



Sustainability Appraisal for the Rutland Local Plan 2018-2036

SA Report to accompany the Pre-Submission version of
the Local Plan

May 2020

Quality information

Prepared by	Checked by	Verified by	Approved by
Ryan Putt Environmental Consultant	Nick Chisholm-Batten Associate Director	Steve Smith Technical Director	Steve Smith Technical Director

Revision history

Revision	Revision date	Details	Authorised	Name	Position
V5.0	19 th May 2020	Consultation version	19 th May 2020	Nick Chisholm- Batten	Associate Director

Prepared for:

Rutland County Council

Prepared by:

AECOM Infrastructure & Environment UK Limited
Aldgate Tower
2 Lemn Street
London E1 8FA
United Kingdom
aecom.com

© 2020 AECOM Infrastructure & Environment UK Limited. All Rights Reserved.

This document has been prepared by AECOM Infrastructure & Environment UK Limited ("AECOM") for sole use of our client (the "Client") in accordance with generally accepted consultancy principles, the budget for fees and the terms of reference agreed between AECOM and the Client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. No third party may rely upon this document without the prior and express written agreement of AECOM.

Table of Contents

1. Introduction	1
Background	1
Current stage of plan making	3
What is the plan seeking to achieve?	3
2. Sustainability Appraisal for the Rutland Local Plan	7
Sustainability Appraisal explained	7
This SA Report	7
What is the scope of the SA?	8
 Part 1: What has plan-making and SA involved up to this point?	
3. Plan making and SA process to date.....	13
4. Initial options appraised through the SA process	15
Initial SA Report	15
Consultation Draft of the Local Plan Review	15
Appraisal of sites for potential allocation	16
Introduction of further potential locations for strategic-scale development in Rutland	16
St. George's Barracks site	16
Woolfox site	17
Revisiting the options appraisal	17
5. Appraisal of spatial strategy options	19
Spatial strategy options assessed	19
Key variables considered	19
Locations of growth	19
Housing numbers	21
Spatial strategy options	21
Appraisal methodology	31
Appraisal findings	32
6. Overview of the reasons for choosing the preferred strategy for the Local Plan.....	37

Part 2: What are the SA findings at this current stage?

7. Appraisal of policy approaches presented in the latest version of the Rutland Local Plan	46
Purpose of this chapter	46
Approach to the appraisal	46
Biodiversity and Geodiversity	47
Historic Environment	51
Landscape	55
Land, Soil and Water Resources	58
Climate Change	62
Population and Communities	65
Economy and Employment	70
Cumulative effects	74
8. Monitoring programme for the SA	77
Monitoring in SA	77
Proposed monitoring programme	77

Part 3: What are the next steps?

9. Next Steps	80
Next steps for plan making / SA process	80
Appendix A Regulatory requirements	82
Appendix B Summary of context review and baseline	87
Appendix C Appraisal of Spatial Strategy Options	134

Technical Annex to the SA Report (separate document)

SA site appraisals

Introduction

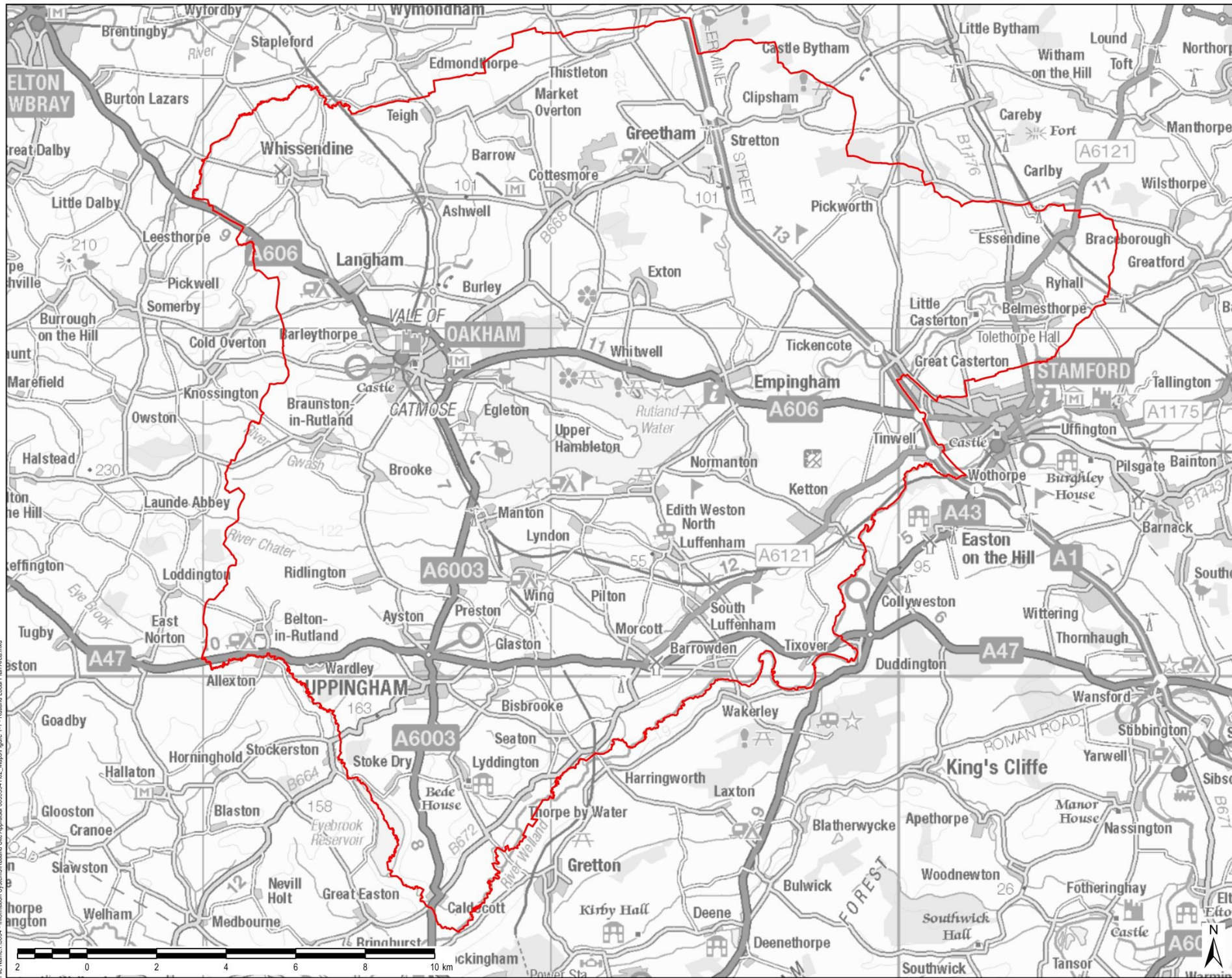
1. Introduction

Background

- 1.1 AECOM has been commissioned to undertake an independent sustainability appraisal (SA) in support of Rutland County Council's emerging Local Plan.
- 1.2 Rutland County Council is currently preparing a new Local Plan to replace the existing planning policies in the Rutland Local Development Framework. The new Local Plan, which will cover the period to 2036, will be the key planning policy document for the County and will guide decisions on the use and development of land.
- 1.3 Key information relating to the Local Plan is presented in **Table 1.1**.

Table 1.1: Key facts relating to the Rutland Local Plan

Name of Responsible Authority	Rutland County Council
Title of Plan	Rutland Local Plan 2018-2036
Subject	Spatial plan
Purpose	<p>The Local Plan will guide future development and land use within Rutland County over the period up to 2036. It replaces the Rutland Local Development Framework Core Strategy Development Plan Document (DPD), the Rutland Site Allocations and Policies DPD and the Minerals Core Strategy and Development Control Policies DPD.</p> <p>The Local Plan will, alongside neighbourhood plans, comprise the Development Plan for the County and will be the primary basis against which planning applications are assessed.</p>
Timescale	To 2036
Area covered by the plan	Rutland County (see Figure 1.1 below)
Summary of content	<p>The Local Plan will set out the vision, strategy and policies to manage growth and development in Rutland in the period to 2036.</p> <p>It will indicate the locations in the County for future housing, employment, retail, community services and other types of development.</p>
Plan contact point	<p>Rachel Armstrong, Principal Planning Policy Officer, Catmose, Oakham, Rutland LE15 6HP</p> <p>Email address: rarmstrong@rutland.gov.uk</p> <p>Telephone number: 01572 758306</p>



THIS DRAWING IS TO BE USED ONLY FOR THE PURPOSE OF ISSUE THAT IT WAS ISSUED FOR AND IS SUBJECT TO AMENDMENT

LEGEND

Rutland Local Plan Area

Copyright
Contains Ordnance Survey Data © Crown Copyright and database right 2019

Purpose of Issue
FINAL

Client
RUTLAND COUNTY COUNCIL

Project Title
INTERIM SUSTAINABILITY APPRAISAL REPORT FOR THE RUTLAND LOCAL PLAN

Drawing Title
RUTLAND LOCAL PLAN AREA

Drawn CN	Checked JW	Approved RP	Date 10/07/2019
AECOM Internal Project No. 60599541		Scale @ A3 1:100,000	

THIS DOCUMENT HAS BEEN PREPARED PURSUANT TO AND SUBJECT TO THE TERMS OF AECOM'S APPOINTMENT BY ITS CLIENT. AECOM ACCEPTS NO LIABILITY FOR ANY USE OF THIS DOCUMENT OTHER THAN BY ITS ORIGINAL CLIENT OR FOLLOWING AECOM'S EXPRESS AGREEMENT TO SUCH USE, AND ONLY FOR THE PURPOSES FOR WHICH IT WAS PREPARED AND PROVIDED.

AECOM
Midpoint
Atopex Link, Seagraves
Hampshire, RG21 7PP
Telephone (01296) 310200
Fax (01296) 310201
www.aecom.com



Drawing Number
FIGURE 1.1

Rev
01

File Name: I:\5004 - Information Systems\Rutland Site Appraisal 60599541\02_Maps\Figure 1.1 - Rutland Local Plan Area.mxd

Current stage of plan making

- 1.4 This SA Report accompanies the current consultation on the Local Plan (*Rutland Local Plan 2018-2036: Pre-Submission Draft*).
- 1.5 At the current stage of plan-making, RCC is consulting on the Pre-Submission Draft Local Plan. This version of the plan has been published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations.
- 1.6 The consultation follows previous consultation on 'Issues and Options' for the Local Plan, which was undertaken in November 2015¹, consultation on a draft Local Plan, which was undertaken in July 2017,² and targeted consultation undertaken on site-specific issues, undertaken in July 2018.³ These were undertaken under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations.
- 1.7 The aim of the Issues and Options consultation was to canvass stakeholders' views on the approaches Local Plan policies could take to various key planning issues, including alternative development strategies for the County. In July 2017, RCC then consulted on an initial version of the draft Local Plan. This was with a view to gaining consultees' views on a proposed development strategy for the Local Plan and an early version of Local Plan policies. A further consultation was subsequently undertaken on the implications of the potential development of the St George's Barracks site as part of the new Rutland Local Plan and on additional sites suggested by landowners and developers since the 2017 consultation.
- 1.8 The current Local Plan consultation seeks views on the proposed submission version of the Local Plan, including a preferred development strategy, for submission to the Secretary of State.

