

From: [REDACTED]
Subject: Barrowden and Wakerley Pre-submission Neighbourhood Plan
Date: 18 May 2018 at 10:25
To: npbarrowden@btinternet.com

PS

Dear Sir/Madam,

Thank you for the opportunity to comment on the Barrowden and Wakerley Pre-submission Neighbourhood Plan consultation. The following comments are submitted on behalf of Anglian Water.

Anglian Water is sewerage undertaker for Barrowden Parish and the water and sewerage undertaker for Wakerley Parish. The views of Severn Trent Water who are responsible for water services in Barrowden Parish should also be sought on the Neighbourhood Plan.

I would be grateful if you could confirm receipt of this response.

Policy BW8: Surface water flooding

Reference is made to developments incorporating Sustainable Drainage Systems (SuDS) wherever practicable and that SuDS should be incorporated into the design of new developments. Anglian Water support the requirement for applicants to include the provision of SuDS so as not to increase flood risk and to reduce flood risk where possible. The use of SuDS would help to reduce the risk of surface water and sewer flooding.

Policy BW8 could be strengthened making it clear that SuDs will be the preferred method of surface water disposal unless shown to be technically unfeasible.

It is therefore suggested Policy BW8 be amended as follows:

'Wherever practicable, proposals should incorporate sustainable drainage systems to manage surface water drainage unless it can be demonstrated that they are not ~~financially~~ or technically viable.'

Sewage (page 36)

Reference is made to comments previously made by Anglian Water relating to the capacity of the existing foul sewerage network and Barrowden Water Recycling Centre. We were previously asked to comment on the capacity of Anglian Water's existing water recycling infrastructure for a number of housing sites identified by the Barrowden Neighbourhood Plan Group.

It would be helpful if the text in the Neighbourhood Plan explained that the comments provided by Anglian Water related to the housing sites which appear in the spreadsheet as set out in the evidence base.

Should you have any queries relating to this response please let me know.
Regards,

[REDACTED]
Spatial Planning Manager

Anglian Water Services Limited

[REDACTED]
Thorpe Wood House, Thorpe Wood, Peterborough, PE3 6WT

www.anglianwater.co.uk

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Please consider the environment before printing this email.

From: [REDACTED]
Subject: Re: Barrowden & Wakerley Pre-submission Version Neighbourhood Plan 2016-2036
Date: 20 May 2018 at 10:08
To: B & W Neighbourhood Plan npbarrowden@btinternet.com
Cc: Gordon Brown [REDACTED]

MT

Dear Sirs

Many thanks for the opportunity to comment on the Barrowden & Wakerley Pre-submission Version Neighbourhood Plan 2016-2036. We have no specific comments to offer beyond congratulating your team on a really excellent document, one which we feel could stand as an example of best practice in neighbourhood planning and which should serve as a model for local and neighbourhood plans across the county.

We wish you well with this initiative as the plan matures and takes effect.

Best wishes

[REDACTED]
Chairman, CPRE Rutland

On 13-04-2018 8:49, B & W Neighbourhood Plan wrote:

Dear Malcolm Touchin,

The above Parishes in Rutland and East Northants are commencing a six week Consultation on 14 April 2018 in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. This is prior to completing and submitting the final plan for examination.

CPRE covers this area and therefore is a Stakeholder in our Neighbourhood Plan. It is important that you have the opportunity to comment on the policies in the Plan at this draft stage, so that we may consider these before final submission.

You can access the Draft Neighbourhood Plan and key evidence documents by clicking on the following links :-

Pre-submission N/Plan [HTTPS://BIT.LY/2EDZn2T](https://bit.ly/2EDzN2t) [1]

and for key evidence documents [HTTPS://BIT.LY/2HZnMQA](https://bit.ly/2HZnmQA) [2]

Please send your comments to NPBARROWDEN@BTINTERNET.COM before the closing date of 26 May 2018.

We look forward to hearing from you.

Yours sincerely

John Merritt

Chairman

Neighbourhood Planning Group

Links:

[1] <https://bit.ly/2EDzN2t>

[2] <https://bit.ly/2HZnmQA>



Historic England

EAST MIDLANDS OFFICE

Mr John Merritt

Direct Dial: 01604 735460

Our ref: PL00374442

16 April 2018

Dear Mr Merritt

Neighbourhood Plan for Barrowden and Wakerley

Thank you for consulting Historic England about your Neighbourhood Plan.

The area covered by your Neighbourhood Plan encompasses Barrowden and Wakerley Conservation Areas and includes a number of important designated heritage assets including 4 GI/II* buildings, 66 GII buildings and 2 scheduled ancient monuments. In line with national planning policy, it will be important that the strategy for this area safeguards those elements which contribute to the significance of these assets so that they can be enjoyed by future generations of the area.

If you have not already done so, we would recommend that you speak to the planning and conservation team at Rutland county Council and East Northamptonshire District Council together with the staff at Leicestershire and Northamptonshire County Council archaeological advisory service who look after the Historic Environment Record. They should be able to provide details of the designated heritage assets in the area together with locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway (www.heritagegateway.org.uk <<http://www.heritagegateway.org.uk>>). It may also be useful to involve local voluntary groups such as the local Civic Society or local historic groups in the production of your Neighbourhood Plan.

Historic England has produced advice which your community might find helpful in helping to identify what it is about your area which makes it distinctive and how you might go about ensuring that the character of the area is retained. These can be found at:-

[<https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>](https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/)

You may also find the advice in "*Planning for the Environment at the Neighbourhood Level*" useful. This has been produced by Historic England, Natural England, the Environment Agency and the Forestry Commission. As well as giving ideas on how you might improve your local environment, it also contains some useful further sources of information. This can be downloaded from:



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Telephone 01604 735460
HistoricEngland.org.uk





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http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf

If you envisage including new housing allocations in your plan, we refer you to our published advice available on our website, "Housing Allocations in Local Plans" as this relates equally to neighbourhood planning. This can be found at <https://content.historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/heag074-he-and-site-allocation-local-plans.pdf>

If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.

Yours sincerely,

[Redacted signature]

[Redacted name]

Electronic

Principal Adviser, Historic Places

[Redacted contact information]



2nd Floor, WINDSOR HOUSE, CLIFTONVILLE, NORTHAMPTON, NN1 5BE

Telephone 01604 735460
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Historic England

EAST MIDLANDS OFFICE

Mr John Merritt
Barrowden & Wakerley Neighbourhood Planning
Group

Direct Dial: 01604 735460

Our ref: PL00378082
18 April 2018

Dear Mr Merritt

Neighbourhood Plan for Barrowden & Wakerley

Thank you for consulting Historic England about your Neighbourhood Plan.

The area covered by your Neighbourhood Plan encompasses Barrowden and Wakerley Conservation Areas and includes a number of important designated heritage assets including one Grade I, two Grade II* and 64 Grade II assets; two Scheduled Monuments, one of which [1003626 Dovecote on site of Manor House and Gardens] is included in the published Heritage At Risk register 2018. In line with national planning policy, it will be important that the strategy for this area safeguards those elements which contribute to the significance of these assets so that they can be enjoyed by future generations of the area.

If you have not already done so, we would recommend that you speak to the planning and conservation team at Rutland County Council and East Northamptonshire District Council together with the staff at Northamptonshire Country Council archaeological advisory service who look after the Historic Environment Record. They should be able to provide details of the designated heritage assets in the area together with locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway (www.heritagegateway.org.uk <<http://www.heritagegateway.org.uk>>). It may also be useful to involve local voluntary groups such as the local Civic Society or local historic groups in the production of your Neighbourhood Plan.

