

Policy List

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The format of policies is as follows:

Title	The subject of the policy.
Purpose	What the policy aims to achieve.
The Policy	The policy itself (in bold text).
Interpretation	Helpful notes on how the policy should be understood and applied.

1. Employment and Community Facilities

Purpose

To support more sustainable life-work patterns, with local economic opportunity and a range of local community and leisure facilities.

Policy NL1.1: Employment and Community Facilities

1. Development to provide new, extended or improved employment and/or community facilities will be supported, especially where it would help to diversify the rural economy and range of facilities in the locality. Such support is subject to there being no significant adverse impact on:
 - The amenities of nearby residential properties by reason of noise, disturbance, vibration, pollution or other impacts;
 - The rural and landscape character and natural environment of the area, including rural lanes, meeting the requirements of all policies
2. The loss of community facilities will only be supported where:
 - A similar or enhanced facility is provided in close proximity; or
 - It can be demonstrated that the facility is no longer viable.

Interpretation

This policy augments, but does not modify or replace, Policy CS7 of the Local Plan.

The intention of the policies of the NP is to ensure that such facilities and services are safeguarded, enhanced or increased in the future development of the Neighbourhood Area.

In considering impacts on the amenities of residential properties, noise and disturbance from additional or altered traffic movements should be included.

Quite often, employment facilities and community facilities are one and the same thing, for example pubs and shops.

Community facilities include sports and recreational facilities (such as the swimming pools and pitches), shops, public buildings such as the Community Centre and sports pavilions

In 'close proximity' would be in walking distance.

Traffic and other requirements for employment development are dealt with in the other policies of this plan.

Policy NL1.2: Broadband

- 1. New-build development, including employment space and all new houses, must include high-speed fibre optic (FTTP) broadband infrastructure within the site, linking to the building.**

Interpretation:

High Speed Broadband should be Gigabit capable where the supporting infrastructure is available.

To comply with the policy, broadband infrastructure should be for general use, rather than being restricted to one supplier. Also, to comply, provision of high-speed broadband connections should not be to the detriment of existing connection use/provision/speed.

2. Residential Development

Purpose

To support residential development in sustainable locations, to meet local housing need.

Policy NL2.1: Residential Development

- 1. In addition to any allocated housing sites and the defined North Luffenham Planned Limits of Development, residential development will be supported in the following locations:**
 - **Within the Planned Limits of Development;**
 - **Conversion of existing buildings;**
 - **Infill development of gaps within existing built frontages.**
- 2. Affordable housing provision should be an integral parts of any scheme and be tenure blind.**
- 3. Residential schemes must include discretely located and screened storage for bins and recycling for all properties.**
- 4. For any sites allocated for residential development, inclusion of mixed use elements will be supported, including employment space, live-work units and community facilities.**

Interpretation:

The Planned Limits of Development (PLD) mark the limit of the built-up area, beyond which is classed as open countryside. The Planned Limits of Development comprise:

- a) The curtilage of properties which form the main built-up part of the settlement but excluding:
 - Any part of the curtilage of a property which is extensive and does not relate to the main-built up part of the settlement;
 - Peripheral modern agricultural buildings;
 - Peripheral playing fields, except those abutted on three or more sides by existing development or approved development excluding modern agricultural buildings.
- b) Any abutting land with the benefit of planning permission for built development excluding agriculture, affordable housing exception sites and rural exception sites covered under Local Plan Policy H10 (Rural Exception Housing).
- c) Any land allocated in this plan for built development.

The policy makes clear where residential development may be accommodated, without creating incursions into the rural area. It should be noted that the Local Plan makes provision

in certain circumstances for development in the rural area. The neighbourhood plan does not limit or modify this provision.

Infill development applies to gaps in existing built frontages but would not support development to extend the ends of existing frontages.

The policy does not seek to amend affordable housing requirements in terms of proportions. However, it does set requirements for the nature and location of affordable provision. Tenure blind affordable housing means that it should be of similar design and specification as market housing.

