population in the PC area in line with NHS requirements.**

### **6.3 Protecting and enhancing our environment.**

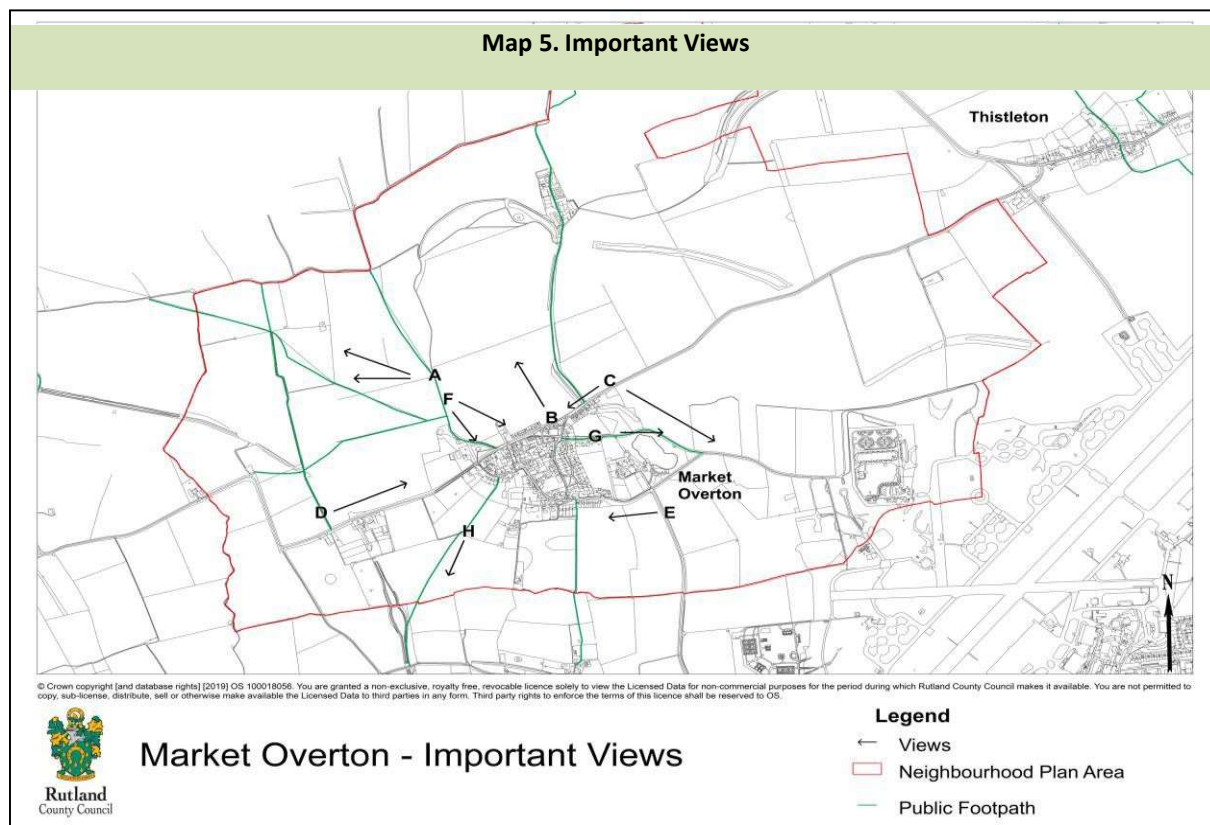
**Landscape character.** A detailed assessment of the village's character and landscape can be found on the Parish Council Website in a document titled 'Market Overton Character and Landscape Assessment'.

- 6.3.1 The landscape character of Market Overton is a vital part of the Neighbourhood Area and is highly valued by the local community. Not only does the countryside provide a setting and context for the village, it is also important for its own sake. The need to protect and enhance valued landscapes is further emphasised in the National Planning Policy Framework and Rutland Local Plan.
- 6.3.2 To provide an evidence base for ensuring that proposals respect their landscape context, Rutland County Council commissioned a Landscape Character Assessment of Rutland(2003) which was subsequently supplemented by a Landscape Sensitivity and Capacity Study of land around several settlements, including Market Overton. This work has been further supplemented by the Market Overton Character and Landscape Assessment, which includes further detail relating to key characteristics of the buildings within the village, the public realm and important views. The Assessment is available on the Parish Council website. The assessments will be used to ensure that the character of the landscape is respected, retained and, where possible, enhanced.
- 6.3.3 A key component of the village is its location on the edge of the Cottesmore Plateau overlooking the Vale of Catmose. The edge ensures that the settlement holds a prominent position within the wider landscape to the west and south. The wider setting is essentially characterised by the relative uniformity of the arable Cottesmore Plateau landscape,

although there are patches of smaller fields of pasture and paddock to the immediate eastern edge of the village which contrast with the more typical large-scale arable surrounds on its northern, western and southern sides.

- 6.3.4 The views into, and out from, the village are sometimes extensive and offer locally unparalleled vistas over the Vale of Catmose and beyond. Primarily these views are identified in connection with public rights of way leading out from the ridgeline and across the slopes which fall away from the village to the south and west. There are also important views towards the village from Teigh Road to the west of Market Overton where development could impact on the well-screened village edge. On the north side of the village there are extensive views from Thistleton Road of middle distance wooded horizons towards Edmondthorpe and the county boundary.

Important views in and around the village are shown on Map 5 (below) and summarised in the Character and Landscape Assessment as follows:



- A. From the ridge looking West across the Vale of Catmose. The location is popular for viewing sunsets while the woodland that is visible encourages walkers out into the countryside.
- B. The view is along the line of the historic quarry railway (now removed) and marks the northern edge of the village along Thistleton Road. It presents a clear break with the surrounding landscape of open, arable fields.
- C. From the East access to the village is along Thistleton Road. Looking south, the distant army base is visible. A number of community retirees belonged to the RAF or Army. Psychologically, this view means they are 'coming home'. The historic quarry workers' cottages are adjacent to this road.
- D. From the west (Teigh Road) buildings along the ridge mark the western edge of the settlement. This includes the listed rectory and (when the leaves are off the trees) the church tower.
- E. Approaching the village from Cottesmore, the trees and the buildings marking the south side of the village are visible.
- F. From the north side along Church Lane looking south towards the village there are the buildings along Thistleton Road, including the church, marking the northern boundary of the village.
- G. From the end of Pinfold Lane the bridle path offers views of the fishing lakes, hedges, fields, and the Lodge Country Park.
- H. There are views to the south from the green lane off Berrybushes and from a footpath opposite the village hall, over fields, down to the Vale of Catmose and towards Barrow.

6.3.5 The positive features of the local landscape, including important views, should be respected through careful consideration of the siting, design and scale of development. Where relevant, proposals for building development should include a landscape and visual impact assessment to illustrate the impact of the development on the important view.

#### **Policy MOP2. Landscape character**

- 1. Proposals for development will be approved where they conserve and enhance the positive characteristics and features of the local landscape outlined in the Rutland Landscape Character Assessment, the Landscape Sensitivity and Capacity Study and the Market Overton Character and Landscape Assessment.**
- 2. Views important to the village of Market Overton are shown on Map 5. Proposals will be approved where they minimise the impact on these views and minimise any adverse impact on the landscape.**
- 3. Proposals that would create a barrier to the permeability of an existing or potential green corridors (see map 6) will not be approved.**

#### **Green Infrastructure**

6.3.6 Green infrastructure (GI) is a network of multi-functional green space capable of delivering a wide range of environmental and quality of life benefits for the local community. It



**Public footpath. South side of Berrybushes.**

comprises the broadest range of high quality green spaces and other environmental and historic features and includes assets such as open spaces, playing fields, woodlands, church yards, field boundaries, archaeological sites, street trees, allotments, private gardens, streams, canals, other water bodies and features and public rights of way.

The provision of high quality accessible green infrastructure is seen as increasingly important to creating places that are based upon local distinctiveness.

