

WING NEIGHBOURHOOD

PLAN 2023-2038

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Foreword

This Plan has been created by residents in the expectation that in the future the views and wishes of the Wing community are taken into account when planning applications are submitted in the Parish.

The process of creating this Plan has been driven by Parish Councillors and members of the community and is part of the Government's approach to planning contained in the Localism Act of 2011. Local people now have a greater say about what happens in the area in which they live by preparing a Neighbourhood Plan that sets out policies that meet the needs of the community whilst having regard for local and national policies. The aim of this Plan is to put forward the wishes of the community regarding future development and to deliver local aspirations within the context of the strategic planning framework. The Parish Council oversaw its development but delegated the preparation of this Plan to a Steering Group

This Plan contains a number of policies, some relating to areas where the Parish Council will support development activity, and other concerning areas such as 'Local Green Spaces' that the community wish to protect. These policies have been drafted following engagement with the residents, landowners and other stakeholders within the Parish.

During the development of this Plan and the dialogue with residents and other stakeholders, it became evident that there were opportunities for the community to improve the Parish. These opportunities are included as Community Actions. The aspiration is to progress these Community Actions, acknowledging that the ability to do so will depend upon residents volunteering their time, energy and skill to convert them into action.

We are grateful to officers from Rutland County Council who attended meetings and supported us fully as the Neighbourhood Plan has progressed, and to our community for engaging in the process. Many hours of volunteer time and expertise made this Plan possible. The Parish Council expresses sincere thanks to all the Parishioners who contributed to the development of this Plan.

Kenneth Siddle – Chair, Wing Parish Council

Nicky Lyttelton - Chair, Wing Neighbourhood Plan Steering Group

November, 2023

1. Introduction

The Wing Neighbourhood plan has been prepared by the Neighbourhood Plan Steering Group, which brings together members of the local community and Parish Councillors.

A key part of the Government's Localism agenda, a Neighbourhood Plan is a new type of planning document that gives local people greater say and control over how their community develops, now and in the future. This includes, for example, where new homes, shops, etc. should be built, what new buildings and extensions should look like, and which areas of land should be protected from development.

As the Plain English Guide to the Localism Act 2011 states, "Instead of local people being told what to do, the Government thinks that local communities should have genuine opportunities to influence the future of the places where they live".

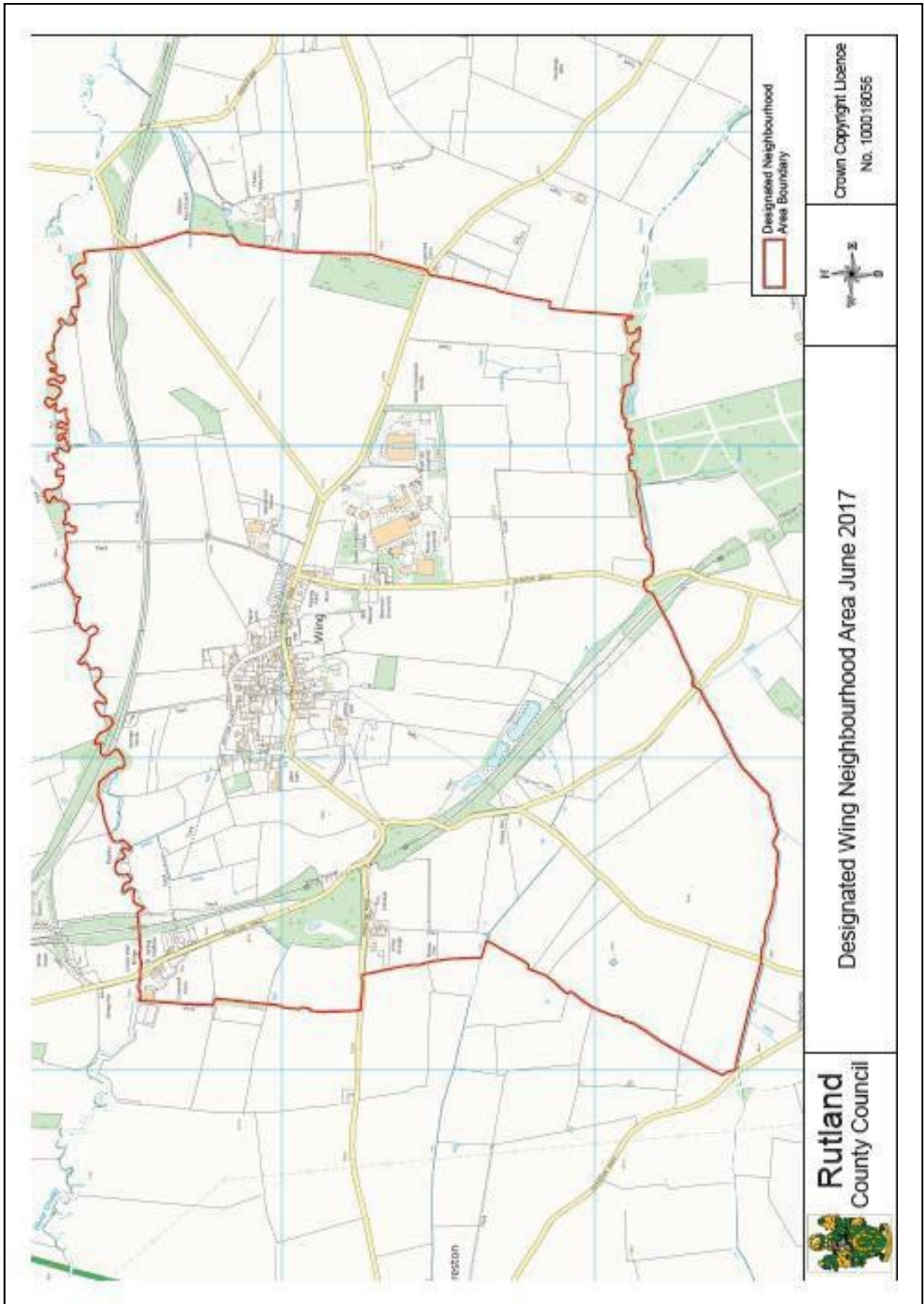
The Neighbourhood Plan covers the whole of the Parish of Wing (Figure 1). It sits alongside the Rutland County Council development plan incorporating the Rutland Core Strategy (2011) and the Site Allocations and Policies DPD (2014) to provide more detailed development 'planning' related policies to help achieve locally identified aims and objectives. The withdrawal of the draft Rutland Local Plan at Examination stage in September 2021 has reinforced the need for a Neighbourhood Plan which reflects local circumstances and can ensure that there are policies which help to shape development in Wing through the Plan period (2023-2038).

The Neighbourhood Plan sets out a long-term approach for the development of Wing, and clear development-related policies to realise this.

In preparing a Neighbourhood Plan, a community is not working from a 'blank piece of paper'. Legislation requires that the Neighbourhood Plan, and the policies it contains, must be prepared in a certain manner; in particular, the policies must be in general conformity with relevant national and local (i.e. Rutland) planning policies.

Once made, the Neighbourhood Plan will form part of the Statutory Development Plan for Rutland. This means that it must be taken into account when considering planning applications affecting Wing.

Fig. 1 Neighbourhood area – Designated on 23 June 2017



2. How the Plan fits into the planning system

The right for communities to prepare Neighbourhood Plans was established through the Localism Act 2011, which set out the general rules governing their preparation.

A Neighbourhood Plan forms part of the Statutory Development Plan for the area in which it is prepared. This statutory status means that it must be taken into account when considering planning decisions affecting that area.

One of the main rules governing the preparation of a Neighbourhood Plan is that it must be in line with European regulations on strategic environmental assessment and habitat regulations which are retained under EU law. It must have regard for national planning policy and also be in general conformity with district wide (i.e. Rutland) planning policies. This means that it cannot be prepared in isolation. It must take into account, and generally work with, the grain of the county-wide and national policies unless there are good reasons for not doing so. The Neighbourhood Plan, once made, sits within the Rutland Development Plan Documents (DPD) which currently comprise the Minerals Core Strategy and Development Control Policies DPD (October 2010); Core Strategy DPD (July 2011) and Site Allocations and Policies DPD (October 2014). All of these are currently under review. A decision was taken in September 2021 to withdraw the Local Plan at Examination stage due to concerns over the deliverability of the strategic development site at St Georges Barracks.

The National Planning Policy Framework (NPPF) was updated in July 2021. This sets out the Government's planning policies for England and how these are expected to be applied. The NPPF requires the planning system (including Neighbourhood Plans) to encourage sustainable development and details three dimensions to that development – economic, social and environmental as described in section 3.

When using the Plan to form a view on a development proposal or a policy issue the whole document and the policies contained in it must be considered together.

While every effort has been made to make the main parts of this Plan easy to read and understand, the wording of the actual policies is necessarily more formal, so that it complies with statutory requirements.

The Plan will be kept under review and may change over time in response to new and changing needs and requirements.

3. How the Neighbourhood Plan supports sustainable development

The goal of sustainable development is to enable all people to satisfy their basic needs and to enjoy a better quality of life, without compromising the ability of future generations to meet their own social, economic and environmental needs.

The Neighbourhood Plan seeks to meet its commitment to promoting sustainable development in the following ways:

a) **Economic**

- To protect existing employment uses;
- To ensure effective broadband speeds in new development;
- To support appropriate small-scale farm diversification and business development; and
- To encourage appropriate businesses and home working.

b) **Social**

- To safeguard existing open space for the enjoyment of residents;
- To protect existing community facilities; and
- To ensure that any new housing meets the needs of present and future generations.

c) **Environmental**

- To ensure that housing and commercial development does not harm but positively reflects the existing and historic character of the area
- To seek to address the impact of climate change;
- To protect important open spaces from development;
- To ensure that the design of development enhances the Parish's special character and identity;
- To protect and, where possible, improve biodiversity and important habitats; and
- To make provision for improved pedestrian and cycling facilities, as appropriate.

4. Vision and Objectives

The Plan area encompasses the whole of the Parish of Wing and covers the period up to 2038. The Core Strategy only has a timeframe up to 2026 and the Neighbourhood Plan Group has decided, in consultation with Rutland County Council, to extend the timeframe for a period of 15 years. The withdrawal of the Local Plan at examination means that there is no up to date strategic planning document to mirror in terms of timescales. The main purpose of the Neighbourhood Plan is not to duplicate national or Rutland strategic planning policies, but to sit alongside these, to add additional or more detailed policies specific to Wing Parish. Where there are national and county- wide planning policies that meet the requirements of the Parish they are not repeated here.

A vision statement has been prepared by the Steering Group as follows:

Our vision for Wing parish is that it continues to develop as a thriving, caring, sustainable and diverse village whilst preserving the aspects identified by the community as important both now and in the future.

Wing parish is appreciated for its tranquillity, friendliness, rural views, footpaths, green spaces and biodiversity.

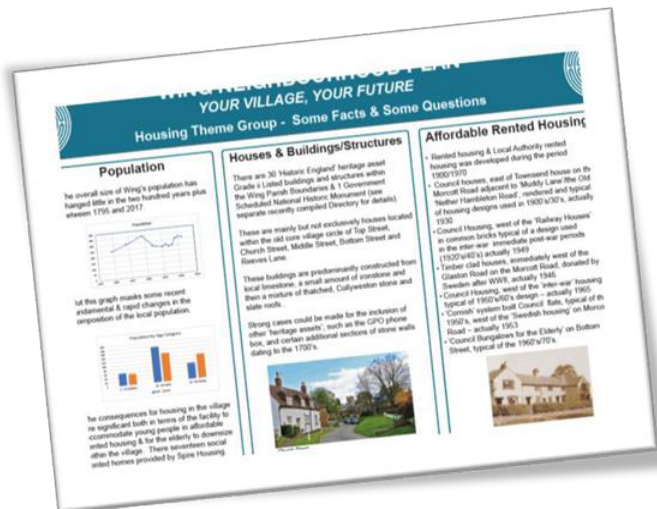
Asked about the future, the attracting and retaining of young and older residents with appropriate and affordable housing was a priority. The community also felt that infrastructure needs to be improved for home workers.

The Objectives for the Neighbourhood Plan have been taken from questionnaire results and feedback from open village meetings.

- a) To provide a balanced range of housing to meet the diverse needs of all generations by increasing the supply of smaller homes.
- b) To encourage high quality sustainable design sympathetic to the architectural styles and materials used in the parish.
- c) To safeguard the most valued open spaces within the parish from inappropriate development.
- d) To protect the views in and out of the village as well as the identified important green spaces within the village.
- e) To enhance the biodiversity within the parish.
- f) To protect and improve the provision of current village facilities in order to enhance village community life.
- g) To explore and encourage alternative energy sources.
- h) To protect identified heritage assets within the parish.

5. How the Neighbourhood Plan was prepared.

The Parish Council initiated the development of the Neighbourhood Plan and was encouraged by the enthusiastic support this received from the local community. After two public meetings over 20 residents volunteered to form the steering group which then split into working groups looking at important issues within the parish. These were i) housing, ii) the environment, and iii) businesses, infrastructure and communication.



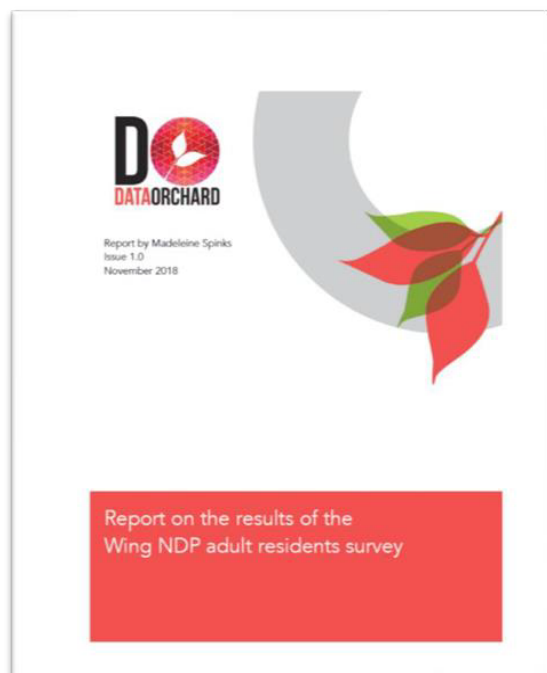
An open weekend was held in February 2018. This was both to explain the purpose and mechanics of constructing a Plan and also to gather the views of the residents. A play area was set up to try and gather views from local children some of whom drew pictures of Wing and told us what they did and did not like about living here.

101 people attended the weekend and gave their views. The issues raised included appreciation of and desire to

preserve important local buildings, and the need to preserve views, trees, hedgerows and footpaths. Villagers were open-minded about further housing; the need for downsizing was brought up as was the need to attract younger people into the village.

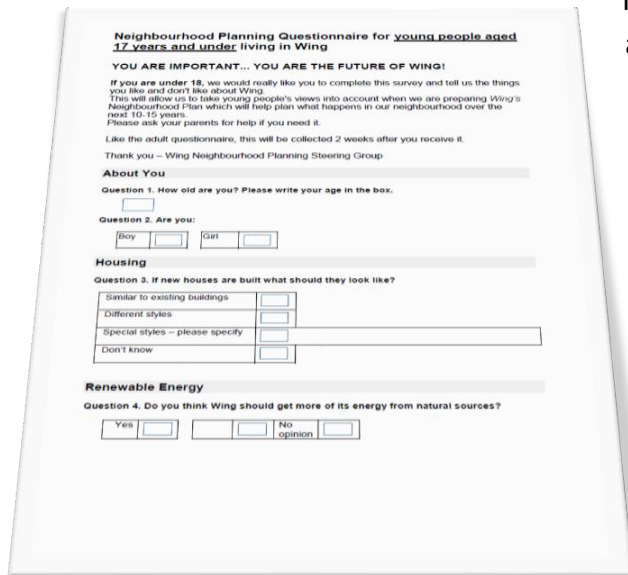
Following the open weekend questionnaires were constructed to incorporate all the issues raised at the weekend. As well as an adult questionnaire there was one given to 10–17-year-olds. All the questionnaires were delivered personally where possible to try and encourage their completion.

153 questionnaires were returned, representing 55% of the population over the age of 16 (276 residents as of the 2011 Census).



The key findings from the adult survey were that 65% of respondents wanted to attract younger people into the village. 54% thought that there should be new housing with smaller developments supported. There was a preference for houses for local people or those with local connections. Any new housing should look similar to current buildings.

The youth survey was returned by 27% of that population. They were generally appreciative about living in Wing and enjoyed the rural setting. They also appreciated the play area and playing field. They felt that renewable energy was important and wanted to see more jobs created locally.



Two public meetings were held in December 2018 and the results of the questionnaire were presented.

Throughout the process there have been leaflets delivered to all residents letting them know about meetings, the questionnaire and progress more generally. They have been encouraged to look at the Parish Council website where all reports are accessible.

The steering group also divided up the village and allocated a champion to each area.

The main areas of work have been i) housing, ii) the environment and iii) business and infrastructure.

David Seviour led on recording all the structures within the parish and produced an annotated and pictorial record of all the Listed Buildings. He also compiled a Directory of buildings which fulfil the criteria of non-designated Heritage Assets. This work also produced a Design Guide for Wing which records all the varied architectural features in the parish. From this Design Guide arose specific guidance for the construction of new buildings in the village.

John Dejardin (Landscape Architect) carried out a Landscape Character Assessment for the whole of Wing, and the environment group carried out surveys of fields and hedgerows. They identified important open spaces for residents by analysis of the questionnaire results as well as analysis of the topography. They also identified sites of natural environmental significance. They produced detailed, illustrated reports which will be invaluable in the future.

Joanne Beaver and her group interviewed as many as possible of those with businesses in the village. Landowners were also invited to give their views. They looked at the infrastructure supporting businesses and the needs of those working from home. The group also looked at traffic and parking issues.

The pandemic did delay progress; however, the evidence gathered is comprehensive and supports a range of planning policies as well as being a resource for the community for years to come.

A further open event was held in the village hall on a Saturday in May 2022. This gave villagers the opportunity to see all the work which had culminated in the draft Neighbourhood Plan. They were asked to review all the policies say whether or not they endorsed them. 54 people attended the event and the feedback was overwhelmingly positive with approval of the policies and appreciation of the work undertaken.

Reports from all of the activities described above are available on the Parish Council website.

6. About Wing

Buildings in some form existed within the area now forming the village from at least 1170 to which the earliest stone parts of the Church of St. Peter and St. Paul are dated.

On the 15th July 1209, the Lord King's Justices met to hear and sanction a property transaction involving William, the Prior of St. Neots, Ralph, the Abbot of Thorny, and based on a previous gifting of advowson for Wenge ('vengi' the old Norse name for Wing, meaning open field or cleared land) by Thurstan de Montfort, to be held in moiety between the two religious houses along with the appurtenances and the mill of Wenge, also held in moiety. This essentially meant that previously the 'church living' was within the gift of the two religious houses conjointly, as were the benefits of all that went with such 'living', along with those benefits accruing to the Wenge mill. The hearing in 1209, confirmed this position as an accurate legal interpretation of the historical provision and then sanctioned the transfer of all those benefits wholly to the Prior upon his payment of fifteen marks to Thurstan's estate from which the Abbot received five marks.

It is clear therefore that there was also a windmill in Wing before 1209 and that Wing's flat hilltop, with abundant freshwater springs, had already been cleared of the forest that still surrounded it and had a small stone church from 1170, albeit that any local residential community at that date was insignificant because it had not been considered worthy of taxing, or it would have been included as a separate entry in the 1086 Domesday survey executed by Royal Commissioners.

Notable housing development took place during the 18th Century, marking the end of the Stuarts and Wing's Georgian or Hanoverian period, during which time the Sheild family, as the second largest Wing landowners after the Marquesses of Exeter, were particularly active. The Sheild family remained active into the Victorian period of the middle and late 19th Century, albeit by that time not the only developers within the village.

The coming of the railways between 1848 and 1880, creating a mainline junction (Manton Junction) at Station Road in Wing Hollow on the Manton road, gave rise to a public house at Cromwell Farm and the building of six railway cottages opposite, now four houses.

Changes in Exeter ownership, the near liquidation of Sheild ownership, and the subsequent piecemeal disposals by the Worrall family who had acquired much of the Sheild land and properties, led to the diversification and infill development within Wing only from around 1930, gaining greater traction in the 1960's/1970's.

The 20th Century also prompted the demolition of poor private sector rented or tied cottages, roughly matched by the development of publicly funded Council Houses, initially four houses on the northern side of Morcott Road in 1930, followed successively by two timber prefabricated houses donated by Sweden in 1946, four pairs of semi-detached houses in common brick in 1949, eight system built 'Cornish' flats in 1953, and a terrace of four houses in 1965. Four bungalows for elderly tenants were also built in Bottom Street during the 1960s.

Although the Local Authority financed housing perhaps constituted the first wave of ‘modern’ infill development within the village, none of these sites used the poor/unfit cottage demolition sites, those sites in the main being used by their owners for private sector housing development.

Throughout the 1960s and 1970s most potential infill sites for new housing within the area of permitted development within the village were then used up for private sector housing – sometimes within what is now the Conservation Area, sometimes outside it.

2011 Census data

At the time of the 2011 Census, the Wing Parish was home to around 314 residents living in 134 households. Analysis of the Census suggests that between 2001 and 2011 the number of people and dwellings in the local area remained stable.

There is, however, evidence of an ageing population with the number of over 65-year-olds rising by 45%, increasing from 20% of total population in 2001 to 29% in 2011. In line with national trends the local population is likely to get older as average life expectancy continues to rise.

