GREETHAM NEIGHBOURHOOD PLAN

2016-2036



Picture courtesy of Wild Child Photography

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1 What is a Neighbourhood Plan?

The Localism Act 2011 gave local communities more influence over how their villages and towns should develop in the future.

Local communities may decide whether or not to produce a Neighbourhood Plan. The proposal to have a Neighbourhood Plan for Greetham was overwhelmingly supported by Greetham Parishioners at a village meeting in January 2014.

A Neighbourhood Plan can cover a wide range of social, economic and environmental issues (for example, housing, business, tourism and road safety) but it must reflect and represent the majority view of the local parishioners.

In the proposed Greetham Neighbourhood Plan, both policies and proposals have been identified.

The policies focus on housing, planning and land use. They support the Rutland County Council Core Strategy and Site Allocations and Policies Development Plan Documents, and will assist Rutland County Council in assessing future planning applications.

The proposals relate to other issues and have been entitled 'Community Aspirations'. These include road safety, leisure and well-being, environment and healthcare. These will be monitored by the Parish Council.

2 The Greetham Neighbourhood Plan Vision

2.1 The Greetham Neighbourhood Plan Vision

To ensure that Greetham retains its character as an attractive rural village with a thriving community spirit and is a place which is highly valued by the residents.

2.2 Key Aim

The key aim of the Neighbourhood Plan is to ensure that new development in Greetham will enhance the character of the village and provide a sustainable way of life for all members of the community.

2.3 Objectives

1) To ensure new housing development meets the needs of the village and is designed to enhance the character of the village.

2) To ensure that new development does not impact adversely on the environment of Greetham village and its surroundings in the parish.

3) To improve the housing mix and tenures to enable people of all ages to remain in the village at all stages of their life.

4) To improve and strengthen our community by improving community and leisure facilities.

5) To improve pedestrian and cycle access around the village and parish.

6) To improve facilities particularly for children, young people and older residents.

7) To improve road and pedestrian safety and address the significant concerns that residents have regarding the impact of traffic on Main Street.

8) To enhance and protect the buildings and natural environment of the village and parish.

9) To encourage and support local businesses and people working from home, through the development of small business units and improvements to the telecommunications networks.

3 The Neighbourhood Plan Process

3.1 Village Meeting

120 people attended a village meeting in January 2014 and a motion was carried to proceed with the production of a Neighbourhood Plan.



3.2 Steering Group

A Steering Group was set up under the guidance of the Greetham Parish Council. Most of the work to prepare this Neighbourhood Plan has been done by unpaid volunteers who live in and care for the village. The list of the Members of the Neighbourhood Plan Steering Group can be found on page 36.

3.3 Designated Area Consultation

The Steering Group proposed that the Greetham Neighbourhood Plan should encompass the whole Greetham Parish boundary, not just the village itself. This proposal was put to Rutland County Council and was subject to a formal consultation open to all to comment, including adjoining Parish Councils. The statutory consultation period was between 14th March and 25th April 2014. The Neighbourhood Area was formally designated on 30th April 2014. See map page 37.

3.4 Grant

The Steering Group applied for, and received, a government grant to cover the costs of preparing the Neighbourhood Plan**.**

3.5 Input from residents and businesses

The views and ideas of residents and businesses were sought by several means. These included a workshop in the Community Centre, a workshop in the Church, a survey questionnaire and meetings targeted at specific groups. Opportunities to get involved were publicised through the Greetham Village Website and Facebook page, quarterly newsletters, notices in the Village Shop and village meetings.

4 Key Steps

ACTIVITY	DATE
First Village Meeting	January 2014
Steering Group formed	February 2014
Designated area consultation period	14th March-25th April 2014
Monthly Steering Group meetings	February 2014-October 2015
Village meetings	June 2014
Questionnaire distribution and completion	June 2014-August 2014
Questionnaire Analysis	August 2014
Identifying Main Issues for Focus Groups	December 2014
Focus Groups set up to review survey Data and identify key objectives	January 2015
Business Workshop and Business Questionnaire held at Greetham Golf Club	January 2015
Older Residents, Young People, and Parents of Children's workshop	April 2015
Preparation of First Consultation Document	October 2015 –January 2016
First Consultation Document completed	February 2016
Distribution Date for First Consultation Document	April 2016
Review of Villagers Comments	July 2016
Plan revised as appropriate	September 2016

5 The Consultation Process

5.1 The process started with workshops to which all villagers were invited. Their ideas and views were sought on what should be included in the Neighbourhood Plan.

5.2 In order to ensure that the Plan reflects the views of residents, a questionnaire was hand delivered to every household (and in most cases hand collected on completion). Of the 556 questionnaires delivered, 280 were returned giving a return of 50%, which was a good response, well above the national average. A children's questionnaire was also distributed.

5.3 After analysis of the questionnaire, additional focus workshops were held. In January 2015 an additional business survey was undertaken at a special workshop, to better understand what could be done to help sustain businesses within Greetham.

5.4 In April 2015 workshops were held for older residents and young people, and children and their parents. These meetings were held to better understand what might be currently lacking in the village for these groups and to invite ideas for improving village facilities.

5.5 All the information collected has been analysed and it is this analysis which forms the basis for the policies and proposals in a First Consultation Document. This was distributed to all residents and a number of statutory bodies as advised by Rutland County Council.

5.6 96% of the residents who responded said that they would support the Plan as presented in the First Consultation Document.

5.7 Where appropriate, the Plan was revised to take account of the comments received. The Steering Group decided that as no fundamental changes were made to the document, a further consultation document was not required.

6 Greetham – a Brief Overview/History



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People have lived in Greetham for over 2,000 years. Archaeological evidence confirms that the original Iron Age settlement of a number of thatched roundhouses was just outside the current village, to the east of the pedestrianised section of Great Lane. The Romans followed on and certainly had a presence around what would later become the site of the church. The Vikings may have been here too, but the village began to thrive in Saxon times when the church began to be constructed. It was completed in Norman times, some 700 years ago. There was certainly a degree of wealth and power in the village by the Norman era. The church is a particularly fine construction with one of the best broach spires in the country. The remains of the Mediaeval Manor House cannot now be seen but are, characteristically, close to the church.

The pattern of building in the village is typical of the northern part of Rutland. Greetham is a linear village, running roughly east / west along the course of the North Brook stream, with a series of lanes running mainly northwards from Main Street. The older houses are mainly built from local limestone and have either Collyweston slate or thatched roofs. Later, as with all villages in Rutland, orange and red pantiles, blue Welsh slate, and various shades of brickwork started to be used. Greetham has a number of interesting buildings of varied types and ages which are listed for their architectural and

historic importance including, among others, the church, the Manor House on Little Lane, the old stonemason's shop on Great Lane, and Jacobs (sic) Well on Church Lane.

Greetham has its own unique character and, physically, it has not changed significantly over the centuries.
Where development has taken place, it has been either:-

a) within the village in old farms or on fields and paddocks

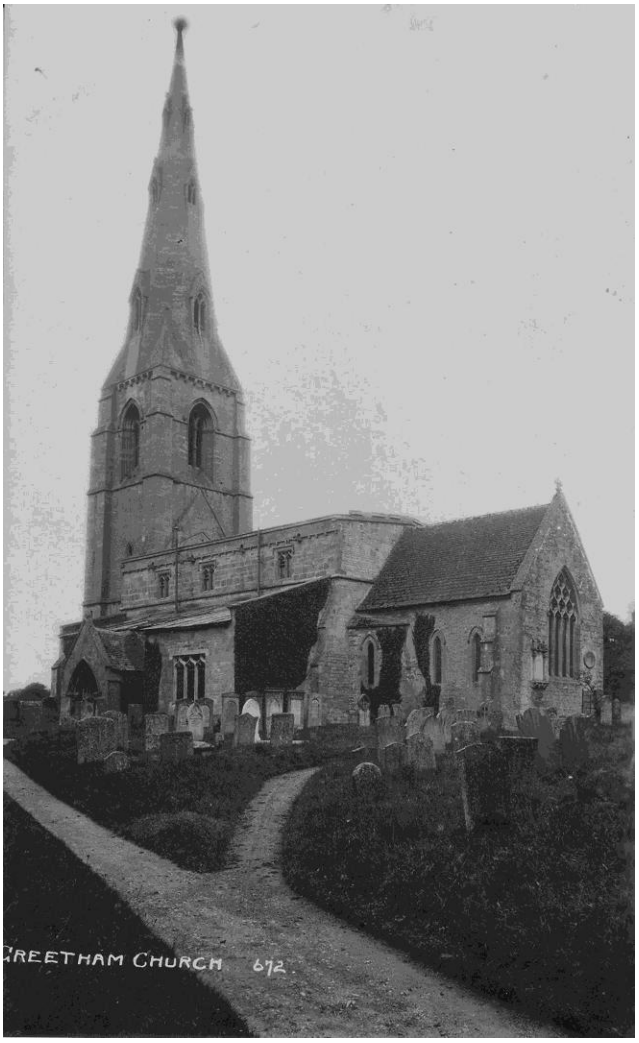
or b) on fields on the edges of the village.

New development has largely taken place since the 1920s, starting with the construction of the Rutland County Council council houses on Stretton Road and Tithe Barn Row in the mid 1920s. These were new high quality homes, fit for heroes and their families, who had endured the First World War. More council houses were built at Locks Close in the 1950s, and then more social properties at North Brook Close in the 1990s. The private housing estates at Church Lane, Kirks Close and Bullfield Close were built in the 1970s, 1980s and 1990s. More new development is already planned based on the same pattern, either on the edges of the village or, on a smaller scale, within it, as sites become available.

A century ago the village had a church, a Methodist Chapel, a Wesleyan Chapel, a primary school, and a number of shops, bakeries, butchers, blacksmiths, farms (where most villagers toiled), many small businesses, one inn and five public houses. Today the village has the church, a shop, two public houses, two campsites, the community centre, a working population that has a diverse range of skills, trades and professions and quite a few small home based businesses. It is significantly wealthier than it was. It has about 200 more people than it did in 1911 and many of them live in buildings that were here then although they have been adapted and modernised to current living standards.