#### **Green Infrastructure Corridors**

6.3.7 Green infrastructure corridors can provide opportunities for sustainable movement, principally by foot, from the village into the countryside and can help to deliver a range of other benefits related to the natural environment including biodiversity conservation and enhancement, health and wellbeing and climate change mitigation. Both the National Planning Policy Framework (NPPF) and Local Plan recognises the importance of green infrastructure and the need to link areas of open space and enhance the network of habitats. Approximately 83% of respondents to the 2017 Neighbourhood Plan questionnaire access the natural environment at least weekly and a number of people indicated that they would like to see improved access to the countryside.

6.3.8 In 2009 Rutland County Council commissioned a review of open space, sport, recreation facilities and green infrastructure in Rutland). This identified a number of opportunities for green infrastructure corridors including:



Disused flooded quarry north of Thistleton Rd Photo  
© [Kate Jewell](#) ([cc-by-sa/2.0](#))

The disused Oakham Canal. This provides a route of small waterway sections with some footpaths already providing access along the route which extends 6.0 miles joining Oakham with Barrow, Market Overton and Teigh; and the disused quarries around Market Overton, some form fishing lakes.

While these are not linked they could benefit from wider use and be used to link to other corridors such as the Oakham Canal.

6.3.9 Map 6 (page 27) highlights key features of the landscape, excluding hedgerows, which

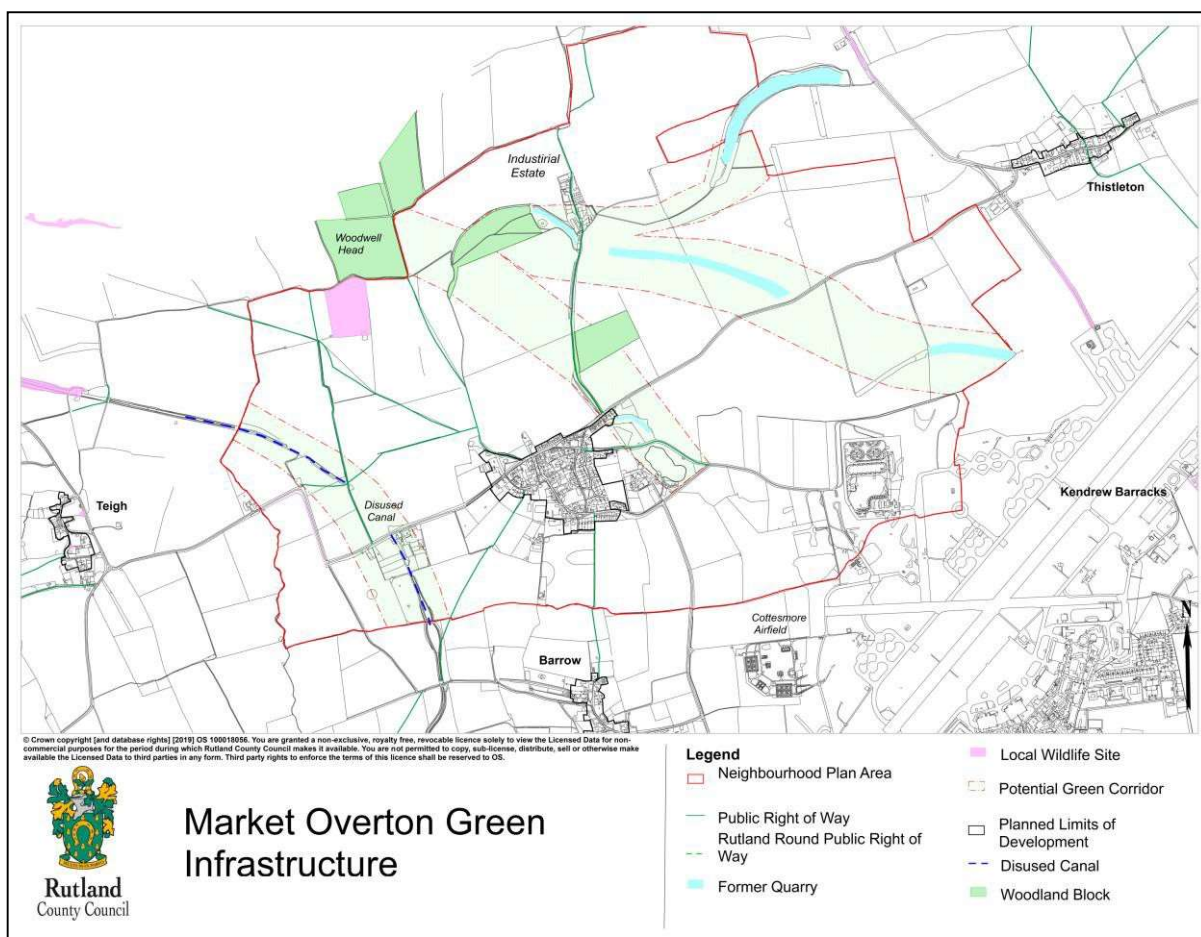


Pinfold Lane Bridgeway

together with green infrastructure within the village of Market Overton provide the 'building- blocks' for a green infrastructure network within the Neighbourhood Area. The features identified on the map are an intrinsic part of the historical character of the Neighbourhood Area and include a Local Wildlife Site (Woodwell Head Meadow), several areas of woodland, the disused

Oakham Canal in the west, the former quarries and the public rights of way network, including the nationally recognised Rutland Round long-distance public footpath located along the northern boundary of the Neighbourhood Area. The map further illustrates the gaps in the network and how connectivity could be improved.

6.3.10 Implementation of Policy MOP3 will ensure that, where appropriate, development enhances the quality and integrity of the corridor through the inclusion of considered proposals which, for example, may include measures to enhance the landscape and its biodiversity, reduce habitat fragmentation, strengthen links with the surrounding countryside and provide green routes for walking.



**Map 6. Green Infrastructure Corridors**

### **Policy MOP3. Developing a green infrastructure network**

- 1. Opportunities to develop corridors linking the green infrastructure features highlighted on Map 6 and enhance their landscape and biodiversity value will be approved.**
- 2. Where feasible, proposals shall provide greater public access into and along the corridors and enhance their recreational value.**

### **Local Green Space**

6.3.11 Government policy enables land, which is demonstrably special to the local community, to be designated as 'Local Green Space', thereby ruling out new development other than in special circumstances. Sites may be designated as Local Green Space for a wide range of reasons including their visual amenity, historic significance, recreational value, tranquillity or their richness of wildlife. The National Planning Policy Framework indicates that the designation must not be applied to an extensive tract of land or land which may not be available after the time span of the plan. However, the site does not need to be publicly accessible, although it must be reasonably close proximity to the community it serves.



**Map 7. Local Green Space.**

6.3.12 The sites listed in Policy MOP4 and shown on Map 7 (above) meet the respective criteria and are designated as Local Green Space. A Local Green Space Background Paper, available on the Parish Council website, outlines the reasons why the sites are of particular importance to Market Overton and explains the process that has led to their designation. Where justified, Market Overton Parish Council will consider nominating buildings or land for inclusion on the Assets of Community Value Register as explained in paragraphs 6.5.3 and 6.5.4 of the Neighbourhood Plan. Some spaces are covered by other national or local policies and are not listed e.g. the village green



**The fishing lake and the children's play area**

#### Policy MOP4. Local Green Space

The following areas identified on Map 7 are designated as Local Green Space and will be protected from development due to their particular local significance or community value:

1. The Fishing lake, Pinfold Lane;
2. The Church burial ground, Teigh Road;
3. The Cricket Ground, Thistleton Road;
4. The Pinfold, Pinfold Lane;
5. The Bowling Green, Bowling Green Lane; and
6. The Children's Play Area, within north-east section of The Lodge Estate, MainStreet.

Development on land designated as Local Green Space will only be approved in very special circumstances where it can be clearly demonstrated that the development will not conflict with the purpose of the designation.

#### The design of new buildings

6.3.13 The National Planning Policy Framework highlights the desirability of sustaining and enhancing the historic environment and achieving well-designed places, which are grounded in an understanding of the defining characteristics of the area. In response to the 2017 Neighbourhood Plan survey over 89% of respondents ranked the built environment of the village as 4 or 5 on a scale of 1 (low) to 5 (high).