What is the plan seeking to achieve?

- 1.9 The vision and objectives for the Local Plan were developed during initial stages of plan making.
- 1.10 The vision for the Local Plan is as follows:

A stronger Rutland with a high quality of life in vibrant communities. Using our resources wisely to protect and enhance our unique environment, create more homes and jobs for our residents, and ensure everyone can live well and safely together.

A place where:

- *sustainable growth will have resulted in the delivery of more homes which meet the identified need for a range of different housing of an appropriate size, type and cost, including homes that young families can afford.*
- *our population represents a more balanced age profile, with residents living in vibrant, thriving town and village communities - including a new garden community which provides affordable homes, local jobs and is supported by appropriate services, facilities and transport infrastructure;*
- *economic growth will have resulted in the availability of high quality employment opportunities and businesses which provide locally accessible employment; improved learning opportunities; and the delivery of appropriate support services and infrastructure;*

¹ Rutland County Council (November 2015) *Local Plan Review Issues & Options Consultation*

² Rutland County Council (July 2017) *Rutland Local Plan 2016-2036, Consultation Draft Plan*

³ Rutland County Council (July 2018) *Rutland Local Plan Specific Consultation considering the implications of potential development of St. George's within the Local Plan*

- *a steady and adequate supply of minerals to support sustainable development will have been provided for. Where communities and businesses have taken more responsibility for their own waste but also seeing it as a resource;*
- *the individual character and attractiveness of each town and village and the countryside will have been maintained and the quality of life for residents improved;*
- *we have responded to the challenges of climate change by ensuring that the impact of people and development on the environment is minimised by: the prudent uses of resources (including minerals and their safeguarding); sustainable construction and design; making the most effective use of previously developed or "brownfield" land; improved waste management and recycling; increased use of renewable energy, and by addressing the implications of flood risk and climate change;*
- *low crime rates, high life expectancy, high levels of academic achievement and attainments are achieved;*
- *the health and well-being of our community has been promoted and there is an active and enriched community life for everyone.*

1.11 Implementing this vision, the Local Plan has the following objectives:

Establishing a cohesive spatial strategy

Strategic Objective 1: Locations for development

To identify locations and sites suitable to accommodate development in a sustainable way. Providing an opportunity to access services and facilities locally; facilitate the provision of minerals, contribute towards waste management capacity needs, minimising the need to travel; promoting the efficient use of land, making as much use as possible of previously-developed or "brownfield" land; and protecting the natural environment, heritage, landscape, the unique character and identity of the towns, villages and countryside.

Strategic Objective 2: New garden community at St George's

To create a new planned settlement on the brownfield site of St George's Barracks, North Luffenham when it is vacated by the MOD in 2022. The new settlement will provide a new community, developed to meet Garden Community principles. It will incorporate high-quality homes with a mix of size, affordability and choice of ownership and locally accessible work spaces within a well-designed, healthy and sociable community, appropriately supported by community infrastructure and services. Creating a distinct settlement which is separate to (but complements) the historic villages of North Luffenham and Edith Weston and makes the most of local heritage, landscape and biodiversity assets.

Strategic Objective 3: Vibrant and prosperous market towns

To support the vibrant and prosperous market towns of Oakham and Uppingham by encouraging sustainable development that supports their function as service centres with a range of good quality housing, jobs, businesses, shops and services that meet the needs of local people, visitors, businesses and the wider rural hinterland.

Strategic Objective 4: Diverse and thriving villages

To maintain our diverse and thriving villages by encouraging appropriate, sustainable development where it supports the role of the larger villages as "service hubs" for the smaller villages and meets local needs in the smaller villages to maintain and improve their vitality and viability.

Creating sustainable communities

Strategic Objective 5: Housing for everyone's needs

To deliver the Local Housing Need (LHN) of at least 130 new homes each year, in the right locations, providing a range and mix of housing size, type and tenure to meet the needs of the whole community including: affordable housing, housing for older people and specialist housing and to deliver sufficient pitch and plot provision to meet the identified needs for Gypsies and Travellers and Travelling Showpeople.

Strategic Objective 6: Healthy and socially inclusive communities

To support healthy and thriving communities by protecting existing and providing new, high quality local and accessible health, leisure, recreation, sport, green infrastructure and cultural activities.

Strategic Objective 7: A stronger and safer community

To develop a stronger and safer community by designing out opportunities for crime and implementing measures to improve road safety to ensure that people can live, work and relax where they feel safe and enjoy a better quality of life.

Building our economy and infrastructure

Strategic Objective 8: Strong and diverse economy

To deliver new employment land and premises to help retain and expand existing businesses and attract inward investment to strengthen and diversify the local economy in order to provide a greater range and quality of employment opportunities locally and reduce commuting out of the County.

Strategic Objective 9: Rural economy and communities

To support our rural communities by encouraging development opportunities related to the rural economy including farm and rurally based industries, sustainable tourism and promoting services and facilities in the Local Service Centres and villages.

Strategic Objective 10: Sustainable transport and infrastructure

To develop a strong and vibrant community by delivering infrastructure to meet community needs and planned growth in a timely manner and developing communication links throughout the county and beyond and developing integrated and sustainable forms of transport including public transport, walking and cycling facilities.

Strategic Objective 11: Town Centres

To maintain and promote the two market town centres (Oakham and Uppingham) as vibrant and attractive places for residents and visitors to work, live and shop.

Strategic Objective 12: Safeguarding minerals and waste development

To safeguard mineral and waste commitments, associated facilities and infrastructure, along with mineral resources of local and national importance, from incompatible development to support the development of sustainable communities.

Sustaining our environment

Strategic Objective 13: Natural and cultural environment

To safeguard and enhance the natural resources, landscape and countryside, cultural heritage and the diversity of wildlife and habitats, including green infrastructure and special protection for Rutland Water to improve our quality of life and make a full contribution to global sustainability.

Strategic Objective 14: Built environment and local townscape

To protect and enhance the built environment and open spaces, historic environment and local townscape associated with the historic core of the market towns, listed buildings and conservation areas. To support the distinctive local identity of Rutland through the supply of locally sourced building materials and encourage their use for purposes for which they are most suitable.

Strategic Objective 15: High quality design and local distinctiveness

To ensure that design of new development is of the highest quality to provide attractive and safe places to live, work and visit and to reflect the local character, identity and distinctiveness of the towns and villages.

Strategic Objective 16: Resources and climate change

To reduce the impact of both development and climate change on Rutland's environment and communities, through:

- *sustainable design and construction;*
- *encouraging the prudent uses of resources, including the re-use of previously developed land, re-use of secondary and recycled aggregates and safeguarding minerals,*
- *managing waste as a resource and promoting recycling;*
- *increasing use of renewable energy;*
- *addressing the implications of flood risk and climate change; and*
- *promoting sustainable transport.*

Strategic Objective 17: Restoration of minerals sites

Secure the restoration and aftercare of mineral extraction sites at the earliest opportunity, to high environmental standards which should reflect local circumstances and deliver a net gain in biodiversity.

1.12 In the context of the above vision and objectives, the current version of the Local Plan sets out the following:

- A spatial strategy for Rutland.
- A series of planning policies to guide development in the County to 2035.
- Site allocations and policies for housing, mixed use development, and employment uses.

2. Sustainability Appraisal for the Rutland Local Plan

Sustainability Appraisal explained

- 2.1 SA considers and communicates the likely significant effects of an emerging plan, and the reasonable alternatives considered during the plan making process, in terms of key sustainability issues. The aim of SA is to inform and influence the plan-making process with a view to avoiding or mitigating negative effects and maximising positive effects. Through this approach, the SA seeks to maximise the emerging Local Plan's contribution to sustainable development.
- 2.2 An SA is undertaken in line with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations) which transpose into national law the EU Strategic Environmental Assessment (SEA) Directive.⁴ SA also widens the scope of the assessment from focusing largely on environmental issues to also include social and economic issues.
- 2.3 The SEA Regulations require that a report is published for consultation alongside the draft plan that 'identifies, describes and evaluates' the likely significant effects of implementing 'the plan, and reasonable alternatives'. The report must then be taken into account, alongside consultation responses, when finalising the plan.
- 2.4 The 'likely significant effects on the environment' are those defined in Annex I of the SEA Directive as '*including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors*'. Reasonable alternatives to the plan need to take into consideration the objectives of the plan and its geographic scope. The choice of 'reasonable alternatives' is determined by means of a case-by-case assessment and decision.⁵
- 2.5 **Appendix A** signposts where the requirements of the SEA Regulations have been met through the SA process.

This SA Report

- 2.6 At the current stage of plan-making, RCC is consulting on the *Pre-Submission Draft* of the Local Plan under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations.
- 2.7 This SA Report has therefore been produced with the intention of informing this stage in the Local Plan's preparation. Specifically, this report presents an appraisal of the proposed submission Local Plan, and reasonable alternatives. This is for the benefit of those who might wish to make representations through the consultation and for the benefit of the plan-makers tasked with selecting preferred approaches for the Local Plan.
- 2.8 This SA Report has been structured into three parts, as follows:
 - **Part 1** provides an outline of plan making to date, in association with the parallel SA process

⁴ Directive 2001/42/EC

⁵ Commission of the European Communities (2009) Report from the Commission to the Council, The European Parliament, The European Economic and Social Committee and the Committee of the Regions on the application and effectiveness of the Directive on Strategic Environmental Assessment (Directive 2001/42/EC). (COMM 2009 469 final).

- **Part 2** assesses the current version of the Local Plan, which this SA Report accompanies for consultation
- **Part 3** sets out the next steps for the Local Plan/SA process.

What is the scope of the SA?

SA Scoping Report

- 2.9 The SEA Regulations require that: *"When deciding on the scope and level of detail of the information that must be included in the report, the responsible authority shall consult the consultation bodies"*. In England, the consultation bodies are the Environment Agency, Historic England and Natural England.⁶ These authorities were consulted on the scope of the Local Plan SA in July 2015.
- 2.10 The baseline information (including baseline data and context review) initially included in the SA Scoping Report has been updated in the period since 2015 and provides the basis for the SA process. The sustainability context and baseline is presented in **Appendix B**.

SA Framework

- 2.11 Drawing on the review of the sustainability context and baseline, the SA Scoping Report identified a range of sustainability problems / issues that should be a particular focus of SA, ensuring it remains targeted at the most important sustainability issues. These issues were then translated into an SA 'framework' of objectives and appraisal questions.
- 2.12 The SA Framework provides a way in which the sustainability effects of the Local Plan and alternatives can be identified and analysed based on a structured and consistent approach.
- 2.13 The SA Framework and the appraisal findings in this SA Report have been presented under seven SA Themes, reflecting the range of information being considered through the SA process. These are:
- Biodiversity and Geodiversity
 - Historic Environment
 - Landscape
 - Land, Soil and Water Resources and Environmental Quality
 - Climate Change
 - Population and Communities
 - Economy and Employment
- 2.14 The SA Framework is presented in Table 2.1 below

⁶ In line with Article 6(3) of the SEA Directive, these consultation bodies were selected because *"by reason of their specific environmental responsibilities, [they] are likely to be concerned by the environmental effects of implementing plans and programme"*.

