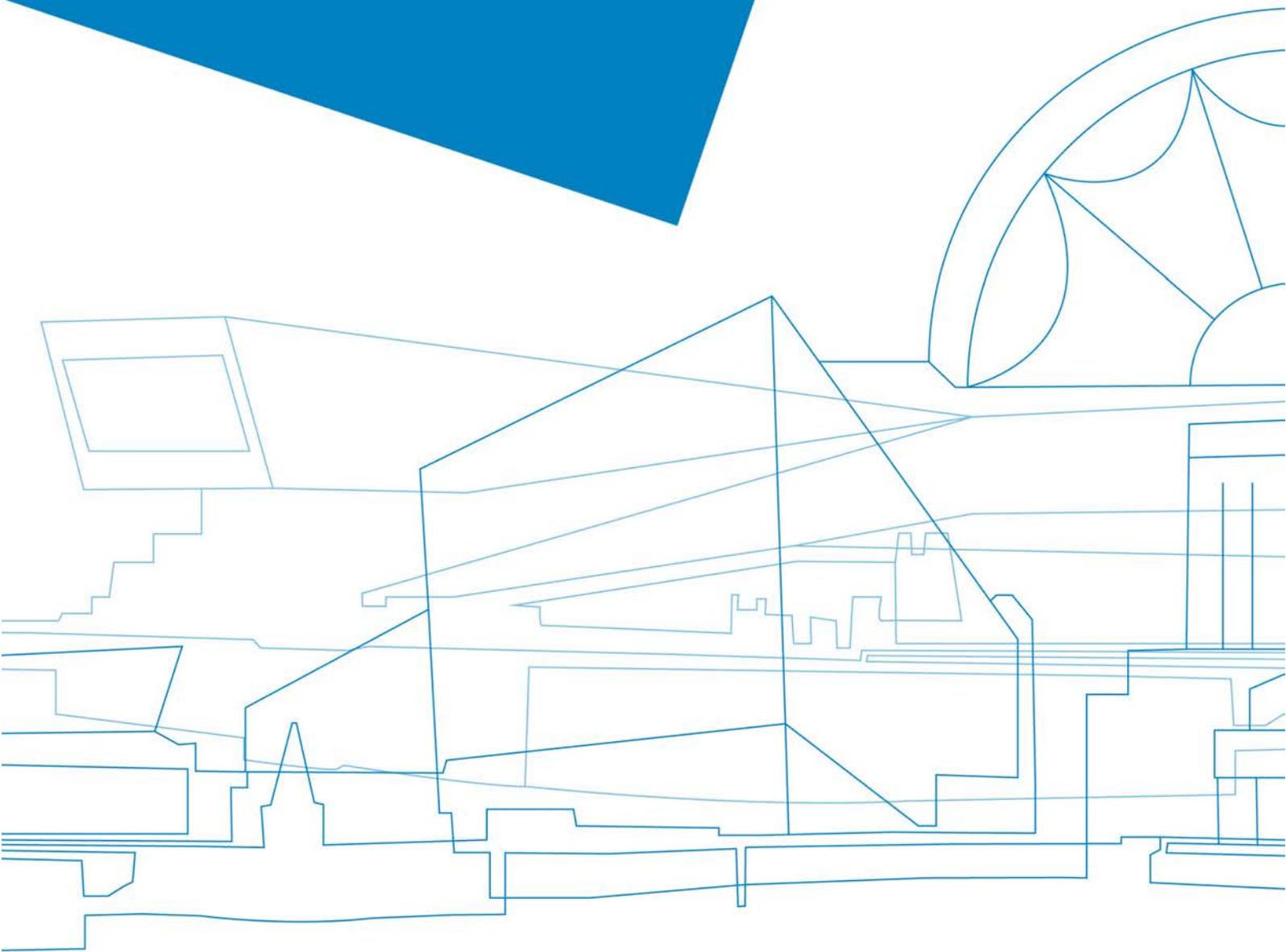


**URBAN
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**Urban Vision Enterprise CIC
Edith Weston Neighbourhood Plan
Housing Report
July 2023**



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1. Introduction

1.1 Purpose of the Report

This report forms part of the evidence base for the Edith Weston Neighbourhood Plan. The report underpins the housing growth strategy in the Neighbourhood Plan and demonstrates how it meets local need.