Home ownership levels are high with around 75% of households owning their homes outright or with a mortgage or loan, and at 9% the proportion of households living in private rented accommodation is very low when compared with regional and national rates.

There is evidence of under-occupancy, suggesting a need for smaller homes of one to two bedrooms which would be suitable for residents wishing to downsize, small families and those entering the housing market. Providing suitable accommodation for elderly residents would enable them to remain in the local community and release under-occupied larger properties onto the market which would be suitable for growing families.

There is a predominance of larger and detached homes and an under representation of housing for single people, less than 7% of dwellings having only one bedroom.

Land Registry data indicates little new build residential housing market activity between 1995 and 2020, accounting for just 4% of recorded house sales. A search of Rutland County Council Planning Register suggests only 4 or 5 new dwellings have been added to the village since the 2011 Census.

Deprivation is not a significant issue in the parish, but IMD domain data suggests that some residents may find it difficult to access owner-occupation or access the private rental market.

There is evidence that ill health is an issue for some residents, which may be partly due to the above average proportion of older residents living in the parish. According to the 2011 Census, around 9% of residents stated their day-to-day activities were limited a lot due to ill health and 11% were providing unpaid care.

7. Neighbourhood Plan Policies

A. Housing and the Built Environment

The NPPF 2021 makes clear that the preparation of plans and policies should be underpinned by relevant and up-to-date evidence, and that this should be adequate and proportionate to support and justify the policies concerned, taking into account relevant market signals (para.31).

At paragraph 8, the NPPF also makes clear that plans should contribute to the achievement of sustainable development having regard to economic, social and environmental objectives. In particular the social objective aims to support strong, vibrant and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations. NPPF para.13 states that Neighbourhood plans should support the delivery of strategic policies contained in local plans, and para. 29 requires that they: “should not promote less development than set out in the strategic policies for the area or undermine those strategic policies”.

The latest (March 2023) calculation of the Local Housing Need for Rutland is 123 dwellings per annum (Rutland County Council: Updating the 2017 Strategic Housing Market Assessment (SHMA), Final Report July 2019, executed by JG Consulting, together with correction letter, dated February 2020).

Within the adopted Core Strategy (2011), a hierarchy of settlements is established to help to determine the most appropriate locations for development, subsequently updated with the Sustainability of Settlements Assessment Update (2019). Within this hierarchy, Wing is defined as a ‘smaller service centre’ (alongside 15 other similarly sized parishes). The Core Strategy describes these as ‘smaller villages with a more limited range of facilities’ which ‘can accommodate a minor scale level of development mainly on previously developed land on a limited scale appropriate to the character and needs of the village concerned, comprising affordable housing sites, infill developments and conversion or reuse of redundant suitable rural buildings’ (Core Strategy Policy CS4). The Core Strategy describes the smaller service centres as having ‘a more limited range of services and facilities as such can only accommodate a minor level of development where appropriate to the scale and character of the village.

The Local Plan, prior to withdrawal, described the relationship between the Local Plan and Neighbourhood Plans. Paragraph 1.20 confirms that ‘Neighbourhood Plans which are being prepared or reviewed after the Local Plan is adopted can allocate additional sites for development within their town or village’.

The ability of Neighbourhood Plans to allocate sites for residential development is described in paragraph 5.7 where it says ‘Neighbourhood Plans can however, make provision for more housing development than that required in the strategic policy and the Council supports groups that wish to provide site allocations for housing development within their Neighbourhood Plans that go beyond the minimum requirement contained in the strategic policy, particularly those who assess their local housing needs through an appropriate assessment and plan to meet it’.

A1. Planned Limits of Development

In historical terms, rural villages like Wing have often been protected by the designation of a village envelope (sometimes referred to as the Settlement Boundary or, more formally, the Planned Limits of Development) adopted in a statutory Local Plan. With a settlement boundary in place, development is only permitted inside of the envelope or outside of it in carefully controlled circumstances (for example to provide affordable housing or to meet the needs of the rural community). The purpose of the newly drawn settlement boundary is to ensure that sufficient land is identified to meet residential need and that this is available in the most sustainable locations.

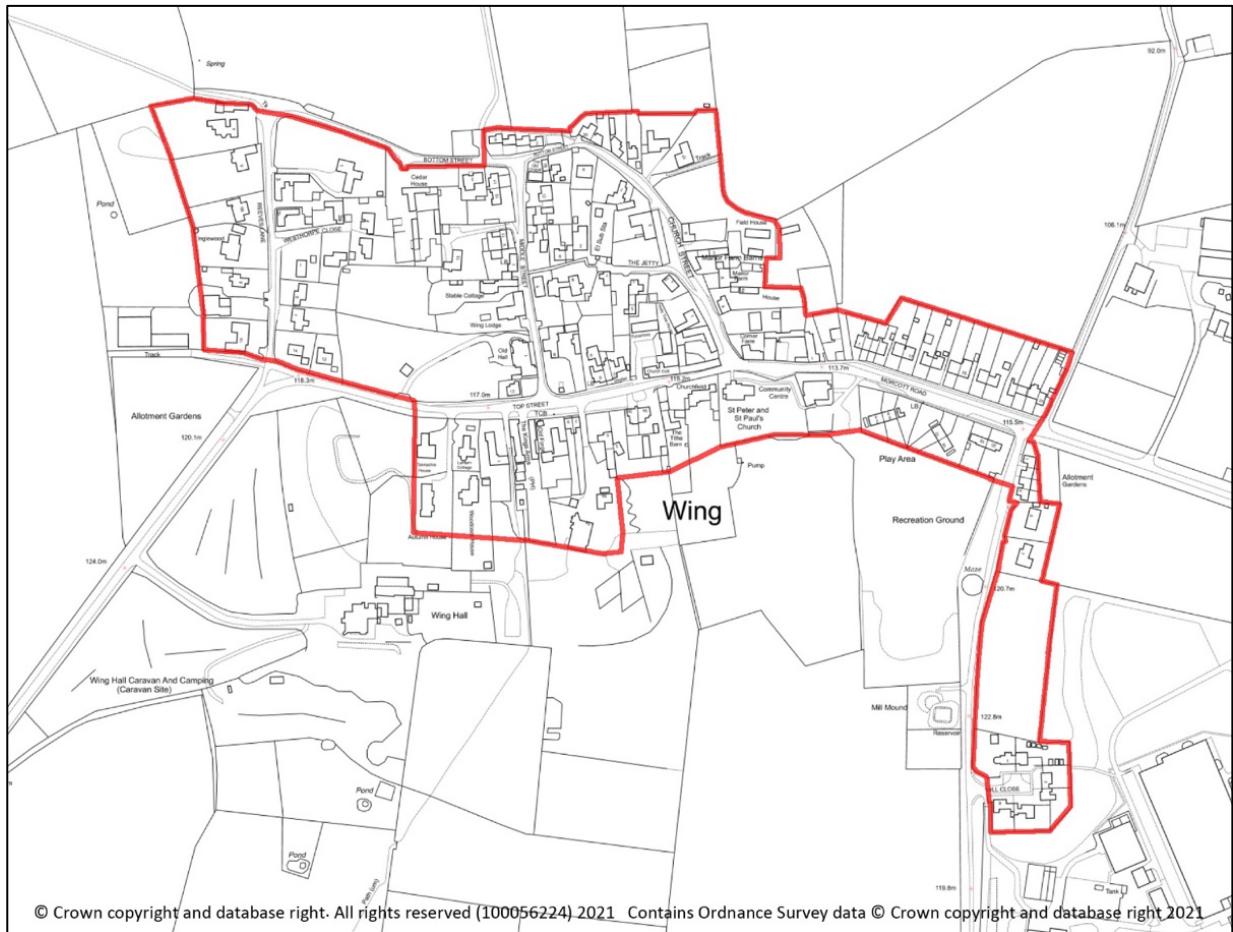
Settlement boundaries were originally established by Rutland County Council to clarify where all new development activity is best located. They have been used to define the extent of a built-up part of a settlement and to distinguish between areas where, in planning terms, development would be acceptable in principle, such as in the main settlements, and where it would not be acceptable, generally in the least sustainable locations such as in the open countryside. Such unfettered and/or unsustainable growth would risk ribbon or piecemeal development and the merging of distinct settlements to the detriment of the community and visual amenity of the built-up area.

In statutory planning terms, land outside a defined settlement boundary, including any individual or small groups of buildings and/or small settlements, is defined as open countryside. It is national and local planning policy that development in the countryside should be carefully controlled. Recognising “the intrinsic character and beauty of the countryside” is identified as an important principle in the NPPF (para 174 b). This approach is also supported by the Neighbourhood Plan because it will help ensure that development is focused in more sustainable settlements with a greater range of services and facilities and infrastructure that has capacity for expansion, as well as helping to maintain the special landscape character of the Parish and protecting the countryside for its own sake as an attractive, accessible and non-renewable natural resource.

The updated settlement boundary (Planned Limits of Development) for Wing, as shown in Figure 2. has been determined as follows:

- 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.
- b) Abutting land with the benefit of planning permission for built development is included.
- c) Land allocated in this plan for built development, excluding the reserve site, is included

Figure 2 – Planned Limits of Development for Wing



POLICY HBE 1: PLANNED LIMITS OF DEVELOPMENT - Development proposals within the Settlement Boundary (see figure 2 above) will be supported where they comply with other policies in this Plan.

Land outside the Planned Limits of Development will be treated as open countryside, where development will be carefully managed in line with local and national strategic planning policies.

Development outside the Planned Limits of Development will be carefully managed in accordance with national and local planning policies.

A2. Housing Allocation

Although there is no specific housing target for the Parish, the Neighbourhood plan has undertaken a comprehensive assessment of potential residential development sites in a positive approach to securing sustainable development and to help meet a local need. The process undertaken is detailed in Appendix 2.

Socio-economic data for Wing reveal a high proportion of 4 or more bed dwellings, evidence of under occupancy and an ageing population. Coupled with high house prices, any further housing development in Wing should be aimed at helping to balance the housing stock to help meet the needs of all members of the community.

Consultation has demonstrated that residents, whilst welcoming new housing development that meets a local need, are also concerned to improve the range of facilities available within the Parish.

The site identified as an allocation within the Neighbourhood Plan (shown as site A in Figure 3) would provide for about 8 new dwellings. To help address the local imbalance in housing, the new dwellings will be made up of 2 bungalows, 2 dwellings for Affordable Housing and 4 x 3-bed dwellings.

To help meet future housing need should the preferred site fail to be developed or housing need increase over the Plan period, a reserve site is identified (site B in Figure 3). This site is located outside the Planned Limits of Development and will only come forward if these specific circumstances are met. This site would yield around 6 dwellings – 2 bungalows: 2 dwellings for Affordable Housing and 2 x 3-bed dwellings.

To help enhance the range of facilities locally, the landowners have offered to make the land adjacent to site A available to the Parish Council as a formal open space with seating so that the historic Maze situated opposite can be enjoyed by residents and visitors alike.

Furthermore, the landowners have also offered to plant trees in the field adjacent to site B, to introduce a 're-wilding' area alongside the new woodland and to connect the whole area with footpaths as shown in Figure 3.

Apart from providing a wonderful new natural habitat for the parish, this will also help to enhance the setting of the Maze whilst also establishing a link through the adjacent recreation ground and onwards to the village hall, play area, St Peter and Paul's church and the village itself.

Figure 3 – Residential Site Allocation and Reserve Site



The proposal has been carefully considered in close consultation with the landowner. It is expected that land adjacent to site B, Reserve Site, will be gifted to the community as a wild and treed recreation area with footpaths allowing connectivity to the Maze and recreation ground.

The overall proposal constitutes a unique opportunity to facilitate philanthropic endeavour on the part of landowners to help address local housing needs whilst also enhancing the setting of the Scheduled Monument and improving the natural environment and access to it. This is entirely consistent with the Neighbourhood Plan's housing and environmental aims. It is only through the Neighbourhood Plan that such an initiative could come forward for the benefit of the local community.

POLICY HBE 2: RESIDENTIAL SITE ALLOCATION - The plan makes provision for about 8 new dwellings in Wing between 2021 and 2026. This is met by land being allocated for residential development at the flocation shown as site A in Figure 3 (0.34 ha). Development will be supported subject to:

- a) Two of the dwellings are to be bungalows;
- b) Two of the dwellings are to be made available as Affordable Housing;
- c) The remaining dwellings are to be 3-bed properties
- d) The layout of the site should respond positively to the principles shown on Figure 3;
- e) The development will be informed by a heritage appraisal and impact assessment (including archaeological evaluation) to understand the significance of the scheduled monument and its setting, the potential impact of any development on them and to identify any mitigation required which must be undertaken prior to development;
- f) The development of the site should respond positively to the contents of the Wing Design .Guide; and
- g) The development of the site should retain and, where practicable consolidate, the trees and hedges on the western and eastern boundaries of the site other than where their loss is required to achieve a vehicular access into the site.

POLICY HBE 3: RESERVE SITE – Land shown as site B on Figure 3 is identified as a reserve housing site. The site will be released for housing purposes if it becomes necessary to provide additional homes in the parish in accordance with the strategic housing requirement of the emerging local plan.

If the site is released for development, it should proceed on the basis of a masterplan submitted with the first application on the site and which responds positively to the principles as shown on Figure 3.

A3. Housing Mix

At the time of the 2011 Census, the average household size in the Wing Parish was 2.2 people and was below the region (2.3), county and England (2.4) rates.

The average number of rooms per household stood at 7.2 which was higher than the county (6.4), region (5.6) and England (5.4) rates. In the Wing parish the average number of bedrooms per household stood at 3.4 which was above the county (3.1), region (2.8) and England (2.7) rates.

Home ownership levels in the parish are very high with around 75% of households owning their homes outright or with a mortgage or loan. This is higher than the county (70%), regional (67%) and national (63%) rates. Around 9% of households live in private rented accommodation which is considerably lower than the county (16%), region (15%) and England (17%) averages. Some 12% of households live in social rented accommodation which is in line with the county but below regional (16%) and national (18%) rates.

Data from the 2011 Census shows the majority (56%) of residential dwellings were detached which is somewhat higher than the county (46%), regional (32%) and national (22%) shares. Semi-detached housing accounted for 19% of the housing stock which is below the county (27%), regional (35%) and national (31%) shares. Terraced housing, flats and apartments provide 21% of accommodation spaces which is lower than the county (26%), region (32%) and national (47%) shares.

Around two fifths (42%) of households live in houses with four or more bedrooms which is higher than the county (33%), regional (20%) and national (19%) averages. There is an under representation of housing for single people with less than 7% of dwellings having one bedroom against 5% for the county, 8% for the region and 12% for England as a whole.

There is evidence of under occupancy in the local area (having more bedrooms than the notional number recommended by the bedroom standard). Analysis of the 2011 Census shows that around 63% of all occupied households in Wing have two or more spare bedrooms and around 22% have one spare bedroom. Under occupancy is higher than county, regional and national averages.

Under occupancy in the local area is particularly evident in larger properties with around 59% of households with 4 or more bedrooms occupied by just one or two people. This is higher than county (47%), regional (43%) and England (41%) rates.

Census data also suggests that older person households are more likely to under-occupy their dwellings. Data from the 2011 Census allows us to investigate this using the bedroom standard. In total, around 82% of pensioner households have an occupancy rating of +2 or more (meaning there are at least two more bedrooms that are technically required by the household) and is higher than the 47% non-pensioner household rate.

Overcrowding is not a significant issue in the local area; however, research shows that households with dependent children are more likely to be overcrowded.

Core Strategy (2011) Policy CS10 seeks a range of housing types, sizes and tenures to meet both general and specialist needs on developments of 10 dwellings or more. The Neighbourhood Plan supports a mix of housing based on more local factors relating to Wing.

Policy HBE4 addresses this important matter. Proposals which include homes with four or more bedrooms should identify the way in which they deliver local housing needs or the way in which they would make the delivery of the overall development commercially viable

POLICY HBE 4: HOUSING MIX - Where practicable and viable, new housing development proposals should provide a mixture of housing types specifically to meet identified and evidenced local needs. In this context proposals that deliver smaller homes (three bedrooms or fewer) and homes suitable for older people (especially those who wish to downsize) will be particularly supported.

A4. Affordable Housing

The NPPF (2021) defines Affordable Housing as 'housing for sale or rent, for those whose needs are not met by the market'. The full definition is available in the annex to the NPPF (2021).

The latest housing affordability data for England Wales shows that on average, full-time workers could expect to pay an estimated 7.8 times their annual workplace-based earnings on purchasing a home in 2020. This is a not significantly different to 2019.

The housing affordability gap continues to widen between the most and least affordable areas. In Rutland, the gap has worsened with average house prices estimated at being 10 times workplace-based average annual earnings in 2020 compared with 5.7 times in 2000. The Strategic Housing Market Assessment (July 2019, updated February 2020) offers the latest assessment of affordable housing need across the County and confirms that house prices are generally out of the reach of people on average or below average incomes.

Workplace-based earnings are not available at parish level but as the average house price in Wing continues to be above the county and national rates it is also presumed the affordability gap continues to widen. Wing has a linear house price trajectory when compared with the district and England and Wales averages. However, comparisons against larger geographies should be treated with caution.

An ONS study undertaken in 2017 reveals the cost of an entry-level property on average across England and Wales increased by almost 20% in the ten-year period to June 2016 to £140,000. For new properties, the price was nearly £180,000. The data also show that home-ownership prospects vary across the country.

In the Wing area in 2016 a low to mid-priced property cost on average £180,000 which was in line with the national average. Assuming a 15% deposit, those entering the property market in the area would require a household income of £40,698 (£26,444 E&W average) and savings of £30,100 which is a challenge for many households. The house price data used to create the affordability ratio estimates are based on the price paid for residential property only, so are not fully comprehensive for all housing as they only include those that have transacted.

The policy also supports the provision of an exception site for Affordable Housing. An exception site is described as an exception to normal policies of restraint.

Rural exception sites are defined in the NPPF (2021) Annex 2 as 'small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Policy HBE 5: AFFORDABLE HOUSING – To meet identified needs within the community, the provision of high-quality affordable housing through an exception site will be supported where the following criteria are met:

- a) The site adjoins the Planned Limits of Development;
- b) The type and scale of affordable housing is justified by evidence of need from a local housing needs survey;
- c) Arrangements for the management and occupation of the affordable housing will ensure that it will be available and affordable in perpetuity for people with a local connection to the Plan area; and
- d) The development consists entirely of affordable housing or is for a mixed-tenure scheme where an element of market housing is essential to the delivery of the affordable housing. The market housing must be the minimum necessary to make the scheme viable and be of a type and size that will meet a specific locally identified need for low-cost market housing.
- e) Proposals for first homes and self- build homes will be supported where they comply with other development plan policies.

A5. Windfall development

A windfall site is defined in the NPPF (2021) as one which has not been specifically identified as available through the local or neighbourhood plan process. Sites often comprise previously developed land that has unexpectedly become available.

To help protect the character of the Parish, development beyond the housing allocation in Wing will be restricted to windfall sites as described in policy HBE6.

The Core Strategy (2011) recognises the contribution made through windfall development. Neighbourhood Plan Policy HBE 4 is designed to identify the criteria to be applied for an application to be successful.

POLICY HBE 6: WINDFALL SITES - Development proposals for infill and/or redevelopment sites comprising individual dwellings or small groups of dwellings within the Planned Limits of Development will be supported where they:

- a) Retain existing important natural boundaries such as gardens, trees, hedges and streams;
- b) Retain limestone walls that form a strong visual setting around the village, in line with Appendix 3, Village Design Guide;
- c) Include safe pedestrian and vehicular and access to the site;
- d) Respond positively to any listed buildings in the immediate locality and the Conservation area and its setting; and
- e) Do not reduce garden space to an extent that unacceptably impacts on the character of the area, or the amenity of neighbours.

A6. Design

The Parish of Wing has a long and interesting history, resulting in a wide array of heritage assets, attractive landscapes and a distinctive local character.

The biggest challenge facing the future of Wing is to balance the desire to protect the character of the village with the need for it to grow and evolve in a sensitive and proportionate manner in order to sustain the community and its facilities.

This policy seeks to reflect the design principles which the community believes will help to achieve this aim. They reflect the outcome of consultations of all age groups, of community organisations and of the Housing Theme Group which specifically focused on relevant issues. The overall aim is to protect Wing so that it retains its character. This can be achieved by the use of the planning system to respond sensitively to the range of historic buildings, structures, landscapes and archaeology situated within the Parish. These assets form many of the key characteristics of the Parish, and future development should seek to enhance, reinforce and preserve this distinctive environment

In this section therefore, the Neighbourhood Plan sets out design guidance which seeks to identify and protect the distinctive elements which together provide the special qualities of the landscape setting and built heritage of Wing Parish. Existing settlement patterns have grown incrementally over time. The buildings date from many different periods, providing a richness and variety of styles and materials. This traditional rural character should be enhanced by new development and schemes should be designed to ensure that new buildings sit comfortably within the existing settlement pattern and are respectful of their surroundings. It is not considered necessary to have a uniform series of properties from new development, rather to ensure that new developments respect the features of buildings which make Wing a desirable place in which to live.

New development proposals should be designed sensitively to ensure that the high-quality built environment of the Parish is maintained and enhanced. New designs should respond in a positive way to the local character through careful and appropriate use of high-quality materials and detail. Proposals should also demonstrate consideration of height, scale and massing, to ensure that new development delivers a positive contribution to the street scene and adds value to the distinctive character of the area.