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http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf

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If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.

Yours sincerely,

[Redacted signature area]

[Redacted signature]

[Redacted name and contact information]

cc:



2nd Floor, WINDSOR HOUSE, CLIFTONVILLE, NORTHAMPTON, NN1 5BE

Telephone 01604 735460
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COMMENTS TO RECENT DRAFT PRESUBMISSION NP

In general, it reads very well and is effective in explaining the place and what the community wants for it.

I picked up a few details for change and a couple of comments.

- 1 3.8 Although Barrowden is within the 10% most deprived LSOAs for England with regard to barriers to Housing and Services, mainly because of the relative high cost of housing vs local salaries and because of a lack of local services, it is in general one of the least deprived places in the country. That could be considered a particular reason for supporting low cost/assisted housing.
- 2 3.16 the lack of local employment makes the distances of travel for work unavoidable. I feel that the distances to Peterborough and Corby should be noted in this para.
- 3 P15 ISSUES table. An important issue is “How can we ensure that essential infrastructure, especially for sewage and drainage, is maintained and upgraded as necessary for additional developments?”
- 4 Fig 4 The map shows two “A” viewpoints and no “B” viewpoint. Please link the indicated viewpoints to the background document by a reference on the chart itself.
- 5 5.25 and Policy BW6. Need to get same title into these for BW6
- 6 5.40 line 4 suggest “...from households of older residents....”
- 7 5.45 line 4 ...would be required in Barrowden. Does this mean is required in Barrowden? What happens to the contribution?
- 8 5.48 see comment 2 above
- 9 5.51 B&B accommodation. Note that **Discover Rutland** website, linked to Rutland County Council and described by them as Rutland Tourism, gives no B&B or pub accommodation in Barrowden. Indeed the only references to Barrowden on the website are to the Community Shop. This does not suggest that Barrowden is open for B&B or tourism.

JR Haddon

From: John Hillier [REDACTED]
Subject: NEIGHBOURHOOD PLAN
Date: 24 May 2018 at 22:40
To: npbarrowden@btinternet.com



Firstly could I congratulate you all on producing such a comprehensive document which not only builds on the previous Village Design Statement but also covers a broader range of issues in a very comprehensive way.

However, whilst not wishing to decry what has been achieved and covered there is one glaring omission which I trust can be corrected.

No mention is made of the Important Open Space looking south from Main Street at No. 38, The Maltings.

This area was mentioned in the VDS, as was the verge running from Durant House, although I understand that Barrowden Parish Council did not advise RCC that it failed to include this area as an IOS and an essential view in a RCC Review two or three years ago.

However, notwithstanding this omission, **the designation of this area as an Important Open Space was instrumental in the failure of the planning application** to develop the footprint of The Maltings; this development, had it succeeded, would have totally obliterated the view across the Welland Valley from this location. This view must be protected and hence the location should once again be included as an area to designated as an Important View (Policy BW1). To my knowledge no other recent planning objection based on the loss of a view has produced such strong feelings in the village. It would be wrong not to ensure that this area continues to be protected.

Regards,

John Hillier
[REDACTED]

Ketton Parish Council's response to Barrowden and Wakerley's
Pre-submission Version Neighbourhood Plan
May 2018

Firstly, congratulations on a such a well ordered and thoughtful plan, couched in very accessible terms, and with clearly defined policies and objectives. Also on the successful integration of policies relating to the 2 settlements, in different Local Planning Authorities, in your plan area.

The most obvious link with the Parish of Ketton is that we too have conservation areas and a number of listed buildings, and share a similar rural landscape, bordering the Welland Valley. It may be hoped that our own Neighbourhood Plan (with Tinwell, which is also in the Welland Valley) might be able to promote the continuation of the local green infrastructure corridor along the Welland Valley, up to the border with Lincolnshire.

Ketton too has historic areas of narrow roads with no pavements, and closely placed houses (eg in parts of Aldgate and Geeston), and so we read with interest your Policy BW7 on the local impact of construction.

Recognition of the increasing importance to the local economy of home working in Policy BW12, and of bed and breakfast accommodation in Policy BW13, might also usefully be applied to Ketton and Tinwell when developing their Neighbourhood Plan.

Comments, 24.5.18, Linda Worrall

“The future for Barrowden & Wakerley” letter specifically asks for views on the vision, objectives and policies in the pre-submission. Having attended various meetings and provided some evidence, may I also make the odd extra comment which occurred to me as I read.

Document Layout generally

Looks and reads beautifully, except I had some difficulty relating the policy boxes to where the details of points about them are – was expecting points to follow the boxes, but they are at the end of them, often on a different page. This is logical once you get the hang of it but wonder if, perhaps, on **P16, 5.3**, second line, “accompanied” might be replaced by “preceded”? Though folk might read the Contents pages first and not realise quickly how it works. Would putting at **P1, 5.0** “The Neighbourhood Plan policies, preceded by purpose” help as well, do you think? Reorganising printing for any move of policy box seems an impossible task, and in any case, once I realised how to go about it I enjoyed going through the “reasoned justification”.

Also, Front Cover picture is brilliant, except that it could be anywhere in a flat landscape. How about fitting in as well, perhaps either side at the top of front cover and/or narrowly across the top and bottom of the back cover, images of the valley clearly showing the relationship between the river and its hills, perhaps looking across from each village to the other in some way. Or use Image 13 on p18, “Morcott Road looking towards Barrowden” – which actually shows the hillside above Wakerley too - and Image 15 on p21, “View from John the Baptist’s Church, Wakerley”. I note on p20, footnote 15 states that there is a background document “Views within the Parishes”, so other such views may already be available, and might be used. **Note:** the link to “key evidence documents” as cited on “The future for B&W” letter appears not operational, so I can’t check. As the viaduct is such an eye-catching view from both villages too, especially from the Wakerley-Harringworth lane and from the top of Red Hill Barrowden, so long as it was clearly labelled perhaps this could also indicate the valley shape, even though not in our parishes. An image from the lay-by on the A47 above Welland Spinney or from Live Hill looking down and along the river would also show the height variation, as to some extent would one outward to the west from the Rec.

P 9, 3.4 History

First line reads “Both Barrowden and Wakerley have archaeological evidence of settlement since the Iron Age through to Roman times.” There is, however, evidence also of Saxon and Norman settlement: for example, pottery from 900AD through to Norman times, in Meek, J, The Archaeological Excavation of a Medieval Building on Main Street, Barrowden, Rutland (SK 949001) in *Rutland Record 20* (2000), Rutland Local History and Record Society. So the first line should end “...through to Roman, Saxon and Norman times.” To omit Saxon and Norman would be untrue.

Please note: A reference for Saxon settlement given in my Bibliography for the Landscape and Character Assessment document I provided to the Neighbourhood Plan Group is:

Phythian-Adams, C, "Rutland Reconsidered" in *Mercian Studies*, Dornier, A (ed) (1977) Leicester University Press.

However, the more recent and specific article concerning J Meek's excavation in Main Street, Barrowden noted in the comment above re page 9, 3.4 History, is in *Rutland Record* 20 (2000), Rutland Local History and Record Society.