The most fundamental concern in accommodating housing growth is for it to be sustainable, in particular in supporting the existing Edith Weston Village settlement and having community facilities in walking distance.

In practice, this means sites or adjacent to the main Edith Weston settlement, which contains the concentration of local facilities.

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Edith Weston Village - aerial view (Google Earth, July 2023)

2. Housing Need

2.1 Level of Housing Need

Housing Need has been identified in two ways.

The National Planning Policy Framework (NPPF) 2021 (paragraphs 66 and 67) requires Local Authorities to provide neighbourhood plan groups with a definitive or indicative number of new homes to meet housing need over the Neighbourhood Plan period. In response, Rutland County Council has provided a figure of 51 houses to 2041.

A Housing Needs Assessment (August 2022) was prepared by AECOM, through the national neighbourhood planning programmes. This identified a figure of 21 houses.

The Neighbourhood Plan uses the higher figure provided by the Local Planning Authority. Increasing the residential catchment in a proportionate way could help to maintain or enhance the viability and vitality of the Village centre.

3. Capacity of Settlements

3.1 Methodology

The capacity of the four settlements has been assessed as follows:

- Identification of viable sites or infill opportunities within the planned limits of development (PLD);
- Environmental or amenity constraints; and
- The character of each settlement.

3.2 Environmental Constraints

The wider landscape setting of the four settlements includes the Rutland Water RAMSAR and Rutland Water SSSI. Part of the Rutland Water SSSI immediately flanks the Edith Weston Planned Limits of Development (PLD).

Much of the main Edith Weston settlement is designated as the Edith Weston Conservation Area. The Conservation Area also include some land outside of the Planned Limits of Development. A number of buildings in the Conservation Area are listed. The other settlements do not have conservation area status or contain listed buildings. However, the planned estates have local interest, so could be considered as non-designated heritage assets.

Other constraints include mature trees and hedgerows. Some of the green spaces and infrastructure within the settlements are proposed for designation as Local Green Space, based on their community value.

3.3 Character

Character is considered in the Village Assessment & Design Guidance prepared by ar urbanism.

The historic village core of Edith Weston developed over time and has a more informal, diverse, and organic character. Streets are often narrow without pavements but flanked by small green verges. Building heights vary up to 3-stories, with the exception of the church spire.

The planned military housing estates have a uniform materials pallet and are typically two storey detached or terraced housing all with front and rear gardens. Formal green space forms part of the settlement layout. These are similar landscape

characteristics to garden suburbs. These estates are not as dense as the historic core of Edith Weston.