Policy HBE7 specifies that proposals should respond to the principles of the Design Guide in Appendix 3. In this context the details on pages 9 – 12 will be particularly relevant. It also should be noted that pursuant to the National Design Guide for housing development, Rutland County Council have, with South Kesteven District Council, developed a ‘headline’ Design Guide which should inform any Local Development proposals (Rutland County Council Public Report 94/2022: Rutland Design Guide Supplementary Planning Document (May 2022)).

POLICY HBE 7: DESIGN – All new development proposals, replacement dwellings and extensions should demonstrate a high quality of design, layout and use of materials in order to make a positive contribution to the special character of the Parish and should demonstrate regard to the building design principles and requirements as stated in the Wing Design Guide (Appendix 3) to a degree that is appropriate to their specific location and setting.

B The Natural, Historical and Social Environment

B1. Introduction

This chapter of the Neighbourhood Plan deals with the *environmental agenda of sustainable development*, together with open spaces of community value in the *social agenda*, as described in the *National Planning Policy Framework (2021)*, page 5. The chapter aims to balance the requirement for appropriate development in the Plan Area against the value of environmental and other features that are both *special* – appreciated, in their own right and as community assets, by local people – and *significant* for their wildlife and history. It also deals with broader environmental issues of concern to the community, including protection and enhancement of biodiversity, planning for resilience to climate change, and approaches to renewable energy generation.

Care was taken during preparation of the Plan to ensure that the policies (and the sites and areas of environmental significance covered by them) were not unduly restrictive on development during the Plan’s lifetime. Approximately 16% by area of all the open and currently undeveloped land in the parish is protected through the Neighbourhood Plan’s policies, and the planning system generally, from potential environmentally damaging development:

1. Total area of Neighbourhood Plan Area	c.446 ha
2. Village (built-up area) and water treatment works	c.28 ha
3. Open and undeveloped land	c.418 ha
4. Area designated or recognised in this Plan for <i>environmental</i> protection	c.70 ha

Landscape, geology and setting

The Plan Area is located in an area of Rutland characterised by a series of switchbacks of west-to-east orientated ridges and valleys. The difference in height between ridges and valleys is close to 50 metres, and produces a landscape of steep hillsides, wide-open tops and (by comparison with most of the east midlands) impressive views. The village of Wing itself is situated close to the summit of one of these ridges, on the north-facing side overlooking the valley of the river Chater (a tributary of the Welland).

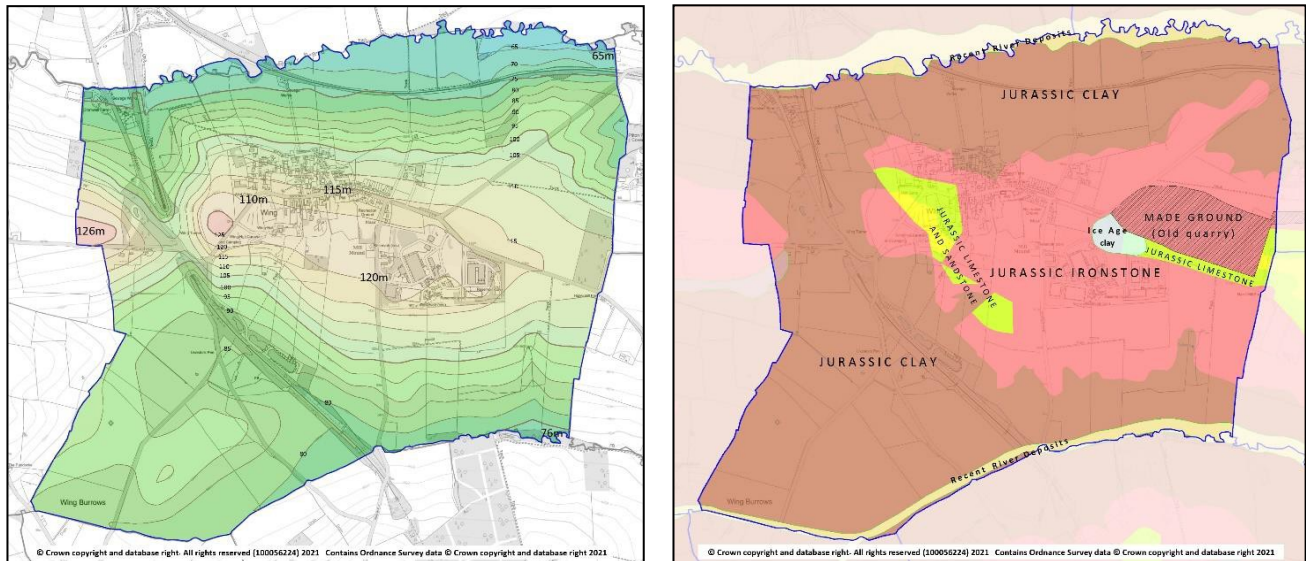
Beneath the surface, the bedrock of the Plan Area is a sequence of layers of (from the base) clay, siltstone, ironstone, sandstone and limestone, all of Jurassic age. The upper layers have historically been a source of building stone and raw materials – areas of made ground on the sites of old quarries can be seen east of the village – and the characteristic stone buildings and walls owe their orange and cream colours to these rocks.

The ridge and valley topography is largely the result of intensive erosion of the Jurassic rocks by ice-sheets, glaciers, meltwater and weathering during the Ice Ages and in the current Holocene period. The present streams occupy valleys too broad and deep to have been created by them: the valleys are glacial in origin, in part cut by moving ice and meltwater torrents, and in part the sites of temporary lakes of meltwater dammed behind ice and higher ground. The notch in the ridge directly

west of Wing village (it was taken advantage of by the railway engineers) appears to be a 'spillway' formed when one of these glacial lakes overflowed northwards.

The topography described here is an integral part of the characteristic landscapes of Wing as recognised by Policy ENV 12.

Figures 4.1 and 4.2: Topography (left) and geology (right) of the Plan Area



Historical environment

Archaeological finds show that humans were in the Plan Area in prehistoric and Roman times, but it was during the 9th century CE that the village itself was founded. Both the place-name (box, below) and the surviving remains (earthworks) of house platforms and streets strongly suggest that Danish people (the 'Vikings') settled here, in an area – perhaps largely wooded – where there was no substantial pre-existing Anglo-Saxon township.

WING - HISTORY FROM THE PLACE-NAME

The settlement is likely to have originated in its current nucleated form between the 9th and 11th centuries, and may be the 'Wengeford' mentioned in a charter of 1046. The place-name is thought to be Anglo-Scandinavian in origin (Vengi, meaning an in-field or garden), perhaps suggesting the absence of any significant earlier Saxon settlement. [Bourne 2003, *Understanding Leicestershire & Rutland Place Names*, p113]

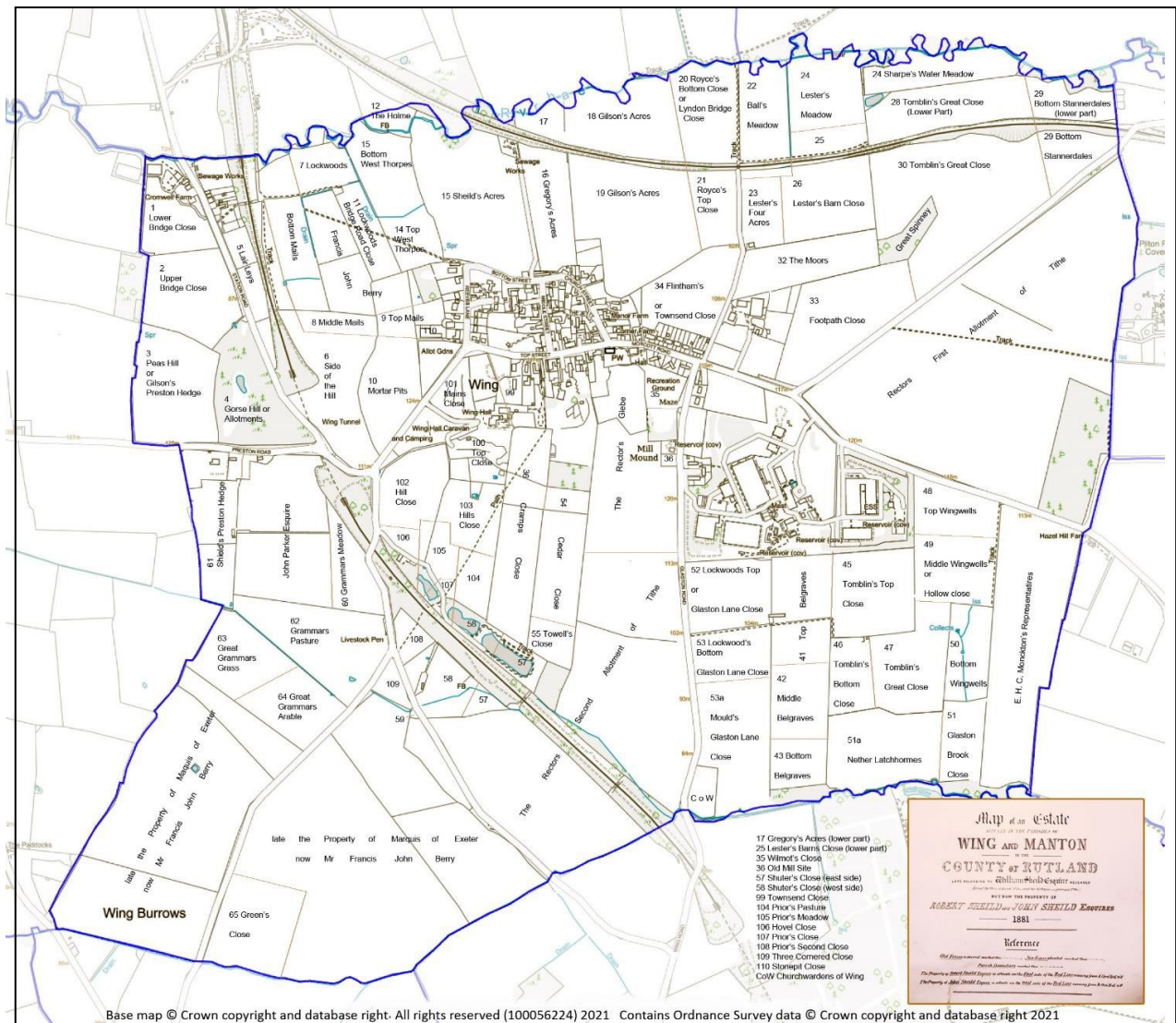
The nationally-important Wing turf maze and the church date from somewhat later in medieval times, while the grid layout of streets, also of medieval age – some so worn down by centuries of human and animal traffic that they are now sunken lanes – is a highly distinctive feature of the village that residents wish to be protected from damaging road-side works and parking (see Policy ENV 2).

The original church (on the present site) was probably built in the 11th century; the present building includes parts added in the 12th century: essentially Wing is a Danish settlement that flourished after the Norman conquest.

Wing (the whole township, including the village's wider territory) was organised as two manors in the 12th century, each with its own set of open fields. The ridges and furrows produced by centuries

Of ploughing of these arable fields can still be seen in some places (Policy ENV 7). Apart from the early medieval house platforms and the church, the oldest surviving buildings appear to be 17th century. Many new houses and cottages were constructed in the 18th century, while subsequent rebuilds, infillings and expansions have given Wing its characteristic and attractive mix of stone-built and brick buildings, grand and modest, right up to the present day (Policy ENV 8). The names given by farmers to the fields of Wing since at least the 18th century are still known and used; this kind of very local history – a microcosm of England’s heritage – is part of what gives Neighbourhood Plans their role in the planning system.

Historic Wing field names, compiled from the Sheilds Estate map, 1881 [illustrative image]



Natural environment

The human occupation of Wing for the past two millennia means that no truly ‘wild’ natural places survive: every part of the Plan Area has been cleared, farmed, built on, replanted, or quarried. But – because earlier methods of farming were not industrialised, did not use synthetic plant and pest control chemicals, and were inherently ‘untidy’ – until the mid-20th century there were still many places where wildlife could adapt to living close to people. Some of these ‘semi-natural’ habitats – permanent pasture, woodland, wetland, ‘rewilded’ corners of fields, churchyards and others – still survive although in decreasing amounts, while private gardens and public open spaces also

provide refuges for biodiversity. These kinds of ‘wild’ spaces are threatened by new development and misunderstanding of their value, but this Neighbourhood Plan identifies the most significant in the Area and proposes them for protection (Policies ENV 3, 4, 5 and 6).

Existing environmental designations

The Plan Area is located in National Character Area (NCA) 93 *High Leicestershire*. NCAs are landscape areas defined by Natural England for planning purposes. It is also in the East Midlands Regional Landscape Character Type 5C *Undulating mixed farmlands*, and in the Rutland County Landscape Character Area A(ii) *High Rutland – ridges and valleys*.

In the historical environment there are 33 *Listed Buildings*, one *Scheduled Monument* and some 16 further *sites and features of historical environment significance* (Historic England and/or Leicestershire & Rutland Historic Environment Records, HER), of which seven are of direct relevance to Neighbourhood Plan policies. A *Conservation Area* recognising the historical and architectural features of the village was designated in 1981 and its extent is shown in the current Local Plan.

In the natural environment there is one nationally important site (Geological SSSI), 13 areas of *Priority Habitat* and national *Forest Inventory* (as defined by Natural England), together with two *Local Wildlife Sites* (LWS), eight historic LWSs, and two further areas of *habitat of conservation concern* in the Leicestershire and Rutland Environmental Records Centre (LERC) database.

This Neighbourhood Plan adds *local detail* to these national and regional designations by identifying sites and features of local significance in the Plan Area.

B2. Local Green Spaces

Of the approximately 120 parcels of open land in the parish, about 50 were identified as having notable environmental (natural, historical and/or recreational) features. These sites were scored, using the seven criteria for Local Green Space designation outlined in National Planning Policy Framework 2021 paragraphs 101-103. Three of them (see Figure 5 and Appendix 5) meet the essential requirements for designation as Local Green Space. The statutory protection afforded by Policy ENV 1 will ensure these sites’ protection for future generations.

Policy ENV1 follows the matter-of-fact approach in the NPPF. If development proposals come forward on the local green spaces within the Plan period, they can be assessed on a case-by-case basis by Rutland County Council. It will be able to make an informed judgement on the extent to which the proposal concerned demonstrates the ‘very special circumstances’ required by the policy.

POLICY ENV 1: LOCAL GREEN SPACES –The plan designates the following Local Green Spaces:

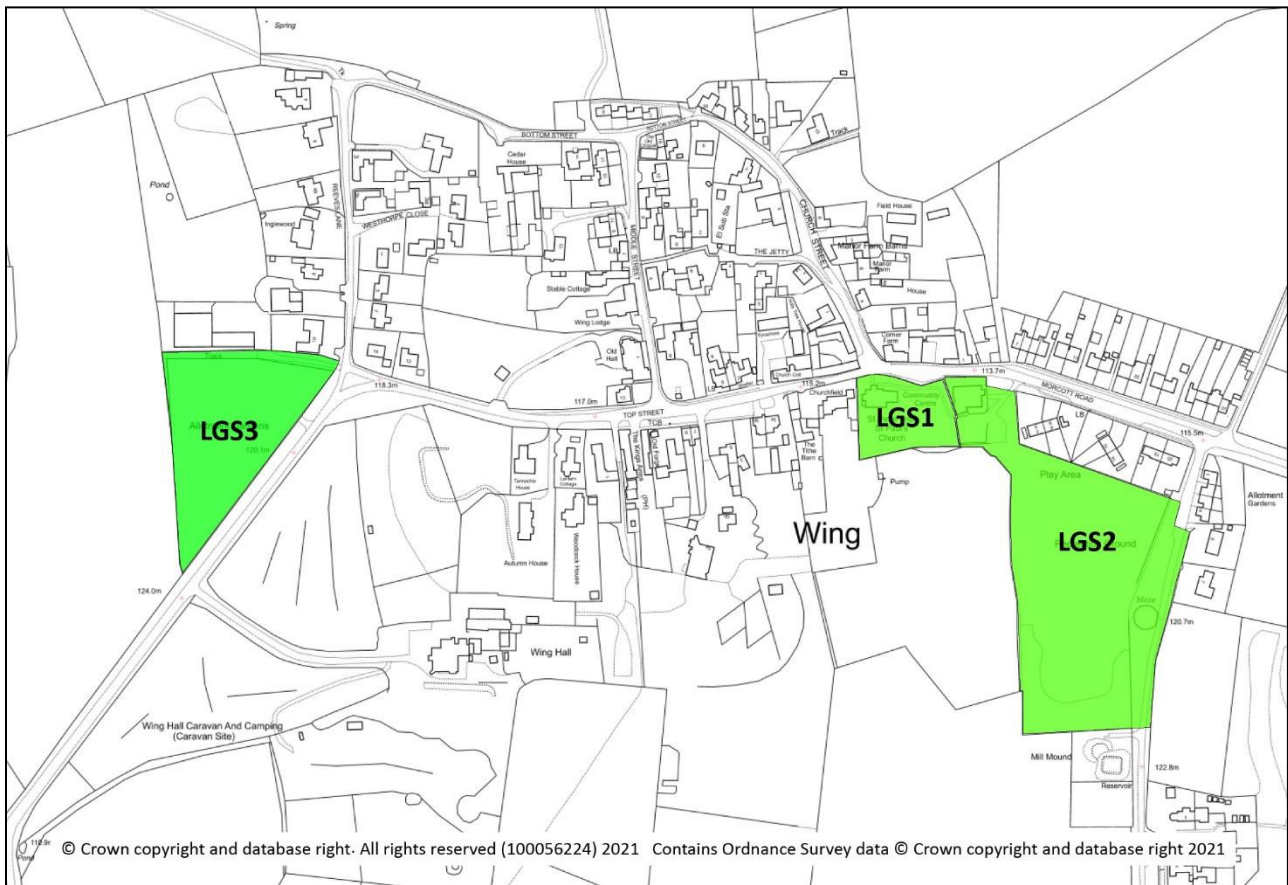
LGS1 Churchyard of St. Peter and St. Paul Church

LGS2 Wing playing field, community woodland, village hall grounds and turf maze

LGS3 Village allotment gardens

Development proposals affecting Local Green Spaces will only be supported in very special circumstances.

Figure 5: Local Green Spaces



B3. Important Open Spaces

Nineteen sites in Wing have high community value as open space for amenity, sport & recreation, children’s play, etc., as allotments, burial grounds, semi-natural green spaces, or for defining the character and layout of the village. They have been identified in fieldwork, community consultations and in Parish records; five (including ‘important frontages’) are already recognised in the *Important Open Space/Frontages Review 2012 (Addendum July 2017)* and are shown on the inset (allocations) map for Wing in the *Site Allocations & Policies DPD (Local Plan) 2014*; they were included in the Neighbourhood Plan’s review for this policy. Three further open spaces assessed as candidate Open Space, Sport & Recreation sites (Wing playing field, the churchyard and the allotment gardens) during preparation of this Plan are designated as Local Green Space by this Plan and, since the Local Green Space policy supersedes that for Open Spaces in English planning, they can be omitted from policy ENV 2 notwithstanding the open space (OSSR) characters and functions they continue to have. Therefore, policy ENV 2 recognises 16 sites’ values as open space within and close to the built-up areas and/or their actual or potential value as community resources. The policy is in general conformity with, but adds local detail to, Rutland Local Plan Policy SP21 in the *Site Allocations and Policies Development Plan (2014)*.

POLICY ENV 2: IMPORTANT OPEN SPACES - The following open spaces (locations, Figure 6) are of high local value for recreation, beauty, amenity, or tranquillity, within or close to the built-up area. Development proposals that result in their loss, or have an unacceptable effect on them, will not be supported unless the open space is replaced by at least equivalent provision in an equally suitable location, or unless it can be demonstrated that the open space is no longer required by the community.

Sites with *Open Space, Sport & Recreation (OSSR)* functions (*OSSR* typologies in italics)

OS1 Village pump and ancient track open space (*Semi-natural green space* and *amenity green space*)

OS2 Copper Beech open space, Bottom Street (*Amenity green space*)

The following open spaces (locations, Figure 6) are of high local value for the contribution they make to the village's form, character and setting. Their significance in this regard should be taken into account in development proposals and other planned works affecting them, and any loss should be weighed against the value of the development.

