

Email of 2 September 2020 to RCC from Sarah and Steve Preston

Planning Application 2020/0891/FUL Barrowden Village Hall, Wakerley Road, Barrowden, Rutland, LE15 8EP

We are writing to register our **support** for the proposed Barrowden Community Hub. We are both happy to be directly engaged in supporting the Community Shop and the Village Hub Development Group.

Community

Barrowden is a vibrant village primarily due to its community facilities and associated activities supported by high levels of engagement and volunteer activity. In recent years those managing the Community Shop, Church and Village Hall have shown real foresight in seeking to ensure that the facilities we enjoy today can be sustained in the medium to long term future.

This planning application is the culmination of extensive consultation, concerted efforts, and collaboration over the past 5 years.

The Village Hall Trustees have, in particular, demonstrated their commitment through a series of studies and consultation, resulting in the 2018 FOCUS report (included in the planning application documents) which analysed the options for future community facilities. This brought forward plans for one building with three main elements - village hall, community shop and wellbeing centre i.e. a community hub.

Planning policy

In design and planning policy terms we believe that the application more than meets the key tests (as below) set out in the **Barrowden and Wakerley Neighbourhood Plan (2019)** and the **RCC Local Plan 2018 - 2036**

Barrowden and Wakerley Neighbourhood Plan Policy BW6. Design Principles for Barrowden and Wakerley

1. *New development, including extensions, should be of a high quality and shall conserve or enhance the positive and distinctive characteristics described in the Barrowden and Wakerley Landscape and Character Assessment.*

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5. *Modern, innovative designs using contemporary materials will be supported where it can be demonstrated that the development will be of the highest quality and can be successfully integrated into the existing context.*

Policy BW14. The provision of new community facilities

1. *Proposals for the provision of new community facilities within the Planned Limits of Development of Barrowden will be supported where they would: I. Not result in unacceptable traffic movements, noise, fumes, smell or other disturbance to residential properties; II. Not generate a need for parking that cannot be adequately catered for; and III. Be only of a scale appropriate to the needs of the Plan Area.*

RCC Local Plan 2018 - 2036

Policy SD2 – The spatial strategy for development

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Smaller villages

Small scale development on infill sites, redevelopment of previously developed land and the conversion or reuse of existing buildings. Development which is demonstrated to be necessary to support and/or enhance community facilities that are considered important to the maintenance or enhancement of a sustainable community will be supported.

Smaller Villages are: Ashwell, Ayston, Barrow, Barrowden, Belmesthorpe

Policy SD3 – Development within planned limits of development Planned Limits of Development are defined on the Policies Map.

Changes to the Planned Limits of Development will only be made in the Local Plan and any subsequent Local Plan review to reflect development proposals in ‘made’ neighbourhood plans.

Proposals for development within the Planned Limits of Development of Oakham (including Barleythorpe), Uppingham and the villages defined in policy SD2 (Spatial Strategy for Development) will be supported provided that:

- a) It is appropriate in scale and design to its location and to the size and character of the settlement; and*
- b) It would not individually or cumulatively with other proposals, have a detrimental impact upon the form, character, appearance and setting of the settlement or neighbourhood and its surroundings; and*
- c) It would not be detrimental to features and spaces which contribute to the important character of the settlement or locality and which form an integral part of the existing pattern of development; and*
- d) the amenity of new and neighbouring occupants will be safeguarded through adequate separation and design of the development;*
- and e) adequate, safe and convenient access will be provided and that no unacceptable disturbance will arise from vehicular movements emerging from the site.*

We trust that our views will be taken into account when this application is determined.

Yours faithfully

Sarah and Steve Preston