The essence of village life in Greetham remains. It is a socially minded place that has a range of activities for all ages. There are some work opportunities in the village and a degree of 'working from home.' However, most people who work do so outside the village, often commuting long distances. This is a change from even a century ago, when virtually every villager lived and worked in the village but the world has changed significantly since then and will continue to do so. What is important is that people still want to call Greetham their 'home'. They want to come back to it to enjoy the character of the place, its facilities, and its sense of community. Others also enjoy visiting Greetham and they help to keep the village facilities viable by staying at the campsites and using the public houses and the shop.

Greetham will continue to change and adapt. The Neighbourhood Plan has an important role in maintaining the character and qualities of the village that people enjoy and in ensuring that Greetham remains a place that its residents are proud to call 'home'.



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7 Protection of the Village's Character and Heritage

7.1 Introduction

The residents of Greetham highly value the character of the village, which stems from its historic origins. It is very important therefore that any new development does not adversely impact on the environment of the village and its surrounding parish. This section sets out how the character and heritage should be protected.

7.2 Policy Intention

The intention is to preserve the character and heritage of the village and ensure that any new development complements this rather than distracts from it.

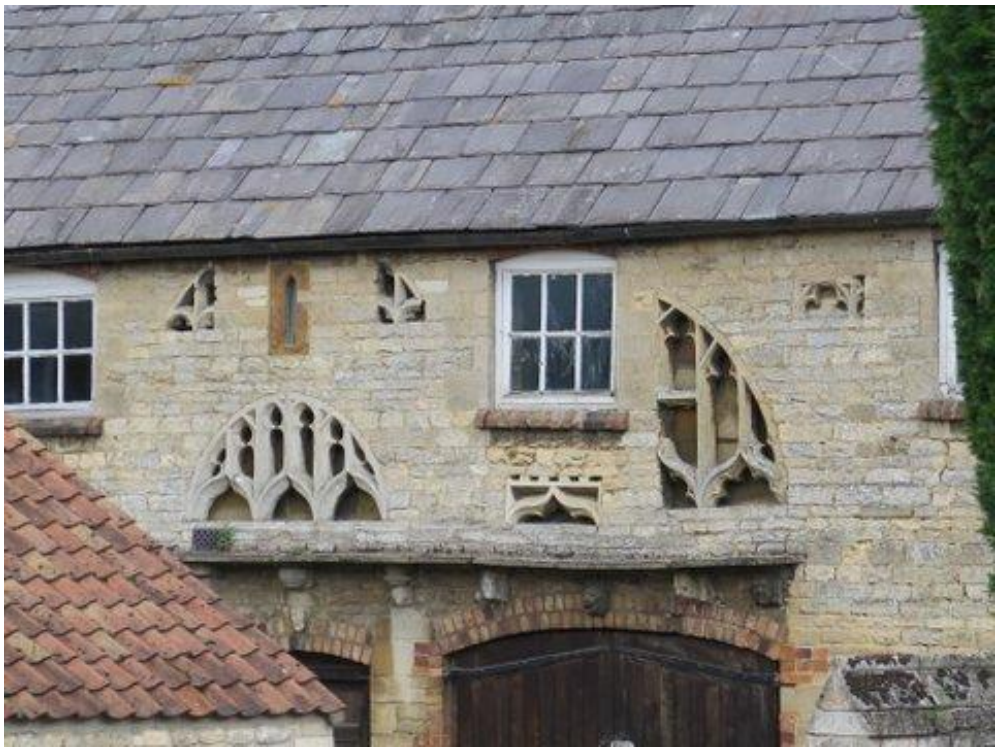
7.3 Protection of the Village's Character and Heritage Policies

In order to meet the Vision and Objectives of this Plan, it is considered important that development:-

a) preserves the character of this historic core whereby the design of houses is in keeping with that of older houses in the village;

b) ensures that any new development visible on entry to the village reflects the character of the historic core and does not detract from the charm of the village;

c) provides for compatibility with its immediate surroundings. The Neighbourhood Plan provides land use planning Policies to address these matters.



Policy CH1 – Built Form
Development within the Parish should be of a scale and density in keeping with the built form of the character area within which it is located, taking account of surrounding buildings, streets and spaces. Development should integrate with the street scene, through particular attention to boundary treatments; and where appropriate, conserve the character and appearance of the Conservation Area and its setting.

Policy CH2 – Green Infrastructure
Development should minimise impacts on biodiversity and provide net gains in biodiversity where possible. Planting of indigenous trees and shrubs to enhance biodiversity, soften the impact of development and/or enhance local character, will be supported.

Supporting Statement

7.4 The existing character of the village is recorded in the document "Greetham Character Assessment" (see Appendix 1), which was prepared by the Neighbourhood Plan Steering Group. This identifies four broad character areas and their key defining characteristics and features.

7.5 The Character Assessment demonstrates the transitional open character of the settlement and how green infrastructure such as paddocks and pastures penetrate into parts of the village. The natural 'ribbon' feature of North Brook and key gateways and approaches into the village descending into the valley area are also identified.

7.6 The historic core of the village is a Conservation Area, which is defined as an 'area of special architectural or historic interest, the character and appearance of which it is desirable to preserve and maintain'.

7.7 The Neighbourhood Plan Consultation Process identified that maintaining the character of the village was very important to residents and they liked the existing character of the village[1].

7.8 A significant part of the local economy is dependent on tourism, further underlining the need to maintain the attractiveness of the area.

[1]See Sources of Reference, Neighbourhood Plan Data Analysis, Question 3

8 Housing Development

8.1 Introduction

Residents of Greetham want to keep the village small as its current size has led to a very vibrant village community. They would like to see some development which improves the housing mix and enables people of all ages to remain in the village at all stages of their life, as laid out in the Plan vision.

There is a lack of affordable housing for young adults and a lack of properties into which older people can downsize.

8.2 Policy Intention

The policy intention is to guide the development of a limited amount of new housing in the Plan period and supports the development of a balanced, sustainable and inclusive village community.

Housing Development Policies

Policy HD1 – Housing Development in Greetham Village

Small scale residential development will be supported within the existing limits of development, shown on the Greetham Boundary Map on page 37.

Policy HD2 – Housing Mix

Development should predominantly be a mix of 1, 2 and 3 bedroom properties. Because of the ageing population and the desire of many residents to remain in the village, the Plan supports the building of bungalows and properties suitable for downsizing. The Plan also does not support the construction of new larger 4 or 5 bedroom properties as the evidence base indicates there is a sufficient stock of large executive style housing currently in the village.

Policy HD3 – Flood Risk

Development should not exacerbate the risk of flooding.

Supporting Statement

8.3 Greetham is one of the seven largest villages in the county, which have been identified as “Local Service Centres” by Rutland County Council, reflecting their status in the settlement hierarchy, with a range of facilities and access to transport. Their policy document on housing allocation defines the number of houses and where they should be built in Local Service Centres in the period 2006 to 2026. Planning approval has already been granted for the houses Greetham is required to

take. In addition, planning approval has been approved for another 35 houses on the old garden centre site so that in the immediate future some 54 house will be built in Greetham. This represents a 25% increase in the number of houses in the village.

8.4 In terms of **Housing Numbers**, the Neighbourhood Plan questionnaire identified that most people supported limited expansion of between 50-60 additional new houses to be built on small sites scattered throughout the village for the period up to 2036. However since the questionnaire process was completed, planning applications have been approved for this number of houses, as explained in the following paragraph.

8.5 According to the Site Allocations and Policies Development Plan Document, the following site is allocated for residential development over the Plan period (2016-2026): H4 - Rear of North Brook Close, Oakham Road (0.62ha providing 19 dwellings, see map page 38). Recent planning appeal decisions have allowed two housing proposals that Rutland County Council had previously refused (with the support of Greetham Parish Council). These are the Greetham Garden Centre for 35 new houses and North Brook Close for 19 new houses.

North Brook Close Development

8.6 On appeal, full planning permission has been granted for the development of 19 houses, consisting of five 2 bedroom properties, twelve 3 bedroom properties and two 4 bedroom properties. Of these, three of the 2 bedroom properties are proposed as affordable rented, and one of the 3 bedroom houses would be shared ownership. The majority of the housing mix meets the Neighbourhood Plan criteria. Details of the planning permission can be found on the Rutland County Council website Application number 2013/1042/FUL.

Greetham Garden Centre Development

8.7 On appeal, outline planning permission has been granted for the development of 35 houses. The Parish Council is keen to ensure that the housing stock built on this land meets the village's requirements. Details of the planning permission can be found on the Rutland County Council website Application number 2016/0930/RES.

Greetham Quarry

8.8 Rutland County Council has confirmed that the Greetham Quarry is currently a working quarry and mineral rights land is outside the scope of the Neighbourhood Plan.

8.9 The current quarry owner has made the village and parish council aware, via a village presentation, of the possibility of an application for change of use of part of the quarry in order to facilitate future development. Development plans are unclear at this moment but could include housing, business premises or re-cycling facilities. The Neighbourhood Plan does not seek to allocate any land for development and it is the consideration of the Parish Council that the results of the Neighbourhood Plan Questionnaire showed little, if any, support for large scale development on this site.

Affordable housing

8.10 Rutland County Council Core Strategy Policy CS11 states that a minimum target of 35% affordable housing provision will apply to all new housing developments and according to the Planning Obligations Supplementary Planning Document (January 2016), for new permissions following adoption of the Community Infrastructure Levy, the minimum affordable housing requirement of Policy CS11 should be normally interpreted as 30%, subject to viability.

Housing mix

8.11 In terms of Housing Mix, Greetham residents have expressed a wish to remain in the village, but the current mix of housing does not fully meet the needs of villagers who would like a better choice of larger or smaller houses. From an analysis of the Neighbourhood Plan Questionnaire the most frequent comments related to the need for more affordable homes, starter homes for young people and smaller homes, including single occupancy homes, for downsizing of older residents. A small number of people want larger homes, but it follows that if suitable homes could be built for existing residents who would like to downsize, then larger homes would come onto the market so there should be no need to increase the large 4/5 bedroom housing stock. There was also some interest in self-build properties.