Open spaces contributing to the form, character and setting of Wing:

C1 The Rector's Glebe

C2 Old Hall garden

C3 Wing Lodge paddock C4 Bryher House garden C5 Sheild's Acres

C6 Gregory's Acres ('the sledging field')

C7 Wing Hall parkland east C8 Wing House prospect

C9 Wing Hall parkland west, with avenue

Important verges and frontages:

V1 Cedar House frontage

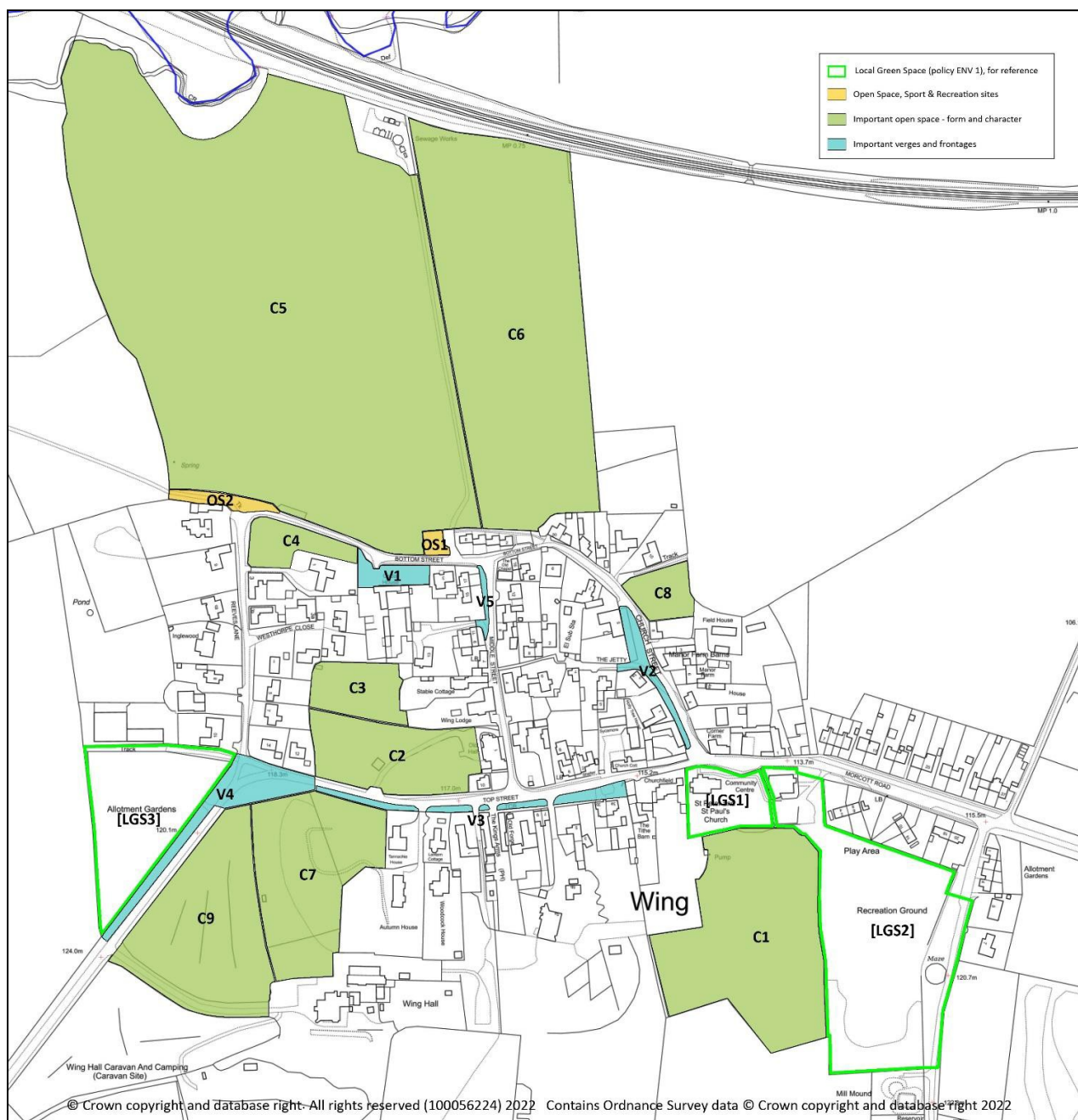
V2 Wing House frontage and Church Street verges V3 Top Street verges

V4 Top Street/Reeves Lane green, Wing Hill verges and beech trees

V5 Middle Street verges

COMMUNITY ACTION 1: MAINTENANCE AND MANAGEMENT OF IMPORTANT OPEN SPACES – Wing Parish Council will work with relevant agencies, authorities and individuals to ensure that all publicly-accessible open spaces (LGS 1-3; OS 1-2; V 1-5 in this Neighbourhood Plan, as mapped in Figure 6) are managed to maintain or enhance their amenities, functions or biodiversity, for as long as they continue to function as publicly-accessible open spaces and are supported as such by the community.

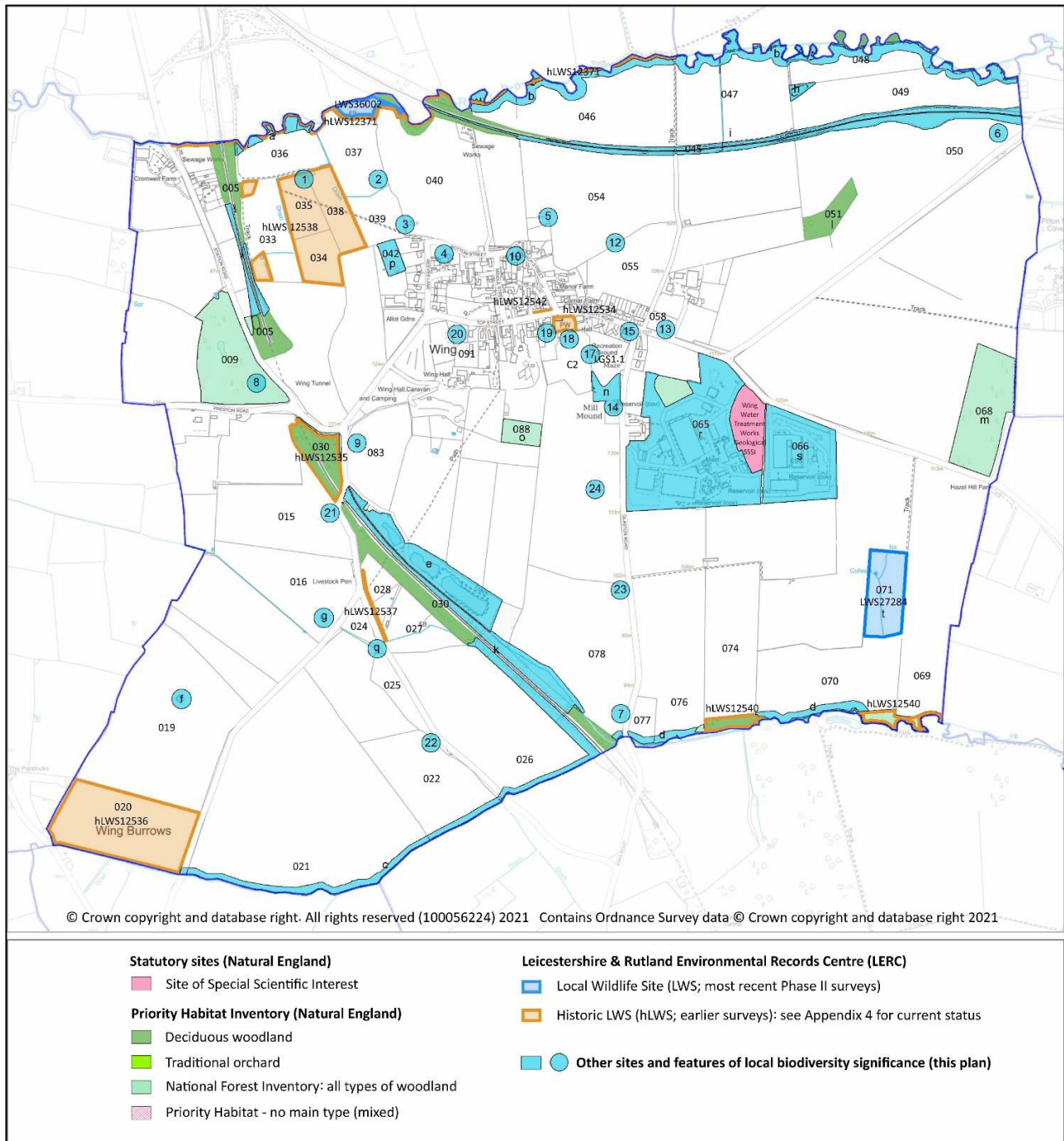
Figure 6: Important Open Spaces



B4. Sites and Features of Natural Environment Significance

Some 50 sites and features in Wing are important for wildlife (biodiversity). They comprise a) statutorily protected sites, b) those where *priority habitats* and *National Forest Inventory* sites occur (Natural England mapping); c) sites identified as ecologically significant in the Leicestershire and Rutland Environmental Records, including Local Wildlife Sites, and d) sites identified during the preparation of the Neighbourhood Plan as being of high biodiversity significance in the context of the Plan Area. The map (figure 7) shows their locations; supporting evidence is in Appendix 4. The assessments for this Neighbourhood Plan’s natural environment designations were carried out voluntarily by a professional adviser to the government’s Joint Nature Conservation Committee who is also a Wing resident.

Figure 7: Sites and features of natural environment (including geology) significance



Policy ENV 3 delivers site-specific compliance in the Plan Area with the relevant Rutland County Council policy (SAPDPD SP19), the Wildlife & Countryside Act 1981 (as amended), the Natural Environment and Rural Communities Act 2006, the Habitats and Species Regulations 2017-2019, and the UK Environment Act 2021. It is in conformity with National Planning Policy Framework 2021 policies 174, 179 and 180. It also refers to the DEFRA *Guidance* of July 7, 2021, in respect of the use of the *biodiversity metric* approach for assessing the wildlife value of development sites.

Policy ENV3 seeks to safeguard these important features of the neighbourhood area. It balances the significance of the sites with the importance of the development proposed to the local community. The sites have been identified as being of local significance for their natural environmental features.

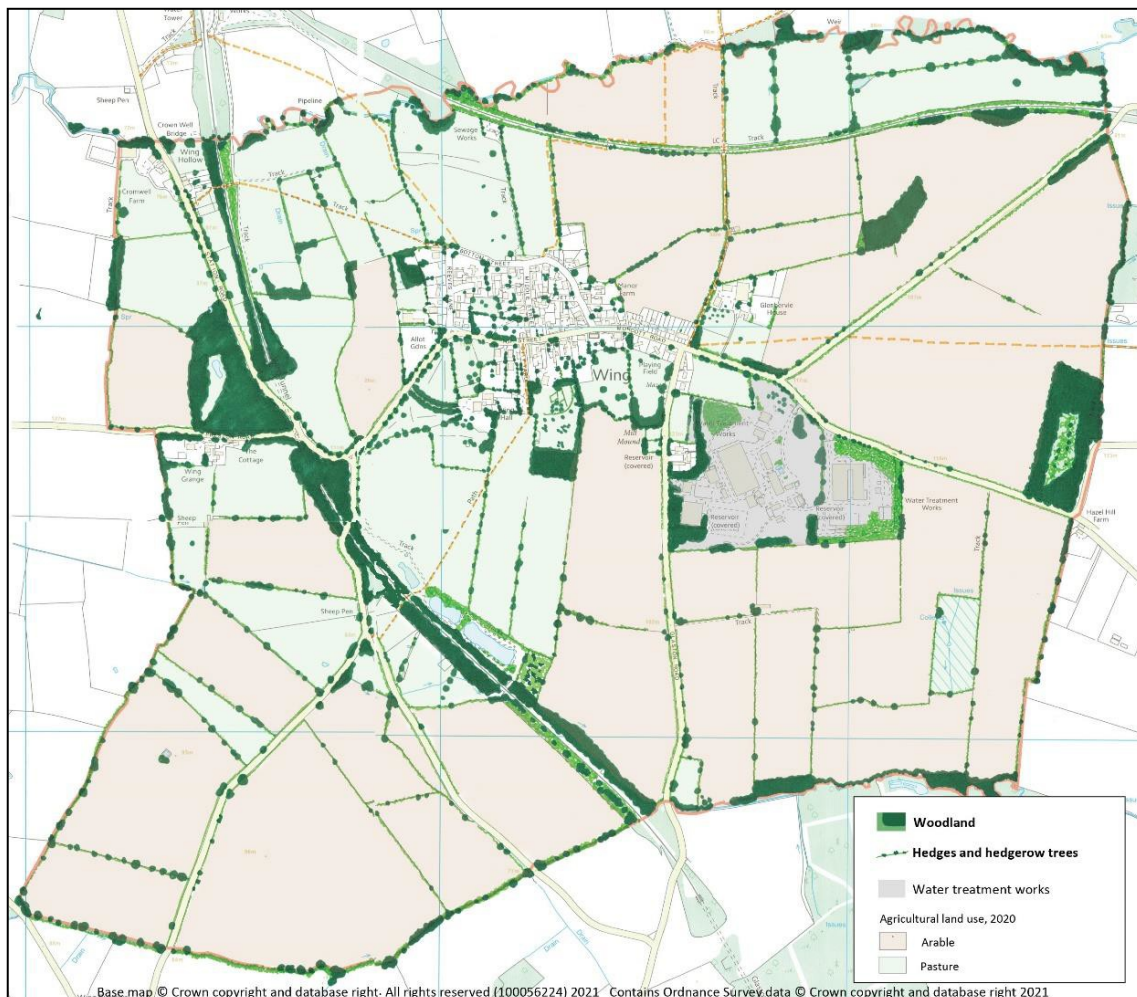
POLICY ENV 3: SITES AND FEATURES OF NATURAL ENVIRONMENT SIGNIFICANCE – The sites and features shown on Figure 7 are identified as being of at least local significance for their natural environment character. They are ecologically important in their own right, make a local contribution to carbon sequestration, and are locally valued.

The significance of the species, habitats or features present should be balanced against the local benefit of any development proposal that would adversely affect them. The wildlife value of any site identified here (the significance of the species, habitats or features present), as measured by use of biodiversity metric 3.0 or the small sites metric, should be balanced against the local benefit of any development that would adversely affect it. If significant harm to biodiversity cannot be avoided (through relocating to an alternative site with less harmful impacts), adequately mitigated, or compensated for, planning permission should be refused, in conformity with paragraph 180a of the National Planning Policy Framework.

B5. Woodland, Notable Trees and Hedgerows

The village of Wing is surrounded by and interspersed with trees, mature wooded gardens, parkland, and small woods, adding to its rural character and attractive appearance. But for historical reasons the open farmed countryside beyond the settlement boundary has relatively little woodland. Exceptions are some notable hedgerow trees, a few copses and plantations and naturally regenerated areas including the locally significant woodland on railway land north and south of Wing tunnel.

Figure 8: Woodland, notable trees and hedgerows



The recognised importance of trees for carbon sequestration, and their biodiversity, landscape and amenity values, mean that new development will be required to result in no further loss and wherever possible to provide a net gain.

Policy ENV4 addresses this matter. As appropriate to their scale, nature and location development proposals should be accompanied by an arboricultural survey (BS5837:2012 standard or its equivalent) to establish the health and longevity of trees on the site. Biodiversity Metric 3.0 or the Small Sites metric should be used to calculate the wildlife value of development sites. Where damage or loss of trees is unavoidable, the developer should provide or arrange for replacement woodland, trees and/or hedges of at least equivalent type (habitat), quantity and/or scale to deliver a net gain in biodiversity and to protect amenity.

POLICY ENV 4: WOODLAND NOTABLE TREES AND HEDGES – Development proposals should protect woodland and notable trees of arboricultural, biodiversity and landscape importance (as shown on Figure 8) from loss or damage and integrate them sensitively into the overall design.

Proposals which use trees and hedges to enhance the appearance, amenity and biodiversity value of the site will be supported.

B6. Biodiversity, Bat Conservation and Habitat Connectivity

It might be said that Wing is a ‘typical’ area of English Midlands countryside because it has no nationally important wildlife hotspots, and thus that it has little or no biodiversity significance to be taken into account in the Planning system. This would be a misunderstanding of the concept of biodiversity. England’s biodiversity is entirely and only the sum of the wildlife in all of its individual parishes: Wing is as important in this regard as every other parish, and residents want it to play its essential part in protecting what remains of England’s threatened and diminishing biodiversity.

Figure 9.1: Bat records and (indicative) foraging areas

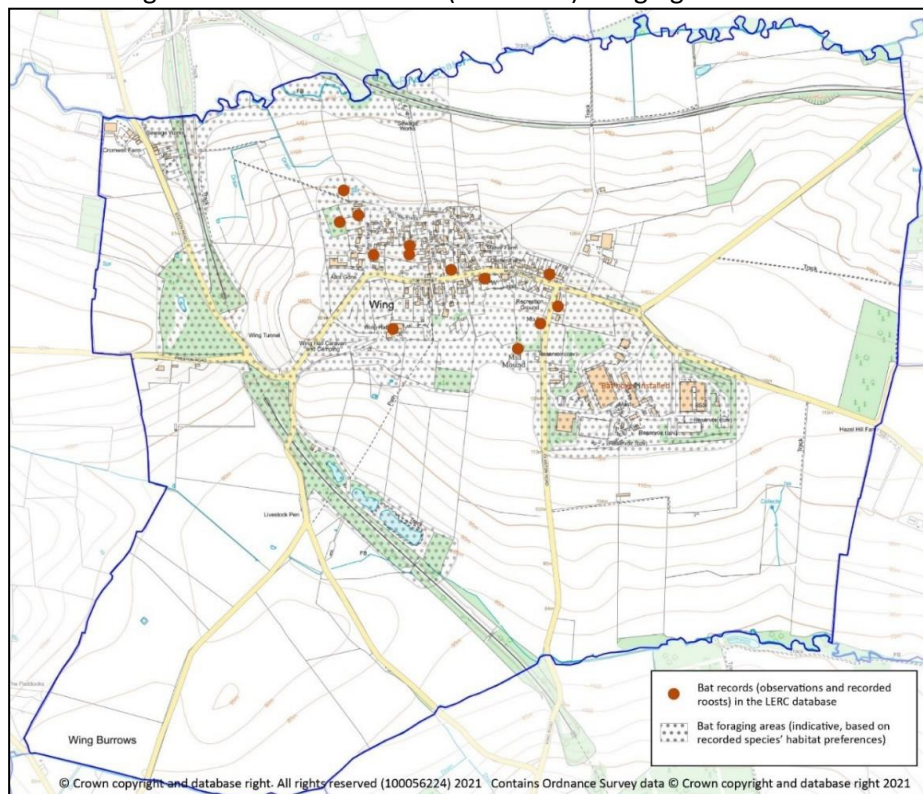


Figure 9.1 is an indicative (but informed) interpretation of the significance of bat species and roost-site records in the Leicestershire & Rutland Environmental Centre database. At least seven species are known to occur in the Plan Area, including bats whose habitat preferences are variously near or over water, woodland, old buildings and trees. For planning purposes, all development proposals in the Plan Area should be assumed to have at least some potential deleterious effect on bats (breeding, roosting, hibernating, foraging) unless the opposite can be shown to be the case.

Connectivity is an essential component of biodiversity. Isolated populations of animals and plants are at risk of destruction or of simply 'dying out'. Wildlife Corridors aim to re-connect populations and habitats within parishes and more widely. A wildlife corridor is mapped in this Plan (figure 7.2) for attention when development proposals within it are under consideration.

While policy ENV 3 delivers site-specific compliance in the Plan Area with the relevant Rutland Council policies, the Wildlife & Countryside Act 1981 (as amended), the Natural Environment and Rural Communities Act 2006, the Habitats and Species Regulations 2017-2019 and the UK Environment Act 2021, this policy (ENV 5) does the same for strategic planning and future development proposals across the Plan Area. It also refers to the DEFRA *Guidance* of July 7, 2021 in respect of the use of the *biodiversity metric* approach to assessing the value of a development site to wildlife. The policy is explicitly supported by National Planning Policy Framework (2021) paragraphs 174 (a) and (d); 175; 179 and 180(a), on which this policy's wording is partly based. The community also expects all planning strategies, proposals and decisions affecting Wing to comply with the requirements of the *Climate Change Act 2008*, to follow the spirit of the *Paris Agreement* (UK ratification 2017) and the UK's *25 year environment plan (2018)*, and to plan for *biodiversity net gain* through the mechanisms described in the *Environment Act 2021*.

Policy ENV5 sets out the Plan's approach to this important matter. If significant harm to biodiversity cannot be avoided (through relocating to an alternative site with less harmful impacts), adequately mitigated, or compensated, development proposals will not be supported in accordance with paragraph 180 of the National Planning Policy Framework 2023 and following the objectives of the biodiversity net gain (metric 3.0 and small sites) methodology. The fourth part of the policy addresses the potential impact of lighting on wildlife. The overall principles should be the avoidance of all unnecessary exterior artificial lighting. Any essential security lighting, should be operated by intruder sensors and illuminated for no longer than one minute. Any sports and commercial facility lighting should be switched off during agreed 'curfew' hours between March and October and follow best practice guidelines in *Bats and Lighting Leicestershire Environmental Records Centre, 2014*. Lighting design, location, type, lux levels and times of use should follow current best-practice such as by applying the guidelines in *Guidance note 08/18 Bats and artificial lighting in the UK: Bat Conservation Trust / Institution of Lighting Professionals, 2018*.