I also used other issues of invaluable *Rutland Record* journals for background information, but accidentally left them out of my original bibliography list, sorry. I'd be very glad if they could be added in now if possible, in alphabetical order, immediately above Rutland Natural History Society in the list, as given below:

Rutland Local History and Record Society (1979-) *Rutland Record Annual Journals*

P 9, 3.7 Biodiversity

I was not aware that there are "several Local Wildlife Sites" (LWS), even in Wakerley. I believe the official term is to undergo some kind of process or revision which might differ from the present, and that we should keep abreast of that lest our known good sites become not officially recognised, as happened in Barrowden in connection with a glow-worm refuge, see comment P25, Green Infrastructure, 5.19; second dot down list, roadside verge nature reserves (RVNR)s which explains.

For accuracy, 3.7 may need to be amended at the end. Is the disused railway line an official LWS, or are the roadside verge nature reserves in Barrowden actually LWS? If not I suggest a full stop after Wakerley Woods, and continue "The disused railway line and several roadside verges around Barrowden are wildlife rich sites."

Much of the "Green Corridor" work in Barrowden derives from the concept of "wildlife rich sites with backing data" (see Green Infrastructure and Green Corridors and Fig 7 comments on pp25,26)

PP 11 & 12, Community and leisure facilities

Wondered whether Rutland Round and Jurassic Way should be mentioned/imaged as part of these, as they both come through Barrowden village and lead off it, but perhaps they come under another type of protection or asset? It looks as if we don't value them properly?

P 13, 3.18 Schools

The title of this subsection is **missing from Contents on p2.**

P 17, Fig 3 and P 19, Fig 4

I wonder if these are part of the "Key evidence documents" mentioned in "The future for Barrowden & Wakerley" which currently appears not operational? As printed, It's OK for a quick overview, but even a good hand lens does not make road names readily readable. Is it worth considering leaving road names off the printed document altogether and retaining them on the key document, or putting them slightly bigger on the key evidence doc in the first place and hope they'll print off more legibly? (Also see p26, Fig 7, item 2.)

Incidentally, an image of the eight arches bridge taken from the existing Important Open Space of St Peter's churchyard (from the entrance gate) would be good to include somewhere - visitors frequently try to get a good view of it. They also ask about the kilns (see below).

P18, 5.4 Landscape character and important views (BW1)

May I suggest a slightly different wording for this subsection, highlighting the "joined" nature of the two villages, rather than their "separation"? Revised first sentence:

"Barrowden and Wakerley owe much of their character to their physical setting on opposite banks of the river Welland, with hills behind and water meadows, the old railway line and its thick hedges, eight arches bridge and two tall, brick-built calcining kilns for preparing local ironstone with limestone, in between." (Second sentence stays, very nice.)

My reasoning for the change: There are in fact 2 almost complete kilns plus 2 not finished, because the German prisoner-workers in WW1 were sent home at its end and the ironstone was of very poor quality in any case. I believe it necessary that "two large brick kilns" are altered as above, because if left, people might think that bricks were made there. (Bricks were indeed made next to the viaduct while it was being built; I believe they were strong blue bricks, and a few did make their way to become some of B'den's older kerbstones.) I have added "with hills" after "Welland" as the ground behind the river banks is hilly, not flat like other nearby parts of the Welland valley. Photos of/from hills, as mentioned earlier, would also be useful re this.

PP25,26, Green Infrastructure and Green Corridors, Figure 7 (BW5)

5.19

Second dot down, please consider altering to: "roadside verge nature reserves on Morcott Rd and Seaton Rd, Luffenham Rd and Back Rd, the last two holding, together with field edges behind, rare glow-worm populations." (The first 2 verges named have important botany but not glow-worms.)

Figure 7

This is incomplete and inaccurate in places (see original large map). I understand this may be in hand already, but the following require attention:

- 1) Some of the small woodland areas in the east need to be coloured light green, ie all of Fox Covert in the north, the east side of Coppice Leys, and an area on the north of the A47 which is a continuation to the north east of Shire Oaks (the A47 was re-routed through Shire Oaks some years ago but woodland remains).
- 2) One RVNR (Back Road) is incorrectly numbered as RVNR4. It is incorrect because the numbers do not refer to verges in Barrowden alone, but to a tranche of RVNR designations throughout Rutland; we just happen to have the first, second, third and last designations: see background paper "Re: North Northamptonshire Joint Core Strategy 2011-2031" March 2018, where RVNR4 (Back Road) is in records as RVNR17. To number them 1-4 for purposes of the Plan seems logical, but does not refer to the background evidence. **Perhaps adding a note in the background paper explaining a change to "4" from "17" would clarify and suffice.** Note: Other villages also have designated RVNRs and the particularly rich Verge 4 is

actually in Empingham. However, RCC may not still use the original designation numbers – Rutland Natural History Society annual report records do. In any reference to a RVNR other than specifically Fig 7 if road names are removed, the road name needs to be used as well.

- 3) The hedge and field edge (“Stone Close” on old maps and not known historically to have been cultivated) running north off Verge 4/17 up to the A47, were found in a professional glow-worm survey for affordable housing in 2007 to be a component of Verge 4/17 as a vital part of its glow-worm colony and it can be seen in Fig 7 as a red line appearing to be a continuation of RVNR 4/17. However, I am not aware that a continuation has been noted by RCC, as a verge on a roadside is the normal recipient. However, Stone Close is on private land and not been able to be officially designated a Local Wildlife Site. It lies within the yellow marked Green Corridor. **Please see BW5 and BW11 anomaly below.**
- 4) The name and site of Seaton Meadows, which is a SSSI, also a Plantlife Reserve and Rutland’s Coronation Meadow, needs adding at the south west edge of the map. Its edge lies extremely close to Barrowden Parish Boundary and is important to its riverside setting. It is not on the original large map, for which I apologise, but is noted in a background document. It is already included within the yellow marked Green Infrastructure Local Corridor in Figure 7.
- 5) The yellow marked Green Infrastructure Local Corridor in Figure 7 needs broadening slightly to include Welland Spinney at the north eastern edge of the parish, through to where Wakerley and Barrowden parish boundaries meet on the river by the old railway, and perhaps the sharp angle currently shown there could be rounded slightly?

P27, Policy BW5 Box, and (see no3 above) // P41, Affordable Housing BW11 Box anomaly

BW5 has: “Proposals which would compromise the integrity of the local green infrastructure corridor or harm its function or character will be refused.”

Policy BW11 box states “Where there is a demonstrable need for affordable housing, planning permission may be granted for an extension to the existing rural exception site at Drift Close

The field containing Drift Close is marked in yellow as part of the Green Infrastructure Local Corridor, and holds a known important glow-worm refuge (**See Figure 7, 3) above**).

Both Policies have their logic.

A possible resolution might be to consider adding to 2) in BW5 Policy Box “except in extraordinary circumstances” or something similar.

Checks would be needed to make sure that provisions 1 and 3 cited in **BW11** adequately include keeping house lighting away from male glow-worms so they can find the glowing females instead of wasting their efforts elsewhere. Current houses conform, but some have green “courtesy lights” which do not – yellow light attracts, green is much worse – and should be switched off in June and July. This does not appear to have taken place as part of the existing provision for Drift Close and might helpfully be included.

Concerning ramifications of BW5, is it a matter of policy in general that landowners such as farmers would be informed about Green Corridors, and would they need to seek permission to alter the nature of a Green Corridor? Good communication seems essential.

P30, Policy Box BW6. Design Principles

Both villages historically and distinctively house nests of visiting summer migrants such as house martins, swallows and swifts, and bats are also present. Modern house design is often inimical to this, and older houses, perhaps formerly thatched, often now show added guttering or closed off access to nest sites, which affects not only the wild population but also the character of the villages.