The encouragement of mixed-use elements for potential future allocated residential sites should be interpreted as being additional to achieving the housing numbers envisaged by that site allocation.

The screened storage for bins should be of sufficient size to accommodate refuse and recycling bins.

Construction of housing that meets Lifetime Homes standards or any equivalent is encouraged.

Design, transport and other requirements for housing are dealt with in other policies.

3. Natural Environment

Purpose

To protect and enhance the green and natural environment of North Luffenham.

Policy NL3.1: Natural Environment

- 1. Development must have no overall adverse impact on the rural and natural environments, taking account of mitigation measures, including consideration of impacts on landscape, hydrology, ecology, and wildlife.**
- 2. In considering impacts on the rural and natural environment, particular attention should be paid to the following sensitive features**
 - North Luffenham Quarry SSSI;
 - Local Wildlife Sites;
 - Calcareous (limestone) grassland;
 - Neutral grassland;
 - Ponds, springs and wet flushes;
 - Wildlife habitats (and potential wildlife habitats), including those for bats, black hairstreak, water vole, otter, white-clawed crayfish, curlew;
 - Roadside verges of known wildlife importance;
- 3. Development should take opportunities to enhance landscape, ecology and wildlife, and must create a net gain in biodiversity. Ways of achieving this could include:**
 - Tree, hedge or other planting using native species;
 - Inclusion of integral swift bricks (or swift boxes), bat boxes and other features to support wildlife;
 - Green or brown roofing or living walling features.
- 4. Development must have no adverse impacts on the following landscapes, habitats and wildlife corridors:**
 - The South Luffenham/North Luffenham/Ketton SSSI wildlife corridor
 - The River Chater Wildlife Corridor
 - The Rutland Limestone Corridor
- 5. Mature trees and native hedgerows, including ancient and species-rich hedgerows, should be retained and incorporated into the landscape design and layout of development schemes. Where loss of trees, hedgerows or hedges is demonstrably unavoidable, replacements must be of native species and should create an equivalent or greater level of amenity.**

Interpretation:

Net gain in biodiversity may be achieved through various means, such as compensatory habitat creation, careful landscape design, green features in built development, and wildlife friendly features like integral swift and/or bat boxes.

The British Standard for Bird Boxes (BS 42021 Biodiversity and the built environment: Specification for the Design and Installation of Bird Boxes) may be helpful in complying with the policy. As a parish, North Luffenham places particular emphasis on the inclusion of integral swift bricks in new development.

Swift bricks/boxes are multi-purpose as they provide space for swifts and other hole nesting species such as sparrows, starlings and tits. The Royal Institute of British Architects (RIBA 2013) recommend the inclusion of one built-in nestbox for each residential unit though this can be averaged over the development as some buildings will be more suitable than others.

In considering impacts on roadside verges, it is important to consider the impacts on the specific species that they support. The roadside verges identified are of known wildlife importance and support specific species.

Note that calcareous (limestone) and neutral grasslands often occur as a mosaic, with patches of each type occurring alongside each other as a result of the underlying geology and soil depth.

Design features to support wildlife include:

- Integral bat boxes and bird boxes (these can support species such as swift, starling, house sparrow and barn owl);
- Hedgehog gaps in fences;
- Badger routes;
- Wildlife connectivity via green corridors, grass verges and footpath edges;
- Meadow edge grasses and wildflowers (native to Rutland), bee and insect friendly desirable.

4. Local Green Space

Purpose

To protect key Local Green Spaces within the neighbourhood area.

Policy NL4.1: Local Green Space

1. The following spaces are designated as Local Green Space.
 - LGS1: Field 1 from the churchyard style to the River Chater
 - LGS2: Field 2 from River Chater, uphill, towards the railway line and Glebe Road.
 - LGS3 & LGS4: Fields 3 and 4 from Moor Lane, near the River Chater, uphill, towards the village, including the entrance gate onto Digby Drive
 - LGS5: The Field Garden Woodland, Woodland Walk and Allotments
 - LGS6: The Oval
 - LGS7: Butt Lane from the junction of Edith Weston Road, and the section of land, up to the parish boundary
 - LGS8: The Water Garden
2. Development must not encroach into designated Local Green Space areas. An exception may be made for small-scale development that has the specific purpose of supporting the community use of the space and where it would not cause significant harm to the green and open character of the space.
3. Development adjacent to or affecting Local Green Space must cause no harm to, and where possible enhance, the community value, accessibility, safety or amenity of the space.