Table 2.1: SA Framework for the Rutland Local Plan 2018-36

SA Theme	SA Objectives	Appraisal questions: Will the option/proposal help to...
Biodiversity and geodiversity	Increase biodiversity and geodiversity	Create new areas of wildlife conservation?
		Protect, improve and promote the biodiversity of Rutland?
		Maintain or improve the condition of SSSIs and the other sites designated for their nature conservation value?
		Protect the geological diversity of Rutland and improve access to these features?
Historic environment	Conserve or enhance the historic environment, heritage assets and their settings.	Contribute to the local character of the area?
		Tackle Heritage at Risk?
		Avoid harm to heritage assets and their settings?
Landscape	Protect and enhance the character, diversity and local distinctiveness of the natural environment and rural landscape of Rutland.	Conserve and enhance the character and diversity of the rural landscape of Rutland?
		Conserve and enhance the local distinctiveness of Rutland?
Land, soil and water resources and environmental quality	Protect the natural resources of the region - including water, air and soil.	Make use of previously developed land?
		Reduce levels of pollution?
		Clean up land affected by contamination?
	Minimise waste, increase recycling and promote sustainable waste management.	Reduce the volume of waste arisings?
		Promote the sustainable management of waste?
Facilitate the delivery of a steady and adequate supply of minerals to support sustainable growth and safeguard mineral resources and related development from sterilisation and incompatible forms of development.	Enable sustainable development and management of existing and new mineral developments?	

SA Theme	SA Objectives	Appraisal questions: Will the option/proposal help to...
	Progressively restore mineral development land, seeking to maximise beneficial opportunities.	Enable the restoration of former mineral development land, maximising beneficial opportunities?
Climate change	Reduce emissions of greenhouse gases that cause climate change and adapt to its effects.	Reduce or minimise greenhouse gas emissions?
	Minimise energy usage and promote the use of renewable energy sources.	Will it improve energy efficiency of dwellings/other uses?
	Reduce the risk and impact of flooding	Avoid development in areas of flood risk? Reduce flood risk or ensure that development does not increase flood risk elsewhere?
Population and communities	Help achieve a housing stock that meets the needs of Rutland.	Provide housing affordable to all sections of the community?
		Provide for those in housing need/vulnerable groups?
		Contribute to energy efficient homes?
	Improve access to health and social care provision and maintain good health standards.	Improve access to health or social care facilities?
		Promote healthy lifestyles?
	Provide opportunities for people to value and enjoy Rutland's heritage and participate in cultural and recreational activities, whilst preserving and enhancing the environment.	Increase participation in recreation/cultural activities?
		Protect and enhance Green Infrastructure?
	Reduce the adverse effects of traffic and improve transport infrastructure.	Reduce traffic congestion (particularly in urban areas?)
		Reduce the need to travel by car?
Encourage the use of public transport, walking and cycling?		

SA Theme	SA Objectives	Appraisal questions: Will the option/proposal help to...
Economy and employment	Create high quality employment opportunities for all	Help to improve the scope of work opportunities in the region?
		Help to support small-medium sized businesses?
		Encourage people to gain new skills?
	Encourage sustainable business formation and development in urban and rural areas	Help to achieve a range of businesses in the area?
		Improve key skills to contribute to business development?
		Promote the survival rate of small-medium sized enterprises (SMEs)?
	Promote the infrastructure necessary to support economic growth and attract a range of business types	Help to provide the necessary infrastructure to support economic growth in the area?
		Provide land which is suitable for businesses and accessible to employees and customers by means other than private car?
	Facilitate the delivery of a steady and adequate supply of minerals to support sustainable growth and safeguard mineral resources and related development from sterilisation and incompatible forms of development.	Enable sustainable development and management of existing and new mineral developments?

Part 1: What has plan making/ SA involved up to this point?

3. Plan making and SA process to date

- 3.1 The aim of Part 1 of this SA Report is to explain work undertaken between 2016 and 2019 to develop and then appraise reasonable alternatives. It also seeks to explain how the Council has taken into account the findings of the appraisal of reasonable alternatives when developing the latest version of the draft Local Plan. Presenting this information is important given regulatory requirements.⁷
- 3.2 Preparation of the Rutland Local Plan 2018-2036 began in 2015. As highlighted above, three main consultations have been undertaken to date for the Local Plan, on Local Plan Issues and Options in November 2015, on an earlier version of the draft Local Plan in summer 2017, and on targeted site-specific elements in summer 2018.
- 3.3 **Figure 3.1** below summarises the key documents prepared to date as part of the Local Plan and SA processes.
- 3.4 As indicated above, a key element of the SA process to date has been the appraisal of 'reasonable alternatives' for the Local Plan. The SEA Regulations⁸ are not prescriptive as to what constitutes a reasonable alternative, stating only that the SA Report should present an appraisal of the '*plan and reasonable alternatives taking into account the objectives and geographical scope of the plan*'.
- 3.5 A focus of reasonable alternatives development has been with respect to the spatial strategy and the allocation of land in Rutland. The following chapters therefore describe how the SA process to date has informed the preferred spatial strategy for the county and potential locations for proposed development. Specifically, the chapters explain how the Local Plan's spatial strategy has been developed in terms of housing numbers and distribution.

⁷ There is a requirement for the SA Report to present an appraisal of 'reasonable alternatives' and 'an outline of the reasons for selecting the alternatives dealt with'.

⁸ Environmental Assessment of Plans and Programmes Regulations 2004

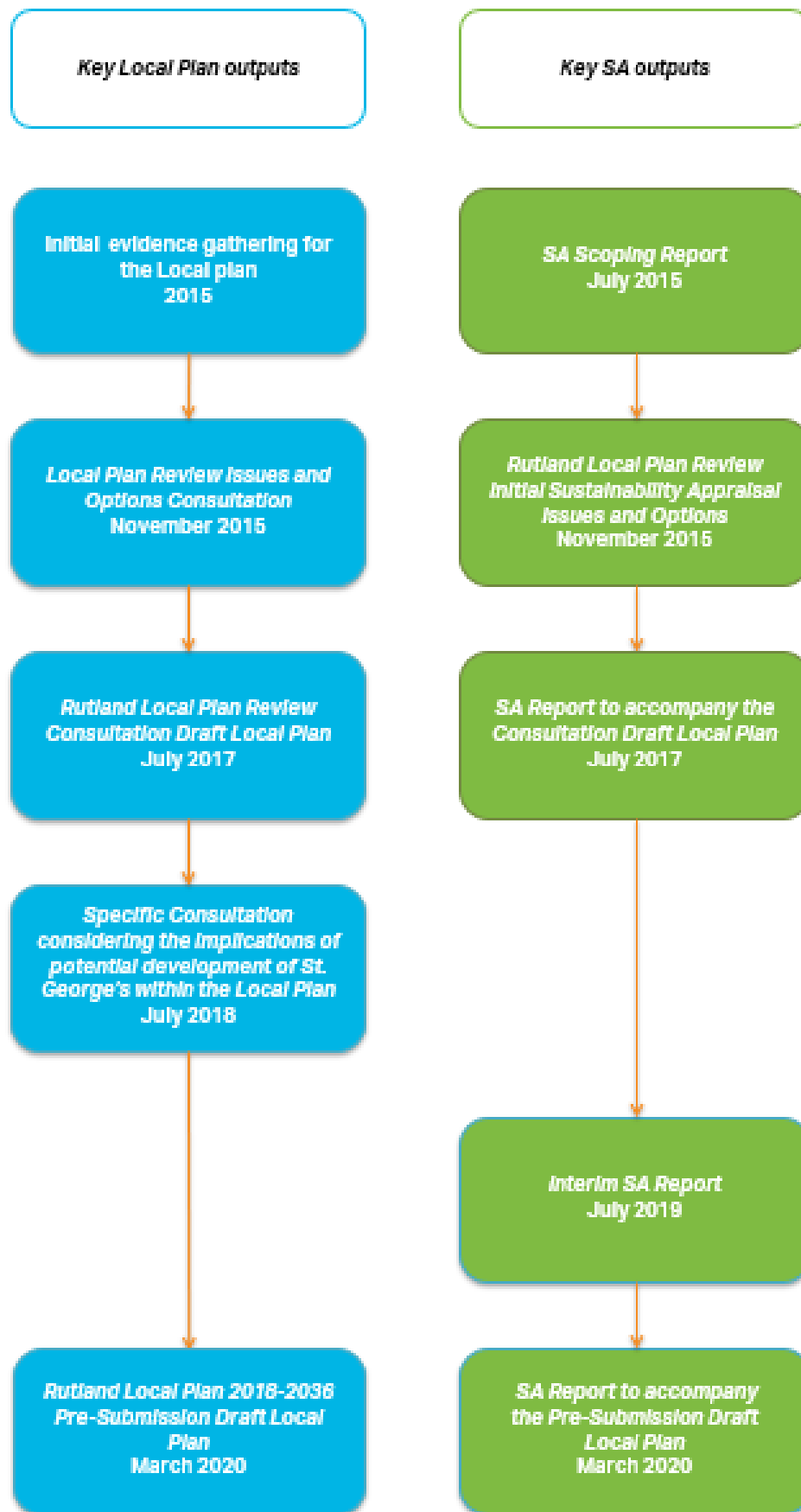


Figure 3.1: Key outputs of the Rutland Local Plan 2018-2036 and accompanying SA process to date

4. Initial options appraised through the SA process

Initial SA Report

- 4.1 In November 2015 the *Rutland Local Plan Review, Issues and Options* was published for consultation by Rutland County Council. The aim of the consultation was to gain stakeholders' views on the approach Local Plan policies could take to various key planning issues.
- 4.2 To accompany the Issues and Options consultation, an Initial SA Report (November 2015) was prepared.⁹ This included an appraisal of options for a range of plan issues.
- 4.3 These options included the following:
- Options relating to the proportion of development to be allocated in Local Service Centres in association with neighbourhood plans.
 - Options relating to groupings of settlements within settlement hierarchy categories.
 - Options for housing numbers to deliver between 2015 and 2036.
 - Options relating to the mix of new housing in terms of types, sizes and tenures.
 - Options on the broad distribution of growth between settlements.
 - Options which explored the distribution of development between Uppingham and Oakham.
 - Options which considered directions of growth around Oakham.
 - Options which considered directions of growth around Uppingham.
 - Options relating to minerals and aggregate production and supply.
 - Options relating to minerals safeguarding.
 - Options relating to waste management and disposal.
- 4.4 The Initial SA Report released with the Issues and Options consultation can be accessed at:
- <https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/local-plan-review/>

Consultation Draft of the Local Plan Review

- 4.5 In July 2017, a *Consultation Draft* version of the Local Plan was published for consultation.¹⁰ Presenting an initial draft of the Local Plan, the consultation sought views on the proposed sites to be allocated for development in the plan and the more detailed policies intended to provide criteria for determining planning applications.
- 4.6 The *Consultation Draft Plan* was accompanied by an SA Report.¹¹ This presented an assessment of the draft plan as consulted on. No further options were appraised through the SA process or presented in the SA Report at this stage.¹²

⁹ Rutland County Council (November 2015) *Rutland Local Plan Review, Initial Sustainability Appraisal, Issues and Options*

¹⁰ Rutland County Council (July 2017) *Rutland Local Plan 2016-2036, Local Plan Review Consultation Draft Plan*

¹¹ Rutland County Council (July 2017) *Rutland Local Plan Consultation Draft Sustainability Appraisal*

¹² AECOM have undertaken the stages of the SA process subsequent to the preparation of the SA Report on the *Consultation Draft Plan*.