3.4 Edith Weston Village

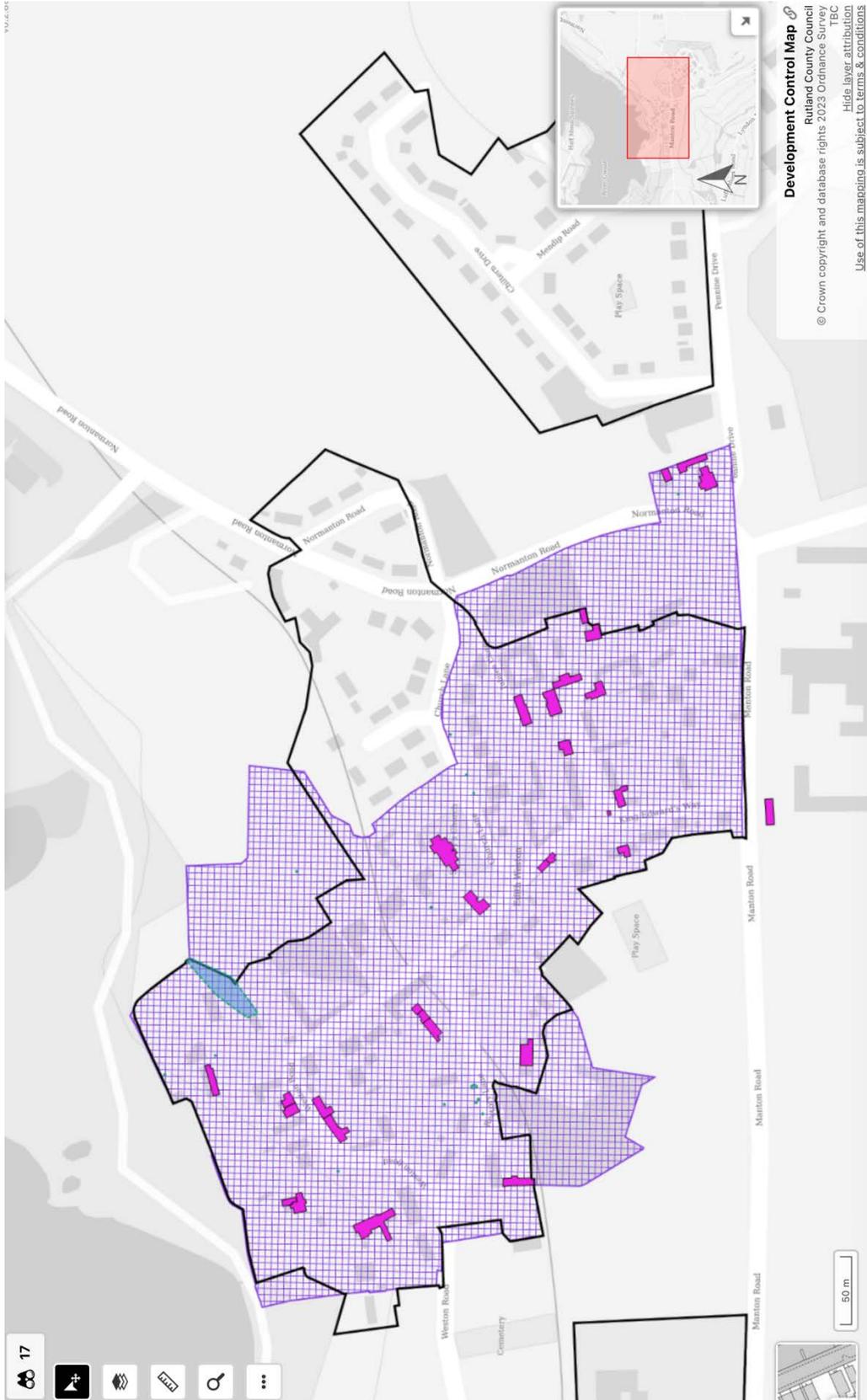
Much of the settlement is designated as Edith Weston Conservation Area. Infill opportunities would be mainly limited to redevelopment of existing plots, but this is constrained by the Conservation Area, which would protect buildings that contribute to the special architectural or historic interest and character of the area.

Many of the green spaces are proposed Local Green Space or part of the character of the Conservation Area and rural settlement.

Other infill opportunities would only be at the expense of losing community services such as the pub or village shop. Loss of these would negatively impact the sustainability of the settlement, which has the main concentration of local services in the area.

Conversion of agricultural buildings may provide limited scope for new housing. With these constraints, Edith Weston is likely to have capacity for 4-6 units.

Edith Weston Neighbourhood Plan – Housing Report



Development Control Map
Rutland County Council
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Edith Weston Village, showing the planned limits of development (black line) and Conservation Area (purple grid) and listed buildings (pink). Extract taken from the Rutland County Council Development Control Map.

3.4 Planned Estates

The other three settlements which have their own planned limits of development are Manton Road, Pennine Drive and Severn Crescent. These are planned estates. Much of the open space within the estates consists of planned green space/infrastructure between housing, including grassed areas, and verges. There is limited scope for infill development. Some of the green spaces are proposed to be designated as Local Green Space. The planned estate design, layout and character is protected through a specific neighbourhood plan policy.