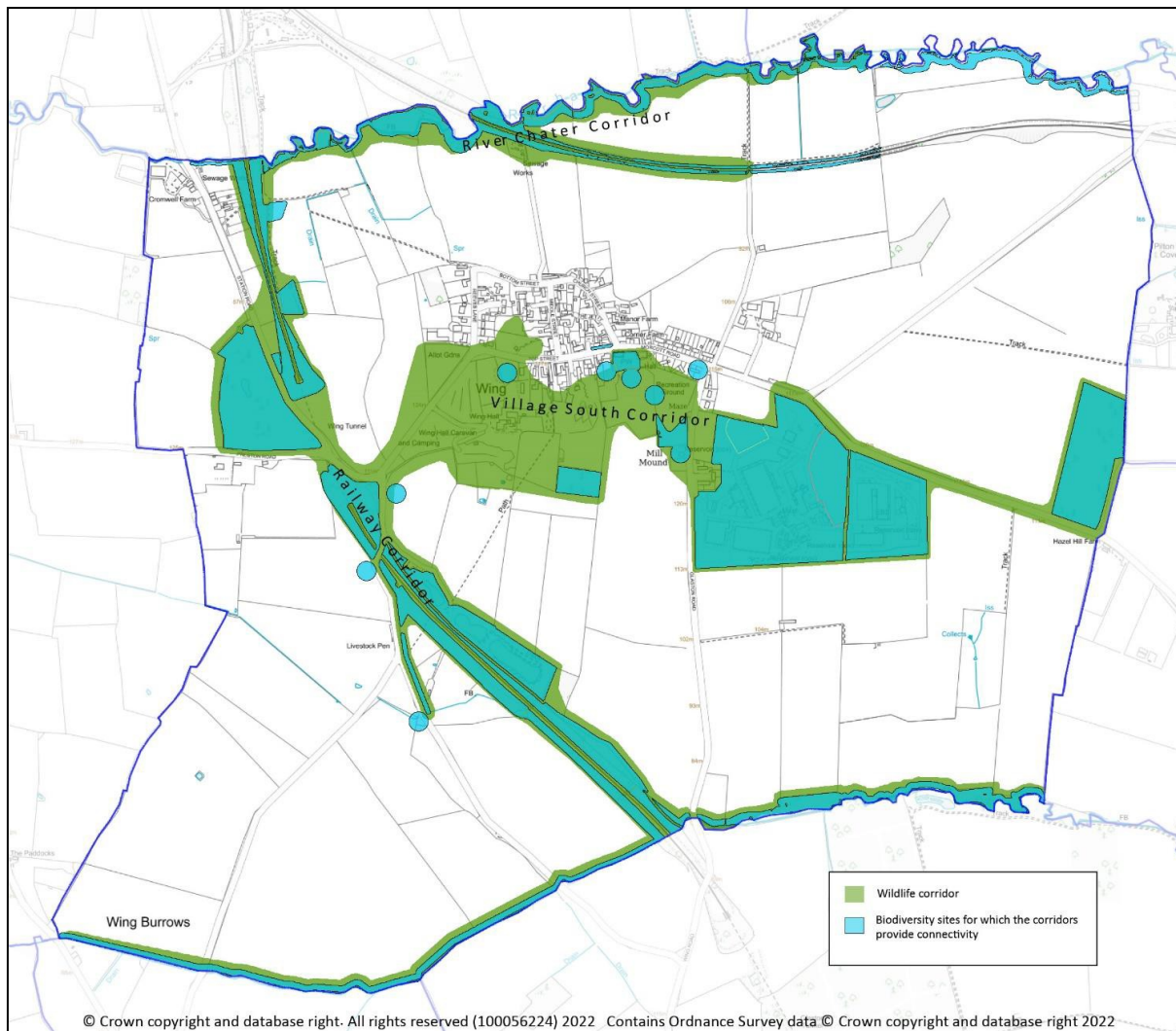
POLICY ENV 5 BIODIVERSITY, BAT CONSERVATION AND HABITAT CONNECTIVITY– Development proposals should safeguard habitats and species, including those of local significance, by planning for biodiversity net gain. Where significant harm to biodiversity cannot be avoided, development proposals should incorporate relocation to an alternative site with less harmful impacts, ensuring adequate mitigation, or appropriate compensation.

Development proposals should also achieve a 10% net gain in biodiversity, or the biodiversity net gain metric in force at the time.

Development proposals should respond positively to the habitat connectivity provided by the wildlife corridors identified in Figure 9.

Development proposals should use exterior artificial lighting only where it is required for safety purposes. Any security lighting should be operated by intruder sensors. Sports and commercial facility lighting should be switched off during agreed 'curfew' hours.

Figure 9.2: Wildlife corridors



Biodiversity enhancement in Wing: Community Action Group

Community engagement in the process of evidence-gathering for the natural environment and biodiversity policy areas of the Neighbourhood Plan led to a proposal to start a *Wing Community Action Group*. This group would have the objective of taking forward shared aspirations expressed by residents (where these cannot be delivered through NP policies); one of these is aimed at improving the Plan Area for wildlife through citizen science and 'rewilding' projects. Several projects are already under discussion or negotiation with landowners, including:

- 1) Big Garden Birdwatch (annually)
- 2) RSPB Swift Survey (ongoing)

- 3) Ancient and notable trees survey (discrete project, then ongoing)
- 4) Big Butterfly Counts (annually)
- 5) Collection of yellow rattle seed and establishment of naturally-regenerating wildflower meadow areas
- 6) Tree planting, e.g. Lyndon Lane verge and elsewhere
- 7) BioBlitz survey of Wing allotment garden
- 8) Rewilding and re-profiling of parts of the river Chater and its banks, both for wildlife and flood risk mitigation
- 9) Creation of new ponds to encourage newts and other aquatic wildlife

COMMUNITY ACTION 2: BIODIVERSITY ENHANCEMENT IN WING - The Parish Council will actively support a Community Action Group whose objectives will include negotiating and working with volunteers, landowners, funders and other organisations to enhance the biodiversity of Wing parish. This will be achieved by undertaking biodiversity surveys and creating and/or managing habitat sites (e.g. wildflower meadows, watercourses, woodland, wetland) on suitable areas of land.

B7. Building for Biodiversity

Any development proposals in the Plan Area will be expected to deliver current best practice for protecting and encouraging wildlife.

As part of any planning applications the applicant will be required to submit a Biodiversity Net Gain Plan which will demonstrate the details of the minimum net gain on site.

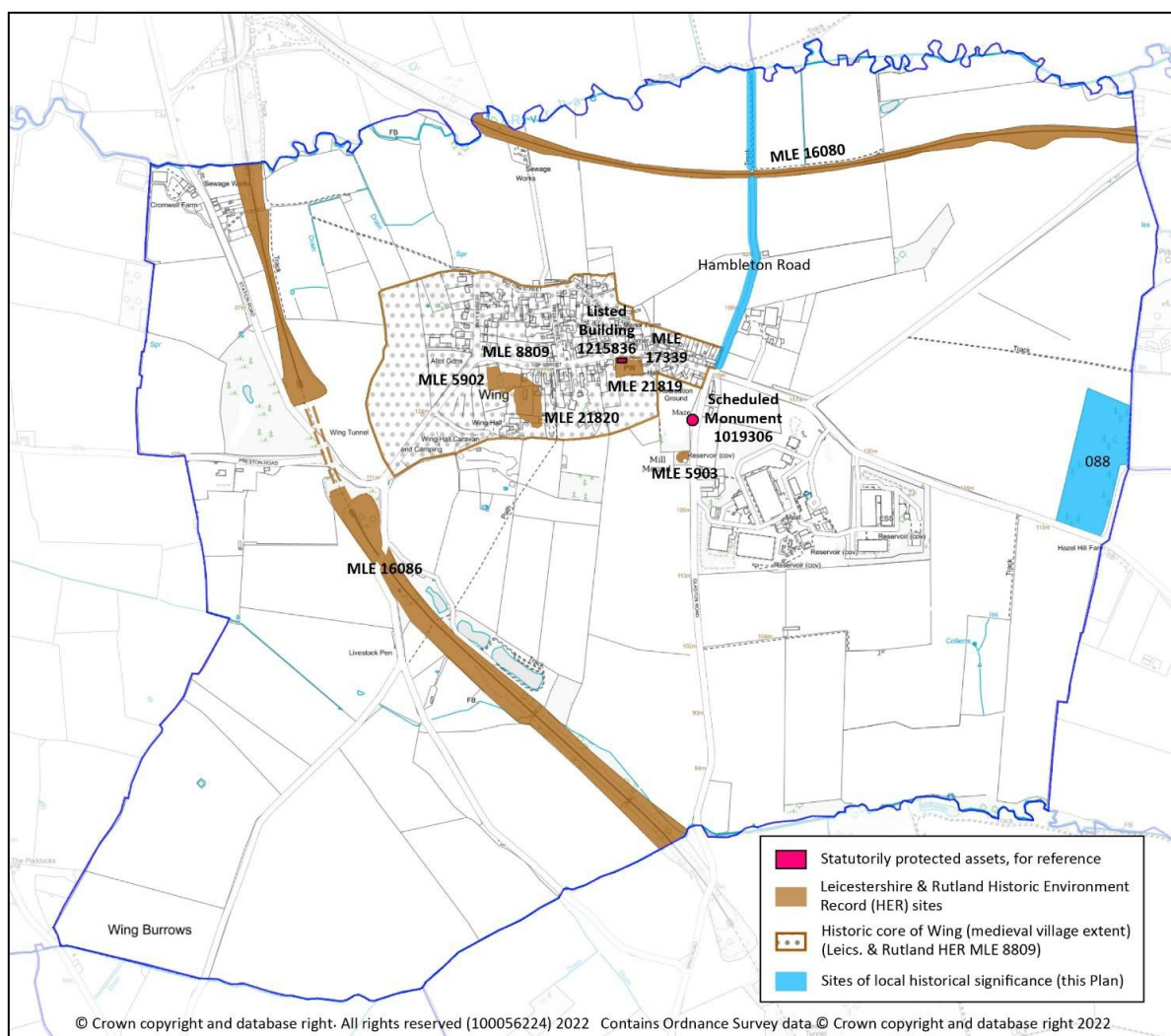
POLICY ENV 6: BIODIVERSITY PROTECTION IN NEW DEVELOPMENT – As appropriate to their scale, nature and location, development proposals should make provision within their design, layout and construction to protect and, where practicable, enhance biodiversity, including:

- a) Roof and wall construction should incorporate integral bee bricks, bird nest boxes and bat breeding and roosting boxes, target species and locations to be based on advice sought from the Local Authority's Biodiversity Officer (or equivalent)
- b) Hedges (or fences with ground-level gaps) should be used for property boundaries to maintain connectivity of habitat for hedgehogs and other terrestrial animals

B8. Sites of Historical Environment Significance

A number of sites in Wing are important for (at least local) heritage and history. They comprise those of relevance to Neighbourhood Plan policies in the Leicestershire Historic Environment Record (HER) and Historic England databases and a further set identified (from fieldwork and local history publications and knowledge) in the preparation of the Plan. The map (Figure 10) shows their locations.

Figure 10: Sites of Historical Environment significance



POLICY ENV 7: SITES OF HISTORICAL ENVIRONMENT SIGNIFICANCE - The sites mapped in Figure 10 are of at least local significance for their historical features. The features are extant and have visible expression or there is proven buried archaeology on the site, and they are locally valued. The significance of the features present should be balanced against the local benefit of any development that would adversely affect or damage them. These sites are:

Leicestershire & Rutland Historic Environment Record sites and features:

- MLE5902 Medieval village earthworks (house platforms etc.)
- MLE5903 Post-medieval windmill mound (partial)
- MLE16086 Midland Railway Nottingham – Kettering, 1880 (track-bed, earthworks and associated structures)
- MLE16080 Midland Railway System – Peterborough, 1846-48 (track-bed, earthworks and associated structures)
- MLE17339 Post-medieval churchyard wall foundations
- MLE21820 Site of sand and gravel pits (earthworks)

Locally significant heritage assets (sites and features), this Plan:

- Pilton Road junction, disused ironstone quarry (inventory reference O88)
- Hambleton Road ('Flintham's Lane'), ancient trackway (section in the Plan Area)

B9. Ridge and Furrow

The medieval township of Wing was primarily agricultural and, beginning in the 9th or 10th century AD, was farmed using the *Open Field* system. All the open land, except small fields (closes) backing onto the houses, the floodplain meadows and marshland of the Chater valley, and areas of woodland or waste, was worked in a seasonal and yearly rotation of arable crops (cereals, beans), grazing and fallow. Medieval ploughs were pulled by oxen and, because they were not reversible, the soil was always turned rightwards as the plough team progressed up and down the furlongs, producing a corrugated pattern of ridges and furrows whose dimensions increased with every season.

The open field system was practised for most of the medieval period, until changes in land ownership and use gave rise to a change from large open fields to, mainly, enclosed smaller fields with hedged boundaries (some areas in Wing were taken over to become the ornamental grounds of big houses), and a general change from arable to pastoral (livestock) farming. The open land in the Plan Area was enclosed in this way in several phases, probably beginning in the 14th century and completed with Wing's Parliamentary Enclosure in 1772.

The result of the enclosures was to 'fossilise' the ridges and furrows under grass and hedgerows, and this situation persisted until the mid-20th century, when a second agricultural revolution after the Second World War effectively reversed the first one. British governments, and later the European Union, encouraged farmers, mainly through subsidies, to plough the pastures and turn them over to intensive arable production. Wherever this happened, modern reversible ploughs quickly obliterated the ridge and furrow. In most English open field parishes, the loss of ridge and furrow since 1950 has been over 90%. In the late 1990s, English Heritage (now Historic England), realising the scale of this destruction, undertook the first of a series of surveys (*Turning the Plough*) across the Midlands, including Rutland, and made recommendations for protection and management.

The full extent of ridge and furrow immediately after WW2 was mapped by Hartley (Leics. CC) in the 1980s from aerial photographs and fieldwork (Figure 11.1). This, and the survey in the late 1990s for the *Turning the Plough* survey (Historic England, Figure 11.2) provided baselines for a new survey undertaken for this Plan in 2021 (Figure 11.3). The summary results show the decline since World War II (extent estimated from local history information and maps) and since 1999; although the 2021 survey identified on the ground some areas missed by the 1999 study, the situation is now as follows:

1947s	... c.140 ha
1999	c.36 ha
2021	22.6 ha

Figure 11.1: Ridge and furrow in Wing c.1947.
Reconstruction (MS by Dr R F Hartley), © Leics CC



Figure 11.2: Ridge and furrow in Wing c.1999
Leicestershire Historic Environment Record data from
Turning the Plough survey (English Heritage) © Leics CC

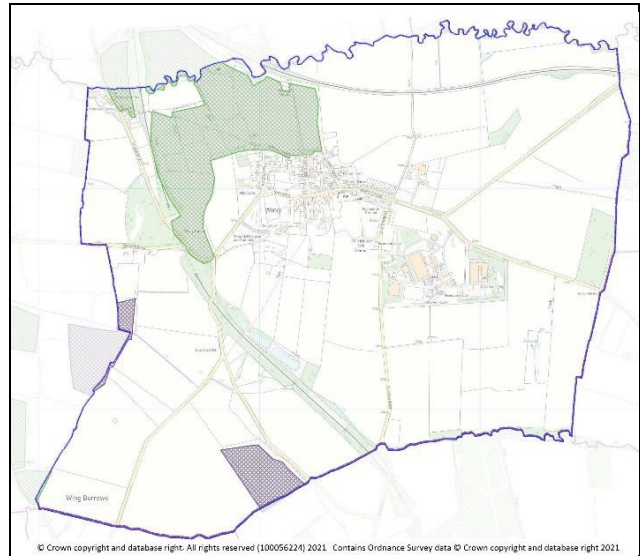
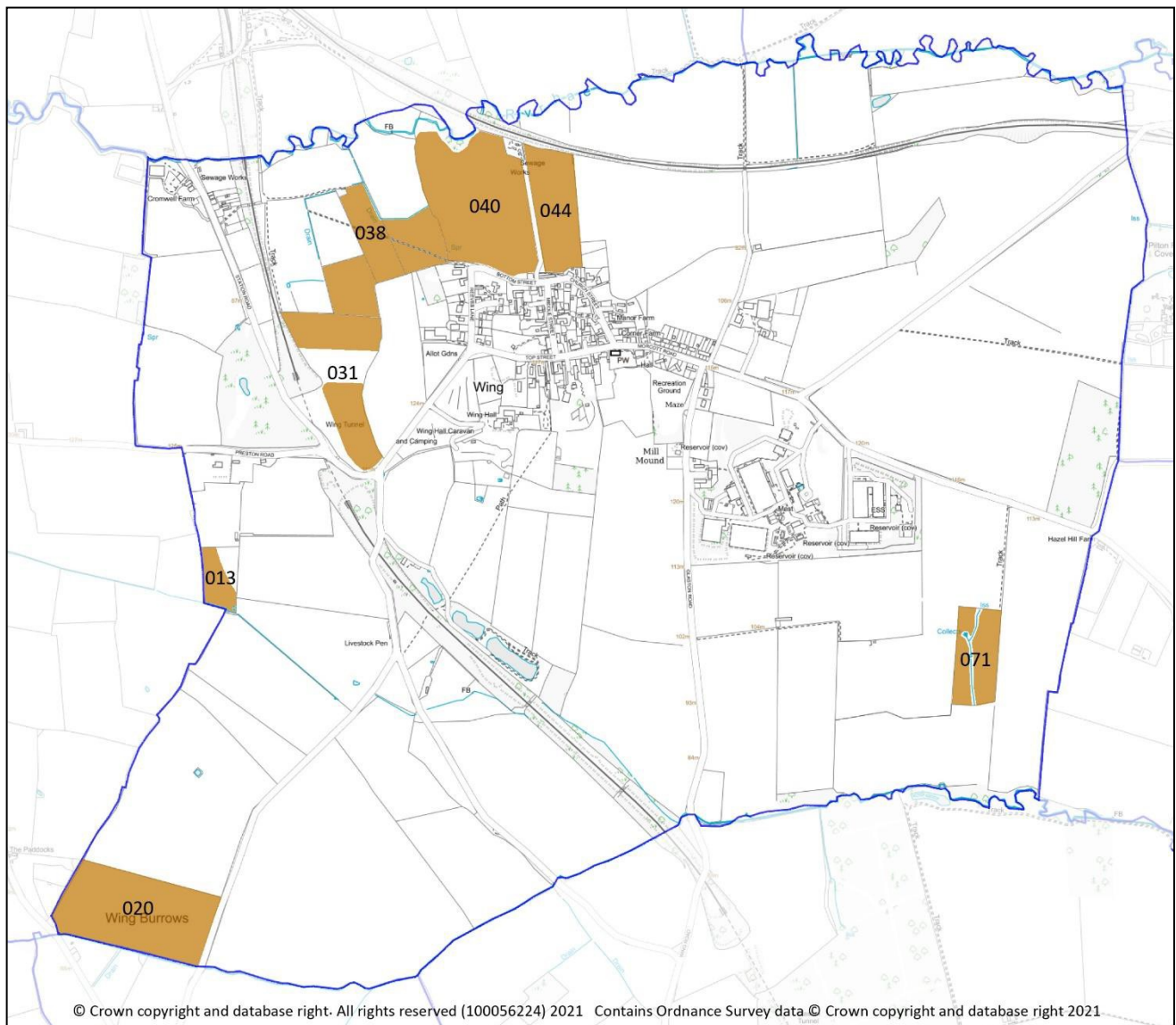


Figure 11.3: Ridge and furrow in Wing, 2021 (surveyed for this Plan)



In English legislation ridge and furrow fields (except for the few that are Scheduled Monuments) are not statutorily protected, despite recognition that, in view of the level of loss since the mid-20th century, *“as the open field system was once commonplace in NW Europe, these [surviving] sites take on an international importance”* (English Heritage, 2001).

While the eight individual fields with surviving ridge and furrow in Wing are not claimed to be of international importance, the rarity of ridge and furrow across the Midlands and the relationship of the eight with the other important medieval heritage assets in the Plan Area means that any further, avoidable, loss would be irreversibly detrimental. In conformity with paragraph 203 of the National Planning Policy Framework (including footnote 68) and following the recommendation of Historic England, all surviving ridge and furrow in the Plan Area (figure 9.3) should now be regarded as a non-designated heritage asset and taken into account in the planning system as the visible evidence of a component of national heritage comparable in significance to that of surviving medieval buildings. In future, and whenever possible, increased local housing need (or new targets required at a higher level in the planning system) should only be fulfilled in the Plan Area by locating development on available sites where there is no surviving ridge and furrow.

POLICY ENV 8: RIDGE AND FURROW – The areas of ridge and furrow earthworks shown in Figure 11.3 are identified as non-designated local Heritage Assets.

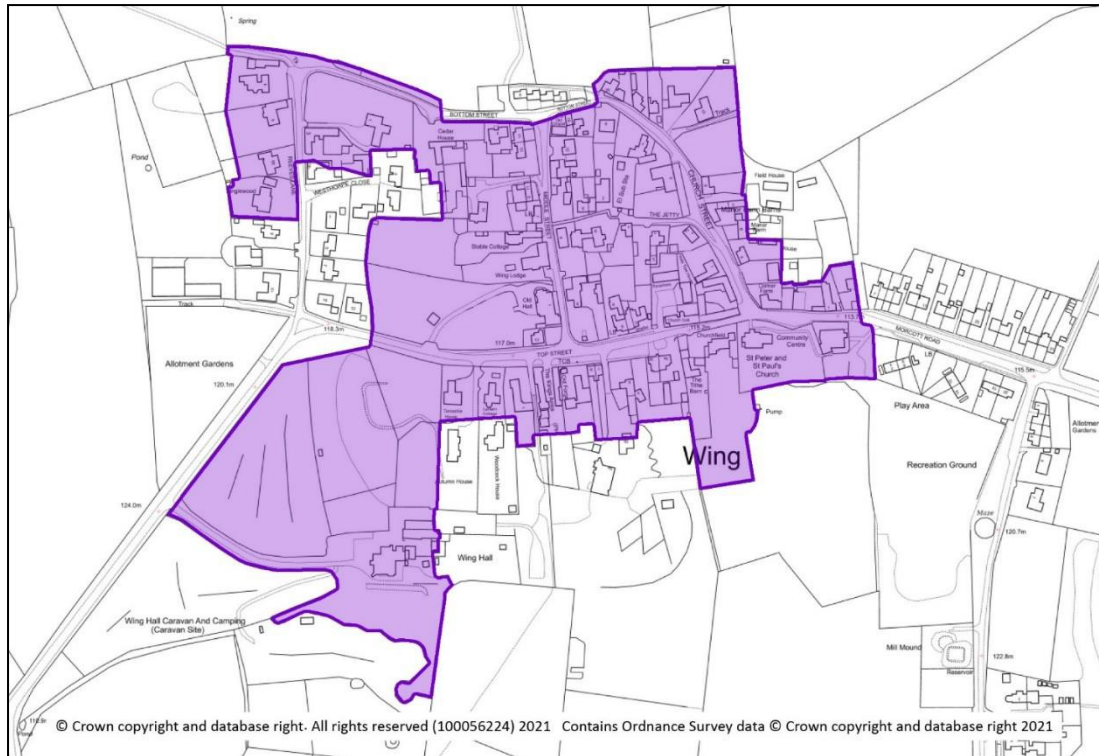
In assessing development proposals which would involve any loss of or damage to an identified area of ridge and furrow earthwork on Figure 11.3 the benefits of the development will be balanced against the significance of the feature concerned as a heritage asset

B10. Conservation Area

A Wing Conservation Area was designated by Rutland District Council in 1981. A map showing its extent has appeared in Local Plans since, including in the current and draft Local Plans, but research for this Neighbourhood Plan has not succeeded in locating a supporting Conservation Area Assessment, and (although, at a forum attended by Wing PC in 2015, the then Conservation Officer included Wing in a list of 34 Conservation Areas in the Rutland Council area) there is no Conservation Area entry for Wing among the six entries in the relevant pages of the Rutland Council online resources. A Neighbourhood Plan is not empowered to create or modify a Conservation Area, but a review, with up-to-date assessment and justification and a redrawn boundary, is clearly overdue. The following Community Action aims to rectify the omission.