6.3.14 Part of the village is designated as a Conservation Area as shown on Map 3 (page 14). There are 28 listed buildings or features in Market Overton. These are mainly located along Main St



The unique and distinctive character of Market Overton is described in the Character and Landscape Assessment

but also on Teigh Road and Berrybushes. The key physical features and characteristics that combine to give the settlement its local distinctiveness and unique identity are described in the Market Overton Character and Landscape Assessment which is available on the Parish Council Website.

6.3.15 Policy MOP5 will be applied, where relevant, to proposals throughout the Neighbourhood Area including land allocated in the Rutland Local Plan, rural exception sites, housing on small sites and house extensions. Typically, proposals on small sites relate to 'infill' development of a small gap in a street frontage or 'back land' development to the rear of existing properties. Such proposals often involve the development of garden land or redundant commercial sites and can range in size from land suitable for a single dwelling to sites with capacity for several homes. Further guidance on house extensions can be found in the Extensions to Dwellings Supplementary Planning Document (2015) produced by Rutland County Council.

#### **Policy MOP5. The design of new buildings and extensions**

- 1. To be approved, development proposals, including extensions, shall be of a high quality and shall demonstrate consideration of the positive and distinctive characteristics described in the Market Overton Character and Landscape Assessment.**
- 2. Proposals shall be sensitive to the positive and locally distinctive identity of the village in terms of scale, height, spacing, layout, orientation, design, boundary treatment and use of materials where visible from the public realm. In particular:**
  - I. The siting and orientation of new buildings shall be irregular and shall follow the historic pattern and grain of the village;**
  - II. Dwellings shall be of varied design though essentially compatible with the locally distinctive character of traditional buildings within the village;**
  - III. Standard designs which fail to complement the distinctive and traditional character of the village will not be approved;**
  - IV. Dwelling heights shall be varied, though compatible with surrounding development;**
  - V. Proposals shall incorporate steeply pitched roofs, where appropriate, and traditional roofing materials;**
  - VI. Chimney stacks shall be incorporated into the ridge line of new dwellings and shall be constructed in traditional stone or brick;**
  - VII. Within the Conservation Area, elevations visible from the public realm shall be of stone with traditional architectural features and windows and doors of wooden construction; and**
  - VIII. Stonewalls and hedges shall be retained, where possible, and replicated within new developments where visible from the public realm. The use of fences where visible from the public realm should be avoided.**
- 3. Extensions and alterations, including garages, shall complement the design and style of the existing dwelling and shall not have an adverse visual impact on the street scene.**
- 4. Development proposals shall retain buildings which contribute to the positive character of the Conservation Area due to their age, history, design or appearance irrespective of whether or not the building is statutorily listed.**
- 5. Modern, innovative designs using contemporary materials will be approved where it can be demonstrated that the development will be of the highest quality and can be successfully integrated into the existing context.**

## Residential amenity and traffic management

- 6.3.16 Development must be sensitively undertaken to ensure that it does not detract from the character of the area or cause significant loss of amenity through the erosion of privacy, loss of daylight, overlooking, visual intrusion, noise disturbance, and reduced space around buildings and loss of car parking. The 2011 census indicated that 425 vehicles are based at 240 dwellings in Market Overton.
- 6.3.17 Many concerns have been raised during consultation regarding traffic related matters. The concerns include vehicle speeds; poor visibility at some junctions; heavy goods vehicles passing through the village; on-street parking which can result in the obstruction of footpaths and grass verges; and commercial vehicles using narrow lanes within the village.
- 6.3.18 A traffic survey undertaken in 2014 resulted in speed indicator devices being erected at the perimeter of the village on Teigh Rd and on Thistleton Rd. More recently, in 2016, a survey undertaken by Rutland County Council indicated that there was an increase in the speed of vehicles leaving the village at the southern end of Main St. Residents have also voiced concerns about poor visibility and traffic accidents at the junctions of Berrybushes with Main St and at the junctions of Bowling Green Lane with Thistleton Road and with Main St. Both Berrybushes and Bowling Green Lane are narrow lanes along which vehicles park out of necessity. Recent restrictions have been placed on the use of Bowling Green Lane by lorries travelling to and from the nearby industrial estate.
- 6.3.19 Concerns about existing levels of highway safety are heightened by the anticipated growth in traffic arising from planned housing development identified by RCC, and the use of Main St by commercial vehicles travelling to and from the industrial estate. Approximately 70% of respondents to the 2017 Neighbourhood Plan survey would like to see improvements to road safety and 55% would support traffic calming measures. Traffic management related to existing development, however, falls outside the scope of the Neighbourhood Plan and is primarily a matter for the highway authority (Rutland County Council) or, in the case of speed limit enforcement, the Police. As noted in Appendix 2 (Community aspirations) the Parish Council will work with stakeholders to address the issues that have been identified, where possible.

- 6.3.20 The Neighbourhood Plan, however, includes measures to help manage new development



On-street parking in Bowling Green Lane

where it has the potential to exacerbate existing problems or create new ones. Where development necessitates the construction of a new road this should be designed to deliver a safe and attractive environment while avoiding measures, such as speed bumps, which can have a negative impact on residential amenity.

<https://www.gov.uk/government/publications/manual-for-streets> 'Manual for Streets', a Government publication, contains further guidance on highway design.

- 6.3.21 Policy MOP6 emphasises the need for off-street parking and to minimise its visual impact. Parking standards, are determined by the number of rooms in a dwelling. Policy MOP6 includes measures to ensure that, where planning permission is required for development, replacement and convenient off-street parking is provided, where building proposals necessitate the loss of one or more existing spaces. Additional provision will be required where an increase in the number of rooms generates a need for further spaces to meet the parking standards.
- 6.3.22 The policy highlights the need for refuse and recycling bins to be sensitively integrated into the development to minimise their impact on the street scene. A small, standing area within the curtilage of the dwelling but immediately adjacent to the highway can also provide an alternative to bins on the pavement on collection day which can create problems for pedestrians, most notably the blind and partially sighted, and wheelchair and pushchair users, if forced onto the road to avoid an obstruction.

#### **Policy MOP6. Residential amenity and traffic management**

**1. Proposals for residential development will be approved where:**

- I. New streets are imaginatively designed being sensitive to the existing street character and materials and to deliver a high levels of road safety, residential amenity, a visually attractive environment and emergency vehicle access;**
- II. The proposed vehicular access serving the dwelling will not have an adverse impact on the amenity of existing and proposed residents, or road safety;**
- III. Off-street parking is sensitively integrated into the scheme;**
- IV. Provision is made for refuse and recycling bins to be located so as to minimise their visual impact on the street scene; and**
- V. Convenient and adequate off-road provision is made for the temporary storage of bins on the day of collection.**

**2. Proposals, including extensions, will not be approved where the development would result in insufficient parking provision to meet the adopted parking standards of the highway authority.**

#### **Natural features and the landscaping of development sites**

- 6.3.23 Trees, hedgerows and water features are significant to the overall landscape quality of Market Overton and are examples of natural features, which help to maintain and enhance the visual attractiveness of the area and provide important habitats for wildlife. Such features may also define routes and views whilst trees and hedgerows can also screen out noise or unsightly development; provide shelter; have a positive impact on air quality and help to combat the predicted effects of climate change. Over 90% of respondents to the 2017 Neighbourhood Plan survey want to see the number of trees within the village retained or increased.

6.3.24 Some natural features have protection under the Hedgerow Regulations, Tree Preservation Orders or by being situated in the Conservation Area. However, other controls, such as planning conditions, restrictive covenants and Forestry Commission felling restrictions may apply.



**Berrybushes - trees and hedgerows are key elements of the village landscape.**

6.3.25 The National Planning Policy Framework recognises the need for appropriate landscaping in achieving well designed places. The following policy makes provision for the retention and enhancement of natural features and for additional landscaping, including native trees and hedgerows of a height and spread suitable for their location. Sufficient space should be allowed for at the design stage to enable new and existing trees to mature and flourish.