Interpretation:

The NPPF makes clear that Local Green Space has similar protection to Green Belts. In decision making, it is important to note that the purpose of Local Green Space is different from the purposes of Green Belt.

An example of harm to the safety or amenity of Local Green Space would be if development involved erection of high walls or enclosures adjacent to the space or limited existing access to the space.

5. Water Environment

Purpose

To protect North Luffenham's blue infrastructure and rural environments.

Policy NL5.1: Watercourses and Surface Water

1. Development must have no overall adverse impact on watercourses or surrounding land and springs, taking account of measures for mitigation, including consideration of impacts on (or arising from) surface water runoff, flood risk, storm discharge or pollution.
2. Development must have no adverse impact on the River Chater, including its tributaries, banks, flood plain and landscape setting. This includes consideration of adverse impacts on water quality and its value for wildlife, its contribution to rural character and as a local amenity.
3. Development should incorporate sustainable urban drainage with sufficient capacity to accommodate additional flow rates.
4. Support will be given to appropriate Natural Flood Management measures within (and upstream of) the parish that reduce downstream flood risk
5. Permeable materials should be used for hard ground surfaces.

Interpretation:

The policy considers impacts of surface water runoff in terms of over-deepening of water courses, flood risk impacts on surrounding land and pollution. Application of the policy should be proportionate to the scale and nature of the development.

Natural flood management refers to using natural processes to reduce the risk of flooding. Examples include: restoring river meanders, slowing the flow of flood waters and changing the way land is managed so that the soil can absorb more water.

Planning applications should demonstrate that the requirements of the policy have been met through proper assessment of surface water impacts, storm discharges and the impact on water courses.

6. Placemaking and Sustainable Design

Purpose

To create a well-designed, sustainable community and a well-designed environment.

Policy NL6.1: Sustainable Design

- 1. Development must be well-designed and sustainable, meeting the requirements of this policy in a way that is proportionate to the scale and nature of the scheme.**
- 2. Green infrastructure and the public realm, including paths and green space, must be designed as an integral part of design and layout of development and should include any existing landscape features, including trees or hedges. Where a site is developed incrementally, it should be clear how the scheme relates to green infrastructure and public realm in the wider site. The design of green infrastructure and the public realm should support multiple purposes, including recreation, wildlife, biodiversity, movement, and safety.**
- 3. The convenience, safety and amenity of pedestrians and cyclists should be a priority in the design and layout of development. Footpaths and footways within a scheme should allow for ease of movement and connect to paths around the edge of a site.**
- 4. Development must be designed to accommodate the needs of people with a range of mobilities or impaired vision.**
- 5. Development must complement the surrounding area in terms of scale, massing, set-back from the road, spacing between buildings and the pattern of garden spaces. This includes complementing the predominant height and character of buildings based on 2 stories or 3 storeys, one of which is within the roof space.**
- 6. Housing should avoid excessive uniformity by using different styles, materials, heights and orientations.**
- 7. All dwellings should have private garden space or shared amenity space in very close proximity. Flats or apartments should include external balconies, shared space or other external amenity space.**
- 8. Extensions to existing buildings must have no significant adverse impact on the amenities of surrounding properties and must meet the same design requirements set out in this policy as with newbuild development.**
- 9. Development should use high-quality materials to complement local character and reduce carbon impact. This includes use of local, recycled or green materials. Local materials include limestone, slate, Collyweston slate, thatch and plain clay tiles.**

10. Boundary treatments should complement the existing historic character of the area. Particular support will be given to use of limestone walls and hedges of native species.

11. Development should aim to achieve zero carbon impact and should include design and landscape features to help achieve this.