Other valued open spaces include Crummock Avenue playground, Mendip play area and Pennine Play Park, all unsuitable for development. Playing fields for Edith Weston Primary School are similarly not suitable for development.

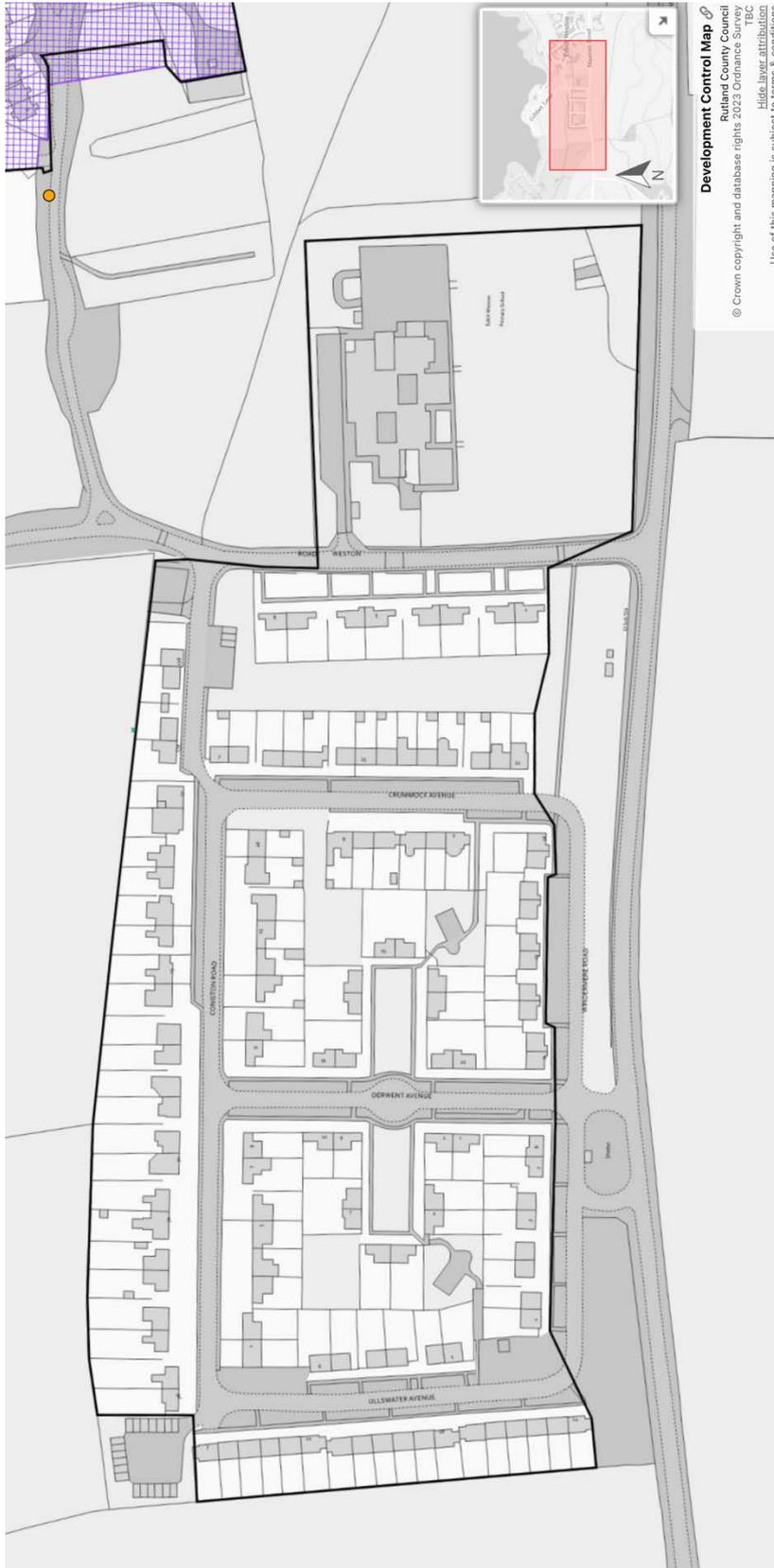
There are parking courts within the Pennine Drive estate. Development of these would depend on demonstrating that such parking was no longer needed. There may be very limited scope, with a plot on Pennine Drive that may deliver 2-4 units. It should be noted that none of these settlements contain community facilities.