8.12 The population for the Parish of Greetham, according to the National Census 2011, was 638 and the age profile of parishioners was as follows:

Age Group	Number	%age
Age 1-19	130	20%
Age 20-29	60	10%
Age 30-39	56	10%
Age 40-49	79	12%
Age 50-59	110	17%
Age 60-69	105	16%
Age 70-100	98	15%
Total	**638**	100%

8.13 According to the 2011 National Census, the number of households and the housing mix in Greetham was as follows:

Type of Dwelling	Number	Greetham %age	East Midlands %age
1 bed houses	12	5%	9%
2 bed houses	55	22%	26.5%
3 bed houses	92	36.5%	45%
4 bed houses	59	23.5%	15%
5 bed houses	34	13.5%	4.5%
	252		

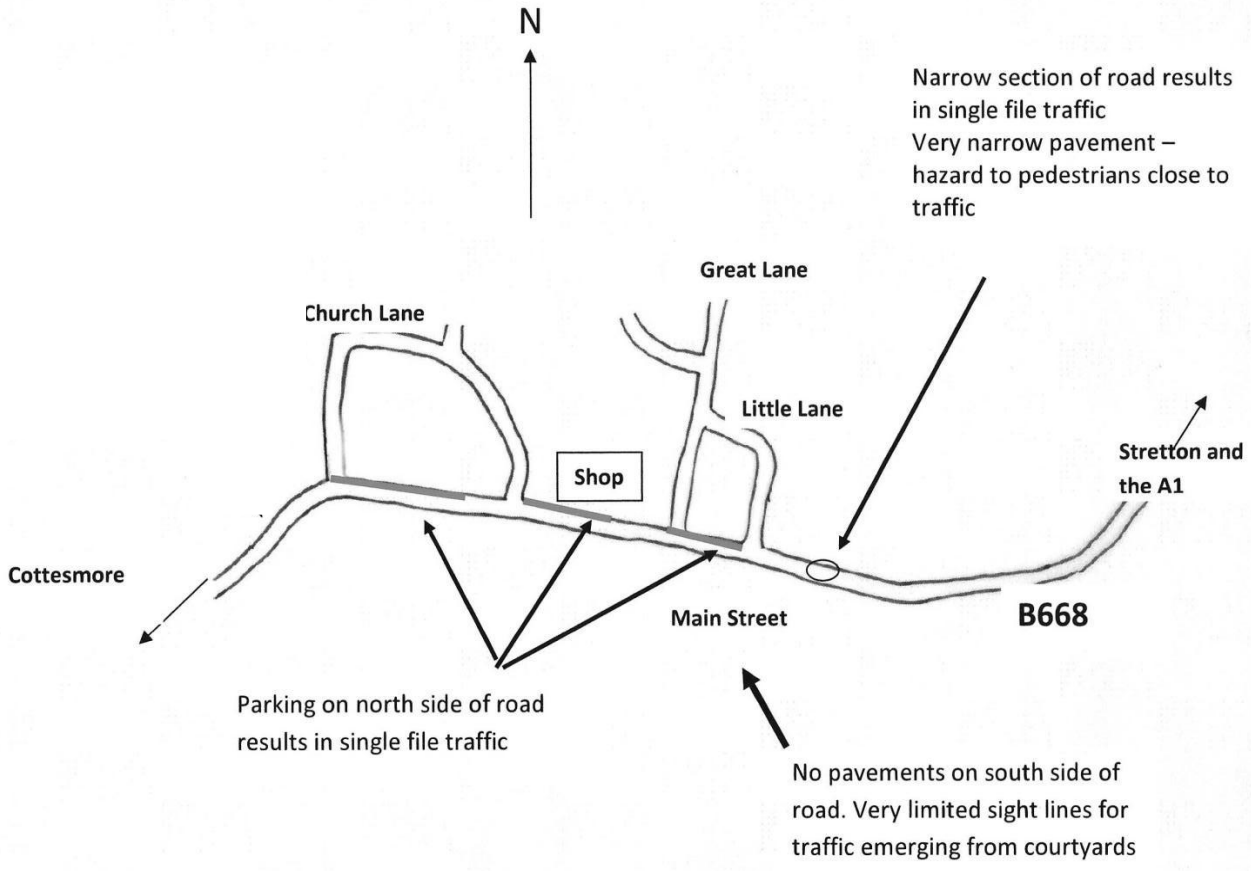
8.14 Comparing the demographics of the village against the East Midlands averages, Greetham is a village with more people over the age of 55 (56% compared to the average 45%) and a higher proportion of large houses (37% 4 and 5 bedroom houses compared to only 19% in the East Midlands as a whole).

Car Parking

8.15 In terms of car parking, a number of residents have highlighted car parking pressures in the village due to the constrained nature of local roads and lack of off-street parking (see Figure 1). Residents have also expressed concern about new housing potentially exacerbating localised parking pressures. The Parish Council is keen to ensure that sufficient off-street parking is provided.



Figure 1 Parking & other road safety issues



Flooding

8.16 In the last few years there have been occasions when the stream running through the village has flooded. There has also been an occasion when heavy rain has overloaded the drain which runs to the south of Main Street at the west end. It is therefore important that future development does not exacerbate the situtation.

9 Community Aspirations (Non-Policy Section)

A number of issues in this Neighbourhood Plan are not related to land use or planning, but are of equal importance to the parishioners of Greetham. These include proposals for transport, traffic management, road safety, leisure, well-being, business and tourism. Some of these proposals may support decision making in respect of planning applications but others can be passed on to the Parish Council for further review and investigation. The Parish Council has prepared a Parish Plan for 2016 and onwards. Proposals in the following section may form part of the Parish Plan.

9.1 Transport, Traffic Management and Road Safety

9.1.1 The main road through Greetham Village is the B668. Cottesmore, the next village along to Greetham in a westerly direction, is the signed route from Oakham and Uppingham to the A1 Northwards. As a result, Greetham experiences considerable traffic flows.

9.1.2 The B668 is a two-way single carriageway road. The speed limit leading up to the village is 60 mph. The speed limit changes to 30 mph upon entering Greetham and to 20 mph within the village. Greetham is a linear village with one road running north east to south west. Part of the road through the village has limited width - 4.8 metres at 50 Main Street and 5.65 metres at 28 Main Street (Oak House). Residents have expressed concern through the questionnaire at the speed and volume of the traffic through the village, especially HGVs and particularly where the road width is restricted.

9.1.3 At two points along Main Street, the pavements are very narrow. At one point the pavement width is 0.74cm and at the other 0.85cm. Consequently pedestrians are vulnerable to injury due to the close proximity to traffic and there is not enough width for a double pushchair to pass by at the narrower point. There are no pavements on the South side of the road and no verges. With the opening and expansion of the caravan and camping site, there has been an increase in pedestrians using the footpaths.



9.1.4 There have been incidents of pedestrians being hit by vehicle wing mirrors encroaching onto the pavement space. There is a large volume of HGVs on the B668. The reduced width of some pavements combined with the narrowness of the road in some places together with the speed and size of HGVs, has raised concerns, over many years, regarding the safety of pedestrians and other road traffic users.

9.1.5 A high number of responses to the questionnaire expressed concerns over road safety. Although the possibility of a bypass within the time frame of the Plan seems remote, redirection of HGVs to use alternative, more appropriate routes would be another solution to improve road safety.

9.1.6 It should be noted that the B668 is used by several quarry operators and that there is a steady volume of HGV traffic throughout the day until the end of rush hour.

Parking

9.1.7 One of the biggest issues identified from the questionnaire was the issue of parking on Main Street, in particular parking close to the principal pinch points at 50 Main

Street, outside the shop and close to junctions at both Church Lane and Great Lane. Although the majority responding to the survey was in favour of parking restrictions, there was a significant minority who considered that this parking helped slow traffic down, especially where it is close to the restricted pavement area.



Traffic Speeds

9.1.8 Between the A1 and the entrance to the village the current speed limit is 60 mph throughout its length and some drivers enter the village at high speed, exceeding village speed restrictions. We have been informed by the Army that there will be an increase in traffic turning right into Thistleton Lane from the B668 westbound, as the Army Depot "Crash Gate" will be opened as an entrance to Kendrew Barracks. The Parish Council therefore supports creating a mini roundabout on the junction of Thistleton Lane and the B668 in order to improve road safety and speed awareness.

9.1.9 A 20 mph speed restriction has been approved by the Parish Council and has since been implemented.

9.1.10 A significant number of village residents would like a bypass. However, the possibility of a bypass within the time frame of the Plan is remote because of funding limitations.

Street Lighting

9.1.11 There are a number of locations where street lighting is poor and this contributes to pedestrian safety issues.

Public Transport

9.1.12 The Rutland Flyer1 (RF1) runs between Greetham and Melton Mowbray via Oakham and various villages in-between. Generally there is a two hourly service into Oakham, with an hourly service towards the end of the afternoon. However, there is currently no bus service to Oakham providing a 9.00 a.m. arrival time, to meet working start-time requirements. The 29 service goes to Melton Mowbray once a day, but only in term time. There are no buses to Stamford apart from a pre-booked service to Stamford called "Call Connect". The questionnaire identified that there is a need for an hourly service continually throughout the day and that the service should start earlier and finish later, in order to provide transport during rush hour. There is also a need for a full service from Greetham to Stamford (without the need to travel into Oakham and change on to another bus).

N.B. Bus information is correct at time of going to print

Transport, Traffic Management and Road Safety Community Aspirations

Improving road safety

The Parish Council supports the pursuance of measures to limit traffic flow through the village and improve pedestrian safety.

This includes:

- The formation of a Traffic Focus Group to research how to reduce HGV traffic on the B668 through Greetham. This will support Cottesmore who have the same objective in their Neighbourhood Plan.
- Using developer contributions to improve pedestrian safety.

Car Parking

The Parish Council proposes that the Leicestershire and Rutland Police be lobbied to apply greater enforcement of the Highway Code parking restrictions (not within 10 metres (32 feet) of a junction).

Transport, Traffic Management and Road Safety Community Aspirations cont'd

Thistleton Road Roundabout

As part of a planning application, The Parish Council supports the creation of a mini-roundabout at the crossroads to the east of the village, at the junction of the B668 and Thistleton Lane.