Appraisal of sites for potential allocation

- 4.7 To support the consideration of which sites to potentially allocate through the Local Plan, various site assessments have been undertaken through the Local Plan process.
- 4.8 As a first stage in identifying the sites to be allocated in the Local Plan, developers, landowners, town and parish councils, and other interested parties were invited to submit sites for potential inclusion in plan through a “Call for Sites” process.
- 4.9 Subsequent to the Call for Sites, 206 sites have been considered for the Local Plan through the Strategic Housing and Employment Land Availability Assessment (SHELAA) process undertaken to support the development of the Local Plan. These sites were assessed to support the choice of housing and employment allocations taken forward through the Local Plan.¹³
- 4.10 In addition, a separate appraisal of each of the sites available within Rutland – as documented in the SHELAA - has been undertaken through the SA process. This is with the aim of informing the proposed allocation of sites through the Local Plan.
- 4.11 As part of the SA, the constraints and opportunities associated with each site were identified using a set of criteria which were developed specifically for the SA process. Based on these criteria, a ‘red/amber/green’ rating was then applied to each site for each criterion to provide an indication of site constraints and opportunities and the relative sustainability merits of the different sites.
- 4.12 The findings of the appraisal of the sites undertaken through the SA process, accompanied by an explanation of the approach and criteria utilised for the appraisal, is presented in the **Technical Annex** accompanying this SA Report (*SA Report Technical Annex to accompany the Pre-Submission version of the Local Plan*).

Introduction of further potential locations for strategic-scale development in Rutland

St. George’s Barracks site

- 4.13 In November 2016, the MoD declared that the St George’s Barrack site would be surplus to operational requirements by 2020/21 in light of its Defence Estate Optimisation Programme. Rutland County Council subsequently established in October 2017 an agreement with the MoD through a Memorandum of Understanding to examine the scope for the potential development of the St. George’s Barracks site. This was with a view to working together to manage the delivery of potential development and ensure the best possible outcome for the site, taking account of its brownfield land status.
- 4.14 As part of this process, an evolving masterplan has been in development for the site, which proposes the creation of a new settlement. This is based on the concept of a Garden Village capable of accommodating between 1,500 and 2,215 new homes of mixed tenures, along with 14ha of employment land, associated education, health and community facilities, and extensive areas of open space. The implications of considering the establishment of a garden community at St. George’s for the Local Plan was the subject of a discrete public consultation undertaken in 2018 under Regulation 18 of the Local Planning Regulations.

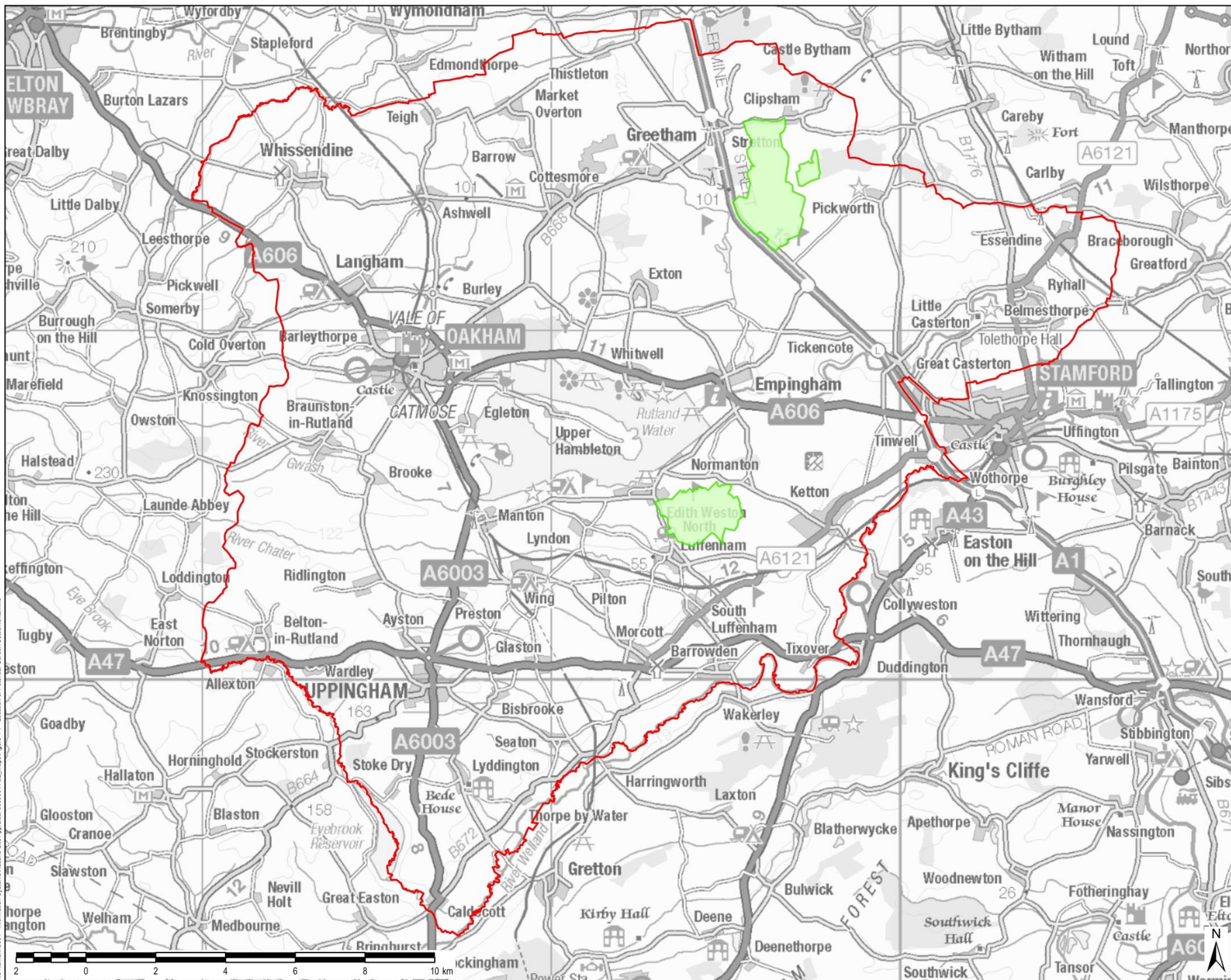
¹³ Included within the 206 sites identified for the SHELAA are the sites identified as potential locations for garden settlements in Rutland - St George’s Barracks and Woolfox.

Woolfox site

- 4.15 In September 2018, the owners of the former Woolfox Airfield and surrounding agricultural land came forward with proposals for a new Garden Town at the site, which is situated between the villages of Stretton and Clipsham close to the A1.
- 4.16 Incorporating two areas of land, including the former Woolfox Airbase, the site's proponents have prepared an initial masterplan which incorporates the delivery of 10,000 homes, employment land, community infrastructure and green infrastructure provision.
- 4.17 A public consultation event on the proposals was undertaken by the site promoters in April 2019.
- 4.18 The locations of the St. George's Barracks and Woolfox sites are presented in Figure 4.1 below.

Revisiting the options appraisal

- 4.19 In light of proposals for George's Barracks and the availability of the former Woolfox Airfield, it was necessary for the SA process to revisit options with regards to the potential Local Plan spatial strategy for the county. This was because the availability of these two sites, which are both of significant scale, increased the range of strategic approaches that could be taken to delivering housing and employment uses in Rutland through the Local Plan. In addition, potentially taking forward either of the sites could influence potential Local Plan allocations taken forward in Oakham and Uppingham, as well as the Local Service Centres in the county.
- 4.20 As a result, a number of new spatial strategy options were considered as reasonable alternatives through the SA process in late 2018.
- 4.21 A discussion of these spatial strategy options, and their appraisal, is presented in Chapter 5 of this SA Report.



THIS DRAWING IS TO BE USED ONLY FOR THE PURPOSE OF ISSUE THAT IT WAS ISSUED FOR AND IS SUBJECT TO AMENDMENT

LEGEND

- Rutland Local Plan Area
- Potential Garden Settlement

Copyright
Contains Ordnance Survey Data © Crown Copyright and database right 2019

Purpose of Issue: FINAL

Client: RUTLAND COUNTY COUNCIL

Project Title: INTERIM SUSTAINABILITY APPRAISAL REPORT FOR THE RUTLAND LOCAL PLAN

Drawing Title: LOCATION OF THE POTENTIAL GARDEN SETTLEMENTS WITHIN RUTLAND

Drawn CN	Checked JW	Approved RP	Date 10/07/2019
AECOM Internal Project No. 60599541		Scale @ A3 1:100,000	

THIS DOCUMENT HAS BEEN PREPARED PURSUANT TO AND SUBJECT TO THE TERMS OF AECOM'S APPOINTMENT BY ITS CLIENT. AECOM ACCEPTS NO LIABILITY FOR ANY USE OF THIS DOCUMENT OTHER THAN BY ITS ORIGINAL CLIENT OR FOLLOWING AECOM'S EXPRESS AGREEMENT TO SUCH USE, AND ONLY FOR THE PURPOSES FOR WHICH IT WAS PREPARED AND PROVIDED.

AECOM
Maplet
Ampion Link, Basildon
Hangleton, B221 7PW
Telephone 01266 310000
Fax 01266 310001
www.aecom.com

Drawing Number: **FIGURE 4.1**

Rev: **01**

File Name: I:\5014 - Information Systems\Maplet Site Appraisal\60599541\02_Maps\Figure 4-1_Location of Potential Garden Settlements.mxd

5. Appraisal of spatial strategy options

Spatial strategy options assessed

- 5.1 As highlighted above, further SA work has been undertaken to explore the potential implications of taking forward the St. George's Barracks site and/or the Woolfox site through the Local Plan. This is given that the availability of the two sites increases the number of alternative strategic approaches that could be taken to delivering housing and employment uses in Rutland through the Local Plan. In addition, potentially taking forward either of the sites could influence potential Local Plan allocations taken forward in Oakham and Uppingham, as well as the smaller Local Service Centres in the county.
- 5.2 This additional appraisal work reflects the importance of ensuring that alternative spatial strategies, which are based on robust evidence and deliverable sites, are appropriately considered through the SA process, and play a role in supporting decision making on the preferred spatial strategy for the Local Plan.

Key variables considered

Locations of growth

- 5.3 In terms of alternative spatial strategies, Rutland County Council has been keen to explore different distributions of development across the county. In particular the Council has sought to explore different distributions between the larger settlements in the county, including the two towns, Oakham and Uppingham, and the smaller Local Service Centres. In addition, given the recent availability of the sites, there is a recognition that different distributions incorporating potential development at St. George's Barracks and / or the Woolfox site should also be considered.
- 5.4 To support this process, the SA has therefore considered a number of different spatial strategy options for the county.¹⁴ To facilitate the development of these options, a number of key variables were identified in relation to the potential distribution of new development. These variables are presented in the table below.