There is no doubt that some house buyers or those making extensions would not want birds nesting, but there is a growing awareness of the need and others would welcome the opportunity; information for builders is available, and people would have choice. A good incentive for house martins to build, for example, is that a roofline overlaps the wall and guttering is placed above the fascia, allowing birds to swoop up unhindered (as in 3-8 Redland Close). Swifts and bats need very small space to enter a roof and a small area behind the entrance can be boxed in. Swallows need continuous access, and a stable or shed is often chosen and the carports in Redland Close are in regular use.

As Principles (1) are said to be described in accordance with Barrowden & Wakerley Landscape and Character Assessment, might I suggest adding a further "In particular" (2) item such as **"Designs which offer possibility for summer migrant birds to nest would be appreciated"**.

PP 31, 32 Images 21-30

Most of these are of houses with gutters directly under the roof, which precludes house martins. Could there be an image somewhere showing perhaps a house martin nest?

By the way, does Carey's House appear amongst images in an accessible background document? Unusually for late 18th century Barrowden, it was a house built for comfort and enjoying the environment. Rev Carey had a large barn demolished which was spoiling his view across to the river.

PP 40, 41 Affordable Housing 5.47, BW11

Please refer to **P27, Policy BW5 Box and note 3** as there appears to be an anomaly between the policies.

From: Susan Awcock [REDACTED]
Subject: RE: Barrowden & Wakerley Pre-submission Version Neighbourhood Plan 2016-2036
Date: 19 May 2018 at 15:38
To: B & W Neighbourhood Plan npbarrowden@btinternet.com



Dear John

Barrowden's draft Neighbourhood Plan was put before Morcott Parish Council on 15th May 2018. MPC congratulates Barrowden on their progress so far and thank you for providing a copy.

Kind regards, Susan Awcock, Clerk to the Council.

Sent from [Mail](#) for Windows 10

From: [B & W Neighbourhood Plan](#)
Sent: 13 April 2018 12:04
To: [Barrowden & Wakerley NPG](#)
Subject: Barrowden & Wakerley Pre-submission Version Neighbourhood Plan 2016-2036

My apologies but it appears that the links provided will not operate without passwords because we have been using a shared folder for our NP Group on Dropbox.

You should be able to access the documents using the following links

The Pre-submission version of the Plan

<https://www.dropbox.com/s/snhkij34vtyzx4c/N.%20Plan%20Pre%20Sub%20%20KandaPrint%20%2023%2003%202018%20links.pdf?dl=0>

The evidence base

https://www.dropbox.com/sh/0urylj97duttmus/AAAu_OXthQ0NANq3igKrbSD1a?dl=0

If you have any further problems please do not hesitate to contact me

Thanks

John Merritt
Chairman
Neighbourhood Planning Group

The above Parishes in Rutland and East Northants are commencing a six week Consultation on 14 April 2018 in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. This is prior to completing and submitting the final plan for examination.

covers this area and therefore is a Stakeholder in our Neighbourhood Plan. It is important that you have the opportunity to comment on the policies in the Plan at this draft stage, so that we may consider these before final submission.

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and for key evidence documents <https://bit.ly/2HZnmQA>
Please send your comments to npbarrowden@btinternet.com before
the closing date of 26 May 2018.
We look forward to hearing from you.
Yours sincerely

John Merritt
Chairman

Neighbourhood Planning Group

Neighbourhood Plans
Village Hall
Wakerley Rd
Barrowden
King's Cliffe
Oakham
LE15 8EP

Hannah Lorna Bevins
Consultant Town Planner



Sent by email to:
npbarrowden@btinternet.com

13 April 2018

Dear Sir / Madam

**Barrowden and Wakerley Neighbourhood Plan Consultation
SUBMISSION ON BEHALF OF NATIONAL GRID**

National Grid has appointed Amec Foster Wheeler to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.

About National Grid

National Grid owns and operates the high voltage electricity transmission system in England and Wales and operate the Scottish high voltage transmission system. National Grid also owns and operates the gas transmission system. In the UK, gas leaves the transmission system and enters the distribution networks at high pressure. It is then transported through a number of reducing pressure tiers until it is finally delivered to our customer. National Grid own four of the UK's gas distribution networks and transport gas to 11 million homes, schools and businesses through 81,000 miles of gas pipelines within North West, East of England, West Midlands and North London.

To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect our assets.

Specific Comments

An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high-pressure gas pipelines and also National Grid Gas Distribution's Intermediate / High Pressure apparatus.

National Grid has identified the following high-pressure gas pipeline as falling within the Neighbourhood area boundary:

- FM02 - Duddington to Churchover
- FM04 - Tixover to Blaby

From the consultation information provided, the above pipelines do not interact with any of the proposed development sites.

Gas Distribution – Low / Medium Pressure

Whilst there are no implications for National Grid Gas Distribution's Intermediate / High Pressure apparatus, there may however be Low Pressure (LP) / Medium Pressure (MP) Gas Distribution pipes present within proposed development sites. If further information is required in relation to the Gas Distribution network please contact plantprotection@nationalgrid.com

Key resources / contacts

National Grid has provided information in relation to electricity and transmission assets via the following internet link:

<http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/>

The first point of contact for all works within the vicinity of gas distribution assets is Plant Protection (plantprotection@nationalgrid.com).

Information regarding the transmission and distribution network can be found at: www.energynetworks.org.uk

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database:

Hannah Lorna Bevins
Consultant Town Planner

Spencer Jefferies
Development Liaison Officer, National Grid

Amec Foster Wheeler E&I UK
Gables House
Kenilworth Road
Leamington Spa
Warwickshire
CV32 6JX

National Grid House
Warwick Technology Park
Gallows Hill
Warwick
CV34 6DA

I hope the above information is useful. If you require any further information please do not hesitate to contact me.

Yours faithfully

[via email]

Hannah Lorna Bevins
Consultant Town Planner

cc. Spencer Jefferies, National Grid

Date: 18 May 2018
Our ref: 244064
Your ref: Barrowden & Wakerley Pre-submission



Barrowden & Wakerley Neighbourhood Planning Group
npbarrowden@btinternet.com

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

BY EMAIL ONLY

T 0300 060 3900

Dear Mr Merritt,

Barrowden & Wakerley Pre-submission Neighbourhood Plan

Thank you for your consultation on the above dated 13 April 2018.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England does not have any specific comments on this pre-submission neighbourhood plan.

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

Yours sincerely,

Miss Rachel Bowden
Consultations Team

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The [Magic](#)¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here](#)².

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)³. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)⁴.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty (AONB)**, the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](#)⁵ website and also from the [LandIS website](#)⁶, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](#)⁷ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](#)⁸ sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

Landscape

¹ <http://magic.defra.gov.uk/>

² <http://www.nbn-nfbr.org.uk/nfbr.php>

³ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

⁴ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁵ <http://magic.defra.gov.uk/>

⁶ <http://www.landis.org.uk/index.cfm>

⁷ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁸ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁹), such as Sites of Special Scientific Interest or [Ancient woodland](#)¹⁰. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹¹) or protected species. To help you do this, Natural England has produced advice [here](#)¹² to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)¹³.

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife.
- Adding a green roof to new buildings.