Safer Walking and Cycling Routes

The Parish Council supports the Traffic Focus Group which will review the current footpath infrastructure to identify whether it is possible to provide a safer pedestrian, wheelchair and scooter access throughout the village.

Improved bus services and timetable

The Parish Council recognises that Greetham is a "Local Service Centre" (as defined by Rutland County Council), but it believes it requires improved access to public transport in order to meet the needs of its expanding and changing population.

The Parish Council supports approaching both the Rutland County Council Transport department and the bus companies to pursue the possibility of providing additional services to Stamford, more frequent services to the larger towns and to providing an improved commuter timetable.

This would be in line with Rutland County Council Core Strategy CS18 which promotes "improving bus routes, services and passenger facilities around the key transport hubs of Oakham and Uppingham and linkages to the larger service villages and nearby cities and towns such as Leicester, Peterborough, Corby and Stamford."

9.2 Business and Tourism

Businesses in Greetham

9.2.1 In 2004 Greetham was the winner of the Business in the Community Award in the prestigious Calor Village of the Year Competition. This award was in recognition of the fact that business in Greetham had been effectively integrated into all aspects of the village, and a large proportion of the village population was employed locally.

9.2.2 A range of employers continue to operate within the Parish boundaries such as:-

- arable and chicken farms
- caravan parks
- a crate construction company
- a garage
- a golf club and hotel
- public houses
- a quarry
- a recycling depot
- a residential home for the elderly
- a road haulage company
- a village shop

9.2.3 However, more residents are now self employed and working from home.

9.2.4 At a business workshop held in January 2015, a business questionnaire was distributed and analysed. This questionnaire identified a desire to see the formation of a networking focus group to foster trade and promote advertising, communications and training.

Business Premises

9.2.5 The village is currently lacking in small business premises. Those requiring small office space have to travel outside the village to the larger towns. The Rutland County Council Core Strategy – CS16 supports small scale developments for employment purposes in the "Local Service Centres". The conversion and re-use of appropriately located and suitably constructed rural buildings is also supported by Policy CS16.

Communications Technology

9.2.6 When the current phase of the Digital Rutland Project is complete, only 5 of 62 postcodes in the parish are not served, leaving approximately 25 rural premises without superfast broadband.

9.2.7 Greetham Valley Hotel & Golf Club is currently not connected but is due to be enabled by December 2016 as part of the current deployment.

9.2.8 However, some areas of the village still experience poor and patchy mobile

signal strength and slow Broadband speed.

Tourism

9.2.9 Greetham currently benefits from tourism as a direct result of having the Rutland Caravan and Camping Park in the village and Greetham Valley Hotel Golf and Conference Centre at Wood Lane. There appears, however, to be no desire by villagers to see anything other than a modest increase in tourism, even though there is an acceptance that tourists are helping to keep the village vibrant and that they help support the pubs and the village shop.

Signage

9.2.10 It is believed that at present tourists cannot easily appreciate Greetham's historic provenance and Site of Special Scientific Interest as there are no information boards or signage. There are several sites of historic interest within the village: Jacobs Well, Site of Greetham Manor House, Tithe Barn Row and Merry's Meadows to name a few. To avoid these going unnoticed by both villagers and tourists alike, the Parish Council would like to see interpretation signage installed at these sites.

Business and Tourism Community Aspirations

Business Premises
The need has been identified for office accommodation for people primarily working from home, but who have the need for small office accommodation nearby. The Parish Council supports the development of shared office accommodation for up to 10 persons with shared kitchen and printing facilities. Rutland County Council Core Strategy CS18 promotes minimising the distance people need to travel to shops, services and employment opportunities and CS16 supports small scale developments for employment purposes.

Business Focus Group
The Parish Council supports the instigation of an independent Business Focus Group as a result of a Business Workshop request. The Business Focus Group will facilitate the meeting and networking of local Greetham Businesses.

Communications Infrastructure
Improved mobile and broadband signal strength would significantly improve internet access to some homes and businesses in the area. The Parish Council supports approaching mobile phone operators or Ofcom to discuss the poor mobile and inconsistent broadband signal strength, and to identify best options for improvement.

Sites of Historic Interest
The Parish Council supports the formation of an Historic Sites Focus Group to review the cost of implementing signage at a selection of Greetham's historic sites of interest.

9.3 Leisure and Well-being

9.3.1 Greetham is specifically known for its excellent community spirit and this view is recognised and endorsed by local Estate Agents who acknowledge that this is a popular village. Community activities are centred around the public houses, the Parish Church and the Community Centre.

Greetham's Assets

9.3.2 Greetham has public houses, a large community centre with playing fields, a bowls club, a children's playground, skate park, football, cricket pitch, petanque pitches and tennis courts. There is a mediaeval church. Greetham also has a number of commercial assets contributing to leisure and well-being e.g. a glamping site, hotel and golf course, campsites and a shop. The community already offers the Greetham Good Neighbour Scheme, where volunteers from the village provide neighbourly help for anyone in the Parish who needs assistance. It tries to fill in support where other public services do not offer cover.

Greetham Community Centre

9.3.3 The Community Centre hosts groups, clubs and activities, such as Badminton, Women's Institute, Slimming Club, Line Dancing and Pilates. There are new groups joining all the time. In 2015 the Community Centre took 311 paid bookings.

Greetham Community Clubs, Societies and Schemes

9.3.4 There are the following clubs and organisationsin Greetham:-

Greetham Engineering Society
Book Club
Womens Institute
Play Area Action Group
Bowls Club
Petanque Clubs
Friends of Greetham Church
The Classic Car Gathering
Pub Quiz
Good Neighbour Scheme

Consultation

9.3.5 Workshops were held for young people, parents of young children and older residents, to better understand comments from the questionnaire and identify

the important issues and requirements.

Older Residents

9.3.6 The older residents, who take advantage of the parish footpath network, would like to have benches placed around the village, especially close to footpaths. These could be provided by a "Benches in Memoriam" scheme.

Younger Residents

9.3.7 The current younger residents would like to see improved playground and skate park facilities. It is envisaged that with the anticipated 25% increase in housing stock in Greetham in the next few years the current playground facilities will not meet the needs of the growing population. To this end a Play Area Action Group has been initiated to review the current equipment and to identify the future equipment requirements.

Allotments

9.3.8 A large number of people expressed an interest in renting allotments, although currently there are no allotments in public ownership.

Leisure and Well-being Community Aspirations

Benches in Memoriam
The Parish Council supports the formation of a "Benches in Memoriam" Focus Group to review the cost of implementing such a scheme and identifying suitable sites around the village close to the footpath network.

Playground Refurbishment
The Parish Council supports the formation of a Play Area Action Group who will identify playground improvements, raise funds, and apply for grants. This initiative will be supported by both the Parish Council and Community Centre Committee.

Allotments
The Parish Council recognises the desire by a large number of villagers to have access to allotments and would encourage farmers and developers to donate land to be used for allotments. The Parish Council supports any allotment association or garden club should they wish to develop allotments within the village.

9.4 Village Amenities

9.4.1 **Village Shop**

Greetham residents value their village shop highly. It is noted that the Rutland County Council Core Strategy - CS7 refers to the need to support socially inclusive communities. A village shop is part of such a community.

9.4.2 It is hoped that the village shop will continue in its existing form.

9.4.3 However, in the event that it does not continue as a business the Parish Council is keen to explore other alternatives such as a community shop.

Village Amenities Community Aspirations

Village Shop

The Parish Council supports the continuation of the village shop, either in its present form or, should the need arise, in an alternative form such as a community shop. It opposes a change of use of the current shop premises. The Parish Council supports the formation of a Village Shop Focus Group to investigate and understand what would be involved in running a community shop. This would include liaising with other villages, such as Market Overton and Barrowden, who have successfully undertaken such a project.



9.5 Sustainable Development

Energy

9.5.1 The definition of sustainable development is "Meets the needs of the present while considering the future generation". The cost of energy used in our homes is an increasingly important issue; we surveyed the village for their views on an energy policy.

9.5.2 The survey was conducted along the requirements of the Rutland County Council's Core Strategy CS20 and undertaken from; 1) data extrapolated from government and Energy Saving Trust Energy Performance Certificates (EPC) and 2) based on information provided by villagers in the Neighbourhood Plan Questionnaire.

9.5.3 EPC data indicates that Greetham residents can achieve much in improving their homes.This could include better insulation, controls for heating, adoption of energy efficient appliances and lighting, together with investing in alternative forms of energy supply. The full report data is available on the village website.

Greetham village annual energy consumption.

9.5.4 The figures[2] for the total household consumption of energy for the village are:-

- Energy attributed to space heating: 5,635 MWhr/year
- Energy attributed to water heating: 655.5 MWhr/year
- Total energy attributed to space & water heating: 6.3 GWhr/year

9.5.5 There is insufficient data in the EPCs to give figures for energy consumed in cooking, lighting, washing machines, refrigerators and other electrical appliances. On the Energy Performance Certificate it states that the figures show how much a household spends on heating, lighting and hot water and excludes energy used for TVs, washing machines, computers, cookers etc.

The Survey

9.5.6 Of the 92 properties surveyed (representing in excess of 30% of village) 38 are detached houses, 28 are semi-detached houses, 19 are terraced houses, 4 are detached bungalows, 2 are semi-detached bungalows and 1 is a terraced bungalow.

[2]These figures are based on the average household consumption taken from the EPC data multiplied by the number of households in the village.

9.5.7 The capital costs of the recommended measures to improve energy efficiency are taken from the theoretical averages of the estimated costs of installations given by the surveyors. Estimates given for individual properties are shown with maximum and minimum values; extrapolated data is based on averages between these values.

Neighbourhood Plan Questionnaire

9.5.8 The figures and details following are taken from Section 4 of the Greetham Neighbourhood Plan questionnaire, "Sustainable Development".