¹⁴ The development of spatial strategy alternatives has been supported by assessment of site options (see the Technical Annex accompanying this SA Report), which has provided a 'bottom up' perspective to the spatial strategy options assessed below.

Table 5.1: Key variables considered through the spatial strategy options

Growth location	Rationale
Oakham	<p>Higher growth (532 homes): The Council's higher scoring sites for development, as evaluated through the Strategic Housing and Economic Land Availability Assessment (SHELAA) and informed by the SA site assessment (equating to 382 homes), plus <i>reserve</i> SHELAA sites (equating to a further 150 potential new homes).</p> <p>Lower growth (382 homes): The Council's preferred sites for development only in Oakham.</p>
Uppingham	<p>Higher growth (312 homes): Based on remaining neighbourhood plan allocations without planning permission (at the time), and an additional 137 potential new homes on further sites.</p> <p>Lower growth (200 homes): Based on remaining neighbourhood plan allocations without planning permission. This is the figure that the Council has indicated could be delivered through the Uppingham Neighbourhood Plan.</p>
Local Service Centres¹⁵	<p>Higher growth (775 homes): The Council's higher scoring sites in the Local Service Centres (equating to 249 new homes in total) plus <i>reserve</i> sites (equating to a further 552 potential new homes).</p> <p>Intermediate growth (378 homes): A figure previously consulted on in July 2018, and considered achievable.</p> <p>Lower growth (249 homes): The Council's higher scoring sites for development only.</p>
St George's Barracks	<p>Higher growth (1,000 homes): This reflects the level of growth which will need to be delivered in the plan period at the site to ensure the delivery of community facilities which will benefit a Local Service Centre (as identified through the Settlement Hierarchy¹⁶ work undertaken by the Council). The viability work undertaken with respect to St George's indicates that 2,215 new homes are needed to produce a 'viable' scheme in this respect; however, it is expected that only 1,000 homes could be reasonably delivered during the plan period (between 2024-2036).</p> <p>Lower growth (350 homes): Development which reflects the development of a smaller Service Centre (as identified through the Settlement Hierarchy work undertaken by the Council). The viability work undertaken with respect to St George's indicates that 350 homes is the maximum number that could be accommodated given the existing infrastructure capacity. This scale of development would not deliver any additional social or community infrastructure.</p>
Woolfox	<p>1,750 homes: Whilst current proposals suggest the delivery of 10,000 homes over the longer term, 1,750 homes is considered to be a realistic estimate of what could potentially be delivered at Woolfox during the plan period.</p>

5.5 In terms of the settlements defined as 'Smaller Villages' as defined by the Settlement Hierarchy¹⁷ for Rutland, it is anticipated that development will come forward in the Local Plan period through windfall sites in these locations. Therefore potential growth in these settlements has not been considered a variable for the purposes of the SA process.

¹⁵ The Local Service Centres include: Cottesmore, Edith Weston, Empingham, Great Casterton, Greetham, Ketton, Langham, Market Overton, Ryhall and Whissendine

¹⁶ Rutland County Council (November 2019) Background Paper: Sustainability of Settlements Assessment Update November 2019

¹⁷ Rutland County Council (November 2019) Background Paper: Sustainability of Settlements Assessment Update November 2019

Housing numbers

5.6 In developing the spatial strategy options, a number of different housing numbers have also been explored. These relate to the outcomes of a number of housing needs assessments which have been recently undertaken for the county and as a consequence of the government's standard method for calculating housing need as set out in NPPG. In this context, housing numbers have been explored through the spatial strategy options which encompass three scenarios, as follows:

Table 5.2: Housing numbers considered through the spatial strategy options

Housing number	Rationale
130 dwellings per annum over the plan period (2,340 over the plan period)	<p>The National Planning Policy Framework expects strategic policy-making authorities to follow the 'standard method' for assessing local housing need. The standard method uses a formula to identify the minimum number of homes expected to be planned for in a way which addresses projected household growth and historic under-supply.</p> <p>The standard method identifies a minimum annual housing need figure for each Local Planning Authority. It is based on household projections in England for the year 2014.</p> <p>On this basis, 130 dwellings per annum were identified as the housing need for Rutland.</p>
160 dwellings per annum over the plan period (2,880 over the plan period)	<p>In March 2017, an update to the Strategic Housing Market Assessment was undertaken for the Peterborough Housing Market Area and Boston.¹⁸ This highlighted a housing need of in the region of 159 homes per annum in Rutland.</p>
200 dwellings per annum over the plan period (3,600 over the plan period)	<p>In September 2018, the Government's new 2016-based household projections were released. The effect of these projections would increase the housing need for Rutland to 180 homes per annum. In light of this, it is considered prudent to assess a higher annual housing rate of 200 per annum to accommodate any potential changes in household projections during the course of the plan's preparation.</p> <p>Whilst the Planning Practice Guidance highlights that the 2014-based household projections should continue to apply, this higher figure has been considered for the purposes of the assessment of reasonable alternatives through the SA.</p>

Spatial strategy options

5.7 An overview of the spatial strategy options considered through the SA process is presented in Table 5.3. A more detailed breakdown of the spatial distribution of housing represented by each option, including in relation to key locations in Rutland, is presented in Table 5.4 and subsequently mapped in Figures 5.1 to 5.5. These options reflect existing and likely land availability in the county, as reflected by the outcomes of ongoing evidence base studies being undertaken to inform the Local Plan.

¹⁸ JG Consulting (March 2017) Peterborough Housing Market Area and Boston Borough Council Strategic Housing Market Assessment Update Final Report <https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/local-plan-evidence-base/housing/>

Table 5.3: Spatial strategy options considered as reasonable alternatives

Spatial distribution option	Rationale
Option 1: Growth in Oakham and Uppingham including preferred sites, and reserve sites with lower growth in Local Service Centres	This option would deliver in the region of 2,229 dwellings over the plan period. It is based on a distribution reflecting a higher level of growth in Oakham and Uppingham, with a lower level of growth in the Local Service Centres.
Option 2: Growth in Oakham and Uppingham including preferred and reserve sites, with intermediate growth in Local Service Centres	This option would deliver in the region of 2,333 dwellings over the plan period. It is based on a distribution reflecting a higher level of growth in Oakham and Uppingham, with an intermediate level of growth in the Local Service Centres.
Option 3: Limited growth in Oakham and Uppingham only on preferred sites, with higher growth in Local Service Centres	This option would deliver in the region of 2,468 dwellings over the plan period. It is based on a distribution reflecting a lower level of growth in Oakham and Uppingham, with a higher level of growth in the Local Service Centres.
Option 4: Growth in Oakham and Uppingham, including preferred and reserve sites, with higher growth in Local Service Centres	This option would deliver in the region of 2,730 dwellings over the plan period. It is based on a distribution reflecting a higher level of growth in Oakham and Uppingham, with a higher level of growth in the Local Service Centres.
Option 5: Growth in Oakham and Uppingham only on preferred sites, low growth at Local Service Centres, and a small new settlement at St George's Barracks	This option would deliver in the region of 2,317 dwellings over the plan period. It is based on a distribution reflecting a lower level of growth in Oakham and Uppingham, a lower level of growth in the Local Service Centres, and the development of a Smaller Service Centre at St George's Barracks.
Option 6: Growth in Oakham and Uppingham only on preferred sites, with intermediate growth in Local Service Centres and a small new settlement at St George's Barracks	This option would deliver in the region of 2,421 dwellings over the plan period. It is based on a distribution reflecting a lower level of growth in Oakham and Uppingham, an intermediate level of growth in the Local Service Centres, and the development of a Smaller Service Centre at St George's Barracks.
Option 7: Growth in Oakham and Uppingham only on preferred sites, low growth at Local Service Centres, and a medium sized new settlement at St George's Barracks	This option would deliver in the region of 2,967 dwellings over the plan period. It is based on a distribution reflecting a lower level of growth in Oakham and Uppingham, a lower level of growth in the Local Service Centres, and the development of a larger settlement at St George's Barracks.
Option 8: Growth in Oakham and Uppingham only on preferred sites, low growth at Local Service Centres, and a larger sized new settlement at Woolfox	This option would deliver in the region of 3,717 dwellings over the plan period. It is based on a distribution reflecting a lower level of growth in Oakham and Uppingham, a lower level of growth in the Local Service Centres, and the development of a larger settlement at Woolfox.
Option 9: Growth in Oakham and Uppingham including preferred and reserve sites, with high growth in Local Service Centres and a medium new settlement at St George's Barracks	This option would deliver in the region of 3,730 dwellings over the plan period. It is based on a distribution reflecting a higher level of growth in Oakham and Uppingham, a higher level of growth in the Local Service Centres, and the development of a larger settlement at St George's Barracks.
Option 10: Growth in Oakham and Uppingham including preferred and reserve sites, with high growth in Local Service Centres and a larger sized new settlement at Woolfox	This option would deliver in the region of 4,480 dwellings over the plan period. It is based on a distribution reflecting a higher level of growth in Oakham and Uppingham, a higher level of growth in the Local Service Centres, and the development of a larger settlement at Woolfox.

Spatial distribution option

Rationale

Option 11a: Development focused on a single large new settlement at Woolfox with limited development in all other settlements.

This option would deliver in the region of 2,861 dwellings over the plan period. It is based on a distribution which limits growth in Oakham, Uppingham and the Local Service Centres to that which already has planning permission and facilitates the development of a larger settlement at Woolfox.

Option 11b: Development focused on a single large new settlement at St George's Barracks with limited development in all other settlements

This option would deliver in the region of 2,111 dwellings over the plan period. It is based on a distribution which limits growth in Oakham, Uppingham and the Local Service Centres to that which already has planning permission, and facilitates the development of a larger settlement at St George's.