12. Innovative and creative design solutions will be supported, especially where they incorporate green design features and superior environmental performance.

Interpretation:

The policy applies according to the scale and nature of development. For example, some parts of the policy only apply where a new layout is being created.

The policy is not intended to impose stylistic copying, but to encourage locally distinctive design, that takes account of existing townscape, materials and landscape characteristics. Indeed, the policy encourages creative and green design. It should be noted that there is no conflict in principle between creative design and historic environments. Indeed, many protected buildings were creative designs in their day.

Varied building heights and rooflines will help to create a more interesting and less uniform skyline. This could be illustrated through sketches and sections to show schemes in relation to the context.

Green materials could include those with low-embodied energy, superior insulation properties or from sustainable sources.

Good design of the public realm includes making it accessible for all members of the community. This is not just in terms of mobility but also access for those who are partially sighted or registered blind.

Reference to the Design Council's 'Building for Life 12' may be useful in meeting the requirements of the policy. Similarly, reference may be made to the current North Luffenham Design Code document and the current Design Guideline for Rutland and South Kesteven. The Government's National Model Design Code should also be considered.

Ways of building climate resilient developments can include:

- rainwater harvesting and grey water recycling;
- use of efficient heating and cooling systems, or design to reduce dependency on heating and cooling systems;
- superior insulation properties and airtightness;
- natural ventilation and air flow (for warmer months) to help avoid over-heating;
- use of local, low-embodied energy, recycled and recyclable materials;
- living (green) walls or roofs;
- orientation to maximise passive solar gain;
- incorporation of micro-generation features, including solar panels;

- flexible spaces and layouts to accommodate changing demands.

For further information visit the BREEAM technical standards guides at:

<https://www.breeam.com/discover/technical-standards/>

Meaningful community engagement is strongly encouraged from the early (pre-design) stage of schemes, as mentioned in the NPPF.

Careful selection of an experienced professional design team is likely to help in meeting the requirements of the policy.

Design and access statements provide an opportunity to demonstrate how the requirements of the policy have been met. Development proposals should contain sufficient detail to demonstrate compliance with the policy, including a masterplan where necessary (see following guidance note).

Masterplanning Guidance Note

Need for Masterplans

If larger sites are allocated in the future, it is likely that a masterplan will be necessary to demonstrate compliance with the design and other policies in this plan. A masterplan should be proportionate to the scale and complexity of any scheme. Where such sites are developed incrementally, schemes should demonstrate how they fit into the planning of the wider site.

Key masterplanning principles include enabling sustainable movement and life/work patterns, reducing carbon use and supporting biodiversity net gain.

Masterplans should show how the development integrates with its surroundings and responds to the features of the site and its context. This includes links to surrounding roads and paths, green infrastructure and the wider public realm.

Engagement

Meaningful engagement is strongly encouraged from the early (pre-design) stage of schemes, as stated in the National Planning Policy Framework. Early stage engagement can inform the fundamentals of design and help to avoid conflict, cost and delay at later stages. Early engagement on key masterplanning principles is far more meaningful than late stage engagement on subjective stylistic matters or fine detail of design.

Landscape Infrastructure

The starting point in determining the layout of any site should be green and blue infrastructure. This relates to key green spaces, green routes and water features, but also to things like green verges in streets and street trees.

Masterplanning should take account of the need to achieve biodiversity net gain and this can include things like habitat recovery, compensatory habitat creation, and landscape design using native species.

The layout and landscape design of development proposals should incorporate existing positive landscape elements. This means that development proposals should be supported by an analysis of the site, landscape and context. This could include an arboriculture survey to assess the quality of existing trees.

Landscape buffer zones should be incorporated into the layout of development to prevent coalescence between different built settlements and maintain their landscape settings.

Connectivity

Particular emphasis should be placed on creating safe, attractive and convenient pedestrian and cycle connectivity with links through and around any site. This includes taking opportunities to link to key local features and facilities, for example Rutland Water.