You may also want to consider enhancing your local area in other ways, for example by:

⁹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹⁰ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

¹¹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹² <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹³ <http://publications.naturalengland.org.uk/publication/35012>

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#) ¹⁴).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

¹⁴ <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

From: Floodandwater [REDACTED]
Subject: RE: Barrowden & Wakerley Pre-submission Version Neighbourhood Plan 2016-2036
Date: 23 May 2018 at 09:59
To: npbarrowden@btinternet.com



Dear Mr Merritt

Thank you for consulting us on the Barrowden and Wakerley Neighbourhood Plan. The designated Neighbourhood Plan area covers two parishes which sit across local authority bound Council area, and Wakerley within the two-tier local authority area of East Northamptonshire District and Northamptonshire County. This response is therefore relevant only to the area boundary.

Having reviewed the Plan we consider that the risk of flooding from sewers, fluvial and pluvial sources has been adequately addressed. The inclusion of Policy BW8, Surface Water Flo Standards and Guidance Document for Developers is particularly welcomed. We would however refer you to the risk of groundwater flooding present within the village of Wakerley. / Main Street. A very high risk of groundwater flooding is indicated in the vicinity of Wakerley Road extending east and south. Our 'Groundwater Flood Guide' contains further informat groundwater flooding, and is available here: <https://www.floodtoolkit.com/wp-content/uploads/2017/05/10.Groundwater.pdf>

We note the The Barrowden and Wakerley Neighbourhood Plan period extends to 2036. The plan does not identify a village boundary, any particular site for development or future hous the following wording:

'All residential developments of 10 or more dwellings (or 0.3ha or more site area) should contribute to the provision or enhancement of open space based upon the local quality, quanti the increase in population from the development. New developments should incorporate SuDS within such open spaces to create or enhance multifunctional areas. Advice and standard: www.floodtoolkit.com'.

Malcolm Ball
Flood and Water Management Team
Northamptonshire County Council
1 Angel Square
4 Angel Street
Northampton NN1 1ED
Web: www.floodtoolkit.com

From: Josie Bateman
Sent: 13 April 2018 13:51
To: Floodandwater <Floodandwater@northamptonshire.gov.uk>
Subject: FW: Barrowden & Wakerley Pre-submission Version Neighbourhood Plan 2016-2036

From: B & W Neighbourhood Plan [<mailto:npbarrowden@btinternet.com>]
Sent: 13 April 2018 12:03
To: Barrowden & Wakerley NPG <npbarrowden@btinternet.com>
Subject: Barrowden & Wakerley Pre-submission Version Neighbourhood Plan 2016-2036

My apologies but it appears that the links provided will not operate without passwords because we have been using a shared folder for our NP Group on Dropbox.

You should be able to access the documents using the following links

The Pre-submission version of the Plan

<https://www.dropbox.com/s/snhkij34vtyzx4c/N%20Plan%20Pre%20Sub%20%20KandaPrint%20%2023%2003%202018%20links.pdf?dl=0>

The evidence base

https://www.dropbox.com/sh/0urylj97duittmus/AAAu_OXthO0NANq3igKrbSD1a?dl=0

If you have any further problems please do not hesitate to contact me

Thanks

John Merritt
Chairman
Neighbourhood Planning Group

The above Parishes in Rutland and East Northants are commencing a six week Consultation on 14 April 2018 in accordance with Regulation 14 of the Neighbourhood Planning Regulations 2012 prior to completing and submitting the final plan for examination. This consultation covers this area and therefore is a Stakeholder in our Neighbourhood Plan. It is important that you have the opportunity to comment on the policies in the Plan at this time before final submission. You can access the Draft Neighbourhood Plan and key evidence documents by clicking on the following links :-
Pre-submission N/Plan <https://bit.ly/2EDzN2t>
and for key evidence documents <https://bit.ly/2HZnmQA>
Please send your comments to npbarrowden@btinternet.com before the closing date of 26 May 2018.
We look forward to hearing from you.
Yours sincerely

John Merritt
Chairman
Neighbourhood Planning Group

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Northamptonshire County Council

Barrowden Parish Council
Village Hall
Wakerley Road
Barrowden, Rutland
LE15 8EP

Please ask for: Stacey Wylie
Tel: 01604 367054
Our ref: as below
Your ref: Barrowden/Wakerley NHP cons.
Date: 22nd May 2018

Dear Sir / Madam,

RESPONSE TO THE CONSULTATION ON THE PRE-SUBMISSION DRAFT BARROWDEN AND WAKERLEY NEIGHBOURHOOD PLAN 2016-2036

Introduction

Thank you for your letter regarding the consultation on the Pre-submission Draft Barrowden and Wakerley Neighbourhood Plan 2016-2036 (the Plan). I am responding on behalf of Northamptonshire County Council key services on which development designated in the Plan would have an impact, including Education, Fire & Rescue, Libraries and Broadband. Other service areas may respond separately.

It is noted that the designated Neighbourhood Plan area covers two parishes which sit across local authority boundaries – Barrowden being within the unitary Rutland County Council area, and Wakerley within the two-tier local authority area of East Northamptonshire District and Northamptonshire County. This response is therefore relevant only to the areas of Wakerley that fall within the Northamptonshire county boundary.

This response is based on the County Council's adopted Planning Obligations Framework and Guidance Document "Creating Sustainable Communities – Jan 2015". This sets out the County Council's approach to Section 106 planning obligations and sets out the level and type of contributions that would usually be expected to be provided by developers towards the cost of delivering infrastructure (provided by the County Council) that is necessary to make development viable and sustainable. A copy of the document is available to download from the Council's website:

www.northamptonshire.gov.uk/managinggrowth

The requirement for contributions will also be based on local circumstance and take into account existing capacity within the infrastructure.

Education:

The County Council has a statutory responsibility for education provision in the county for the following:

- children between the ages of 2, 3 and 4 for Early Years Provision (preschool, play group and/or nursery provision);
- children between 5 and 16 years for Primary and Secondary education; and
- children between 16-19 year olds in sixth forms and sixth form colleges.

The County Council will seek contributions from large (more than 10 units) residential housing developments. These contributions will be used to support the extension of or improvements to existing schools or pre-schools that serve the development, and/or the building of new education facilities where significant housing development is proposed, so as to mitigate the impact of new housing on existing infrastructure.

Early Years

The County Council's 'sufficiency of capacity' evidence base for Early Years provision is currently being updated and it is therefore not possible to determine what the current capacity and forecast demand of provision is within the Barrowden and Wakerley area. The County Council can however provide an updated position to this response once this review has been completed.

It should be noted however that new housing development is likely to generate an increase in the number of children requiring Early Years provision, and as such it is possible that Section 106 developer contributions may be required to support the delivery of increased provision in the area to meet the forecast demand for places.

Primary Education

Development in Wakerley may be served by provision at Kings Cliffe Endowed Primary School or Gretton Primary School. As at March 2018, these schools were operating at or above full capacity across all year groups.

Birth rate and three year trend data indicates however that the level of Primary age pupils in the Wakerley area is likely to remain relatively consistent as far as projections are available, therefore it is expected that there will be sufficient capacity within the system to be able to accommodate additional pupils generated as a result of new and additional housing development in the area as proposed through the Plan.

The County Council will continue to monitor pupil forecasts and new development to ensure that the impact of any new housing coming forward during the Plan period may be effectively mitigated through securing Section 106 developer contributions to support the delivery of additional capacity where appropriate, to ensure children of primary school age can be accommodated in a local school.