Question	Yes	No	No response
"Have you insulated your home?"	230	31	19
"Would you be interested in advice on insulating your house to lower your energy bills?"	40	194	46
"Thinking about the rising cost of energy, would you consider joining a community scheme buying energy in bulk to reduce costs?"	161	78	41
"If so, what fuels do you use?"	Gas 133	Elec 166	Oil 49 (22 Other)
Would you consider supporting a wind farm in the parish?	91	164	25
"Would you consider joining a community scheme to purchase solar panels in bulk?"	83	165	32
"Would you support a community project to build a bio-gas digester to convert sewage into gas for use in the village?	149	86	45
"On a scale of 1 - 5 how important is sustainable development for you? 1 = Low, 5 = High"	3.88 Average	N/A	N/A

9.5.9 Our proposal suggests the need to encourage the residents of Greetham to be “energy aware”, so that by reducing energy consumption in their homes they will be saving money as well as helping the environment. The subject will feature in the Parish Plan with a focus group being established to research how the Parish Council can potentially assist village residents to this end.

9.5.10 For the full energy report please refer to the Sources of Reference, page 39.

Sustainable Development Community Aspirations

The Parish Council supports the formation of an Energy Focus Group as an energy advisory group within the village.

9.6 Environment and Healthcare

9.6.1 Greetham is surrounded by countryside and footpaths and is steeped in history, with Sites of Special Scientific and Historic Interest :- Jacob's Well, Manor Site, Medieval Church, Merry's Meadows, and 23 listed buildings.

Footpaths and Bridleways

9.6.2 The most famous footpath is The Viking Way which is a long distance walk from North Lincolnshire to Rutland, passing through Greetham. This particular footpath is popular with tourists.

9.6.3 There was some concern voiced over the quality and maintenance of other footpaths which surround the village and which allow passage around the village away from heavy traffic.

9.6.4 Greetham is connected to Cottesmore by a shared footpath / cycle path which runs along the B668 in a westerly direction, but currently there is no such footpath / cycle path to the east running towards Stretton. The Showmans' Site and Greetham Garage are to the east of Greetham on the busy B668 and people currently have to walk along the road.

Trees

9.6.5 The Parish Council is committed to preserving the village's environment and the planting of trees has commenced, preserving and enhancing the village environment and will be extended where and when appropriate.

Wildlife

9.6.6 The Neighbourhood Plan Steering Group contacted Natural England and Rutland and Leicestershire Wildlife Trust who suggested that the local community could actively encourage and attract wildlife by the planting of native species of trees , fruit trees and shrubs and wildflowers and installing bat roosts, bird boxes and insect banks.

Healthcare

9.6.7 The majority of residents had no current healthcare issues. However, some villagers would like to see an outreach doctor's surgery available on a part-time basis.

Environment and Healthcare Community Aspirations

Footpath Maintenance
The Parish Council proposes that a periodic footpath review be undertaken in order to monitor the maintenance and upkeep of the Parish's footpaths.

Trees
The Parish Council supports the planting of native species of trees in Greetham and proposes a programme to ensure Great Lane is maintained as a natural habitat to encourage and attract wildlife. The Parish Council supports the formation of a Tree Planting Focus Group to liaise with RCC and tree suppliers to determine suitable trees for planting. The Focus Group will establish costings and apply for grants. The group will also liaise with parishioners regarding preferred sites for planting.

Healthcare
The Parish Council supports approaching local surgeries to ascertain the feasibility of an outreach surgery facility.

Pedestrian Pavements
The Parish Council supports approaching RCC Highways Department for the future development of a joint pedestrian cycle way linking Greetham to Stretton, The Ram Jam Inn, Greetham Garage and Showman's Site.

9.7 Community Infrastructure Levy

Use of grant monies

9.7.1 The list of areas of Community Infrastructure Levy (CIL) expenditure as detailed in the Community Aspiration below is based on information provided by the questionnaire.

The following is a list of areas prioritised for expenditure and the evidence base.

CIL EXPENDITURE	EVIDENCE DATA
1. Improvements to road and pedestrian safety	Out of 280 returned questionnaires (50% response rate) 337 comments related to the road safety improvements questions, 200 expressed views on parking within the village, and 204 comments were received regarding the question of issues they felt required addressing in respect of roads and lanes in the Parish.
2. Playground Improvements	With the building of the proposed 54 additional houses, it is anticipated that the population of young children will increase dramatically. Neither development makes provision for a playground. The children's questionnaire response overwhelmingly endorsed the updating of the playground at the Community Centre, which was installed over 30 years ago. 62 out of 132 comments received in respect of the question "what facilities would you like developed for young families?" requested improvements to the existing playground.
3. Improvements to Cycle Paths and footpaths	Villagers responded to the village questionnaire with concerns regarding the safe movement around the village especially in respect of 2 pavement pinch points on Main Street which leave both pedestrians and cyclists vulnerable to being injured by HGVs passing through the village.
4. Public and Historic information signage	The residents of Greetham highly value the character of the village, which stems from its historic origins. Proposal B4 supports the formation of an Historic Sites Focus Group to review the cost of implementing signage at a selection of Greetham's historic sites of interest
5. Parking Improvements	See 1 and 3 above
6. Planting of indigenous trees, shrubs and hedges	70% responded "Yes" to the question "would you like to see more trees planted in the village".
7. Purchase of land for allotments	52 people expressed interest in leasing an allotment. It was also felt that any new development was unlikely to provide sufficient space for an allotment.

The Parish Council will actively pursue grant monies (either CIL or S106) in order to be able to make improvements to the village for the benefit of the growing number of village residents. The Parish Council would like to see monies spent on the following areas of Community Infrastructure Levy (CIL) expenditure:-

- Improvements to road and pedestrian safety
- Playground improvements
- Improvements to cycle paths and footpaths
- Public and historic information signage
- Parking improvements
- Planting of indigenous trees, shrubs and hedges
- Purchase of land for allotments
- "Street furniture, including grit bins, benches or anything that is of benefit to residents of the community. Planting of indigenous trees, shrubs and hedges and other wildlife projects (adding "other wildlife projects" to the existing tree, shrubs and hedges CIL listing.). Community buildings, improvements, and non-routine maintenance."
-

The above amendment in yellow was approved by Rutland County Council Cabinet at a meeting on the 8th April 2025 as a non-material amendment to the Greetham Neighbourhood Plan

10 Monitoring and Review

10.1 Rutland County Council is preparing a County wide Local Plan for the period 2015 to 2036 and the Neighbourhood Plan should be reviewed periodically to ensure it is reflective of emerging developments in planning policy, national policy and new information.

10.2 The Neighbourhood Plan will be considered at each Parish Council AGM and reviewed at least once during the life of each Parish Council.

NEIGHBOURHOOD PLAN MONITORING AND REVIEW

Monitoring and Review

The Plan will be an agenda item at each AGM and will be monitored and reviewed every 3-5 years to ensure that it continues to meet the changing needs of the village and continues to reflect Rutland County Council's Local Plan Reviews for the period up to 2036.

11 Members of the Neighbourhood Plan Steering Group

Merv Bamber
Paul Bland
Jane Denyer (LW, BT, HD)
Stef Douglas
Ken Edward
Christian Gossel (ESD, EH)
Colin Hackett (LW, BT, HD)
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Roger Oakes (TRS)
Marshall Rose
Jenny Smith (TRS)
Paul Talbot-Jenkins (ESD, EH)
Robin Tidd (LW, BT)
Roy Wicks (LW, BT)

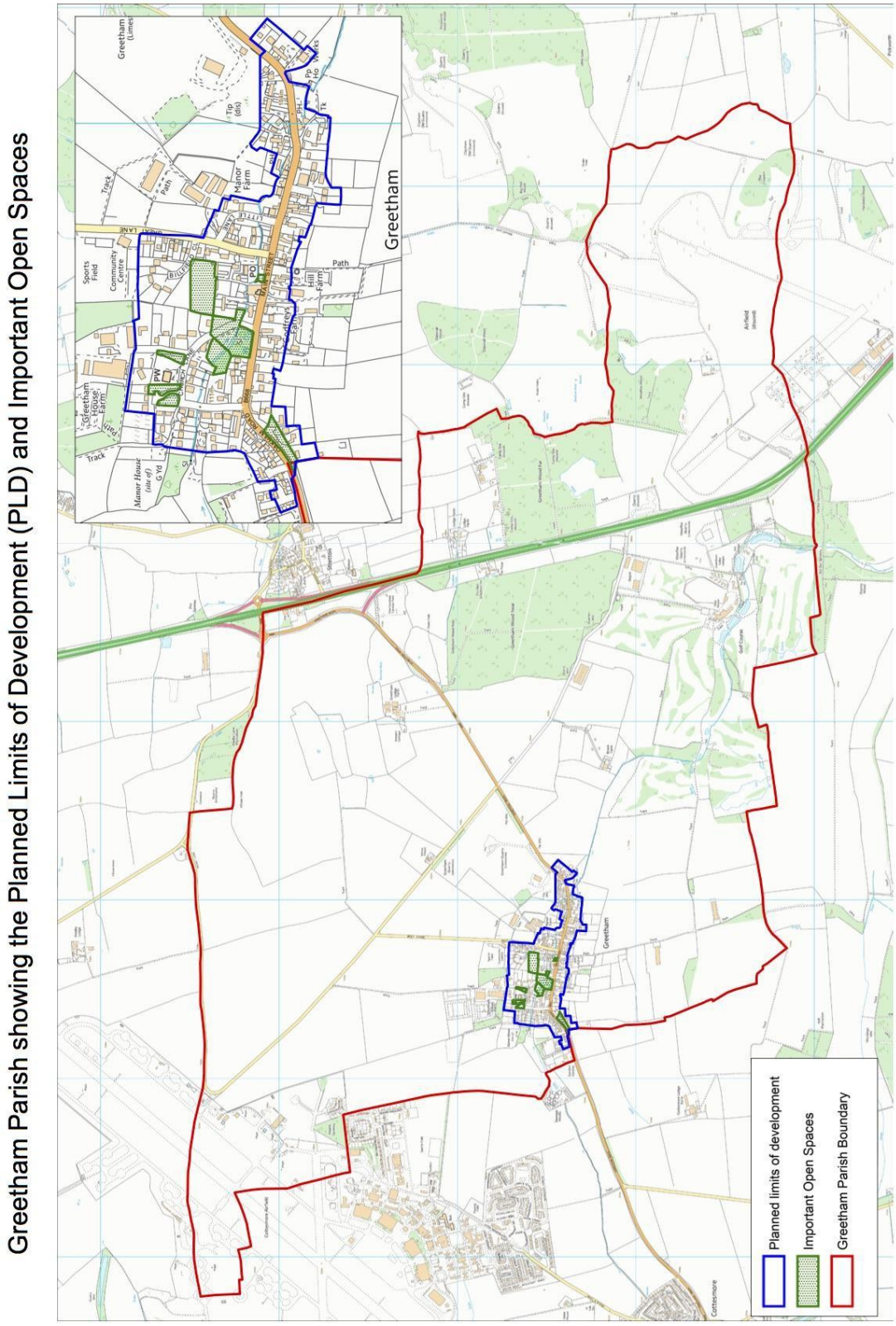
Valuable guidance and support has been given at all stages of the process by the late Roger Begy (Parish Councilor, Ward Member, Rutland County Council Leader)