Table 5.4: Spatial strategy options: breakdown of numbers in each location

	Option 1: Growth in Oakham and Uppingham including preferred sites, and reserve sites with lower growth in Local Service Centres	Option 2: Growth in Oakham and Uppingham including preferred and reserve sites, with intermediate growth in Local Service Centres	Option 3: Growth in Oakham and Uppingham only on preferred sites, with higher growth in Local Service Centres	Option 4: Growth in Oakham and Uppingham, including preferred and reserve sites, with higher growth in Local Service Centres	Option 5: Growth in Oakham and Uppingham only on preferred sites, low growth at Local Service Centres, and a small new settlement at St George's Barracks	Option 6: Growth in Oakham and Uppingham only on preferred sites, with intermediate growth in Local Service Centres and a small new settlement at St George's Barracks	Option 7: Growth in Oakham and Uppingham only on preferred sites, low growth at Local Service Centres, and a medium sized new settlement at St George's Barracks	Option 8: Growth in Oakham and Uppingham only on preferred sites, low growth at Local Service Centres, and a larger sized new settlement at Woolfox	Option 9: Growth in Oakham and Uppingham including preferred and reserve sites, with high growth in Local Service Centres and a medium new settlement at St George's Barracks	Option 10: Growth in Oakham and Uppingham including preferred and reserve sites, with high growth in Local Service Centres and a larger sized new settlement at Woolfox	Option 11a: Development focused on a single large new settlement at Woolfox with limited development in all other settlements	Option 11b: Development focused on a single large new settlement at St George's Barracks with limited development in all other settlements
Commitments, completions and windfall												
Commitments (April 19)	600	600	600	600	600	600	600	600	600	600	600	600
Completions 2018-2019	211	211	211	211	211	211	211	211	211	211	211	211
Windfall sites (PDL and GF, including in Smaller Service Centres)	300	300	300	300	300	300	300	300	300	300	300	300
Choices												
Oakham												
Oakham higher (preferred sites + reserve sites)	532	532		532					532	532		
Oakham lower (preferred sites)			382		382	382	382	382				
Uppingham												
Uppingham higher (preferred sites + reserve sites)	312	312		312					312	312		
Uppingham lower (number to be delivered through NP plus buffer)			200		200	200	200	200				
Local Service Centres												
Local Service Centres higher			775	775					775	775		
Local Service Centres medium		378				378						
Local Service Centres lower	249				249		249	249				
Garden village												
St George's Barracks (Tier 2 settlement higher number: 1000)							1000		1000			1000
St George's Barracks (Smaller Service Centre lower number: 350)					350	350						
Garden town												
Woolfox								1750		1750	1750	
Total	2204	2333	2468	2730	2292	2421	2942	3692	3730	4480	2861	2111
MHCLG 2014 projections (=130pa x18)	2340	2340	2340	2340	2340	2340	2340	2340	2340	2340	2340	2340
Percent of need met through option (MHCLG 2014)	94.19%	99.70%	105.47%	116.67%	97.95%	103.46%	125.73%	157.78%	159.40%	191.45%	122.26%	90.21%
SHMA 2017 (=160pa x18)	2880	2880	2880	2880	2880	2880	2880	2880	2880	2880	2880	2880
Percent of need met through option (SHMA)	76.53%	81.01%	85.69%	94.79%	79.58%	84.06%	102.15%	128.19%	129.51%	155.56%	99.34%	73.30%
MHCLG 2016 projections (=200pa x18)	3600	3600	3600	3600	3600	3600	3600	3600	3600	3600	3600	3600
Percent of need met through option (MHCLG 2016)	61.22%	64.81%	68.56%	75.83%	63.67%	67.25%	81.72%	102.56%	103.61%	124.44%	79.47%	58.64%

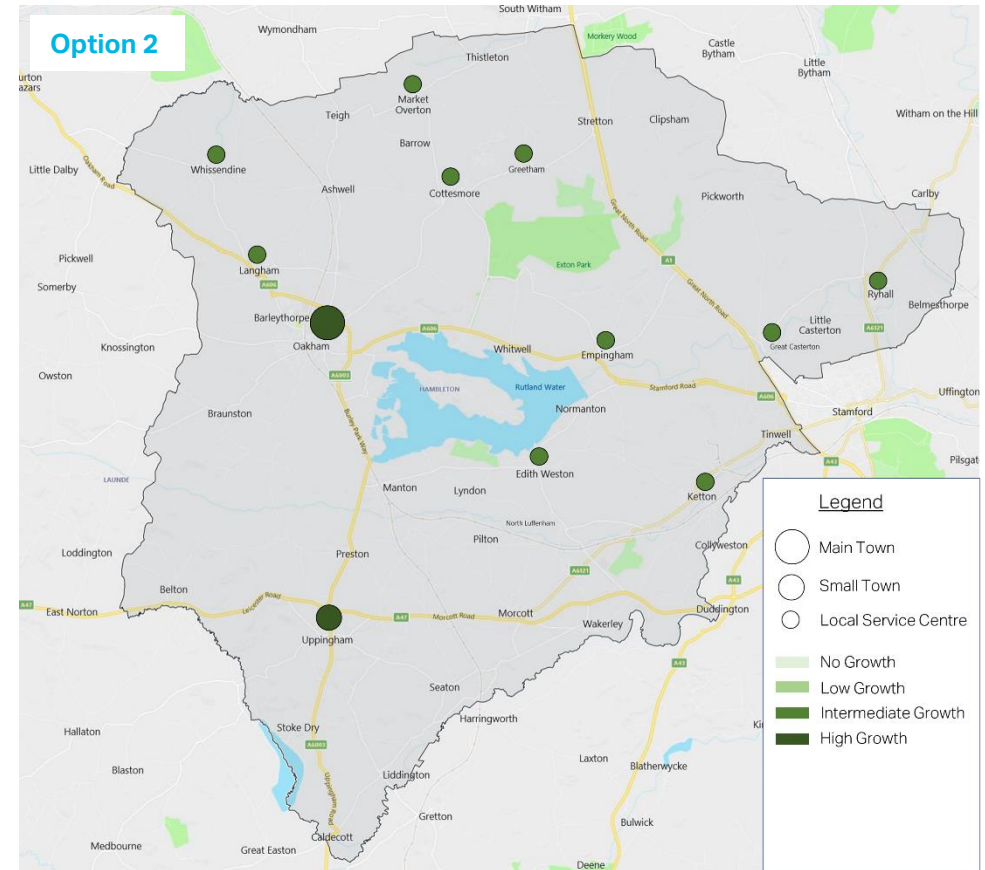
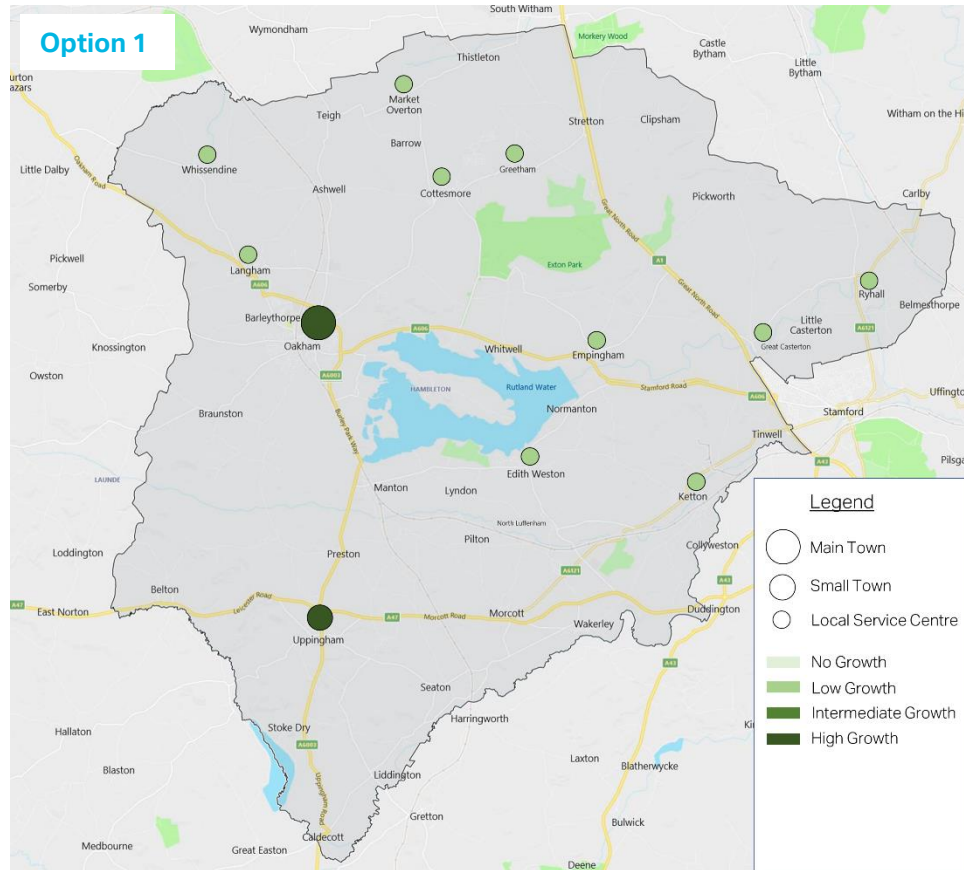


Figure 5.1: Spatial Strategy Options 1 and 2

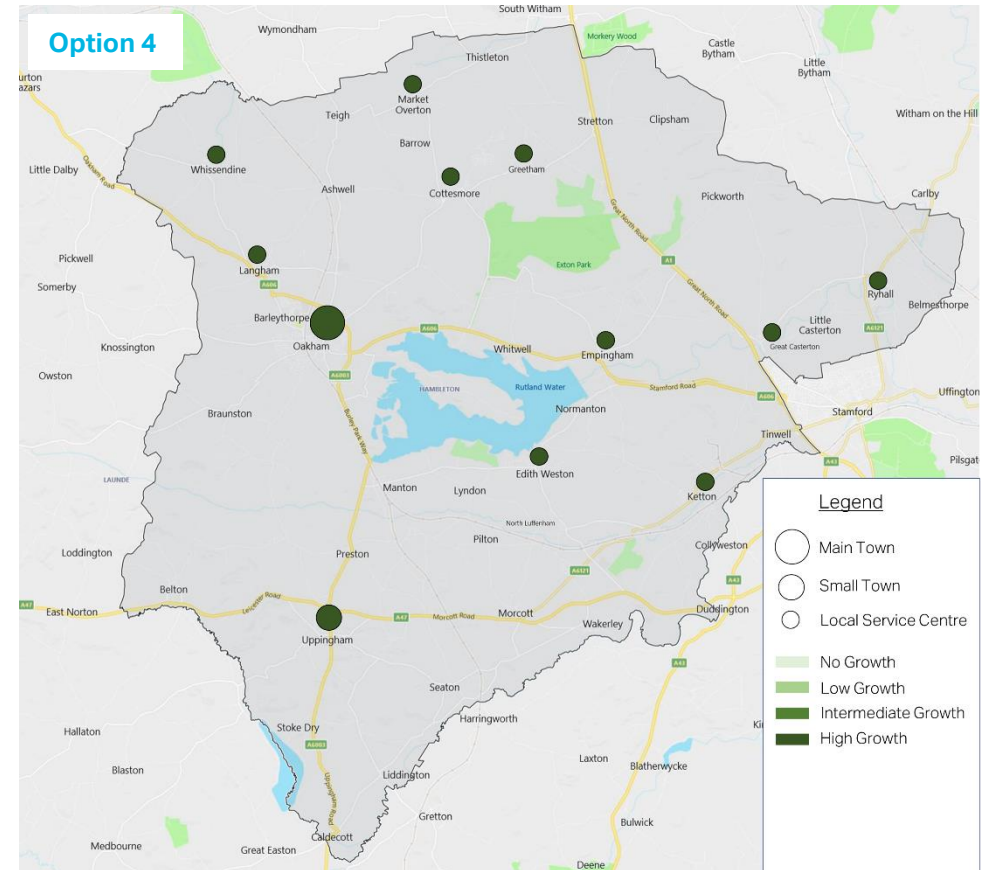
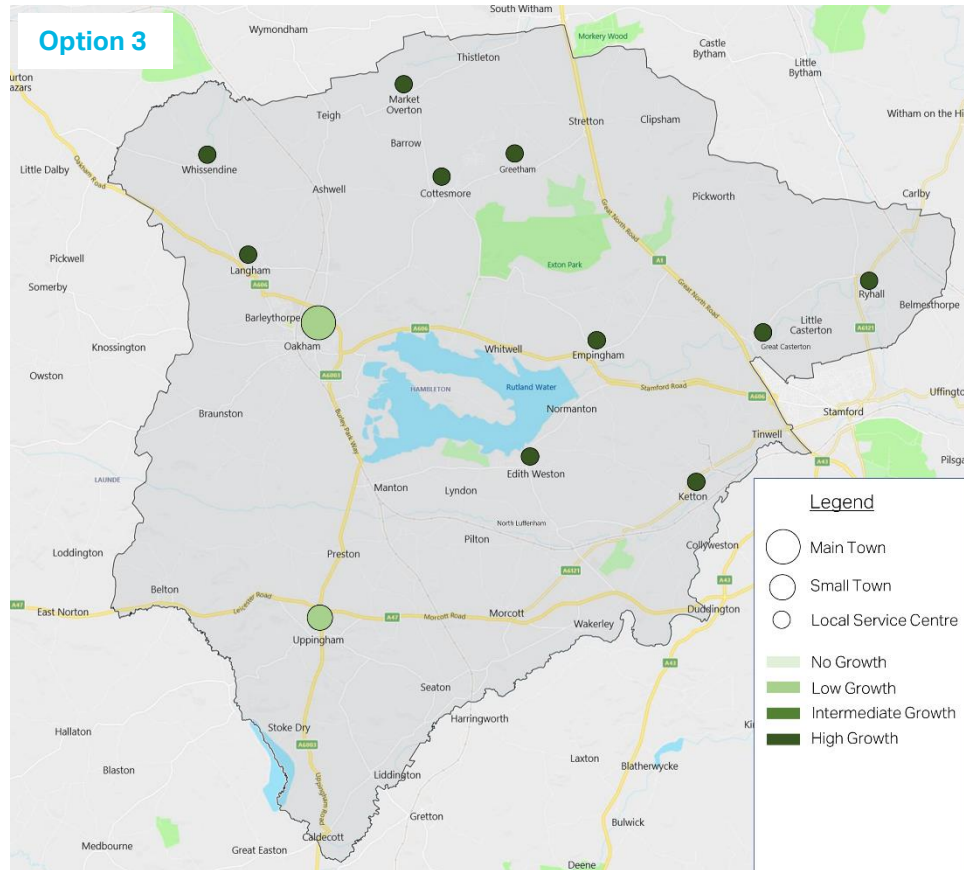