The County Council will work with the relevant School, the Education Funding and Skills Agency, and other partners to ensure that suitable provision is available to accommodate all existing and potential future pupils of primary age in the area.

Secondary Education

In terms of secondary education, development at Wakerley would be served by a number of Secondary Schools in the Corby area and by the Prince William School at Oundle. Whilst there is significant pressure on Secondary pupil places in Corby it is expected that, based on the level of housing development proposed within the Plan up to 2036, that there will be sufficient capacity within the system to be able to accommodate the likely number of pupils to be generated by new housing coming forward. It is unlikely therefore that Section 106 developer contributions will be required to support the delivery of additional Secondary Education infrastructure during the Plan period, however this position will be monitored by the County Council and may be reviewed in the event of a substantial increase in forecast pupil intake, resulting in limited capacity to accommodate students.

The amount of Early Years, Primary, Secondary and Sixth-Form Education contributions sought from new housing development will vary depending on the level and mix of dwellings proposed and the number of pupils generated by new development and the demand for provision in the area. Contribution calculations are based on the following Department for Education “basic need multipliers”:

Size of Dwelling – cost per unit	1 bed	2 bed	3 bed	4+ bed
Early Years & Childcare (LEA provision)	£0	£3,724	£3,972	£4,220
Primary Education (4-10 years)	£0	£1,614	£3,972	£4,592
Secondary Education (11-15 years)	£0	£1,170	£4,600	£5,941
Sixth Form Education (LEA provision)	£0	£609	£1,420	£1,826

Fire & Rescue

Regarding Fire and Rescue, the County Council has identified that new developments and associated infrastructure within Northamptonshire equates to an increase in population as well as traffic movements. This will inevitably lead to an increase in the spread of community risk which places additional demands on Fire and Rescue Service resources to ensure safe places are maintained, consistent with national Government expectations and guidance.

Northamptonshire Fire and Rescue Service sets out its criteria for responding to incidents within its Standards of Operational Response (SOR). The standards outline how the Service will respond to different incident types which fall within its statutory responsibilities under the Fire and Rescue Services Act 2004.

The projected collective growth of the county will impact on the Service’s ability to maintain Standards of Operational Response. For example:

1. Increased community risk from fire:

It is important to note that fire and rescue service provision is made on the basis of mitigating risk. In this regard, national and local statistics show that residential properties pose the highest risk to life from fire related incidents. Initial target attendance times for life risk incidents have been agreed at 8 minutes from time of call to arrival at scene on 75% of occasions, and it is this target that the county needs to maintain going forward.

2. Increased community risk from road traffic collisions (RTC):

Under the Fire and Rescue Services Act 2004, Northamptonshire Fire and Rescue Service have a statutory responsibility to respond to Road Traffic Collisions (RTCs).

The impact of growth on NFRS is not limited to that within actual residential and commercial developments. Additional growth will create an increase in vehicles and traffic movements that will lead to an increase in risk and activity for the Service. Coupled with an increase in linear growth the Service will need to implement resources accordingly to ensure response standards to RTCs are maintained. In the year 2015/16 alone, NFRS responded to 532 road traffic collisions.

The demands on fire and rescue resources as a result of collective growth manifest themselves in a variety of forms, dependent on the scale and nature of the proposed development, including the need for the Service to:

- introduce new types of fleet (e.g. smaller 'rapid response' initial intervention vehicles);
- add new bays to existing fire stations to accommodate additional vehicles;
- relocate or provide new response facilities (e.g. fire stations);
- introduce new types of equipment;
- reduce risk and demand through the provision of fire suppression systems (sprinklers) in appropriate developments

From a funding perspective, current funding for NFRS is provided by the county council through the Revenue Support Grant from Central Government, as well as Council Tax and Business Rates funding. What the county council wishes to accentuate is that although NFRS has appropriate revenue and capital funding streams, these only allow the Service to maintain service delivery based on current population levels, and do not take into account the projected growth of Northamptonshire over the next 10-15 years.

Where there is an identifiable funding gap for capital costs towards new infrastructure required to meet the growth in population in Northamptonshire, it is important to emphasise that new infrastructure is required because of new development. Should the number of houses stay the same in Northamptonshire, the level of service currently offered would not have to be altered. However, it is clear that this is not the case.

Where there is a direct impact on infrastructure provision relating to new housing development, developer contributions towards Fire and Rescue service buildings and equipment will be required through s106 obligations.

This type of infrastructure should be installed the same time as the rest of the water infrastructure and prior to any dwellings/commercial buildings being occupied. This is to ensure adequate water infrastructure provision is made on site for the fire service to tackle any property fire.

The final location of the fire hydrants and sprinkler systems for development must be agreed in consultation with the Northamptonshire Fire and Rescue Service Water Officer prior to installation.

Whilst capital contributions can be secured through a planning obligation towards the provision of hydrants and sprinkler systems, it is also the preference of the County Council that these should be designed into the development at the master-plan stage as appropriate and enforced through a planning condition.

Libraries

Where a new development will generate additional need and library space requirement, the County Council requires contributions towards the costs of providing new, extended and/or improved library facilities. The County Council has developed a Library Strategy to 2021. This examines the improvements required across all library provision in the county to support the delivery of growth and will act as further local needs guidance for developers.

The County Council has adopted the National Library Tariff formula produced by the Museums Libraries and Archives Council (MLA). This includes:

- A minimum standard of 30 sq metres of new library space per 1,000 Population.
- A construction and initial equipment cost on a per sq metre basis (adjusted to reflect Northamptonshire building costs), based on BCIS building costs for public libraries.

In order to establish a proportionate cost towards the new works, the County utilises cost multipliers as per our adopted guidance.

Local planning and library authorities are recommended to adopt a minimum tariff of £90 per person in new housing. This is adjusted for Northamptonshire to £88 per person, based on BCIS building costs. Further information on these calculations can be found in the County Council's Planning Obligations Framework and Guidance Document 2015.

The following outlines the cost per dwelling type based on the expected numbers of residents for each type of unit:

Size of Dwelling	1 bed	2 bed	3 bed	4+ bed
Contribution per Dwelling	£109	£176	£239	£270

Broadband

The Northamptonshire vision is for the county to be at the leading edge of the global digital economy. This requires new developments (both housing and commercial) to be directly served by high quality fibre networks. Access to a next generation network (speeds of >30mbs) will bring a multitude of opportunities, savings and benefits to the county. It also adds value to the development and attract occupiers.

In order for the commercial communications market to be able to deploy to these new build areas, measures must be introduced at the earliest opportunity. This will provide the required specification to enable fibre connectivity for all new developments in respect to receiving superfast broadband services. To help developers, some fibre based broadband network providers such as BT

Openreach and Virgin Media have dedicated online portals which provide assessment tools and technical help.

There are also other providers may also be able to connect your development:
<http://www.superfastnorthamptonshire.net/how-we-aredelivering/Pages/telecoms-providers.aspx>.

Early registration of development sites is key to making sure the people moving into your developments get a fibre based broadband service when they move in. More information can be found in the links below:

BT Openreach:

<https://www.ournetwork.openreach.co.uk/propertydevelopment.aspx>

Virgin Media: <http://www.virginmedia.com/lightning/networkexpansion/property-developers>

It is advised that ducting works are carried out in co-operation with the installations of standard utility works. Any works carried out should be compliant with the Manual of Contract Documents for Highway Works- specifically Volume 1 Specification Series 500 Drainage and Ducts, and Volume 3 Highway Construction Details Section 1 – I Series Underground Cable Ducts (found at <http://www.dft.gov.uk/ha/standards/mchw/index.htm>).