12 Glossary of Focus Groups

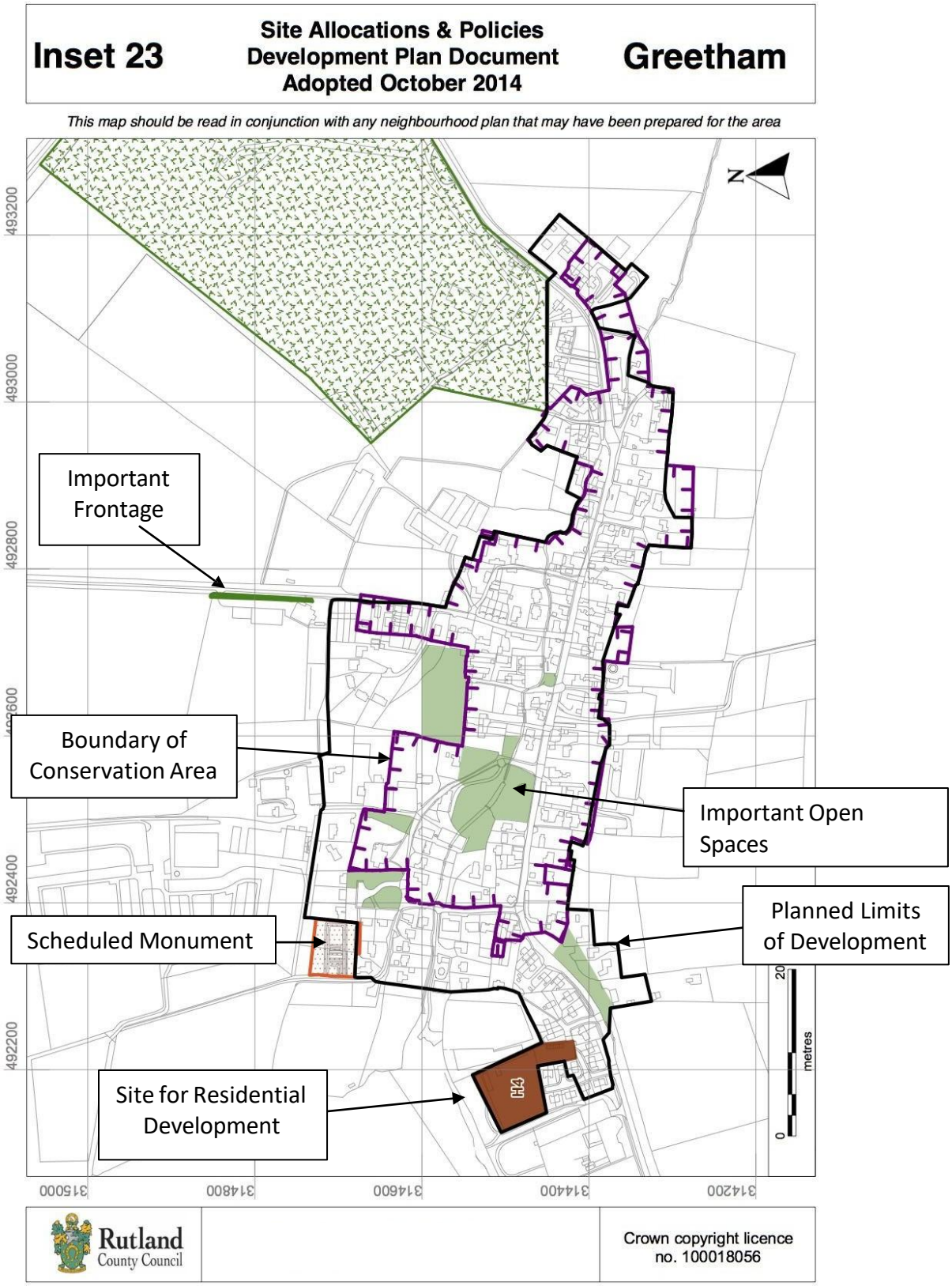
TRS	Traffic and Road Safety
HD	Housing and Development
LW	Leisure and Wellbeing
EH	Environment and Health
BT	Business and Tourism
ESD	Energy and Sustainable Development

13 Greetham Boundary Map

The designated Greetham Neighbourhood Area corresponds to whole area of Greetham Parish.



14 Annotated Map of Greetham taken from Rutland County Council Site Allocations DPD (2014)



15 Sources of Reference

The following documents are available on the village website:-

(see http://www.greethamrutland.com/key-documents/)

1. Rutland County Council Core StrategyDocument
2. Rutland County Council Site Allocations & Policies Development Plan Document (2014)
3. Energy Report
4. Neighbourhood Plan Questionnaire
5. Neighbourhood Plan Data Analysis
6. Greetham Character Assessment 28th June, 2016

The following documents are available on the Rutland County Council website: http://www.rutland.gov.uk/development_control.aspx:

1. Rutland County Council Planning Application - 2013/1042/FUL) North Brook Close
2. Rutland County Council Planning Application - 2016/0930/RES Greetham Garden Centre development.

Other sources of reference:

1. Leicestershire and Rutland Wildlife Trust, 'Local Wildlife Sites'. http://www.lrwt.org.uk/what-we-do/local-wildlife-sites/
2. Listed Buildings: http://www.britishlistedbuildings.co.uk/england/rutland/greetham#.VrlpoofcuUN
3. Greetham Good Neighbour Scheme – Details on village website www.greethamrutland.com

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Appendix 1

GREETHAM

CHARACTER ASSESSMENT
5th December 2016



Produced by the Neighbourhood Steering Group

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1. Introduction

A Neighbourhood Plan is a way of helping local communities influence the planning of the area in which they live and work. It can be used to:

1. Develop a shared vision for the neighbourhood.
2. Choose where new homes, shops, offices and other developments should be built.
3. Identify and protect important local green spaces.
4. Influence what new buildings should look like.

This character assessment is an important part of the last item.

The purpose of the Character Assessment is to understand and record the distinctive features of the village which combine to create its unique character. The approach we have used is to identify broad character areas using on-site fieldwork and record this on a pro-forma. This has then been used, together with local knowledge, to write up the text. Photographs are included to illustrate the houses and other features described.

Within each of the character areas there are houses and other property not typical of its general character. The purpose has been to capture the general character of the area and ignore individual properties which are not typical.

Members of the Greetham Neighbourhood Plan Steering Group carried out the on-site fieldwork. Steering Group members are not professional planners. They are ordinary members of the Community who have been advised on the process by Rutland County Council Planning Department.

We hope this Character Assessment will help developers, designers and builders to produce high quality designs for new houses and other buildings in accordance with our vision for the future of the village. We also hope that any new designs for development will build on or reflect some of the identified character aspects that make Greetham a unique Rutland village and not just another place to build standard developer housing.

2. Greetham – a Brief Overview/History



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People have lived in Greetham for over 2,000 years. Archaeological evidence confirms that the original Iron Age settlement of a number of thatched roundhouses was just outside the current village, to the east of the pedestrianised section of Great Lane. The Romans followed on and certainly had a presence around what would later become the site of the church. The Vikings may have been here too, but the village began to thrive in Saxon times when the church began to be constructed. It was completed in Norman times, some 700 years ago. There was certainly a degree of wealth and power in the village by the Norman era as the church is a particularly fine construction with one of the best 'broach spires' in the country. The remains of the Mediaeval Manor House cannot now be seen but are, characteristically, close to the church.

The pattern of building in the village is typical of the northern part of Rutland. Greetham is a linear village, running roughly east / west along the course of the North Brook stream, with a series of lanes running mainly northwards from Main Street. The older houses are mainly built from local limestone and have either Collyweston slate or thatched roofs. Later, as with all villages in Rutland, orange and red pantiles, blue Welsh slate and various shades of brickwork came into use. Greetham has a number of interesting buildings of varied types and ages which are

listed for their architectural and historic importance including, among others, the church, the Manor House on Little Lane, the old stonemason's shop on Great Lane, and Jacob's Well on Church Lane.

Greetham has its own unique character and, physically, it has not changed significantly over the centuries.
Where development has taken place, it has been either:-

a) within the village in old farms or on fields and paddocks

or b) on fields on the edges of the village.

New development has largely taken place since the 1920s, starting with the construction of the Rutland County Council council houses on Stretton Road and Tithe Barn Row in the mid 1920s. These were new high quality homes fit for heroes and their families, who had endured the First World War. More council houses were built at Locks Close in the 1950s, and then more social properties at North Brook Close in the 1990s. The private housing estates at Church Lane, Kirks Close and Bullfield Close were built in the 1970s, 1980s and 1990s.