6.3.26 The National Planning Policy Framework recognises the need for appropriate landscaping in achieving well-designed places. The following policy makes provision for the retention and enhancement of natural features and for additional landscaping, including native trees and hedgerows of a height and spread suitable for their location sufficient space should be allowed for at the design stage to enable new and existing trees to mature and flourish.

6.3.27 Planning conditions will be used to secure the implementation of landscaping schemes and the conservation of natural features of importance (including their protection during construction of the development) or replacement, where appropriate.

## **Policy MOP7. Natural features and landscape works**

### **1. To be approved:**

- I. **New developments will be expected to maintain, enhance, restore or add to biodiversity, retaining existing natural features, and shall include suitable measures to protect such features from damage, destruction or deterioration in quality. Opportunities should be taken to achieve positive gain through the form and design of the development.**
- II. **Additional landscape works shall be provided where required to soften the visual impact of the development and/or enhance existing natural features;**
- III. **New trees and hedgerows shall be of native species and of a potential height and spread appropriate to their location; and**
- IV. **Proposals for housing shall incorporate a minimum of one tree within the curtilage of each new dwelling. Should this not be practical, a tree will be planted within the village boundary in a suitable position designated by the Parish Council**

**2. Exceptionally, where development would result in the unavoidable loss of a natural feature of importance which is outweighed by the benefit of the development, the grant of planning permission will be conditioned to require the replacement of the natural feature or, in the case of the removal of a tree, the planting of two replacement trees within the parish.**

## **Sustainable drainage**

- 6.3.28 Some of the roads within the village are prone to surface water flooding in heavy rain, with run-off flooding neighbouring homes and garages. The 'Government's Flood Map for Planning' indicates that this risk is generally 'low', although there are areas where the risk is more elevated and garages have been flooded causing doors to rot over time.
- 6.3.29 Government policy requires developers to minimise the risk of flooding arising from new development and further indicates that proposals for 'major' development should incorporate sustainable drainage systems (SuDS) for the management of run-off unless demonstrated to be inappropriate. Sustainable drainage is a way of mimicking natural drainage in a built environment; instead of surface water being piped underground, water remains at the surface, where it is cleaned and stored, reducing flood risk and improving the quality of the water before it either soaks into the ground or discharges to a water course. This allows for greater biodiversity and amenity benefits as part of the development. Specific SuDS techniques can include soakaways, filter strips, swales, infiltration and filter trenches, permeable and pervious pavements, detention basins and retention ponds, green roofs and rain-harvesting.
- 6.3.30 The following policy is intended to achieve the provision of high quality sustainable drainage that effectively manages water. Where possible, having regard to such factors as the scale and location of the development, sustainable drainage proposals should incorporate other

benefits including biodiversity enhancements, the creation of valuable open space and public realm improvements. Proposals may also present the opportunity to link green infrastructure assets. Additionally, developers can benefit from such environmental improvements through the creation of highly desirable developments.

#### **Policy MOP8. Surface water flooding**

**To be approved, all development must avoid increasing flood risk elsewhere and shall:**

- 1. Demonstrate that they will not result in a net increase in surface water run-off and how any necessary mitigation measures will be satisfactorily integrated into the design and layout of the scheme;**
- 2. Where practical, incorporate sustainable drainage systems to manage surface water drainage unless it can be demonstrated that this is not technically viable;**
- 3. Where practical, incorporate sustainable drainage systems which deliver additional benefits such as improvements to the street scene, communal open space, and biodiversity enhancements and contribute to an integrated green infrastructure network; and**
- 4. Include suitable arrangements for the future management and maintenance of sustainable drainage systems.**

## **6.4 Promoting the local economy**

### **Introduction**

- 6.4.1 The local economy of Market Overton is characterised by a small number of substantial farms, an industrial estate, a number of small businesses run from home together with local facilities and services such as the pub, the community shop, the health centre and The Lodge Trust. The latter requires employment to support the residential home and the holiday accommodation. However, the majority of the working population travel out of Market Overton to work. While the village will continue to be dependent on out-of-village commuting, the Neighbourhood Plan and RCC include several policies to encourage more sustainable patterns of living and working.

### **Market Overton industrial estate**

- 6.4.2 The Market Overton industrial estate on Ironstone Lane is an isolated pocket of development located in open countryside about half a mile to the north of the village. The

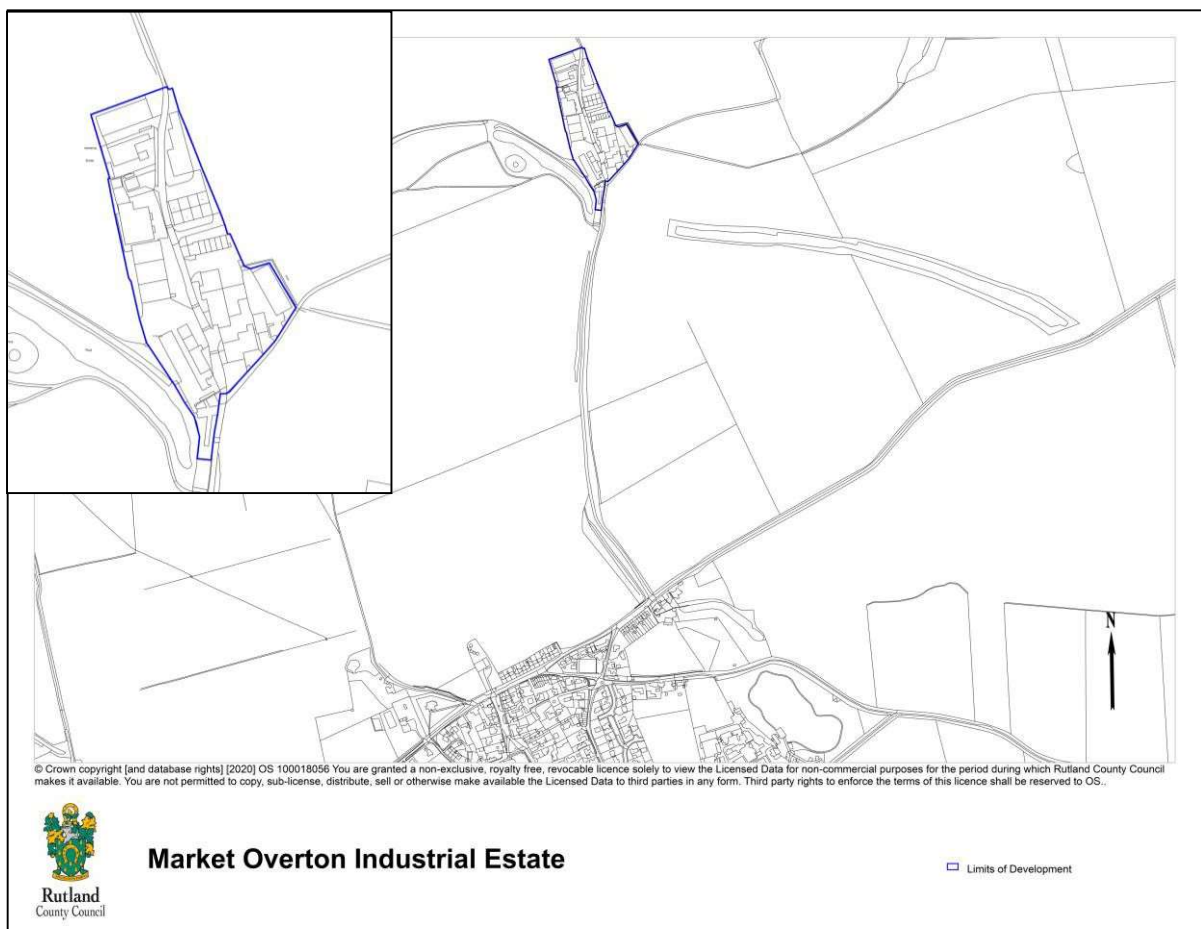


**Market Overton industrial estate**

estate has been defined by RCC as a key site to be safeguarded for employment uses. However, a survey of businesses on the estate has indicated that the number of employees living in Market Overton is relatively small. Nevertheless, the site provides opportunities for local employment and a majority of respondents (60%) to the 2017

Neighbourhood Plan survey wanted the estate to provide more local employment, although many responses indicated that this should be conditional on further development being within the current footprint and that there should be a minimal increase in traffic passing through the village.