For further information on the project please visit:

www.superfastnorthamptonshire.net

or contact: Sarah Naylor - Broadband Delivery Team

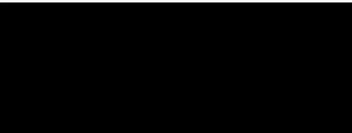


In terms of other infrastructure requirements for which the County Council has a statutory responsibility, such as Highways, S106 obligations for these would be handled directly by their respective areas within the Council. I would therefore suggest it may also be useful to liaise with these departments directly to ascertain any contributions over and above those mentioned here.

I hope that the above information is helpful; of course please be aware that the figures provided may be subject to change as a result of future updates to the adopted s106 Planning obligation framework, in line with any changes to County or National planning policy. Similarly the figures will also be affected once the scale or mix of the proposed housing development in the area is known through the formal planning process.

Please don't hesitate to contact me should you have any queries or require any additional information or clarifications.

Sincerely,



Stacey Wylie
Principal Project Officer - Development Management
Northamptonshire County Council
One Angel Square, Angel Street, Northampton NN1 1ED





From: Haestier, Viv [redacted]
Subject: Barrowden & Wakerley Pre-submission Version Neighbourhood Plan 2016-2036
Date: 21 May 2018 at 15:06
To: npbarrowden@btinternet.com
Cc: [redacted]

Dear John,

Thank you for consulting Northamptonshire Highways about the Neighbourhood Plan for Barrowden and Wakerley.

Highway development

As there are no plans for development sites at Wakerley we do not have any highways development comments which are made in relation to planned development.

Bus

The Connect bus service which includes Wakerley is under review. For more information please contact John Ellerby, Bus and Rail team.

Road Safety

Road Safety contact Simon Mills

A Speed Management Group to address speeding issues in the village. This is a very positive step and will help to galvanise local action where non-compliance has been evidenced. It might therefore be an opportunity for Parish Councils to buy, manage and operate their own temporary VAS in order to deter excess speed. The following link also highlights our speed limit policy and the process for review: <http://www.northamptonshire.gov.uk/safety/Pages/speed-limits.aspx>

Cycling and Walking

Cycling and Walking contact Neil Holland

It is noted that the parishes would support proposals to open up the former rail line as a cycle route, which I see as a very positive approach to encouraging cycle use and rural leisure activity in the area.

The only minor point that does not seem to be mentioned is of the existing cycling infrastructure in Wakerley Woods (MTB trail) and, although outside the parish, nearby Fineshade Wood (family owned) local residents, plus the opportunity to bring visitors to these attractions into the villages.

I trust this assists

Thank you

Best wishes

Viv

Viv Haestier BA (Hons) MSc
Development Management Engineer
Northamptonshire Highways
One Angel Square
4 Angel Street
Northampton
NN1 1ED

[redacted] please e-mail to arrange a telephone or Skype meeting)

From: B & W Neighbourhood Plan [<mailto:npbarrowden@btinternet.com>]
Sent: 13 April 2018 12:04
To: Barrowden & Wakerley NPG <npbarrowden@btinternet.com>
Subject: Barrowden & Wakerley Pre-submission Version Neighbourhood Plan 2016-2036

My apologies but it appears that the links provided will not operate without passwords because we have been using a shared folder for our NP Group on Dropbox.

You should be able to access the documents using the following links

The Pre-submission version of the Plan

<https://www.dropbox.com/s/snhkij34vtyzx4c/N.%20Plan%20Pre%20Sub%20%20KandaPrint%20%2023%2003%202018%20links.pdf?dl=0>

The evidence base

https://www.dropbox.com/sh/0urylj97duttmus/AAAu_OXthO0NANq3igKrbSD1a?dl=0

If you have any further problems please do not hesitate to contact me

Thanks

John Merritt
Chairman
Neighbourhood Planning Group

The above Parishes in Rutland and East Northants are commencing a six week Consultation on 14 April 2018 in accordance with Regulation 14 of the Neighbourhood Planning Regulations 2012 for examination.

This plan covers this area and therefore is a Stakeholder in our Neighbourhood Plan. It is important that you have the opportunity to comment on the policies in the Plan at this stage. You can access the Draft Neighbourhood Plan and key evidence documents by clicking on the following links :-

Pre-submission N/Plan <https://bit.ly/2EDzN2t>

and for key evidence documents <https://bit.ly/2HZnmQA>

Please send your comments to npbarrowden@btinternet.com before the closing date of 26 May 2018.

We look forward to hearing from you.

Yours sincerely

John Merritt
Chairman
Neighbourhood Planning Group

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Appendix B



RCC Response to Pre-Submission Draft Barrowden & Wakerley Neighbourhood Plan (May 2018)

A. General

- 1.1 The draft Barrowden & Wakerley Neighbourhood Plan (BWNP) appears generally supportive of the current planning policy framework in Rutland set out in the National Planning Policy Framework, Core Strategy Development Plan Development (DPD) (July 2011) and the Site Allocations and Policies DPD (October 2014).

B. Key issues that need to be addressed in the plan include recognising:

- 2.1 Policies or parts thereof that include the word 'should' are aspirational. Where we can actually enforce it, use 'shall'.
- 2.2 Wording of affordable housing policy focuses too much on one specific possible site.
- 2.3 Local Green Space policy in plan needs more clarity in terms of 'exceptional circumstances'.
- 2.4 In terms of the provision of new community facilities policy in the plan more definition of word 'exceptionally' is needed.

C. Comments from Rutland County Council Service Leads

The consultation draft plan has been circulated to all relevant service leads within the Council and the responses received are considered below referring to the sections in Neighbourhood Plan order:

Housing Strategy and Enabling Officer Response:

Policy BW11 – Affordable Housing

- Affordable Housing seems to single out a specific location for affordable housing development if needed. If the Parish Council is clear about need and deliverability then it could consider including the site as an allocation. As this doesn't seem to be the case, then the site should only at most be mentioned as a community aspiration in the supporting text and not be included in Policy BW11. Policies CS11 and SP10 of the Local Plan already cover rural exception sites, so Policy BW11 may not be needed.

Planning Policy Response:

6.0 Monitoring and Review

- Local Planning Authorities are not required to monitor Neighbourhood Plans. It is the responsibility of the Parish Council to monitor the Neighbourhood Plan.

Public Rights of Way Response:

Policy BW3 – Local Green Space in Barrowden Village

- Welcomes the additional protection (from inappropriate development) to the area around footpath E299 provided by Policy BW3.

Policy BW5 – Local Green Infrastructure Corridor

- An extra layer of protection against development that might detract character of the area. Proposals that could improve or enhance access to Wakerley Wood would be particularly beneficial.

Appendix 2 – Community Aspirations (3. Protect and enhance footpaths)

- Fully support the community aspiration to “Protect and enhance footpaths”, but suggest that maybe this is changed to “Protect and enhance public rights of way” so as to include the bridleway in Barrowden.
- The references to actions in the first Rights of Way Improvement Plan are now a little out of date. The second plan is sitting in draft and will be released when it has been considered by Members. A rights of way network hierarchy has been developed, and will be the basis for prioritisation of inspection and maintenance. The highest priority paths are routes promoted by RCC and those in and around larger settlements and Local Service Centres (defined by the settlement hierarchy in the Local Plan).
- The Welland Valley (Market Harborough to Peterborough) cycle route previously considered by Sustrans would be an amazing addition to the network of walking and cycling routes in the area but would require a huge capital investment.