Figure 5.2: Spatial Strategy Options 3 and 4

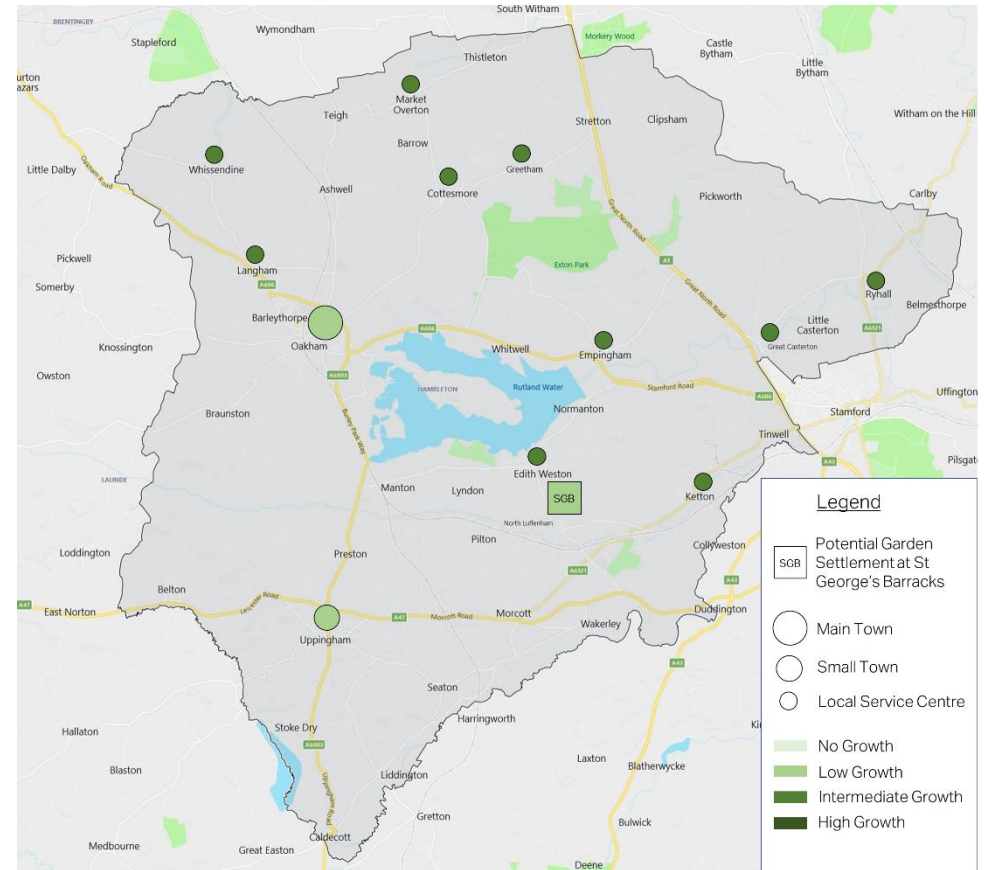
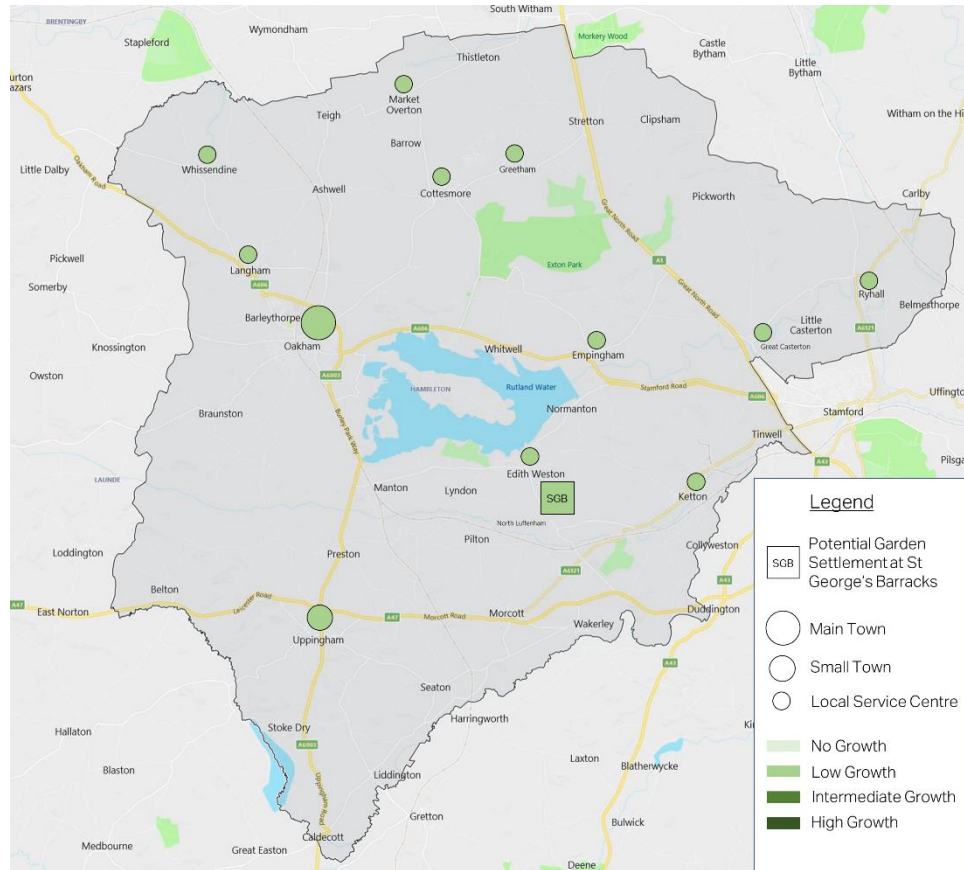


Figure 5.3: Spatial Strategy Options 5 and 6

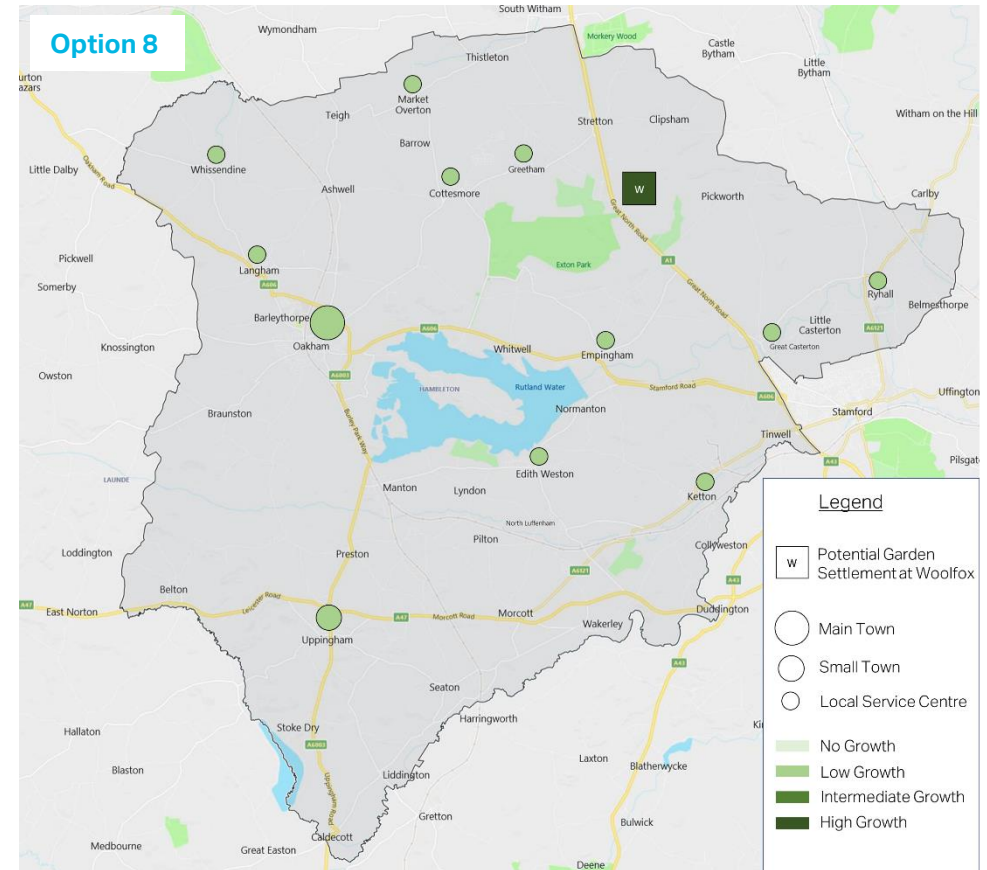
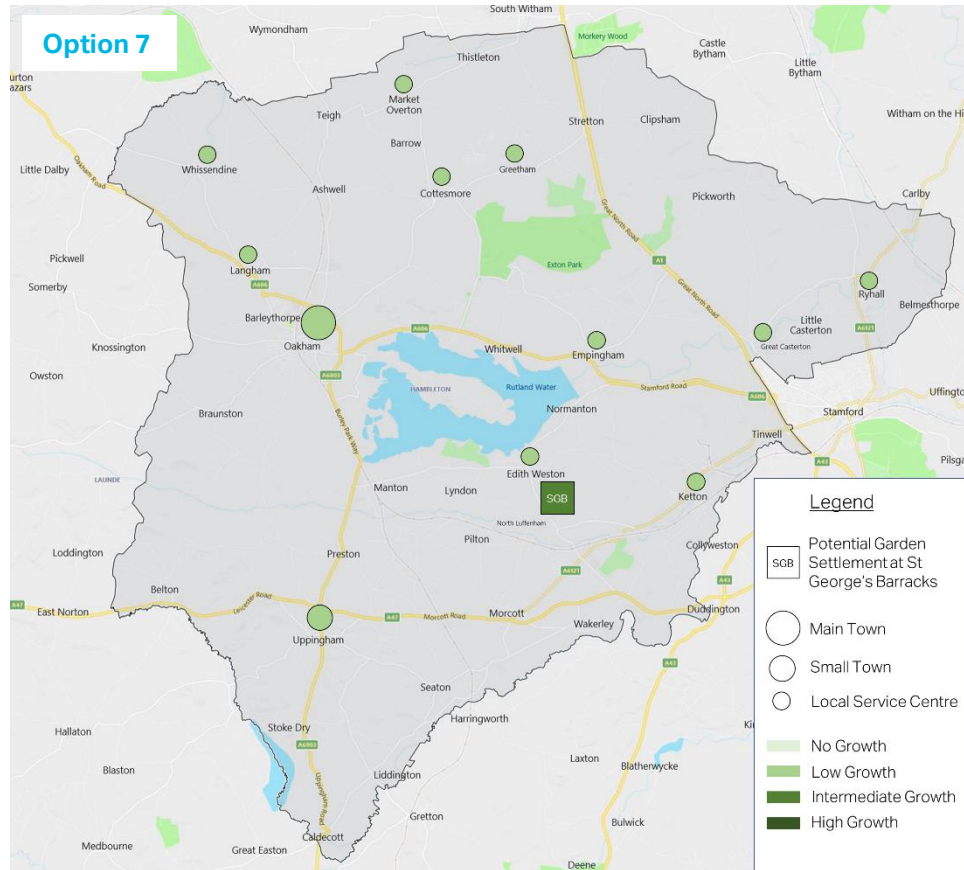