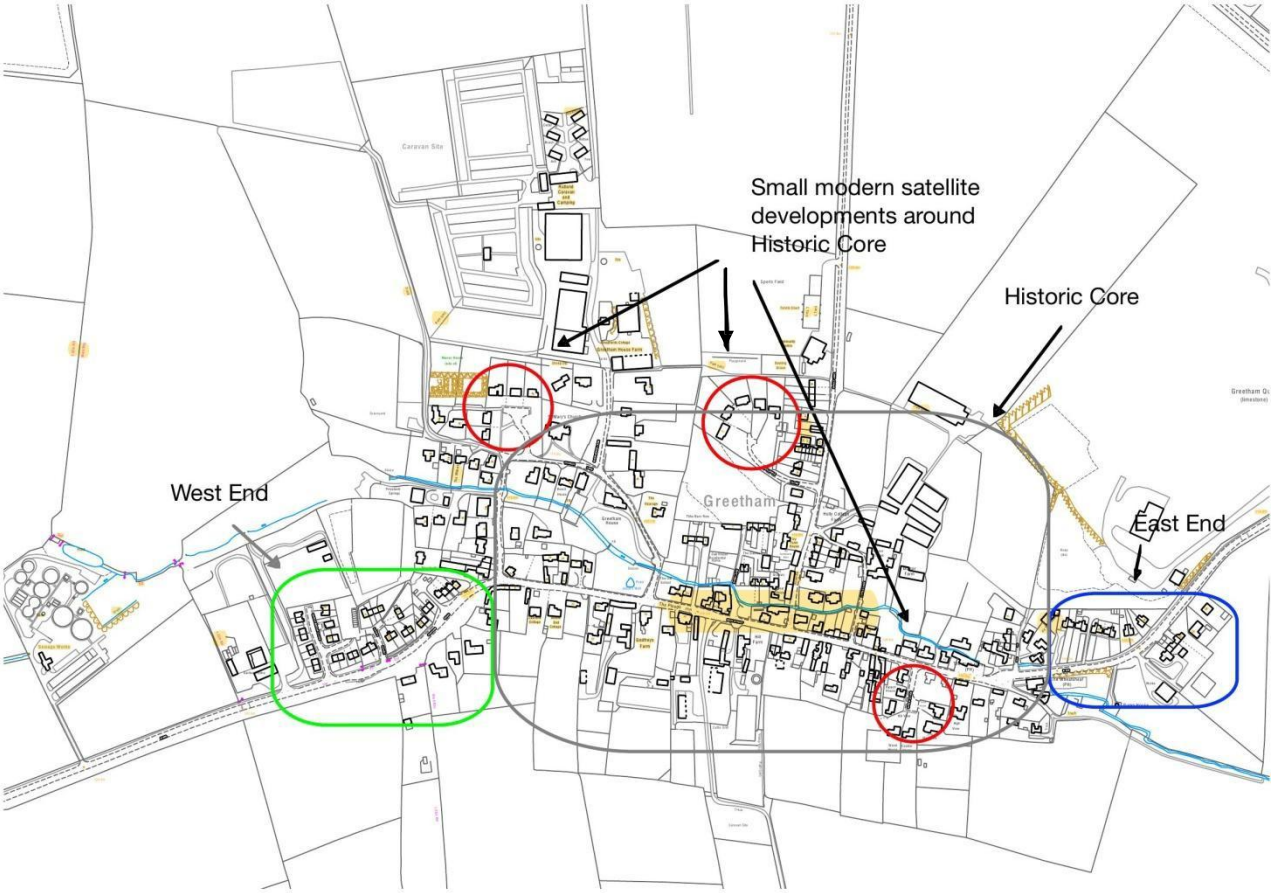
A century ago the village had a church, a chapel, a primary school, and a number of shops, bakeries, butchers, blacksmiths, farms (where most villagers toiled), many small businesses, five pubs and one inn! Today the village has the church, a shop, two pubs, a campsite, the community centre, a working population that has a diverse range of skills, trades and professions and quite a few small home based businesses. It is significantly wealthier than it was. It has about 200 more people than it did in 1911 and many of them live in buildings that were here then although they have been adapted and modernised to current living standards.

The essence of village life in Greetham remains. It is a socially minded place that has a range of activities for all ages. There are some work opportunities in the village and a degree of 'working from home.' However, most people who work do so outside the village, often commuting long distances. This is a change from even a century ago, when virtually every villager lived and worked in the village.

In Section 7, there is a map showing Greetham in the early 20th Century.

3. Location of Character Areas

Map of Character Areas



3.1 **Historic Core**

Note – the Historic Core of the village is a Conservation area. See map in Section 6.

3.1.1. Topography

The Historic Core of the village lies in a shallow valley with a small stream running west-east. Approaching from the west, the land slopes down to the centre of the village and then rises again to the east.
The majority of the built extent of the settlement lies mainly on the northern valley side.

3.1.2. Land Uses

The land use is mainly housing, but includes the village shop, two pubs, the church, a retirement home and Important Green Spaces.

3.1.3. Layout

The layout of the area reflects the historic origins of the village with houses closely abutting the main road (the B668) giving a narrow corridor through the village.
(In the days of the horse and cart and minimal through traffic the need for wide roads and pavements was not important).
Many of the properties have driveways directly onto the main road. There are a number of historic yards with several properties surrounding them. There are blind entrances and road junctions.





There are pinch points in the main road and narrow pavements below the recommended width for push chairs.

The settlement is focused around the junction of the two main roads through the settlement, the B668 Main Street and Great Lane which leads north from its centrally located junction on Main Street. Main Street closely follows the line of the North Brook which runs from west to east through the village.

Settlement boundaries are generally soft with indistinct transitions between the landscape and the village allowing for a fragmented and varied interface between the plateau and the village.

Whilst generally tightly-knit along Main Street, buildings are irregularly spaced and oriented to the road, occasionally tight to the highway but elsewhere set behind

small gardens and yards, particularly in connection with commercial buildings and public houses.

3.1.4. Roads/Streets/Routes

Main Street (B668) is a single lane road, which passes through the village west-east with a 20mph speed limit. It is a tarmac road with a paved sidewalk on the north side. Church Lane forms a loop to the north giving access to the church and housing. Pond Lane and Tithebarn Row are small no through roads which provide access to houses to the north of the B668. Great Lane, which used to be the road to Thistleton, has housing on both sides and culminates in the Community Centre beyond which it is closed to traffic. This is because it is too narrow to support any volume of traffic and provides essential parking for the Great Lane residents. Little Lane links Main Street to Great Lane and has housing and a farm.

3.1.5. Spaces

A number of Important Open Spaces have been defined to maintain a green corridor through the village (see map Section 6).
There is a small village green in the village centre with North Brook running alongside.



There is a larger grass area alongside the church. There is a bus lay-by and turnaround place towards the east end of the area.

3.1.6. Buildings

The houses are mainly two storey with a mixture of detached, semi-detached, terrace and courtyard properties.



Some of the properties are small, others are large and occupy large plots of land, especially to the south of the B668. Some have been converted from agricultural buildings.



There are many Grade 2 listed buildings (see list in Section 5). Housing is predominantly in local stone. Roofs are pitched.

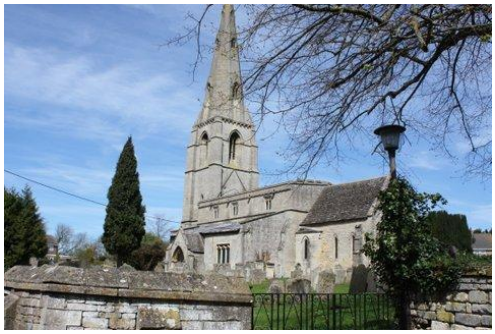
There are a small number of thatched roofs and a large number of terra cotta /slate roofs.



Windows are predominantly small with small panes and there are many houses with dormer windows. (See Gallery Section 4)
The photograph adjoining this section typifies the quintessential Greetham house in this area.
Character along Great Lane to the north of the Main Street reflects that of the historic elements of Greetham with a predominance of locally distinctive and attractive low two storey cottages with traditional agricultural buildings and yards which have generally been given over to more recent residential development and infill.

3.1.7. Landmarks

There is an ancient church with magnificent broach spire visible from a wide area around the village.





There is a historic well just off the main road – Jacob's well.

One of the properties at the centre of the village has interesting stone carvings incorporated into a workshop - Halliday's Yard.





The village green has a decorated sign depicting village landmarks.

There are two attractive pubs on the main road.





Stone walling with terra cotta topping adds to the character of the village

3.1.8. Green and Natural Features

The overall impression of the area is one of a historic village nestling in a green valley, well stocked with trees and enhanced by a stream running through the village. Trees are generally prominent and important features within the settlement as a whole, particularly along Main Street where they often bound the main highway or set a green frame around buildings fronting the road.

Well-maintained strong hedgerows line the three highway approaches to the village.

A limited but tight network of small lanes of mainly residential character extend northwards from Main Street around the historic core to which the church is the focus. Here trees are particularly important and partially reflect the line of North Brook which affords an attractive ribbon feature visible from Church Lane, Great Lane and Little Lane.

Elsewhere the soft interface between open countryside and settlement does allow for pockets of pasture and paddock to penetrate into parts of the village, particularly around to the north of Main Street around Bridge Lane.

3.1.9. Streetscape

A central feature of the village is a small green with a stream alongside. The village sign depicts notable landmarks. There are benches on the green for the relaxation of villagers and visitors.

The Main Street is narrow due to houses built immediately alongside it to the south and next to the narrow pavement to the north.

Street lighting is modern.

3.1.10. Views

From a distance there is a good view of the church spire approaching the village from the west.

On entering the village from the west, there is a long clear view along the main road down to the centre of the village.

On entering the village from the east, there are wide grass verges initially, followed by a picturesque pub and thatched cottage by the stream with a background view of the house roofs rising on either side of the valley.

There is then a narrow pinch point between listed buildings before the road opens out again to the centre of the village.

3.1.11. Summary of Key defining characteristics / other observations

An historic small village scape with tightly p acked houses built of local stone. The narrow street reflects the historic origin of the village.

3.2 West End

3.2.1. Topography
The area is generally flat.

3.2.2. Land Uses
The land use is agricultural, housing and sewage works.

3.2.3. Layout - Roads/Streets/Routes
There is a single main road through the area (B668) which has a pathway / cycle track going west to Cottesmore and a pavement to the village centre
On the north side of the road there are houses along side the road and two small Cul-de-sacs directly off the road. The building plots are small. The land falls and drains to North Brook.
On the south side, there are detached bungalows with driveways off the road. The plots are large.