COMMUNITY ACTION 3: CONSERVATION AREA RE-APPRAISAL – Wing Parish Council will work with a group of expert and informed residents to prepare an evidence base and draft proposals for the re- appraisal and revised designation of the Conservation Area for Wing; this will be submitted to Rutland CC at the earliest opportunity.

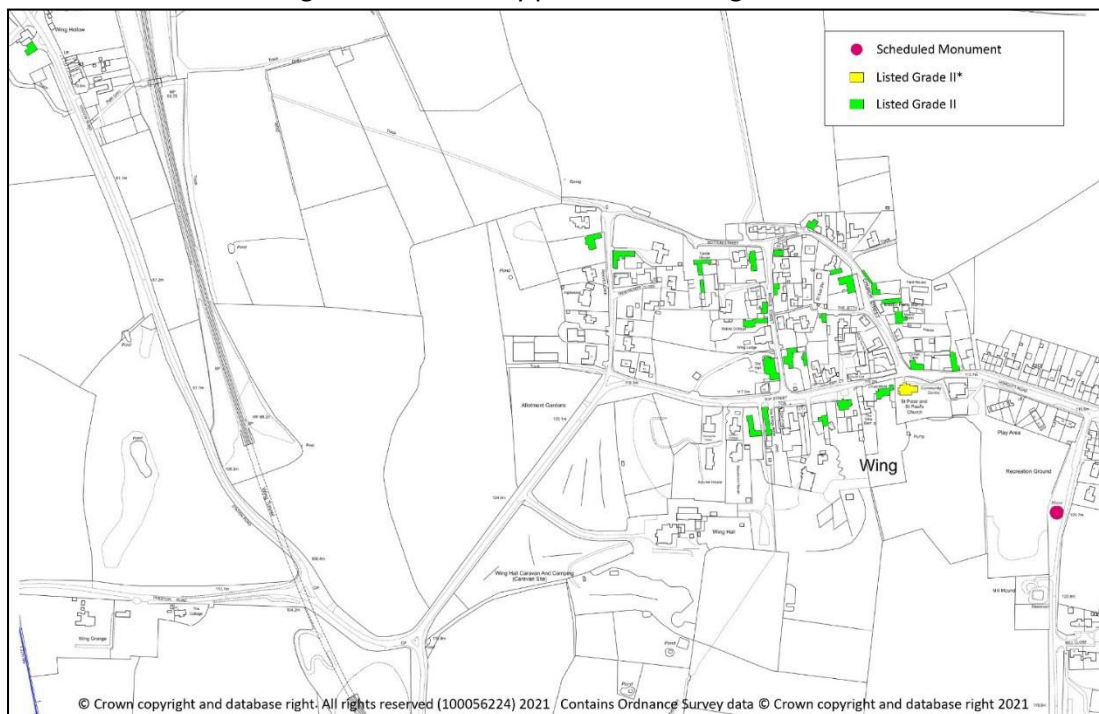
Figure 12: Wing Conservation Area, 1981
 (from the supporting document in Rutland Council Local Plan 2011-26)



B11. Statutorily Protected Heritage Assets

Thirty-three buildings and structures in the Plan Area have statutory protection as a Scheduled Monument or through Listing at Grade II* or II. The Neighbourhood Plan lists them (see supporting document) for reference, and notes that new development will be required to take into account their *settings*, as defined on a case-by-case basis by Historic England.

Figure 13: Statutorily protected heritage assets



B12. Non-Designated Heritage Assets

To add local detail to the above statutory designations, the Neighbourhood Plan identifies 22 further buildings and structures in the built environment of the Plan Area that are considered to be of (at least) local significance for architectural, historical or social reasons (details in Appendix 6). Most are in the Conservation Area (see above); several are believed locally to be valid candidates for Listing (see notes in Appendix 6) but are thought to have been omitted in a superficial ‘sweep’ undertaken in response to a Rutland-wide Listed Buildings review requested by English Heritage (now Historic England), possibly at the same time as the Conservation Area appraisal process, for which no documentation has been found. The intention is that this Neighbourhood Plan’s Non-designated Heritage Asset assessments will be taken into account in future Plan-making and by Historic England.

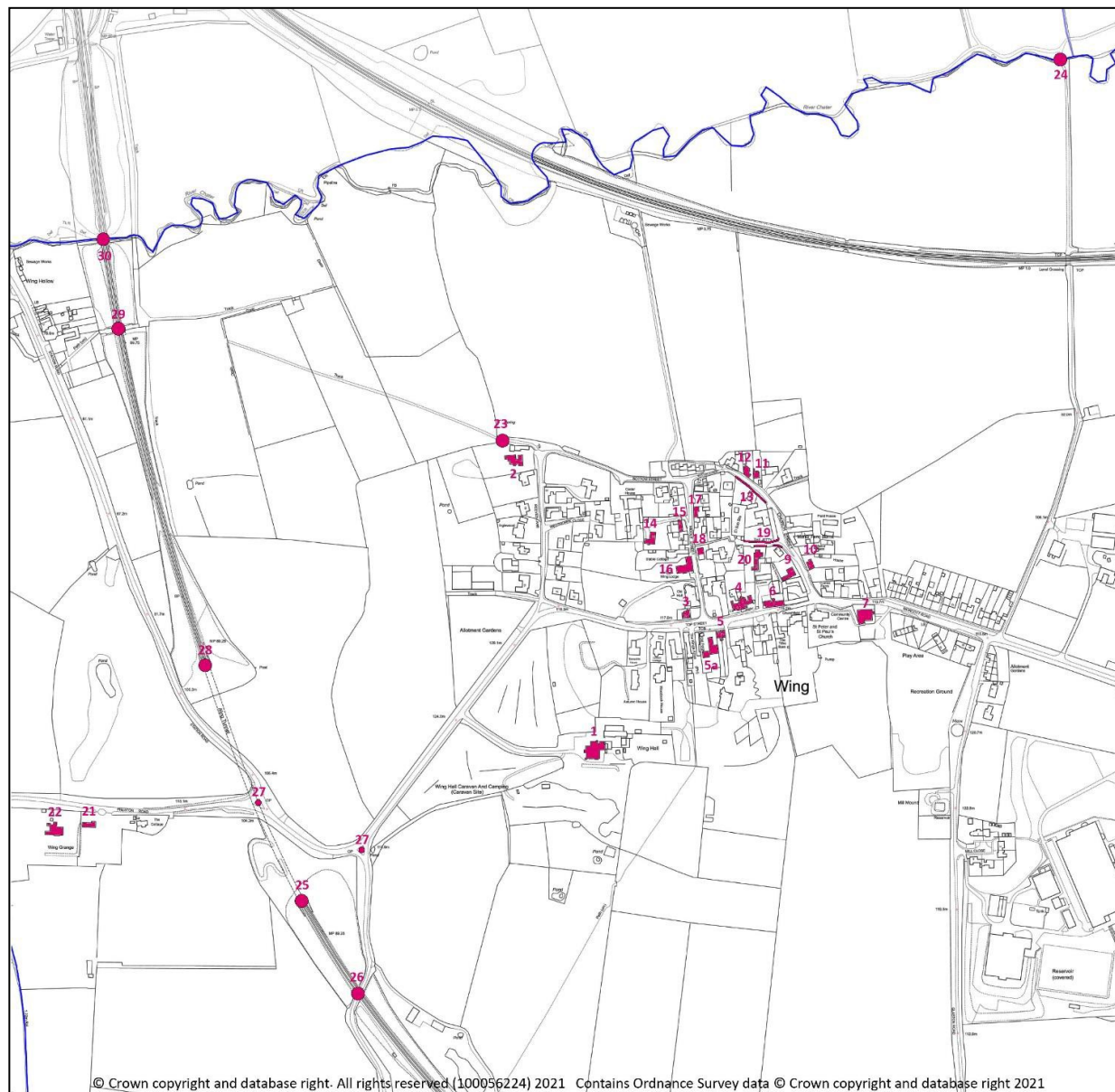
In preparing the list below (policy ENV 9) the Neighbourhood Plan used Historic England criteria for evaluation and justification (full details in Appendix 6). Listing here records them in the Planning system as *non-designated heritage assets*. The policy is supported by NPPF (2021) paragraphs 192, 203 and 205.

POLICY ENV 9: NON-DESIGNATED HERITAGE ASSETS – The structures and buildings listed here (details Appendix 6, location map Figure 14) are non-designated local heritage assets. They are important for their contribution to the history, layout and characteristic mix of architectural styles in the village and Plan Area, and their features and settings should be protected wherever possible. Any harm arising from a development proposal or a change of use requiring planning approval affecting any of them will need to be balanced against their significance as heritage assets.

1. Wing Hall, Wing Hill
2. ‘Stonehouse’, no. 4 Reeves Lane
3. No. 10 Top Street
4. Nos. 6, 4 and 2 Top Street
5. Nos. 9 and 7 Top Street 5a The Old Forge, Top Street
6. Home Farm Barns, Top Street East, north side
7. Wing Village Hall, Top Street
8. Nos 31-37 Morcott Road
9. Home Farm (farmhouse), No. 1 Church Street
10. No. 4 Church Street
11. No. 14 Church Street
12. No. 16 Church Street
13. Boundary wall at no. 7 Church Street
14. Dove Cottage, no. 13 Middle Street
15. The Old Post Office, no. 11 Middle Street
16. Wing Lodge, Middle Street
17. No. 10 Middle Street
18. ‘Millstones’, no. 6 Middle Street
19. Walls, The Jetty (Middle Street–Church Street)
20. Nos. 1, 3 and 5 The Jetty
21. Dove House, Preston Road
22. Wing Grange, Preston Road
23. Village pump

- 24. Chater bridge
- 25. South portal, Wing tunnel
- 26. Grammas Lane railway bridge
- 27. Road junction finger boards (two), Station Road
- 28. North portal, Wing tunnel
- 29. Wing Hollow railway arch
- 30. Five-arch railway bridge over River Chater

Figure 14: Non-designated Heritage Assets



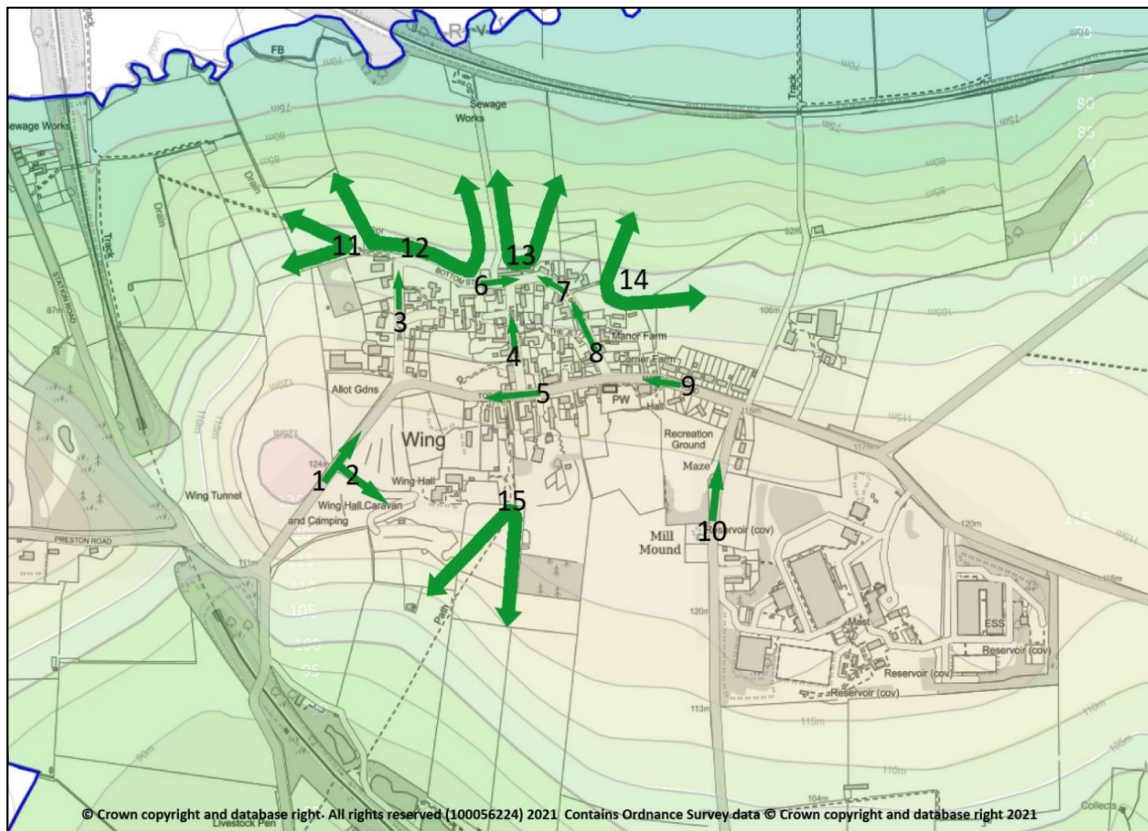
B13. Important views

Consultation during the Neighbourhood Plan’s preparation identified a widely held wish to protect Wing’s rural setting, in particular its visual relationship with the surrounding open countryside, including its location in the landscapes of Natural England National Character Area (NCA) 93 *High Leicestershire*, East Midlands Regional Landscape Character Type 5C *Undulating mixed farmlands*, and Rutland County Landscape Character Area A(ii) *High Rutland – ridges and valleys*.

One of the main ways in which residents expressed this wish was by describing several highly valued views within and around the village and toward the surrounding countryside. These consultation findings were supported by the fieldwork for this chapter of the Plan, which although principally aimed at identifying sites of environmental significance also confirmed the sightlines of the suggested views and mapped them (Figure 15).

Policy ENV10 provides a context to ensure that new developments respect the identified views. Where necessary, development proposals should include appropriate mitigation measures. Plainly they will vary on a case-by-case basis. However, they could include reduced or varied heights of buildings, the provision of gaps through development by sensitive layout planning, landscaping, or tree-planting to soften the impact of built structures in a rural landscape.

Figure 15: Important views



POLICY ENV 10: IMPORTANT VIEWS – The Plan identifies the following important views (as shown on Figure 15).

1. Gateway view into the village down Wing Hill
2. From Wing Hill along Wing Hall avenue with parkland and trees on either side
3. Down Reeves Lane to open countryside
4. Down Middle Street to Bottom Street including buildings of heritage value, verges and sunken lane
5. West along Top Street; many Listed and non-designated buildings of interest
6. East to the lower end of Church Street from Bottom Street
7. From the bottom of Church Street north-west into Bottom Street
8. View down Church Street to open countryside
9. View into the historic core of the village along Morcott Road

10. Gateway view into the village from Glaston Road, Wing maze on the left
11. Views westwards from the gateway at the start of the bridleway to Manton
12. Open countryside panoramic views north from Bottom Street and footpaths over Chater valley
13. North view from Bottom Street and the start of footpath E258 down the village's traditional sledging field to the River Chater
14. Open countryside panoramic views north and east from Wing House Prospect (open space)
15. South out of the village, down the hillside and across the valley to the Plan Area boundary

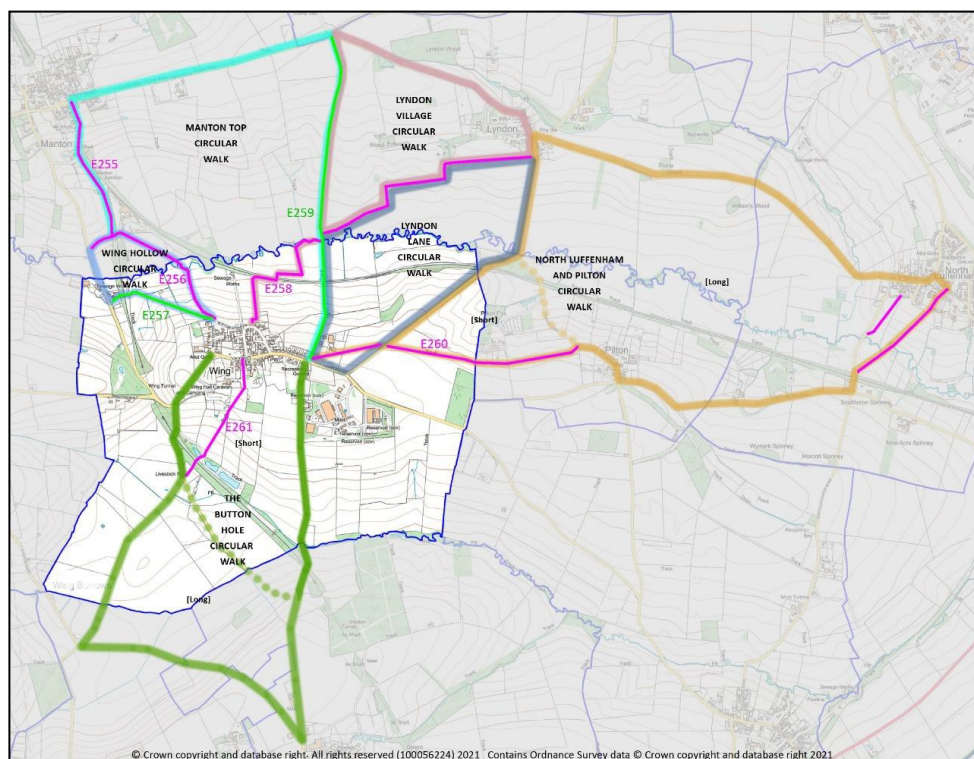
Development proposals which would affect the identified views should be designed to ensure that their layout, scale, and mass respect the significance and character of the views concerned. Where necessary development proposals should include measures to mitigate the effects of the development on the important view concerned.

Development proposals which would have an unacceptable impact on an important view will not be supported.

B14. Footpaths and Other Walking Routes

With only six public rights of way (footpaths, bridleways) connecting to the village on the Definitive Map, the network of protected, off-road, recreational walking routes within the Plan Area is not particularly good compared with other parishes in Rutland. There is a good historical explanation for this: walking routes everywhere tend to be survivors from around the time of the 18th century Enclosure of the farmed landscape and from before the development of paved motor roads. In the case of Wing the particular manorial and agricultural history of the parish has been a factor, but the main reason is that most of the old paths and tracks from Wing to neighbouring villages were converted to motor roads during the 20th century.

Figure 16: Footpaths and bridleways in the Plan Area, and circular walks from Wing (for reference) (PRoWs taken from it, but this is NOT the Definitive Map)



Wing residents have mapped circular routes to provide greater opportunities for walks from the village (Figure 16), but the routes inevitably use motor roads in part and extend beyond the Plan Area boundaries. In light of the relatively incomplete network, and in recognition of the value of walking for health and wellbeing, any erosion of the surviving statutory network's extent and character within the Plan Area will be resisted.

POLICY ENV 11: FOOTPATHS AND OTHER WALKING ROUTES - Development proposals should respond positively to the existing network of footpaths (as shown in Figure 16).

Development proposals that result in the loss of, or have an unacceptable effect on, the existing network of footpaths will not be supported unless appropriate mitigation is included within the overall package.

B15. Local Landscape Character Areas

The Plan Area is located in National Character Area (NCA) 93 *High Leicestershire* (Natural England), and in part of Group 5c *Undulating Mixed Farmlands* in the *East Midlands Regional Landscape Character Assessment* (EMRLCA, Natural England, 2010), for which the following 'characteristics' descriptions provide a good general representation of the landscapes in Wing (map Figure 17.1a):

- 1) *Varied landform of broad rolling ridges, steep sided valleys, rounded hills and undulating lowlands;*
- 2) *Well treed character arising from abundant hedgerow trees, copses and woodlands;*
- 3) *Upland areas mark a major watershed in Middle England and are the source of major rivers;*
- 4) *Mixed farming regime with mainly arable land uses on hills and ridges and in fertile lowlands; intact hedgerow networks generally associated with pastoral land uses*
- 5) *Sparse settlement patterns with limited modern development; widespread use of local limestone and ironstone in vernacular buildings and churches;*
- 6) *Network of quiet country lanes linking rural communities;*
- 7) *Remote, rural and sometimes empty character; and*
- 8) *Frequent and prominent ridge and furrow and evidence of deserted or shrunken medieval settlements*

The Plan Area is also in Rutland Landscape Character Type A(ii) *High Rutland: Ridges and Valleys* as defined in the *Landscape Character Assessment of Rutland* (David Tyldesley & Associates, 2003); the latter is the most recent strategic document dealing with landscape character in support of the current Rutland Council Local Plan (2011-26). This (see map figure 17.1b), while only slightly modifying the Rutland parts of the Regional EMRLCA analysis, provided a level of detail appropriate for Authority- wide plan-making; but it became clear during preparation of this Neighbourhood Plan that the Wing Neighbourhood Plan Area comprises several smaller, quite distinct areas with different characteristics resulting from geology, topography, aspect and land use.