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Severn Crescent, showing the planned limits of development (black line). Extract taken from the Rutland County Council Development Control Map.

Edith Weston Neighbourhood Plan – Housing Report



Manton Road, showing the planned limits of development (black line). Extract taken from the Rutland County Council Development Control Map.

3.5 Capacity within Settlements

From the above analysis, it is estimated that capacity within the existing settlements would be between 6 and 10 units.

This means that additional land needs to be identified outside of the settlement planned limits of development, to accommodate housing growth identified in the AECOM Housing Needs Assessment (51 units). An additional 41-55 units need to be accommodated.

4. Expansion of Edith Weston Village

4.1 St George's Barracks Officer's Mess

The St George's Barracks Officer's Mess is a former military facility, immediately adjoining and flanking the Edith Weston PLD. This represents a sustainable location for housing growth, for the following reasons:

- It is a brownfield site (previously developed land);
- Current lack of use means that the site may become derelict, with implications for the character of the Edith Weston Conservation Area and setting of listed buildings and scheduled monument; and
- It is within walkable distance of Edith Weston village, which includes the main concentration of community facilities (a shop and pub are immediately opposite to the site).

The site is located at the junction between Manton Rd and Edith Weston Rd.

The Village Assessment & Design Guidance recognises that the site is adjacent to the Edith Weston Conservation Area and opposite the historic Wheatsheaf Pub. It also bookends the view south along King Edward's Way, from Well Cross, the medieval Village Cross, which is a Scheduled Monument, and from nearby St Mary the Virgin Church.

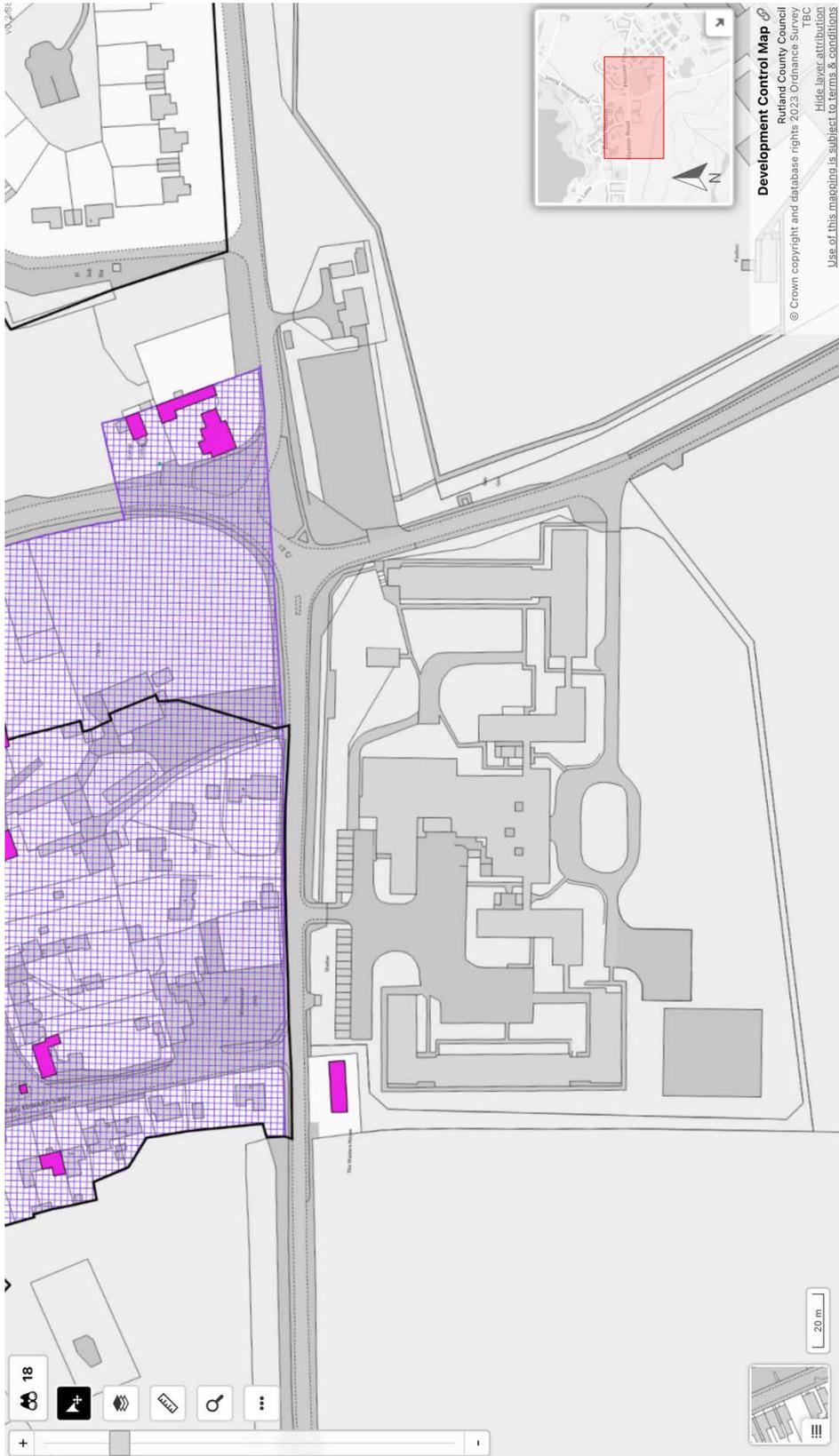
The site has an area of 3.95 hectares. Environmental constraints include mature trees and hedgerows, which should be retained in any redevelopment as far as possible.