Character

Layouts and patterns of development should reinforce the distinctive local identity of the area. This puts emphasis on good design principles, creation of interesting townscapes, creation of a green and attractive public realm, safe and convenient paths. It is essential to design for the specific site and context.

For larger sites, the scale and density of development should reduce towards the edges, to create a softer transition to the surrounding open areas. A suitable transition from the edge of settlement to open countryside can also be achieved through use of landscaping features, such as hedges rather than hard wall of fencing for boundary treatments and by orientating the fronts of buildings to face the open countryside.

Public Realm

The public realm is an important part of character and also in the creation of a well-functioning place, supporting the needs of the community. This includes paths and spaces to support social activities and interactions.

The provision of community green space for allotments, recreation and to support natural habitats would help to make development more sustainable, supporting biodiversity.

Views and Vistas

The design and layout of development should respond to views through a site and beyond, including to landmarks and landscape. Some views may be towards features outside of the neighbourhood area, such as local heritage features associated with the previous airfield or military use.

7. Historic Environment

Purpose

To protect North Luffenham's historic environment and the character of the Conservation Area.

Policy NL7.1: Historic Environment

- 1. Development must protect North Luffenham's historic environment and preserve or enhance the character or appearance of the North Luffenham Conservation Area. Key characteristics of the Conservation Area include:**
 - **Variation in building types and orientation of properties;**
 - **Limestone boundary walls and hedges;**
 - **Walling and roofing materials that include limestone, slate, Collyweston slate, thatch, plain clay tile;**
 - **Variations in setback, including roadside walls and elevations.**

- 2. Conversion of non-designated heritage buildings should preserve or enhance their character and avoid the loss of architectural features.**

Interpretation

The policy highlights some of the key characteristics of the North Luffenham Conservation Area. This should be useful in applying the special statutory duties relating to conservation area.

The policy should not be interpreted as implying stylistic imitation of falsification of heritage, but as complementing the essential characteristics of the area, as set out in the policy.

Non-designated heritage assets include any buildings on a local list or other features on the historic environment record that do not have statutory protection.

Policy NL7.2: Landscape Setting

- 1. Development must not compromise or harm the open and green landscape setting of North Luffenham Village**

Interpretation:

The policy is concerned with preserving the rural and historic character of the Village, of which the landscape setting is a key part.

8. Transport including Walking

Purpose

To support more sustainable life-work and travel patterns.

Policy NL8.1: Transport and Movement

- 1. Development that has the potential to generate additional journeys should include a balanced provision of transport options, meeting the requirements of this policy in a way that is proportionate to the scale and nature of the scheme.**
- 2. Development must include secure and covered storage for cycles and/or scooters, including for all new dwellings.**
- 3. Development specifically designed for older people or reduced mobility people should include covered parking and charging facilities for mobility vehicles.**
- 4. Parking areas should include charging points for electric vehicles.**
- 5. Priority should be given to the convenience, safety and amenity of pedestrians.**
- 6. Traffic generated by development must have no significant adverse impact on the amenities of residential properties or the rural and historic character of the village, in particular where additional journeys by heavy vehicles are involved. This includes consideration of cumulative impacts with other approved schemes and site allocations.**
- 7. Highway infrastructure improvements that are required to enable development must preserve or enhance and cause no significant harm to the rural and historic character of the village, including rural lanes.**
- 8. Development must not encroach onto footpaths, cycle paths or bridleways, including the North Luffenham Circular Walk. Development nearby to or adjacent to footpaths, cycle paths and bridleways must have no adverse impact on their amenity, safety or accessibility.**
- 9. A mix of parking should be provided for new dwellings, including garages, curtilage parking and street parking, designed so that it does not dominate the public realm.**

Interpretation:

The policy seeks to ensure that there is not a narrow focus on vehicular transport in development proposals, placing emphasis on walking and sustainable forms of transport.

In considering the impacts of highway infrastructure, it is appreciated that detailed highway proposals will not form part of the application. However, the scale and likely impact of highway works should be fairly clear, based on the scale and nature of development.

The policy does not modify parking standards but does shape the way in which parking is incorporated into the design.