A Parish of Wing Landscape Character Assessment (refer to Appendix 7 for details) was therefore undertaken at an early stage of the Neighbourhood Plan's drafting in order to add local detail to the Local Plan; it built on the 2010 *EMRLCA* and 2003 *Rutland Study* but identified five Local Landscape Character Areas (LLCAs) in and around the Plan Area (figure 17.2). Of these, two are of direct relevance to the parts of the Plan Area where development proposals are likely.

Figure 17.1a: Regional Landscape Character Types (extract from *East Midlands Regional Landscape Character Assessment*, 2010)

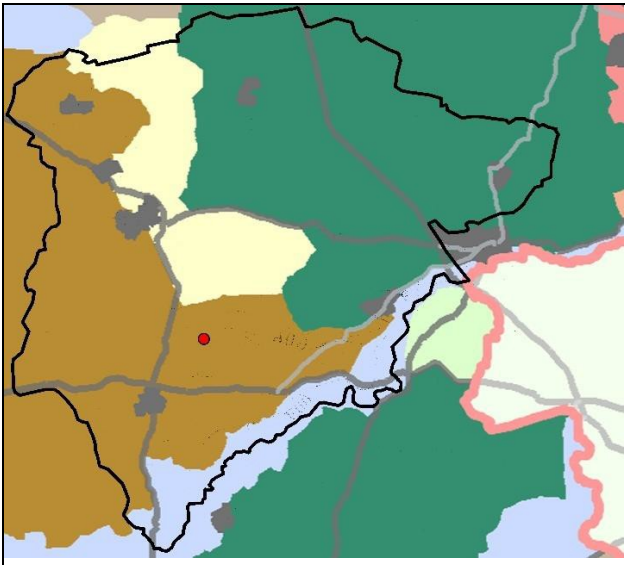


Figure 17.1b: Landscape Character Types in Rutland (from *Landscape Character Assessment of Rutland*, RCC 2003)

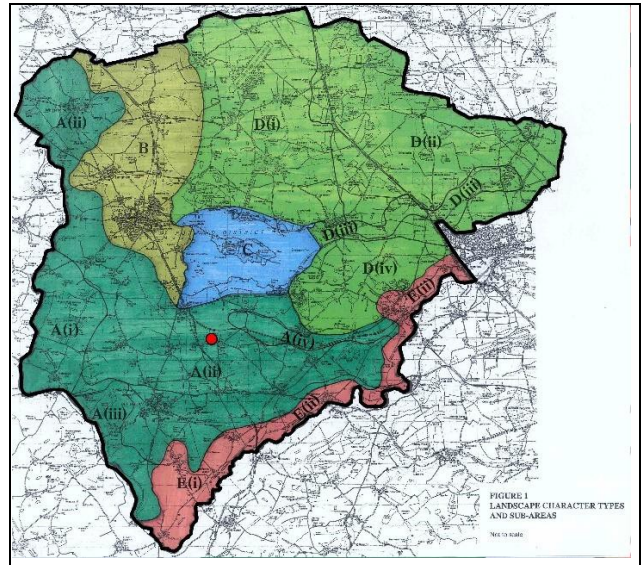
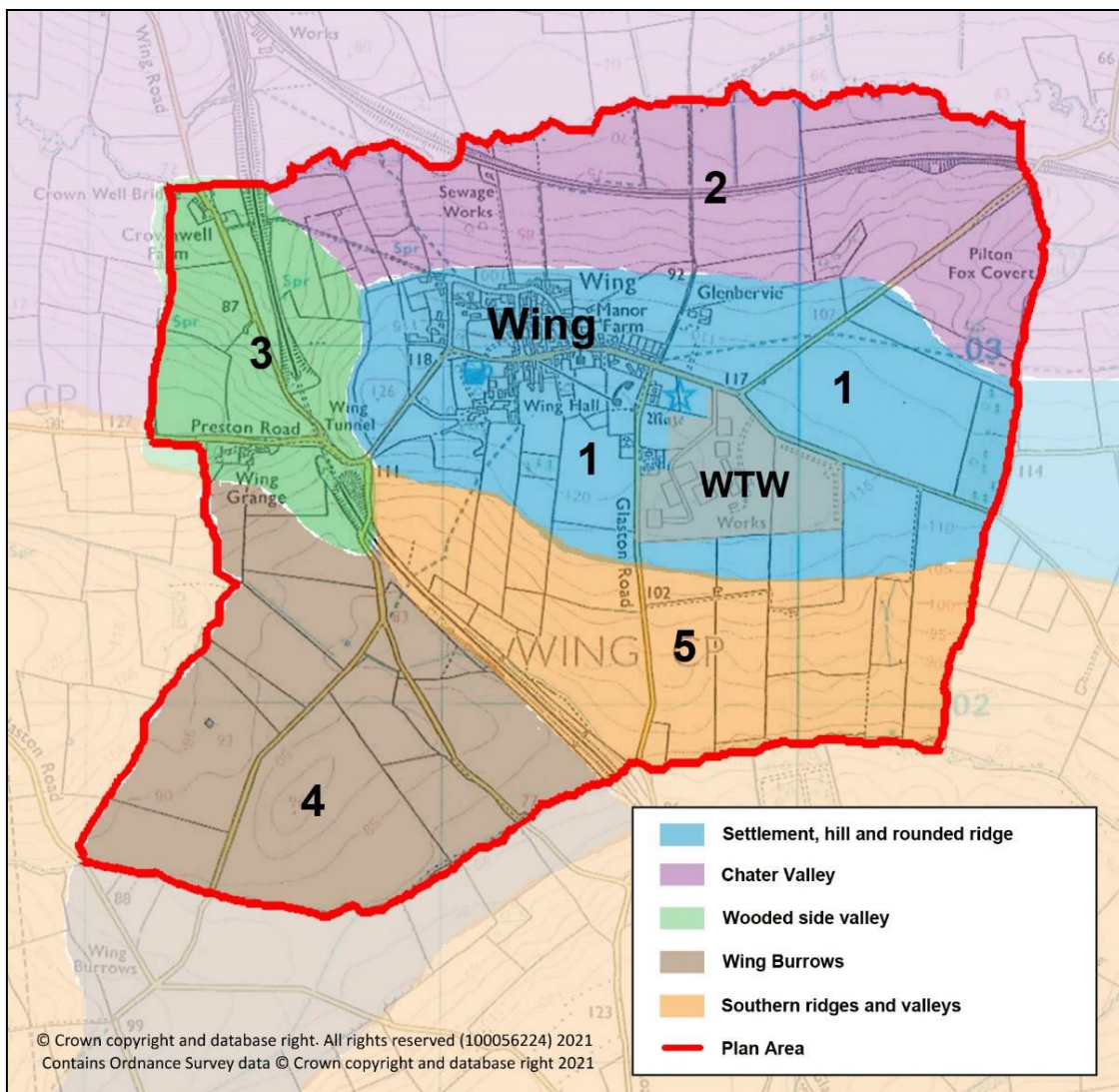


Figure 17.2: Local Landscape Character Areas (LLCAs) in Wing (this Plan)



Wing village is almost entirely within LLCA 1: Settlement, Hill and Rounded Ridge. Its key characteristics are:

- 1) A soft rounded ridge line
- 2) A strong treed framework and setting to the village
- 3) Extensive views north across the Chater Valley to other ridge top villages.
- 4) Strongly contained treed and vegetated southern edge with extensive views south where permitted.
- 5) Gently rolling open fields (although in part dominated by the very intrusive scale and nature of the Water Treatment Works).
- 6) Historic core of vernacular buildings in warm/creamy limestone with Collyweston slate, thatch and Welsh slate roofs; more recent buildings a range of styles largely of brick and tile.
- 7) Development concentrated along the ridge top.
- 8) A surprisingly tranquil place.

The Limits of Development defined in the current Local Plan leaves little scope for the future outward growth of the village; however, 'natural' growth within the Planned Limits of Development is considered by residents to be desirable, so the following considerations about how the village sits within this LLCA need to be taken into account when evaluating future development proposals in the built up area:

- 1) The northern edge of the village has already fully extended to the point where its shoulder drops steeply away into the Chater Valley. Development beyond this point would become greatly visually exposed across the valley and would also deny the important open views enjoyed by residents into the valley.
- 2) To the west the open land sits on top of Wing Hill and is inevitably very visibly exposed, further development in this direction should be limited in scale and extent.
- 3) The south side of the village sits on top of the ridge but is visually contained by the heavily treed properties and woodlands that run along the length of the village. This is an important feature of the villages character and setting with the wider landscape. Further development along this boundary is considered to be inappropriate.
- 4) To the east the ridgeline broadens out and the softer contoured landscape absorbs the two storey housing that has extended more recently in this direction. It is the elevated flatter top to the ridge that the development of the Water Treatment Works has taken advantage of with the result that that it both dominates the village setting while at the same time extending the southern enclosure of the village. Careful siting and enclosure of development sites at this end of the village would seem appropriate given the existing landscape constraints.

A small part of the settlement and its outliers is in LLCA 3 Wooded Side Valley. It is in open countryside with only limited (exception) types of development possible. However, three properties on the Preston Road associated with Wing Grange sit in a very prominent position on the edge of ridge and open to expansive views south across open landscape. Any development or redevelopment here would need to minimise its impact on the wider landscape, with suitable design and materials and landscape works aimed at blending the development into the existing landscape.

Similarly, at Wing Hollow, any development or redevelopment should be contained within the existing developed area and any designs and layouts reflecting the character of this enclave.

In respect of the wider open countryside the steep slopes and attractive wooded landscape will limit any scope for development and any that might be considered acceptable would need to be sympathetic to and have no adverse impact on the landscape.

The other three character areas (LLCAs) shown in figure 15.2 are completely in 'open countryside' for planning purposes and therefore limited to agricultural development or exceptional types of developments such as those related to tourism or leisure. This rolling open landscape is very vulnerable to inappropriate development. Modern agricultural buildings will need to be located in low lying areas preferably related to existing farms and built using materials appropriate to the rural setting and in keeping with the local vernacular style. Other developments found to be acceptable should be located in positions where their impact in the landscape is minimised and, where necessary, include comprehensive landscape proposals with appropriate long term management plans. Policy H5 and the *Village Design Guide* (Appendix 3) should also be referred to.

POLICY ENV 12: LOCAL LANDSCAPE CHARACTER AREAS – Development proposals falling within or affecting the Local Landscape Character Areas (LLCAs) identified in Figure 17.2 and described above are required to respect and, where possible, enhance the LLCA's particular characteristics and local distinctiveness. Proposals having a harmful effect on a Local Landscape Character Area's character will not be supported.

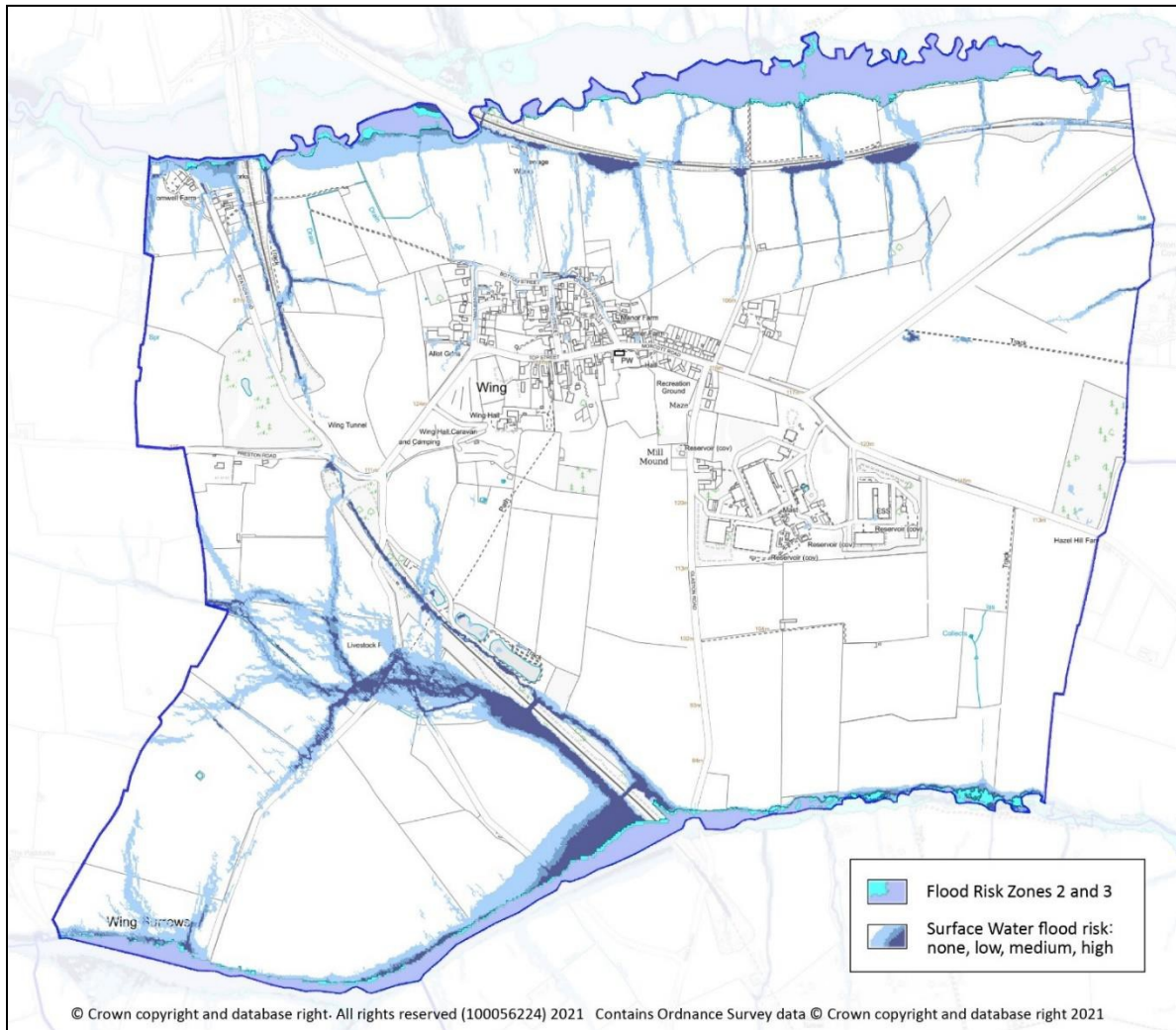
B16. Flood Risk Resilience and Climate Change

Even if international cooperation and national strategies and policies eventually succeed in halting the human and industrial contributions towards climate change, the effects of recent and current warming on weather events will likely persist for decades. It is therefore desirable to plan for at least a medium- term future, in which weather events will continue to become more extreme, by putting in place measures that manage the effects of climate change on flooding for the lifetime of this Plan and beyond. This objective is explicitly supported by the Environment Agency (EA) draft *National Flood and Coastal Erosion Risk Management Strategy for England* (2019), in which the strategic emphasis shifts from mitigation to resilience; in other words, from requiring new development to reduce its adverse effects on flood risk and to avoiding creating or adding to flood risk at all.

In light of this, it is particularly important that the location and technical standards of all new development proposals in the Plan Area should in future be judged on their likely contribution to flooding in a climate change world. To complement this objective, the community will support proposals to improve the infrastructure within the built-up areas for managing flooding from the river and from surface water run-off events, providing this is not unduly detrimental to the historic built environment, biodiversity sites, or open and green spaces.

The current Rutland Local Plan (2011-26) is silent with respect to flood risk in the rural (i.e. except Oakham and Uppingham) areas of the Authority's area. This policy is in conformity with and supported by NPPF (2021) paragraphs 153 and 159-167.

Figure 18: Risk of flooding from rivers and surface water
[From Environment Agency mapping]



POLICY ENV 13: FLOOD RISK RESILIENCE – As appropriate to their scale, nature and location, development proposals within the areas indicated are in Flood Zones 2 and 3 or a Surface Water flood risk medium or high in Figure 18 should demonstrate that the benefits of development outweigh any harm in relation to their impact on climate change targets, and on the likelihood of it conflicting with locally applicable flood mitigation strategies and infrastructure.

Proposals to construct new (or modify existing) floodwater management infrastructure (ditches, roadside gullies, retention pools, etc.), including within or close to the built-up area, will be supted, provided they do not adversely affect sites and features of natural or historical environment significance.

Development proposals of one or more dwellings and/or for employment or agricultural development should demonstrate that:

- a) if in a location susceptible to flooding from rivers or surface water, no alternative site to meet the local residential development need is available;
- b) its location and design respect the geology, flood risk and natural drainage characteristics of the immediate area and, in areas of flood risk concern, is accompanied by a hydrological study whose findings must be complied with in respect of design, groundworks and construction;

- c) it includes a Surface Water Drainage Strategy which demonstrates that the proposed drainage scheme, and site layout and design, will prevent properties from flooding from surface water, including allowing for climate change effects, and that flood risk elsewhere will not be exacerbated by increased levels of surface water runoff and that the development will not threaten other natural habitats and water systems;
- d) its design includes, as appropriate, sustainable drainage systems (SuDS) with ongoing maintenance provision, other surface water management measures and permeable surfaces;
- e) proposed SuDS infrastructure includes, where practicable, habitat creation comprising e.g. landscaping, access and egress for aquatic and terrestrial animals, and native species planting;
- f) it does not increase the risk of flooding to third parties; and
- g) it takes the effects of climate change into account.

B17. Renewable Energy Generation Infrastructure

National Planning Policy Framework (2021) paragraphs 152-154 and 156 make it clear that all communities are responsible for reducing emissions as part of the necessary approach to mitigating and adapting to climate change. Residents of Wing wish to play their part in reducing emissions and particularly in contributing to generation from renewable sources, but at a scale appropriate to the sensitive landscapes of the Plan Area. Pertinent to this, the impact of wind generation projects on communities and the environment has been recognised by the government: a Ministerial statement made on the 18th June 2015 notes that suitable areas for wind energy development must be identified in local plans and that any such developments must have the support of local communities.

Table 1: Landscape sensitivity to turbines in Landscape Character sub-areas (Landscape Character Types) A(ii) south *Ridges and Valleys* and A(iv) *Chater Valley* (extracted from *Landscape Sensitivity and Capacity Study – Wind Turbines* Rutland CC, 2012).

	Single turbine	Small group (2-5)	Small - medium group (6-11)	Medium group (12-16)	Large group (17+)
LCT A(ii) south Ridges and Valleys					
Small (>50m)	Moderate	Moderate	HIGH	HIGH	HIGH
Medium (50-99m)	Moderate	HIGH	HIGH	HIGH	HIGH
Large (100m+)	HIGH	HIGH	HIGH	HIGH	HIGH
LCT A(iv) Chater Valley					
Small (>50m)	Moderate	Moderate	HIGH	HIGH	HIGH
Medium (50-99m)	HIGH	HIGH	HIGH	HIGH	HIGH
Large (100m+)	HIGH	HIGH	HIGH	HIGH	HIGH

The current Local Plan (2011-26) deals with this in the supporting document *Landscape Sensitivity and Capacity Study – Wind Turbines* (Rutland CC, 2012) and policy (table 1, above). With regard to solar generation, the Wing community is especially concerned about the adverse impact of large arrays on the sensitive landscapes surrounding the village.

Consequently, and subject to all the following conditions and limitations, small-scale wind and solar development proposals providing benefits for local people and the community will, in principle, be supported.

POLICY ENV 14: RENEWABLE ENERGY GENERATION INFRASTRUCTURE – Proposals for small-scale, solar and wind generation infrastructure will be supported where they comply with the following criteria:

- a) The landscape impact of the development is minimised, with clear proposals for mitigating measures including landscaping, new hedge and tree planting, and ongoing management of existing natural barriers /buffers;
- b) The siting of the development does not unacceptably affect the amenity of existing, or proposed, residential dwellings and/or businesses, either in isolation or cumulatively, by reason of noise, odour intrusion, dust, traffic generation, visual impact or shadow flicker;
- c) The development does not result in an unacceptable impact on the capacity and safety of the highways network and of public rights of way;
- d) The development includes a managed programme of measures to mitigate against any adverse impacts on the built and natural environment resulting from the construction, operation and decommissioning of any equipment/infrastructure;
- e) The development does not create an unacceptable cumulative noise or visual impact when considered in conjunction with other developments planned within the Rutland local authority area;
- f) The development retains and enhances on-site biodiversity and supports the enlargement of, and/or connection to, existing biodiversity assets such as wildlife corridors, where possible. Overall, the proposal should deliver biodiversity net gain;
- g) Proposals for solar photovoltaic farms avoid the best and most versatile agricultural land.

Insofar as planning permission is required, proposals to include integrated solar generation infrastructure in the roofing of existing and new agricultural buildings outside the Planned Limits of Development will be supported.

Proposals for ground source heat pumps will be supported where they do not have an unacceptable impact on biodiversity (habitats and species), the best and most versatile agricultural land, and the historic environment.

C Sustainability

C1. Community facilities and amenities

Community facilities and amenities provide important infrastructure for the residents of Wing, supporting and enhancing the quality of daily life and contributing to the vitality of the village.