Economic Development Response:

Portrait of the Area

- 3.16 – In terms of local employment, there is no mention of new flexible business centres such as Oakham Enterprise Park, The King Centre Oakham (Oakham), and Seaton Offices (Seaton). We also have a couple of tenants commuting daily from Barrowden.
- 3.18 – Post 16 education is also available at Uppingham (UCC)?

5. The Neighbourhood Plan Policies – Promoting the Rural Economy

- Section 5 makes no reference to Seaton business centre: <http://www.rutlandoffices.com/>

- 5.51 – 2016 tourism figures increase visitor numbers to over 1.8m with an annual upward trend of around 3%.

Appendix 2 – Community Aspirations (9. Maintain the Provision of the Surgery)

- Need to consider proximity to St Georges and possibility of new ‘super surgery’ & other services likely to impact viability of smaller local facilities in Barrowden.

Conservation Officer Response:

5. The Neighbourhood Plan Policies – Protecting and Enhancing Our Environment

- Whilst designated heritage assets have been identified it would be helpful to identify those buildings that are unlisted but still make a positive contribution to the character of the village. It would also be useful to note any records in the HER in the appendix. This would link in well with Policy BW6 (4).

Development Control Response:

Portrait of the Area

The word ‘is’ is missing from Para 3.3, line 2.

Policy BW3 – Local Green Space in Barrowden Village

- Questions what are ‘exceptional circumstances’? Indicates we had this problem with the Cottesmore Neighbourhood Plan. If we are faced with an application to develop it, what will tip the balance in its favour?

Policy BW7 – The local impact of construction

- A permission can’t require considerate construction. RCC don’t use construction times very much as the Government frowns on it. Noise is controlled by other legislation. Part 2 of this policy could only call for a condition in exceptional circumstances.

Policy BW8 – Surface water flooding

- Sustainable Urban Drainage (SUDS) is only a requirement for major development?

Policy BW10 – Dwelling size and type

- The need or shortfall for housing types needs to be defined.

Policy BW11 – Affordable housing

- Questions what would happen if another affordable housing site comes forward. Is the Parish/community veto final? If there was a demand it may be difficult to refuse? Also indicates that there was a new Government announcement about exception sites recently.

Policy BW12 – Working from home

- If there is no material impact on neighbours, planning permission may not be required. This policy could say that “Proposals for home working, where a material change of use occurs,...”? Removal of permitted development rights would need to be clearly demonstrated as specifically necessary.

Policy BW13 – Bed and breakfast accommodation

- Planning permission may not be required for B&B unless its a material change of use – low key use would not be.

Policy BW15 – The provision of new community facilities

- Indicates problems encountered with new village hall in South Luffenham as the only land they had was the playing field outside the PLD. They got around policy by saying it was a recreational facility as well as village hall. Definition of word ‘exceptionally’ needed.

Policy BW16 – Fibre broadband

- Should the word ‘technology’ be there end of line 2? Not sure how much power RCC have to insist on this requirement in a planning permission?

D Next stages:

SEA/HRA Screening

The SEA/HRA Screening Report undertaken by RCC for the BWNP is subject to consultation responses received from the Statutory bodies on whether a full SEA/HRA report will be necessary.

The Neighbourhood Plan when formally submitted to the Council will need to be accompanied by:

- Robust evidence to support and justify the planning policies within the document.
- A Basic Conditions Statement setting out how the plan meets legal requirements.
- SEA/HRA Screening Report/Environment Report.
- A Consultation Statement setting out:
 - Who were consulted,
 - How they were consulted,
 - Summarises the main issues and concerns raised and
 - How they were considered and where relevant addressed in the BWNP.

From: Growth Development [REDACTED] 
Subject: RE: Barrowden & Wakerley Pre-submission Version Neighbourhood Plan 2016-2036
Date: 16 April 2018 at 09:25
To: B & W Neighbourhood Plan npbarrowden@btinternet.com



Dear Sir/Madam,

Thank you for giving Severn Trent Water the opportunity to comment on Barrowden & Wakerley Pre-submission Version Neighbourhood Plan 2016-2036.

We currently have no specific comments to make however, please keep us informed as your plans develop and when appropriate we will be able to offer a more detailed comments and advice.

We have attached some general information and advice for your information.

Best Wishes,

Rebecca McLean

Sewerage Management Planning (SMP) – Strategic Planning Analyst
Infra Business Planning



WONDERFUL ON TAP



From: B & W Neighbourhood Plan [mailto:npbarrowden@btinternet.com]
Sent: 13 April 2018 08:47
To: Growth Development <GrowthDevelopment@severntrent.co.uk>
Subject: Barrowden & Wakerley Pre-submission Version Neighbourhood Plan 2016-2036

Dear Colleague,

The above Parishes in Rutland and East Northants are commencing a six week Consultation on 14 April 2018 in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.

This is prior to completing and submitting the final plan for examination.

Severn Trent Water covers this area and therefore is a Stakeholder in our Neighbourhood Plan. It is important that you have the opportunity to comment on the policies in the Plan at this draft stage, so that we may consider these before final submission.

You can access the Draft Neighbourhood Plan and key evidence documents by clicking on the following links :-

Pre-submission N/Plan <https://bit.ly/2EDzN2t>

and for key evidence documents <https://bit.ly/2HZnmQA>

Please send your comments to npbarrowden@btinternet.com before the closing date of 26 May 2018.

We look forward to hearing from you.

Yours sincerely

John Merritt
Chairman
Neighbourhood Planning Group

Severn Trent Plc (registered number 2366619) and Severn Trent Water Limited
(registered number 2366686) (together the "Companies") are both limited companies
registered in England & Wales with their registered office at Severn Trent Centre,
2 St John's Street, Coventry, CV1 2LZ

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Rutland 7
Response.docx

From: Vic Baco [REDACTED]
Subject: Barrowden & Wakerley NP
Date: 16 April 2018 at 08:42
To: npbarrowden@btinternet.com
Cc: Patricia Bellamy [REDACTED]



Good morning John,

Our Clerk Pat Bellemy passed you draft neighbourhood plan to me to read and to check if there was anything that could be to the detriment of South Luffenham. Having both been through it we can find nothing that would concern South Luffenham in any way, may we congratulate you and your group on a well-structured plan.

Regards

Vic Bacon
Chairman South Luffenham Parish Council

[REDACTED]
23rd. April, 2018.

Mr. J. Merritt,
7 Chapel Lane, Barrowden,
Oakham, LE15 8EB

Jocton House
38 Wakerley Road,
Barrowden, Oakham,
Rutland, LE15 8EP.

Dear Mr. Merritt, Ref: Policy BW3

We have considered the Barrowden and Wakerley Pre-Submission Version Neighbourhood Plan, 2016-2036 and note with concern that you have designated part of our land as a "Local Green Space". Ignoring the fact that part of this land is outside the Planned Limits of Development and should not, therefore, be designated, we do not understand why the remainder of this land has been so designated.

We are aware that, at the time of your original deliberations, it was thought that a public right of way went through the middle of the land. This error has been corrected and in the circumstances we consider that this land should be treated like other areas of land in Barrowden and only designated as "Important Open Space".

We would agree to this designation.

If your committee is not prepared to change its designation, would you please let us have your specific grounds for making the decision.

Yours faithfully

[REDACTED]
MR. and Mrs S. DEXTER