6.4.3 Policy MOP9 indicates the area defined for the industrial estate area to restrict peripheral growth of the industrial estate whilst allowing for the minor expansion needs of firms and some redevelopment to provide modern, small units provided that this will not have a detrimental impact on the countryside. The policy further requires the impact of vehicles, including heavy goods traffic, travelling to and from the industrial estate to be assessed to ensure that traffic will not have an adverse impact on highway safety within the village or on residential amenity as a consequence of noise or vibration. Where necessary, developers will be required to implement or contribute towards measures to mitigate adverse impacts. Concerns about the possible impact of additional traffic are further explained in paragraph 6.3.18.



**Map 8. Market Overton industrial estate**

#### **Policy MOP9. Market Overton industrial estate**

**Proposals for employment uses on the Market Overton industrial estate will be approved provided that it can be demonstrated that the development:**

- I. Is located within the area defined on Map 8;**
- II. Is of appropriate scale, use and nature that will not have a significant adverse visual impact on the surrounding countryside;**
- III. Will not have an unacceptable impact on the wider area by reason of noise or other form of pollution; and**
- IV. Will not result in traffic movements which will have an adverse impact on residential amenity or highway safety within the village of Market Overton.**

## Home working

- 6.4.4 There are a number of businesses which operate from homes in the village; the 2011 Census indicating that approximately 16% of the working population of Market Overton Parish were working from home at that time. This form of employment may be an attractive choice for potential residents and the Neighbourhood Plan therefore includes Policy MOP10 to provide opportunities to enable small-scale businesses compatible with a residential environment to operate from people's own homes. This form of working can help to reduce the need to travel to work and can make a positive contribution towards the development of a vibrant and diverse local economy appropriate to the size and rural location of Market Overton. Such businesses may also provide opportunities for people to work flexible hours that suit their domestic arrangements.
- 6.4.5 Working from home does not often require planning permission but residents intending to start or expand a business are advised to discuss their proposals with the local planning authority. Where planning permission is required it will be essential to ensure that proposals will not have harmful effects on the valued residential amenity of neighbouring properties or the surrounding area as a result, for example, of noise, traffic or changes to the appearance of a building. Businesses that seek to expand beyond what could be described as 'home working' are best located on the industrial estate or other more suitable location.

### **Policy MOP10. Working from home**

- 1. Where planning permission is required, proposals for the use of part of a dwelling for office and/or light industrial uses and for small-scale free-standing buildings within the curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be approved provided that:**
  - I. The proposal will not have a significant adverse impact on the occupiers of neighbouring properties or the wider area including roads by reason of noise, vibration, smell or on-street parking; and**
  - II. The proposal does not involve changes to the appearance of any building that would substantially alter its residential character or have a significant adverse impact on the character and appearance of the surrounding area.**
- 2. Where appropriate, planning conditions and obligations will be used to manage any aspects of the business activity likely to adversely affect the residential character or amenity of the area including:**
  - I. The removal of permitted development rights for further buildings or structures;**
  - II. The scale, intensity and type of activity, including vehicular movements and hours of operation; and**
  - III. Adequate on-site arrangements for the parking and/or storing of vehicles, equipment and materials.**

## High quality communications

- 6.4.6 Broadband speeds are an increasingly significant factor in attracting and retaining businesses to an area. Internet access is also of vital importance to the local community to enable access to on-line services, education and communication. For the ageing population of

Market Overton better access to technology can also help to prevent social exclusion. The 2017 Neighbourhood Plan survey indicates that over 90% of respondents had an internet connection. Market Overton was included in phase 1 of the Digital Rutland project, providing access to superfast broadband speeds in excess of 24 Mbps. However, broadband speeds and mobile phone connections are currently frustrating.

6.4.7 The National Planning Policy Framework and RCC proposals require the provision of superfast full fibre broadband to serve the development of 10 or more residential dwellings and employment facilities for 10 or more jobs. The following policy therefore seeks to ensure the provision of suitable ducting to enable new residential and commercial development to be readily served by 'fibre to the premises' at a future date. While taking fibre to the premises is more costly than fibre to the cabinet, technology it can support higher speeds of up to 1Gbps. Demand for such technology is expected to increase as a consequence.

#### **Policy MOP11. Fibre to the premises**

**Planning permission for new dwellings and commercial development will be subject to:-**

- i. Evidence of sufficient ducting space for future digital full fibre connecting infrastructure is provided unless;**
- ii. affordable alternative 1GB/s capable connection is made available at all end-users.**

### **6.5 Promoting access to services and facilities**

#### **Introduction**

6.5.1 As explained in paragraph 4.18 it is important to recognise the distinction between a service which the village enjoys and the buildings and land which are utilised as facilities in the provision of those services. Areas of open space are important for their recreational value and are defined as 'Local Green Space' in Policy MOP4. There are a number of buildings which provide important community services.



**The village hall**

They include the village hall, the village shop, the public house, the medical centre with dispensary, the cricket pavilion, the bowls club, and the Church. Evidence from the 2017 Neighbourhood Plan survey suggests that services play an important role in maintaining a strong and vibrant community; in helping to prevent social isolation; and in reducing the need to travel by car. In some instances they also provide local employment opportunities.

## Retaining community facilities

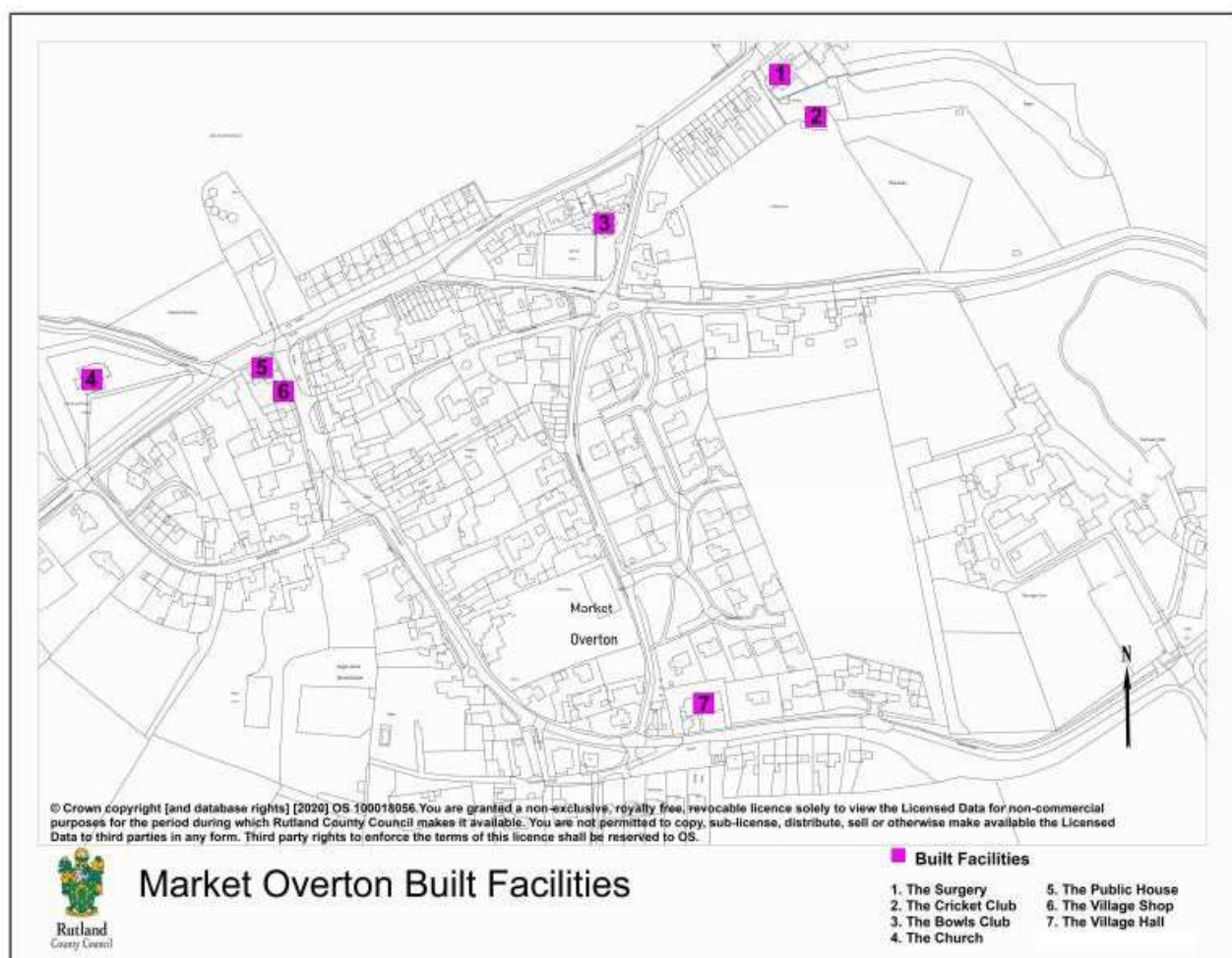
- 6.5.2 Planning permission is not always required to change the use of a building or land and this can restrict the opportunity to secure its continued use. However, support for the retention and enhancement, where possible, of community services, is defined by the National Planning Policy Framework and existing RCC policies. The latter indicates that the loss of provision will not be supported unless an alternative facility is to be provided or options for continued use are not financially viable. The following policy compliments existing RCC policies by providing additional detail regarding