The Local Plan (CS10) identifies a density for villages of 30 dwellings per hectare. However, it is necessary to consider the specific character of the Edith Weston Conservation Area, which flanks the site. This is especially important given the special statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990, relating to conservation areas and listed buildings. The Village Assessment & Design Guidance identifies a local density of 14-19 dwellings per hectare.

This is likely to mean a density of 19-20 dwellings per hectare for the Officer's Mess site. Environmental constraints (trees and hedges) and need for new green infrastructure as part of the development would account for around a hectare. Based on three hectares of developable land, this would mean that the site could accommodate around 60 dwellings.

The emerging Neighbourhood Plan includes policies on design and character, which should shape the design of any scheme.

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Officers Mess site. Extract taken from the Rutland County Council Development Control Map.

4.2 Screening

The draft Neighbourhood Plan includes proposed redevelopment of the Officer's Mess site (brownfield site). The Plan was screened for Strategic Environmental Assessment (SEA) and Habitat regulation Assessment (HRA).

The screening outcome by Rutland County Council (June 2023) found that the Plan was unlikely to have significant environmental effects, so full SEA is not required. In addition, full HRA is not required.

The consultation response from the Environment Agency recommended amendment of the Plan to deal with impacts of development adjacent to watercourses. Suitable amendments were made.

5. Conclusions

5.1 Accommodating Sustainable Housing Growth

Development within the existing settlements, together with development of St George's Barracks Officer's Mess, would accommodate between 66 and 70 units within the Plan period. This comfortably exceeds the upper figure for growth of 51 dwellings.

The Officer's Mess site is the most sustainable option, being a brownfield site, immediately adjacent to Edith Weston Village, in walkable distance of community facilities. Indeed, redevelopment of this site would increase the population catchment of the village, enhancing the viability of the centre and its facilities.

This means that it would be unnecessary to make additional site allocations outside of the existing settlements' planned limits of development. Growth within the Plan period can be accommodated by development within the settlements and redevelopment of the Officer's Mess site.

6. Contact



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