Some of these facilities and amenities offer local employment opportunities whilst others provide a focal point for social interaction and support important services; thereby reducing the need to travel, which is particularly important for those who do not have access to a car.

The loss and threatened closure of facilities and services is, however, a common dilemma for rural communities. The viability of many rural services is likely to be challenged further in future as a consequence of squeezed local authority budgets and more car owning residents commuting to work, driving to retail centres and accessing leisure facilities and other amenities further afield.

Wing has a limited range of facilities including the following: Village Hall, Parish Church of St Peter and St Paul, the Kings Arms Public House and Restaurant, Playing Field and Play Area, Allotments, Wing Hall Campsite Shop and historic attraction, the ancient turf Maze.

The Village Hall

The village hall is formally the responsibility of 'The Trustee', namely the Parish Council, which delegates day-to-day management to a committee comprising representatives of the Parish Council, user groups and interested residents of Wing. A hall manager and a cleaner are appointed in a part time capacity. Bookings are managed through a booking secretary, who like the other officers, works in a voluntary, unpaid capacity.



The Village Hall was formerly the Church of England Primary School which closed in the early 1970's and was purchased through exceptional fund-raising efforts of the village in 1980. Subsequently, and again through the spectacular efforts of residents in the late 1990's, sufficient funds and grants were raised to enable a successful application to the Millennium Lottery Village Halls Fund for match funding of £90,000 towards the cost of £180,000 to convert, extend and refurbish the building into the present-day village hall. This was one of the first Lottery funded projects in Rutland and Wing Village Hall has been rated as one of the best village hall facilities relative to size of population in the County. The Hall is now over twenty years old and a review of how it might be upgraded in certain areas is currently being undertaken.

The Parish Church of St Peter and St Paul



The Parish Church, like many rural churches suffers from falling attendance levels. It has a very active PCC who work very hard to keep the church viable and attract new attendees. In addition to its own fundraising efforts, it has held several very successful joint functions with the village hall. As one of 10 parishes in The Benefice, the PCC have to be very creative when planning a programme of services in the church.

King's Arms Public House

The Kings Arms is a well-respected community facility, which is well supported by a significant number of residents and patrons from outside the village. As the last remaining pub in Wing, with a popular restaurant, it is an increasingly important facility.



Playing Field and Play Area

The playing field has a variety of recreational and leisure uses within the community and the rate at which these take place varies due to a range of factors. In the 1980's the village still had its own cricket team made up of villagers and outside enthusiasts. However, its demise came about because the artificial wicket was not acceptable to the league the team played in and players moved away to better facilities. Occasional cricket matches continued to be played between teams from the local pubs and the village hall. These became less frequent, and the concrete and artificial grass wicket deteriorated to the point of being dangerous. As many of the younger generation favoured football and the wicket was a constant hazard it was decided to remove the wicket and return it to grass.

When the primary school was converted to the present village hall a shower was included in the new male and female toilets and these facilities were located next to an outside door so that they could be accessed directly from the playing field for any outdoor sport activity. When the village was consulted on the conversion and restoration works there was no request for indoor sports facilities which would have required the construction of a sports hall. Such an expenditure for a village of some

300 residents would have been an extraordinary adventure when just to convert and make modest extensions to the existing buildings was going to cost £180,000.

Today the field is regularly used for casual football by the increasing number of children in the village. Other activities include walking, dog exercising, kite flying, and the field has regularly hosted village events such as the village fete, car rallies, car boot sales, and in the past bonfire firework displays.

The toddlers play area was recently upgraded with purpose made equipment with the Parish Council securing grants of £17,000 to ensure that the facilities maintain current safety standards.

Allotments

There are 2 allotment sites in Wing, one of which comes under the remit of the Parish Council whilst the other is in private ownership. They currently provide for around 27 separate plots. A volunteer allotment manager coordinates the lettings and rental payment on behalf of the Parish Council, Allotment holders are a mix of village residents, and a few let to non-residents. They tend to be a self-policing community.

A Wing Allotment Group was recently formed consisting of all allotment holders. This has agreed a set of rules and has organised an action plan regarding its maintenance, improvements and events in consultation with the Parish Council.

Wing Maze

The Wing Maze is a Scheduled Monument, cut into the turf by the roadside and comprising a grass path that winds its way to the centre. The Maze follows the 'Chartres' pattern based on pavement mazes found in European Cathedrals.



Turf mazes/labyrinths are thought to have acted in the 13th Century as 'Signposts' for pilgrims on long-distance routes and perhaps as indicators of nearby resting points where spring water and a night's shelter might be found. However, it is also possible that the Maze was an example of an early form of 'Branding' at major cross-roads and access points, declaring that travelers had entered the legal jurisdiction, in this case, of the Bishop of Lincoln.

Rutland County Council maintain the Maze with Wing Parish Council in discussion to take over the task. Voluntary groups have recently improved the quality of maintenance, and Historic England have now provided an annual maintenance specification.

Community consultation confirmed the importance of enhancing the range and quality of community facilities and amenities in the parish, recognising their value to the local community.

The Core Strategy (2011) Policy CS2 promotes the creation of sustainable communities and seeks to protect and enhance existing facilities. Policy CS7 supports proposals that ‘protect, retain or enhance the provision, quality or accessibility’ of existing community facilities.

In the community survey, 48% of respondents welcomed a mobile shop and 47% would like to see the provision of countryside activities such as fishing and shooting. Enhancements to the village hall would enable a wider range of activities to take place.

POLICY CF1: COMMUNITY FACILITIES AND AMENITIES - Development leading to the loss of an existing community facility (including the village hall, St Peter and St Paul’s Church, the Kings Arms Public House, the Wing Maze, the play area and allotments) will not be supported unless it can be demonstrated that any of the following apply:

- a) There is no longer any proven need or demand for the existing community facility;
- b) The existing community facility is no longer economically viable and there are no alternative uses for the building that meet a community need;
- c) The proposal makes alternative provision for the relocation of the existing community facility to an equally or more appropriate and accessible location within the Parish which complies with the other general policies of the Neighbourhood Plan.

Proposals that provide new community facilities or improve the quality and range of existing community facilities, will be supported provided that the development:

- a) Meets the design criteria stated in Policy HBE7;
- b) Will not result in unacceptable traffic movements that generate increased levels of noise, fumes, smell or other harmful disturbance to residential properties including the need for additional parking which cannot be catered for within the curtilage of the property;
- c) Provides appropriate levels of car parking;
- d) Is of a scale appropriate to the needs of the locality and conveniently accessible for residents of the village wishing to walk or cycle; and
- e) Takes into full account the needs of the wider community.

C2. Employment

Existing

The strength of the local economy and of the community go hand in hand. Supporting the growth of a stronger local economy is recognised as an important theme of the Neighbourhood Plan.

There is a considerable variety of work activity within the parish, this includes farming, holiday cottages, one pub, a large campsite, two outside caterers, small scale egg producers, a number of artists and Anglian Water, the largest employer in the parish with 23 staff based at the Water Treatment Works.

34% of respondents from the questionnaire said that they worked within the parish.

THE KING'S ARMS

Is a pub and well-reviewed restaurant as well as having bed and breakfast accommodation. The main area of concern is in the recruitment of local staff. The owners are very much in favour of low-cost housing within the area, which might help with their staffing problems.

WING CAMPSITE

Most of those coming to the campsite appreciated the quiet location, the safe play areas for children and the village and pub. The owner is keen to upgrade the facilities within the campsite.

There are concerns about safety of those walking from the campsite to the village and a 7.5T weight limit sign at that end of the village (this has been suggested by several respondents in the questionnaire, as well). It was also suggested that the 30mph sign should be relocated so it was before the campsite entrance.

HOLIDAY COTTAGES / BED and BREAKFASTS

Owners said how much their guests had enjoyed staying in Wing. They appreciate the ambiance of the village, the pub and campsite shop. Some of their guests had enquired about the bus service.

ANGLIAN WATER

The original site was sympathetically landscaped from the village side but recent large-scale extensions to the works are far more visually intrusive, especially from the Glaston and Morcott sides where the buildings stand boldly in view and are intrusive in the natural landscape.

There are 23 staff based at the works, none living within the parish. Some work within the works and others servicing plant out in the wider region. Consequently, this generates considerable daily vehicle movements which along with regular deliveries some including large articulated lorries has from time to time considerably impacted the village. Recently the Parish Council has managed to establish a dialogue with the works and a councillor attends bimonthly meetings with the works manager to address ongoing traffic and other issues. This has already led to considerable improvements in operational procedures effecting the village.

Part of the site is designated a geological SSSI. A member of staff acts part time as a Biodiversity Champion implementing company policy to improve the biodiversity of the site. With limited resources he has converted 2.6ha of grassland to specie rich meadow and is aiming to extend this by another 3ha.

LONGHURST HOUSING

Longhurst Housing welcomed the opportunity to negotiate a local lettings policy for Wing with set criteria for existing housing stock. In the absence of major development planned for Wing, they also suggested that it is possible that rural exception sites may be supported to offer affordable housing ringfenced for Wing residents or those with an identified connection to Wing.

WING HALL ESTATE FARM

The land surrounding Wing Hall has invested in new fencing to keep the stock secure and the owners have begun to put in new hedging. They have advice from the Woodland Trust and the Peoples' Trust for Endangered Species and have a programme of coppicing and laying the old hedgerows in the autumn and clearing the ditches. This will provide shelter for livestock while improving wildlife habitat. As part of the fencing programme, Rutland County Council donated the kissing gates that give easy access through the fields.

The aim in future is to add value from the existing land. It is planned to produce more meat boxes (the rose veal is already very popular), and to develop a milking herd of sheep and process the milk to cheese.

Employment opportunities

There is an increasing trend for residents to work from home (7.9% of adults living in the parish compared to 6.1% in Rutland in the 2011 Census) and with continuing changing employment patterns nationally, particularly in light of the Coronavirus, this trend is likely to continue.

For the majority of workers resident in the parish the lack of significant local employment opportunity means that their only option is to work away from the area, commuting increasingly greater distances to secure employment. In view of the rural nature of the village, 43% of residents go to work by car.

Where there are buildings dedicated to business use in the parish it is important that they are protected against being lost to other uses. It should be clearly demonstrated that there is little prospect of existing building or land generating employment before allowing demolition or redevelopment.

New employment initiatives in the right location can greatly help to boost and diversify the local economy and to provide more local employment opportunities. However, only 25% of respondents to the residents survey expressed a desire for the development of business premises in the parish..

Overall, maintaining the rural nature of the parish strongly mitigates against any larger scale business development, although the existing Anglian Water site located outside of the village does provide some scope for expansion within its boundary.

Any new employment initiatives should be sensitive to the character of the parish. Employment proposals should only be seen as acceptable if they avoid harmful impacts on other matters agreed to be locally important such as air quality, green spaces, increased traffic flows, parking, residential amenity, the preservation of historic/heritage assets and the local environment.

POLICY E1: EMPLOYMENT AND BUSINESS DEVELOPMENT - Development proposals that result in the loss of, or have an unacceptable effect on, an existing employment use will not be supported unless it can be demonstrated that the site or building is no longer suitable for employment use or economically viable.

Proposals for employment-related development (for new and/or expansion of employment uses, including homeworking) will be supported where it can be demonstrated that the development will not generate unacceptable disturbance, noise, fumes, smell or traffic; that it will respect and be compatible with the local character and surrounding uses; and that it will, where appropriate, protect residential amenity.

Working from home

The reduction of CO2 omissions to net zero by 2050 is now enshrined in law, so it is important to consider new employment opportunities in the right location for the residents of Wing in order to help reduce vehicle usage and carbon footprint. The last census of 2011 identified 17% residents as self-employed and 8% working mainly from home. 100 people regularly drove to work and back making a total of 200 vehicle journeys per day.

It has been demonstrated that there is support for those people who wish to conduct their business from within the village. Again, through the consultation process this will only be seen as acceptable if it avoids impact on other matters that are considered equally important, such as increased traffic flows, parking, retaining the residential amenities, the local environment and the preservation of historic and heritage assets.

The Neighbourhood Plan therefore supports the rural economy by allowing for new employment planning applications in residential dwellings to provide or safeguard local jobs.

POLICY E2: WORKING FROM HOME - Proposals for the use of part of a dwelling for office and/or light industrial uses, and for small-scale free-standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported where:

- a) Such development will not result in unacceptable traffic movements and that adequate on-site parking provision is available for employees and visitors;
- b) No unacceptable impact arises to nearby residents or other sensitive land uses from noise, fumes, light pollution, or other nuisance associated with the work activity; and

Any extension or free-standing building is designed having regard to policies in this Plan and should not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction.

Farm Diversification

There are no longer any working farms in the parish (there is one small holding on Reeves Lane). Wing Hall farm is one business which is seeking to find ways to diversify in the future.

The conversion of former agricultural buildings enables farm diversification, leads to the sustainable reuse of vacant buildings and provides opportunities for the establishment and development of small businesses which generate income and employment opportunities for local people. This is a national trend, which the Parish Council would like to encourage within the Plan area to maintain a balanced and vibrant community, subject to the proper consideration of residential amenity for nearby houses, visual impact on the countryside and highway safety issues. New business development in the countryside is covered in Policy E2.

To help maintain the rural economy and protect the open countryside from inappropriate development, the Plan supports the sustainable growth and expansion of business and enterprise through the development and where appropriate conversion of existing farm buildings in the countryside. Specifically, this is intended to promote a viable and sustainable farming and rural economy in the neighbourhood area and the diversification of rural businesses; encourage new businesses to provide a wider range of local produce, services and leisure facilities, to provide local employment and attract both visitors and tourists to the parish and maintain and enhance the local environment of rural and agricultural lands.

The Parish Council recognises that by encouraging diversification it will ultimately have more control over how any venture is managed and its impact on the community. Any proposed new developments should include adequate off-street parking arrangements and garages to mitigate this issue along with other conditions to protect village amenity.

The change of use of some rural buildings to new uses is already permitted under the General Permitted Development Orders. The Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014 allows, under certain circumstances, the change of use of agricultural buildings to residential use and change of use of agricultural buildings to registered nurseries providing childcare or state-funded schools, under the prior approval system.

POLICY E3: FARM DIVERSIFICATION - Proposals for the conversion of existing agricultural buildings to employment- related uses will be supported subject to:

- a) The use proposed is appropriate to the rural location;
- b) The conversion/adaptation works respect the character of the surrounding area;
- c) The development will not have an unacceptable impact on any archaeological, architectural, historic or environmental features;
- d) The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site; and
- e) The development will not have an unacceptable impact on the amenity of residential properties in the immediate locality through noise, light or other pollution, increased traffic levels or increased flood risk.

Tourism

Wing is attractive as a destination for rural leisure activities which include cycling and walking as well as less strenuous pastimes and just relaxing in pleasant surroundings. The Maze attracts visitors throughout the year and an active community arranges regular visitor attractions such as the Open Studios, where local artists display their work ,and Open Gardens events.

Although Bed and Breakfast accommodation is welcomed, there is a real concern that if too many properties are purchased as ‘holiday lets’ that this would have a detrimental impact on the vibrancy of the community. Some residents commented that ‘holiday let’ owners rarely live in the village so are not invested in maintaining the community dynamic that attracts people to the village as a holiday destination.

The caravan and camping park on the edge of the village attracts visitors. During the spring, summer and autumn, a well-stocked shop and a café provides facilities for the guests and also residents of Wing. These facilities are based at Wing Hall.

In the community survey from autumn 2018, 57% of respondents would like to see B&B accommodation developed in Wing.

Core Strategy (2011) Policy CS2 supports small scale developments for appropriate employment and tourism including in rural areas. This is described in detail in Policy CS15 on Tourism and Policy CS16 on the Rural Economy. This is also in accordance with Section 3 of the NPPF (2021) which encourages planning policies that support sustainable rural tourism.

POLICY E4: TOURISM - Development proposals to enhance and/or manage tourism facilities will be supported subject to the following criteria:

- a) They are within or adjoining the Planned Limits of Development on a scale appropriate to the nature of the village;
- b) They do not have an unacceptable effect on the distinctive rural character of the Parish;
- c) They do not adversely affect the surrounding infrastructure, particularly local road networks, water supply and sewerage;
- d) They benefit the local community through, for instance, provision of local employment opportunities and improvements to local service provision appropriate in scale to their location;
- e) They involve the reuse of existing buildings subject to policy E4, or;
- f) They form part of farm diversification.

Broadband

The Joint Core Strategy, Policy 10 recognises the importance of ‘next generation access broadband.’ This Neighbourhood Plan recognises the fundamental importance of ultra-fast broadband to the development of the local economy and that rural communities must not be disadvantaged with a poor communication infrastructure. Such facilities are particularly important for promoting and developing homeworking as outlined in policy E3.

Core Strategy (2011) Policy CS13 supports the introduction and development of superfast broadband.

In the residents’ survey undertaken in autumn 2018, 69% of respondents thought that better broadband would encourage new businesses to locate in Wing parish and/or improve the ability to work from home. Fibre networks are now being installed in the village.

POLICY E5: BROADBAND INFRASTRUCTURE - Proposals to provide increased access to a super- fast or ultra-fast broadband service (including future developments at present unforeseen) and improve the mobile telecommunication network that will serve businesses and other properties within the parish will be actively supported. This may require above ground network installations, which should be sympathetically located and designed to integrate into the landscape and not be located in or near to open landscapes. In addition:

- a) Insofar as planning permission is required all new developments should have access to superfast broadband (of at least 30Mbps). Developers should take active steps to incorporate superfast broadband at the pre- planning phase and should engage with telecoms providers to ensure superfast broadband is available as soon as soon as the initial build on the development is complete; and
- b) Insofar as planning permission is required proposals for improvement to telecommunication through the provision of new masts etc. will be supported.

C3. TRAFFIC

Wing has narrow streets with few footpaths making walking through the village difficult due to parked cars and the excessive speed of many cars who drive around the village.

The village benefits from a weight limit for traffic passing through the village, but this does not apply to lorries delivering goods. The Parish Council has attempted to get Rutland County Council to provide traffic calming but the village did not meet the councils' criteria to warrant provision partly due to insufficient evidence of speeding and lack of history of accidents. The Parish Council went ahead a few years ago with the installation of the speed warning sign at the eastern end of the village on the basis it was the most cost effective and the option which would achieve an average 4mph reduction in speed.

Families living on the main road express concern about the danger to children and pets from speeding vehicles passing through the village. Access to the Village Hall and the playing field is at the end of a straight stretch of road. Some residents comment that crossing the road at that point is made hazardous by speeding vehicles. A narrow, single lane part of the main road, known as "Church passage", is also a hazard as many cars speed through forcing oncoming vehicles to stop, often mounting the footpath, potentially endangering pedestrians.

On road parking is a major problem in the villages narrow medieval roads and is causing the erosion of the grass verges by the endless stream of large courier delivery vans which meet modern day requirements.

The questionnaire responses revealed that 90% of villagers can park within their boundaries. There were concerns raised about the amount of road parking and the limited size of the village hall car park. There were multiple comments about speeding in the village.

There were 4 requests for traffic calming measures and a further 5 requesting a 20mph speed limit in the village. 4 people pointed out that the 7.5T weight limit sign is only at the Anglian Water end of the village, and it should be at both ends. 2 people said that water lorries regularly came through the village despite the signs, although Anglian Water have recently taken action to ban the water lorries passing through the village when Severn Trent require emergency water supplies.

POLICY T1: TRAFFIC MANAGEMENT - As appropriate to its scale, nature and location, new housing and commercial development should:

- a) Be designed to minimise additional traffic generation and movement;
- b) Incorporate sufficient off-road parking in line with Highways requirements;
- c) Provide any necessary improvements to site access and the highway network either directly or by sufficient financial contributions; and
- d) Incorporate appropriate traffic calming and the improvement of footpaths and cycle ways networks in the immediate locality.

Public car parking

As is witnessed in many villages the size of Wing, village streets are becoming increasingly congested with resident's cars. Most evenings it would be difficult for an ambulance or fire engine to get down Church Street or Middle Street.

The Census profile from 2011 revealed that less than 7% of households do not own a car or van, compared to over 12% across Rutland as a whole.

The Neighbourhood Plan is supportive of improving off-road car parking by extending lay-bys or creating public car parks in the village.

The Parish Council recognises that improving public transport and providing better connectivity between village facilities, residents would have less need for cars.

POLICY T2: CAR PARKING - Development proposals that would result in the loss of off-street car parking will only be supported where:

- a) It can be clearly demonstrated that there is no longer any potential for the continued use of the land for car parking and that the loss of parking will not aggravate an existing shortfall of spaces in the vicinity.
- b) Adequate and convenient replacement car parking spaces will be provided elsewhere in the vicinity.

Proposals to establish off-road car parking in the village will be supported where they can be safely accommodated in the local highway network and they respond positively to the character and appearance of its immediate locality.

8. Monitoring and Review

The Neighbourhood Plan will last up to 2038. During this time, it is likely that the circumstances which the Plan seeks to address will change.

The Neighbourhood Plan will be regularly monitored. This will be led by Wing Parish Council on at least an annual basis. The policies and measures contained in the Neighbourhood Plan will form the core of the monitoring activity, but other data collected and reported at the Parish level relevant to the delivery of the Neighbourhood Plan will also be included.

The Parish Council proposes to formally review the Neighbourhood Plan on a three-year cycle commencing in 2025 or to coincide with the review of the Local Plan if this cycle is different.

The Parish Council acknowledges that the County Council is currently preparing a new Local Plan. It will revise the strategic planning context for the County. In these circumstances the Parish Council will assess the need or otherwise for the Plan to be reviewed within six months of the adoption of the emerging Rutland Local Plan.