the evidence required to demonstrate that there is no prospect of continued community use and the preferred location where a replacement facility is proposed are within or adjoining the village. The 'area defined' which is referred to in the policy and used to interpret whether sites are within or adjoining the village is illustrated on map 4 of the NP page 21.



Market Overton surgery

Map 9. Market Overton built facilities



- 6.5.3 The Community Right to Bid, introduced in the Localism Act 2011, provides a measure of additional protection against the loss of a community asset. It allows the Parish Council and community groups to nominate land and buildings for listing by Rutland County Council as an 'Asset of Community Value' (ACV) where the facility has recently been, or is presently used, to further the social wellbeing or cultural, recreational or sporting interests of the local community.
- 6.5.4 When an ACV comes up for sale, the Parish Council and community groups are given a six month period to develop a proposal and bid for the asset. However, the owner is not required to sell to the community and may choose to sell the asset on the open market following due consideration of the community bid. Where planning permission is required to change the use of an ACV the listing may be a material consideration and a significant factor in the determination of a planning application. Where justified, Market Overton Parish Council will therefore consider nominating buildings or land for inclusion on the Assets of Community Value Register.

#### **Policy MOP12. The retention of community facilities**

**Proposals to redevelop or change the use of an existing community facility, or land or buildings last used as a community facility, will only be approved if there is no longer a need or demand for the existing facility and where the following criteria is met:**

- 1. A replacement facility of sufficient size, layout and quality to compensate for the loss of the existing facility is to be provided on an alternative site in accordance with the criteria for a new community facility listed in Policy MOP13 of the Neighbourhood Plan (with the exception of the PC's Village Hall); or**
- 2. It has been demonstrated that the existing use is no longer economically viable and that there is no reasonable prospect of securing either a continuation of the existing use or an alternative community use. Evidence must be provided to demonstrate that a commercial property agent has marketed the property for a period of at least 12 months at a price which reflects an independent, professional valuation and it is verified by the agent that no interest in acquisition has been expressed.**

#### **New community facilities**

- 6.5.5 Community consultation indicates that residents wish to see the further development of facilities and services including provision for children and young adults, additional public services, sports provision and improved communal space for various activities.
- 6.5.6 Policy MOP13 provides a policy framework for the development of additional facilities in Market Overton of a scale that is compatible with its role as a Local Service Centre in serving the needs of the local population and surrounding minor settlements as defined by RCC. Facilities should be accessible and should not have a detrimental impact on the local environment. In exceptional circumstances the policy enables proposals to be permitted on land outside the Planned Limits of Development (see paragraph 6.5.2); this situation is most likely to arise in respect of recreational and sports development of a scale which cannot reasonably be located within the existing built-up area of the village.

### **Policy MOP13. The provision of new community facilities**

- 1. Proposals for the provision of new community facilities within the Planned Limits of Development of Market Overton will be approved where the development:**
  - I. Will not result in unacceptable traffic movements, noise, fumes, smell or other disturbance to residential properties;**
  - II. Will not generate a need for parking that cannot be adequately catered for; and**
  - III. Be only of a scale appropriate to the role of Market Overton as a Local Service Centre.**
- 2. Proposals for the provision of new community facilities outside the Planned Limits of Development will be approved where:**
  - I. There is a clear, local need for the facility;**
  - II. It is demonstrated that there is no suitable site for community facilities within the Planned Limits of Development;**
  - III. The site is well related to the built form of the village and is conveniently located for residents of the village wishing to walk or cycle;**
  - IV. The development is not visually intrusive to the form and character of the wider countryside; and**
  - V. The proposal complies with the three criteria in the first part of the policy.**

## **7 Monitoring**

- 7.1 Rutland County Council will continue to be responsible for determining planning applications in Market Overton. However, the Parish Council will use the policies in the Neighbourhood Plan and wider Development Plan to frame its representations on such applications.
- 7.2 Whilst there is no statutory requirement to monitor a made neighbourhood plan, it is good practice to ensure that it is kept up to date. The Parish Council will therefore prepare an annual monitoring report for the Parish Council AGM. This will assess progress made towards achieving the vision and objectives of the Neighbourhood Plan and the implications of any changes to both national planning policy and any future Rutland Local Plan.
- 7.3 The monitoring process may lead to the need to review the Neighbourhood Plan to keep it up to date and relevant. This might occur where policies are not working as intended or where significant changes are made to planning policy at national or county level resulting, for example, in changes to the amount of housing to be provided in the village. Where a review is proposed, it will need to go through a formal process, including extensive consultation with residents.

## Appendix 1 – Glossary

### **Affordable Housing:**

Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers). The definition includes affordable housing for rent, starter homes, discounted market housing, shared ownership, rent to buy and other forms of affordable housing. A more detailed definition of affordable housing can be found in Annex 2: Glossary of the National Planning Policy Framework (NPPF).

### **Asset of Community Value:**

The Parish Council and community groups may nominate land and buildings for listing by Rutland County Council as an 'Asset of Community Value' (ACV) where the facility has recently been, or is presently used, to further the social wellbeing or cultural, recreational or sporting interests of the local community. When an ACV comes up for sale, the Parish Council and community groups are given a six-month period to develop a proposal and bid for the asset. However, the owner is not required to sell to the community and may choose to sell the asset on the open market following due consideration of the community bid.

### **Backland development:**

Housing proposed on land to the rear of existing buildings. It often involves the development of existing garden land.

### **Conservation Area:**

An area valued for its special architectural or historic interest, the character and appearance of which it is desirable to preserve and enhance. The local planning authority designates areas. Designation provides Rutland County Council with extra powers to control works and demolition of buildings to protect or improve the character or appearance of the area.

### **Community infrastructure Levy (CIL):**

A planning charge levied by some local authorities on specified types of development in order to help deliver infrastructure in the area. The amount to be paid is based on the size and type of development proposed. A proportion of the CIL receipts is devolved to the Parish Council to help address the demands that development places on the parish. This proportion is set at 15% and is increased to 25% where there is a Neighbourhood Plan in force. Rutland County Council adopted a CIL in 2016.

### **Developer Contributions:**

Contributions made by a developer to remedy the impact of development, either by paying money for work to be carried out or services to be provided, or by directly providing facilities or work either on or off-site.

### **Development Plan:**

Adopted local plans and 'made' neighbourhood plans which collectively set out the policies and proposals for the development and use of land and buildings in an area.