3.2.4. Spaces
None

3.2.5. Buildings
The houses to the north of the road are mainly semi-detached and are built of brick with pitched tiled roofs. These were built in the 1950's and 1980's. The bungalows on the south side are late 20th century.



3.2.6. Landmarks
None

3.2.7. Green and Natural Features
The main road forms a green corridor into the village with some trees and hedgerows. There are wide verges on the south side. North Brook lies to the north.
The Cul-de-sacs have pavements and small front gardens.

3.2.8. Streetscape
There is modern street lighting. The roads and pavements are tarmac. There is a speed bump to control traffic speed.
The Cul-de-sacs do not have hedgerows or fences between front gardens.

3.2.9. Views

The predominant feature on the approach to the village is the church spire.



3.2.10. Summary of Key defining characteristics / other observations

This is an important gateway to the village which should reflect the character of the village overall. The church spire can be seen from a distance as the village is approached and it is important that the character of the area reflects and enhances that of the village.

3.3 Small modern satellite developments within the Historic Core

These comprise Bullfield Close, part of Church Lane, Kirks Close and other small areas.

3.3.1. Topography
Located on land which is rising from the valley bottom.

3.3.2. Land Uses
Residential.

3.3.3. Layout - Roads/Streets/Routes
Cul-de-sacs with 5/7 houses.

3.3.4. Spaces
Church Lane includes a village green area.



3.3.5. Buildings
Large detached modern houses, built in the second half of the 20th Century with mixed building materials, mainly brick.

3.3.6. Landmarks

The Church Lane area is next to the church and a field with the historic old manor foundations.

3.3.7. Green and Natural Features
Large gardens with trees and shrubs.

3.3.8. Streetscape
Only the Church Lane area has street lighting and this is modern.

3.3.9. Views
Generally looking down on the village with vistas of green spaces.

3.3.10. Summary of Key defining characteristics / other observations
Small developments on large plots of mixed building materials. Well stocked with trees and shrubs.

3.4 East End

3.4.1. Topography
Sloping from Rutland plateau on east side to village centre on the west.

3.4.2. Land Uses
Residential and commercial.
Significant to the setting of the village is the large operational limestone quarry to the immediate northeast fringe of Greetham. Significant structural planting can be observed on most sides of the quarry site.

3.4.3. Layout
On the north side of the main road, there are large plots with the houses well set back from the road with sloping gardens in front. Generally the houses have shared driveways onto the main road. On the south side of the main road there are mainly house with garages bordering the road, and small front gardens.

3.4.4. Roads/Streets/Routes
There is a single main road running through the area with a speed bump at the entrance to the village. There is a pavement to the north side of the road. The speed limit is initially 30mph then 20mph.



3.4.5. Spaces
None

3.4.6. Buildings
On the north side there are terrace houses built in the early 20th Century, which are rendered.



On the south side there are small terrace stone cottages built around the mid 19th Century and two later brick built detached properties

3.4.7. Landmarks
None



3.4.8. Green and Natural Features

Long front gardens and grass verges to the north.

3.4.9. Streetscape

There is modern street lighting. The roads and pavement are tarmac. There are long hedge rows.



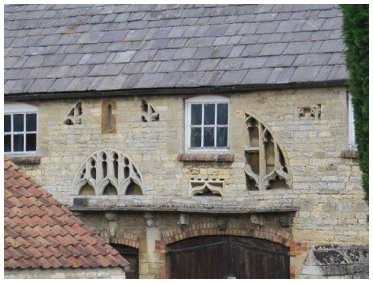
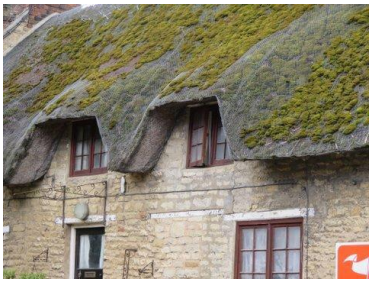
3.4.10. Views

Due to the topography the approach from the east descends into the valley area and there are views of the roofing of the village house below.

3.4.11. Summary of Key defining characteristics / other observations

Approaching the village from the east, this is an area with green verges and glimpses of the historic village in the background.

4. Gallery of characteristic Greetham building feature

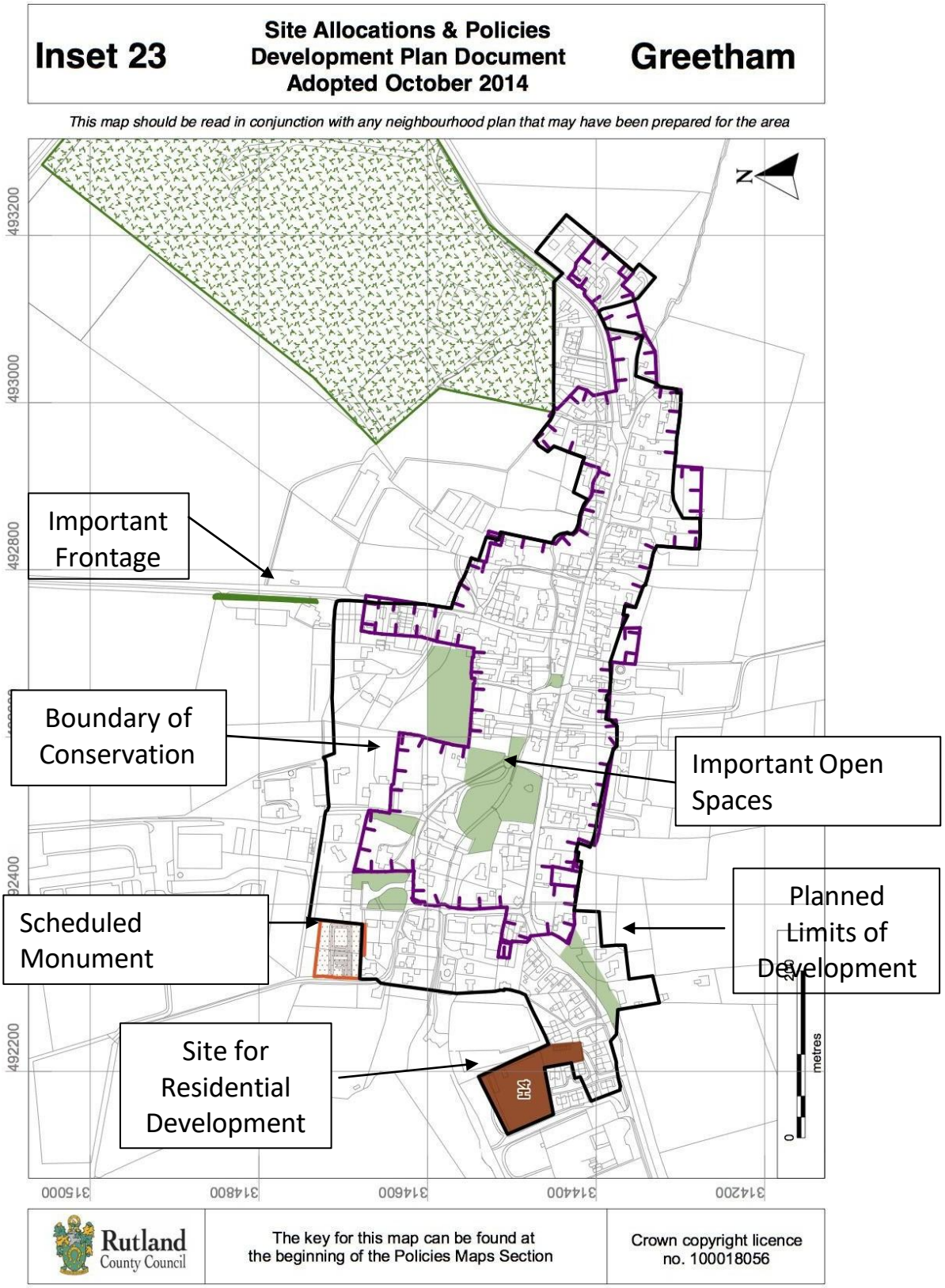
4.1. Boundarys 	4.2. Boundary wall 	4.3. Boundary walls 
4.4. Copings 	4.5. Chimneys 	4.6. Chimney red brick 
4.7. Chapel Cultural asset 	4.8. Stone detailing Quoins on corners 	4.9. Porch 
4.10. Halidays Yard- Cultural asset 	4.11. Wrought iron detailing 	4.12. Thatched roof detailing 

4.13. Barn owl entry on barn 	4.14. Entrance 	4.15. Public right of way 
4.16. Thatch roof detailing 	4.17. Landscaping 	4.18. Roof / Walling 
4.19. Window 	4.20. Wooden Lintels – Mullion windows 	4.21. Dormer window 
4.22. Windows 		

5. List of Listed buildings

1, Bridge Lane Bridge Lane, Greetham, Rutland	Grade II
19, Main Street Main Street, Greetham, Rutland	Grade II
3, Bridge Lane Bridge Lane, Greetham, Rutland	Grade II
45, Main Street Main Street, Greetham, Rutland	Grade II
61, Main Street Main Street, Greetham, Rutland	Grade II
8, Little Lane Little Lane, Greetham, Rutland	Grade II
Barn at Number 37 (Hill Farmhouse) Main Street, Greetham, Rutland	Grade II
Church of St Mary Church Lane, Greetham, Rutland	Grade I
Greetham House Shepherds Lane, Greetham, Rutland	Grade II
Hill Farmhouse Main Street, Greetham, Rutland	Grade II
Holly Cottage Farmhouse Little Lane, Greetham, Rutland	Grade II
Ivy Farmhouse Great Lane, Greetham, Rutland	Grade II
Lodge Farmhouse and Barn Greetham, Rutland	Grade II
Manor House Little Lane, Greetham, Rutland	Grade II
Outbuilding at Number 30 Main Street, Greetham, Rutland	Grade II
The Walnuts Main Street, Greetham, Rutland	Grade II
The Wheatsheaf Public House 2 Wheatsheaf Lane, Greetham, Rutland	Grade II
Village Well 11 Church Lane, Greetham, Rutland	Grade II
Woodyard Cottage Main Street, Greetham, Rutland	Grade II

6. Map showing Conservation area



7. Map of Greetham in 1903