### **Evidence base:**

The information and evidence gathered to justify the policies in the Neighbourhood Plan. It includes consultation responses and the findings of technical studies.

**Green infrastructure (GI):**

A network of multi-functional green space which is capable of delivering a wide range of environmental and quality-of-life benefits for local communities. Green infrastructure includes paths and bridleways, parks, open spaces, playing fields, woodland, allotments and private gardens.

**Greenfield Land:**

Land which has not previously been developed, including land in agriculture or forestry use and land in built-up areas used for outdoor sport and recreation (including public and private open space and allotments) and garden land.

**Habitats Regulations Assessment (HRA):**

A procedure that must be undertaken where a proposed development plan is likely to have significant effect on any European site designated for its nature conservation interest. HRA is often referred to as 'Appropriate Assessment' (AA) although the requirement for AA is first determined by an initial 'screen' stage.

**Heritage asset:**

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority and often found within conservation areas.

**Infill Development:**

This refers to the filling of a small gap in an otherwise built-up frontage. Proposals usually consist of dwellings which front directly onto an existing road and are often proposed on land which forms the side garden/ground of an existing property.

**Listed Building:**

Buildings of special architectural or historic interest. They are Graded I, II\* or II - grade I being the most important. The National Heritage List for England is the only official, up to date, register of all nationally protected historic buildings and sites in England

**Local Green Space:**

A designation to apply special protection to a green area of particular importance to the local community, using criteria in the NPPF and NPPG.

**Local Plan:**

The plan for the future development of the local area, drawn up by the local authority. Local Plans set out a vision and a framework for future development, addressing needs and opportunities for housing, the economy, community facilities and infrastructure. It includes a basis for safeguarding the environment, adapting to climate change and securing good design.

The Local Plan is a critical tool in guiding decision about individual development proposals. The Local Plan, together with the Neighbourhood Plan, are the starting point for considering whether planning applications can be approved.

**Local wildlife Sites:**

A locally designated site of nature conservation importance.

**Localism Act 2011:**

The act which enables the parish council to prepare the Neighbourhood Plan.

**Major Development:**

The Government's definition includes 10 or more homes or dwellings on a site area of 0.5 hectares or more.

**National Planning Policy Framework (NPPF):**

The main document that sets out the Government's planning policies and how these are to be applied.

**National Planning Practice Guidance (NPPG):**

The document that sets out Government guidance to support the policies in the National Planning Policy Framework.

**Neighbourhood Area:**

The Neighbourhood Area is the geographical area covered by the Neighbourhood Plan. It consists of the whole Market Overton Parish area and is shown on Map 1.

**Planned Limits of Development:**

This mark the limit of the built up area of Market Overton, beyond which the land is defined as open countryside. The Planned Limits of Development are defined on the Policies Map in the Local Plan and are shown on Map 4 of the Neighbourhood Plan

**Rural exception sites**

Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

**Rutland Local Plan:**

The Local Plan in Rutland currently consists of three Development Plan Documents - the Core Strategy, the Site Allocations and Policies and the Minerals Core Strategy. These documents are under review and Rutland County Council is preparing a single Rutland Local Plan for the period 2018-2036 to replace them.

**Strategic Environmental Assessment (SEA):**

A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of a neighbourhood plan where policies are likely to have significant effects on the environment.

**Strategic Housing Market Assessment (SHMA):**

A study of housing need and supply undertaken to assist in policy making and resource allocation in relation to housing issues.

**Supplementary Planning document (SPD):**

A document that provides guidance on one or more policies in the Local Plan.

**Sustainable Drainage Systems (SuDs):**

SuDs are designed to reduce the potential impact of developments with respect to surface water drainage discharges. They seek to manage rainfall by replicating natural drainage systems.

**Wildlife corridor:**

Areas of habitat connecting wildlife populations.

## Appendix 2 – Community Aspirations

Any significant development in the village will result in a charge to the developer titled the Community Infrastructure Levy (CIL). This can result in a significant sum of money as a consequence of a charge based on the size and nature of any new developments. Part of this charge is for the use of The Parish Council to spend on projects for the benefit of the village. Whilst there are key guidelines as to what the money may be spent on, the Parish Council has the authority to disburse such funds. CIL monies **can** be spent on the provision, improvement, replacement, operation or maintenance of infrastructure, or anything else that is concerned with addressing demands that development places on an area

A number of issues and opportunities were identified through the Neighbourhood Plan consultation process which do not have a direct bearing on the development of land. They are important to the community and are set out below. The Parish Council may consider these priorities in assessing applications by local organisations for funding.

The list below is derived from the village questionnaire and subsequent discussions at village meetings as well as discussions by the Parish Council.

1. **Road Safety.** A major concern is the speed of traffic travelling through the village. Many of the older dwellings do not have off street parking and the necessary parked vehicles on narrow roads make it unsafe for fast traffic or many commercial vehicles. 70% of respondents felt that road safety could be improved and 55% were in favour of traffic calming methods and improved visibility at junctions. Whilst highways are a Rutland County Council matter there are perhaps local projects that could be developed in the village. It is proposed to establish a management group of parish councillors and residents to investigate and advise on traffic matters.
2. **Parking and grass verges.** This is in part related to any new housing development as well as investigations to reduce parking that obstructs pavements, footpaths and green verges.
3. **Improving the look of the village.** Although evidence from the survey suggests that people were happy with the look of the village, maintaining the quality of the street scene resulted in 97% of respondents acknowledging the importance of trees and 43% wanting increase the number of trees. The post of tree warden responsible to the Parish Council is seen as key to the success of this aspect.
4. **The rural environment.** 67% of respondents access the natural environment daily. There are many suggestions to improve the environment including the maintenance of hedges verges, more cycle paths and clearer footpath signage. 66% of respondents would like an increase the number of important green spaces.
5. **Sustainability.** 72% of respondents rated sustainable development as important, and suggested village meetings to explain the nature and implications of any sustainable development e.g. for energy conservation.
6. **Children's services/facilities.** The responses in the children's questionnaire identified a need for a youth club. The cricket club does provide activities for those interested in that sport and the Cottesmore Village Players also involves young people. An equipped outdoor

play area is hosted by the Lodge Trust. Investment in enhanced children's services and facilities is regarded as a key area for future sustained investment.

7. **Services/facilities for the older community.** As is noted in the NP population statistics above, the number of retirees in the community is increasing. Whilst many older residents are currently self-sufficient there is limited village based consistent provision in which older people can meet, such as a weekly luncheon club. The village hall, bowls club and cricket club do offer occasional activities to attract retirees. Enhanced facilities for older residents will involve investment.
8. **Village assets.** There are a number of existing community assets including benches, bus shelters, village sign, notice boards and flower beds which will have to be replaced and enhanced as the village develops. Of particular importance is the Village Hall which is seen as a continuing target for investment as the village grows and develops offering a wide variety of services.
9. **Allotments.** The Parish Council is responsible for the provision of allotments. Currently the land is rented on an annual contract but it could be possible to purchase land as the demand for the facility grows as a consequence of village growth.
10. **Environmental.** There is no provision currently for electric vehicle charge points or sources of renewable energy within the village for community assets e.g. the Village Hall. Investment in the provision of renewable energy would enhance the green environment of the village for future generations of villagers.

## Appendix 3 – Evidence Base

The Neighbourhood Plan is backed by solid evidence. There are two types of evidence provided, as follows:

- 1. Research / fact finding:** evidence that the choices made in the Plan are backed up by the background facts. This evidence is from existing documents, including those which form part of the evidence base for the Local Plan, or from documents/evidence specific to Market Overton; and
- 2. Participation:** evidence of the views of the local community and others who have a stake in the future of the area (for example, local businesses and land owners).

This document provides hyperlinks to sources used in the preparation of the Plan. The following abbreviations have been used in the table:

RCC- Rutland County Council

MHCLG – Ministry of Housing, Communities and Local Government

MOPC– Market Overton Parish Council

ONS – Office of National Statistics

| Document                                                                               | Publisher | Year | Subject                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------|-----------|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Consultation (including draft versions of the Neighbourhood Plan)</b>               |           |      |                                                                                                                                                                                                                                                                                                                            |
| <a href="#">Initial stages</a>                                                         |           |      |                                                                                                                                                                                                                                                                                                                            |
| <a href="#">Neighbourhood Plan Survey Results</a>                                      | MOPC      | 2017 | Details the results of the survey                                                                                                                                                                                                                                                                                          |
| <b>Pre-submission Plan</b>                                                             |           |      |                                                                                                                                                                                                                                                                                                                            |
| <a href="#">Market Overton Neighbourhood Plan Pre-Submission Draft (Regulation 14)</a> | MOPC      | 2020 | Pre-submission version of the Neighbourhood Plan                                                                                                                                                                                                                                                                           |
|                                                                                        |           |      |                                                                                                                                                                                                                                                                                                                            |
| <b>Development Plan (adopted and emerging)</b>                                         |           |      |                                                                                                                                                                                                                                                                                                                            |
| <a href="#">Adopted Rutland Core Strategy</a>                                          | RCC       | 2011 | The broad planning strategy for the area. It covers the period up to 2026. The Neighbourhood Plan must be in general conformity with the strategic policies in the Core Strategy.                                                                                                                                          |
| <a href="#">Adopted Rutland Local Plan Site Allocations and Policies</a>               | RCC       | 2014 | Allocates specific sites for development and sets out more detailed policies for determining planning applications within the framework provided by the Core Strategy. It covers the period up to 2026. The Neighbourhood Plan must be in general conformity with the strategic policies in the Site Allocations document. |

|                                                                                                        |                  |      |                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------|------------------|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <a href="#">Adopted Rutland Minerals Core Strategy and Development Control Policies</a>                | RCC              | 2010 | Sets out planning policies for minerals related development in Rutland and covers the period up to 2026. The Neighbourhood Plan must be in general conformity with the strategic policies in the Minerals Document.             |
| <a href="#">Pre-Submission Rutland Local Plan</a>                                                      | RCC              | 2020 | Sets out emerging planning policies for the Rutland area, as well as listing sites for additional housing, employment or other development for the period 2018 to 2036. It will replace the adopted Development Plan Documents. |
|                                                                                                        |                  |      |                                                                                                                                                                                                                                 |
| <b>Housing</b>                                                                                         |                  |      |                                                                                                                                                                                                                                 |
| <a href="#">Rutland Strategic Housing Market Assessment update</a>                                     | RCC              | 2019 | Provides an assessment of future housing requirements in Rutland, which informs the strategy and housing targets in the Local Plan for the period to 2036.                                                                      |
|                                                                                                        |                  |      |                                                                                                                                                                                                                                 |
| <b>Environment – built and natural</b>                                                                 |                  |      |                                                                                                                                                                                                                                 |
| <a href="#">The National Heritage List for England</a>                                                 | Historic England | -    | Register of nationally protected historic buildings and sites in England.                                                                                                                                                       |
| <a href="#">Landscape Character Assessment of Rutland</a>                                              | RCC              | 2003 | Maps and describes the diversity of landscapes in Rutland.                                                                                                                                                                      |
| <a href="#">Landscape Character and Sensitivity Assessment – Land Around the Local Service Centres</a> | RCC              | 2012 | A study which examines the capacity of Local Service Centres in Rutland, including Market Overton, to accommodate development.                                                                                                  |
| <a href="#">Market Overton Neighbourhood Plan Village Character Assessment</a>                         | MOPC             | 2020 | Describes the distinct appearance and feel of Market Overton and what gives it a unique identity. It has informed policies in the Neighbourhood Plan and can be used to influence planning proposals.                           |
| <a href="#">Local Green Space Background Paper</a>                                                     | MOPC             | 2020 | Explains the process which has led to the designation of areas of Local Green Space in the Neighbourhood Plan.                                                                                                                  |
| <a href="#">Extensions to Dwellings Supplementary Planning Document</a>                                | RCC              | 2015 | Provides guidance on the design of house extensions, elaborating on the general design policies in the Local Plan.                                                                                                              |
|                                                                                                        |                  |      |                                                                                                                                                                                                                                 |
| <b>Mapping and statistics</b>                                                                          |                  |      |                                                                                                                                                                                                                                 |
| <a href="#">RCC mapping</a>                                                                            | RCC              | -    | Interactive mapping which provides geographical data including the location of public rights of way and village greens.                                                                                                         |

|                                                     |       |                   |                                                                                                                 |
|-----------------------------------------------------|-------|-------------------|-----------------------------------------------------------------------------------------------------------------|
| <a href="#">Nomis</a>                               | ONS   | –                 | A website which provides access to Census data and population estimates.                                        |
| <a href="#">English Indices of deprivation</a>      | MHCLG | 2019              | Measure relative levels of deprivation in small areas or neighbourhoods, called Lower-layer Super Output Areas. |
|                                                     |       |                   |                                                                                                                 |
| <b>National Planning Policy and Guidance</b>        |       |                   |                                                                                                                 |
| <a href="#">National Planning Policy Framework</a>  | MHCLG | 2019              | Sets out the Government’s planning policies and how these are expected to be applied.                           |
| <a href="#">National Planning Practice Guidance</a> | MHCLG | Regularly updated | Government guidance to support the policies in the National Planning Policy Framework                           |

## Appendix 4 - Sustainability

This relates to the contribution the neighbourhood plan makes to the achievement of sustainable development. i.e. enabling growth to cater for the needs of current generations, but ensuring that growth does not mean worse lives for future generations. There are many ways in which a neighbourhood plan can address sustainable development. The Market Overt Plan explicitly supports the following issues:-

**Consideration for the protection and enhancement of wildlife areas and measures to support biodiversity.** See policies:-

MOP9 – MO Industrial Estate – developments limited to current footprint - to reserve adjacent woodland.  
MOP2 Landscape Character – developments should conserve and enhance ... minimise adverse impact on the landscape.  
MOP3 Developing a green infrastructure – develop corridors linking the green infrastructure  
MOP4 Local green space – development will not conflict with the purpose of the designation identified in initial research  
MOP5 VII– design of new buildings – retention of hedges in development  
MOP7- Natural features and landscape works – a minimum of one new tree ..for each new dwelling.  
MOP8 - Surface water flooding.- incorporation of sustainable drainage systems .... Which deliver benefits such as biodiversity and contribute to integrated green infrastructure networks.

**Promoting facilities to support and encourage home working.** See policies: –

MOP1 – Dwelling size and type to meet needs.  
MOP6 – Provision of mix of house types ... including vehicle access and recycling. – to accommodate clients/customers and material provision/management.  
MOP10 – possible significant adverse impact of working at home. – noise and on street parking minimised  
MOP11 providing quality communications and fibre to premises.

**Requiring provision of a mix of housing types, based on meeting local need (identified by initial research using questionnaire).** See policies –

MOP1 – Dwelling size and type – data indicates that Market Overton has a higher than average number of retired and elderly inhabitants  
MOP5 – The design of new buildings and extensions- a requirement to support Market Overton character and landscape assessment issues.  
MOP6 – Residential amenity and traffic management – considers issues for the number of dwelling with no off street parking available, the number of blind corners at junctions and the challenge of wheelchair and pushchair users of bins on pavements.  
MOP13 – The provision of new community facilities – minimise unacceptable traffic movements and on-street parking.

**Ensuring development incorporates facilities to encourage recycling, water collection, local energy generation, etc..** See policies –

MOP6 – Residential amenity and traffic management e.g – provision of recycling bins  
MOP8 – Surface water flooding and SuDs

**Ensuring works to improve the performance of traditional buildings are compatible with their building technology.** See policies: –

MOP5 – The design of new buildings ...

**Conservation of historic buildings and environments and ensuring they remain in productive use and contribute to wider planning goals.** See policies: –

MOP5 – The design of new buildings and extensions. – modern, innovative designs ...will be supported where they ... can be integrated in the existing context.  
MOP12 – The retention of community facilities. – changes will not .. have a significant adverse impact on the character and appearance of the surrounding area.