Figure 5.4: Spatial Strategy Options 7 and 8

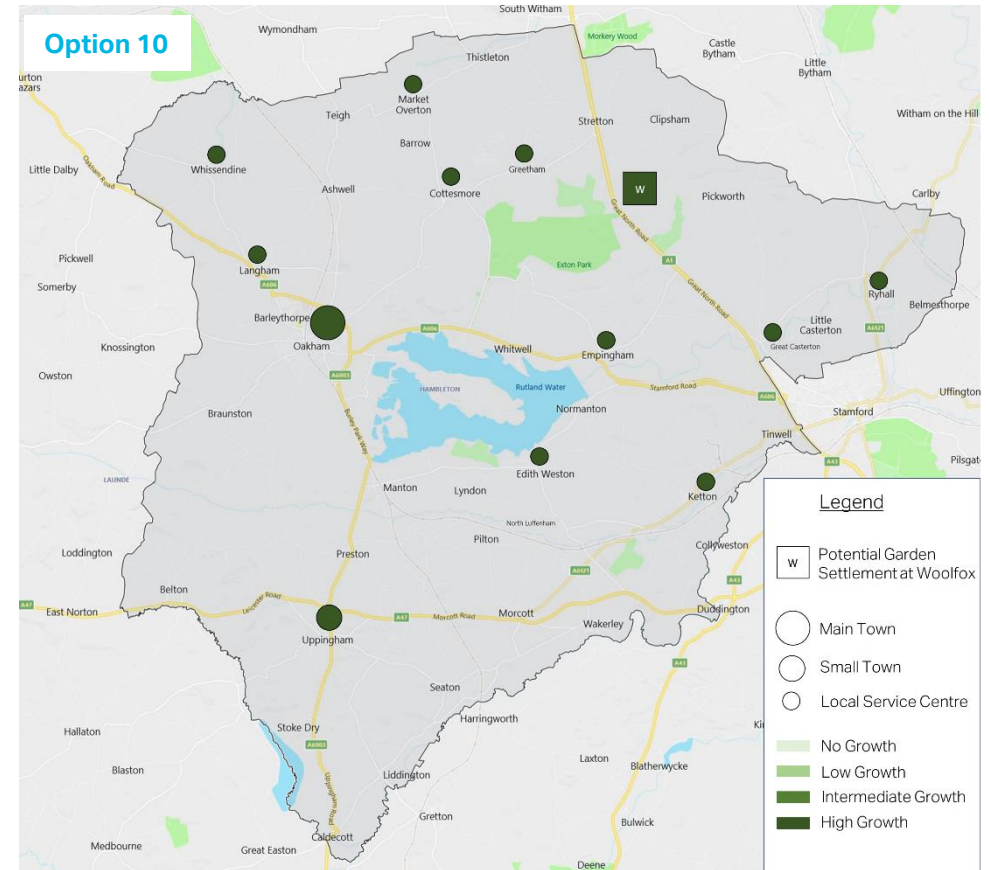
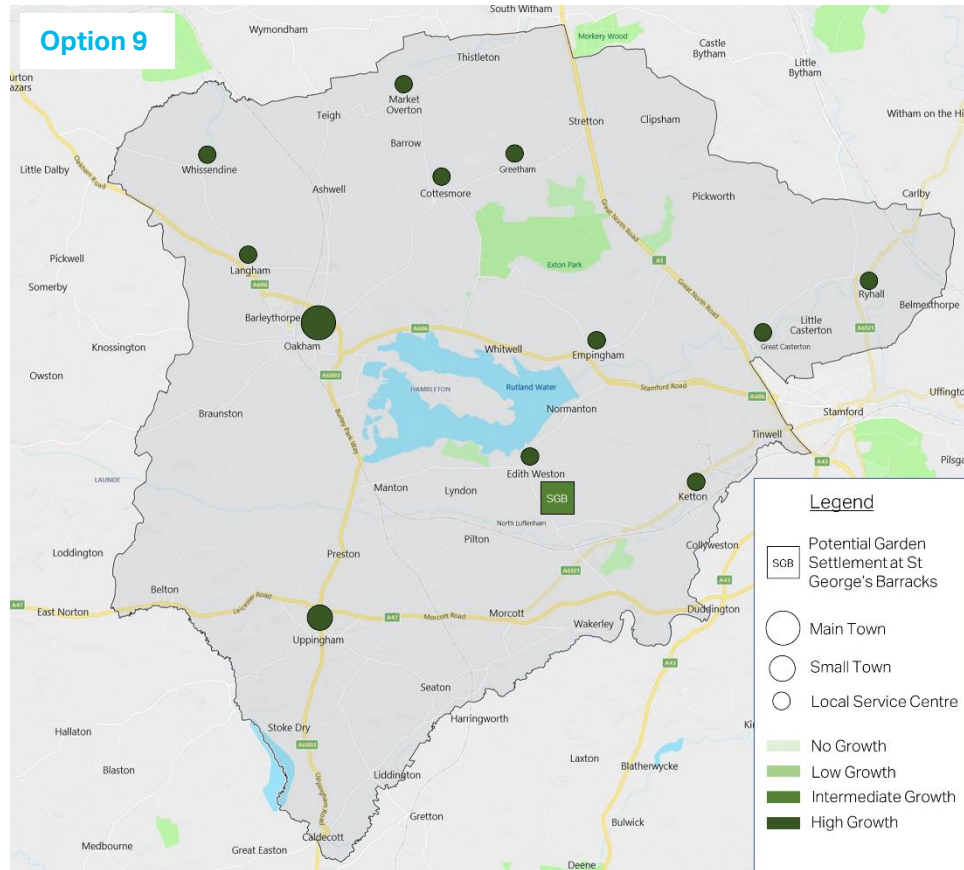


Figure 5.5: Spatial Strategy Options 9 and 10

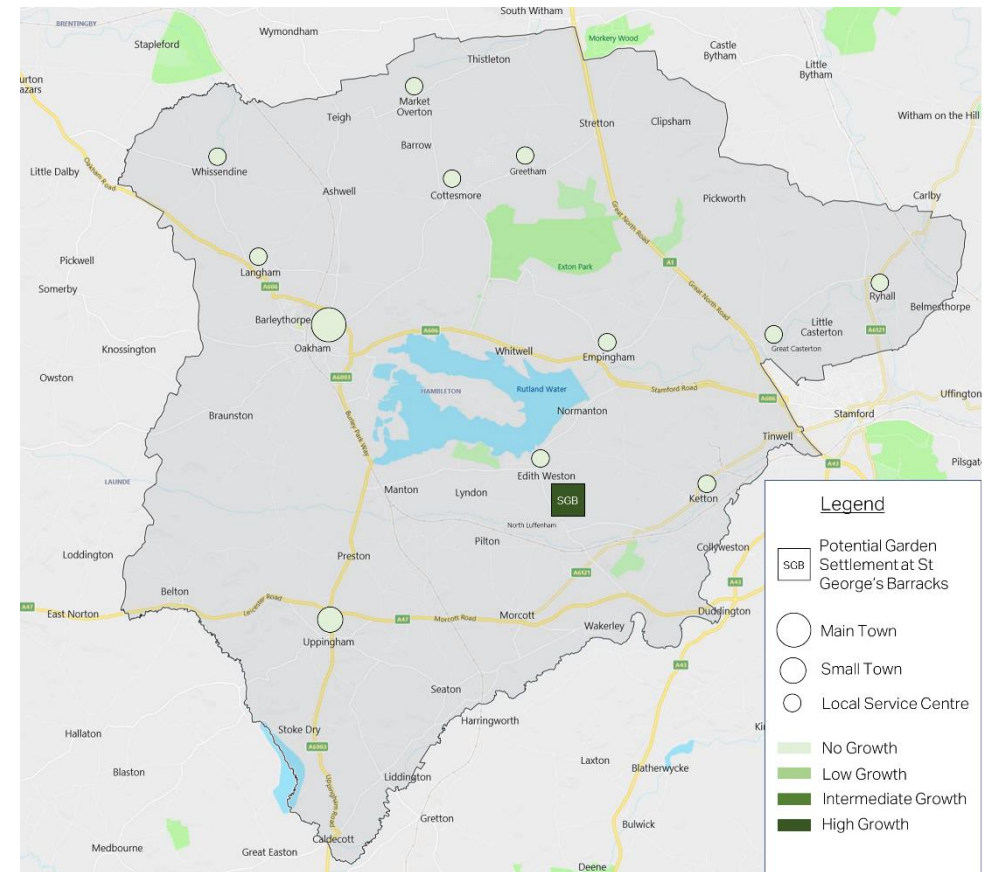
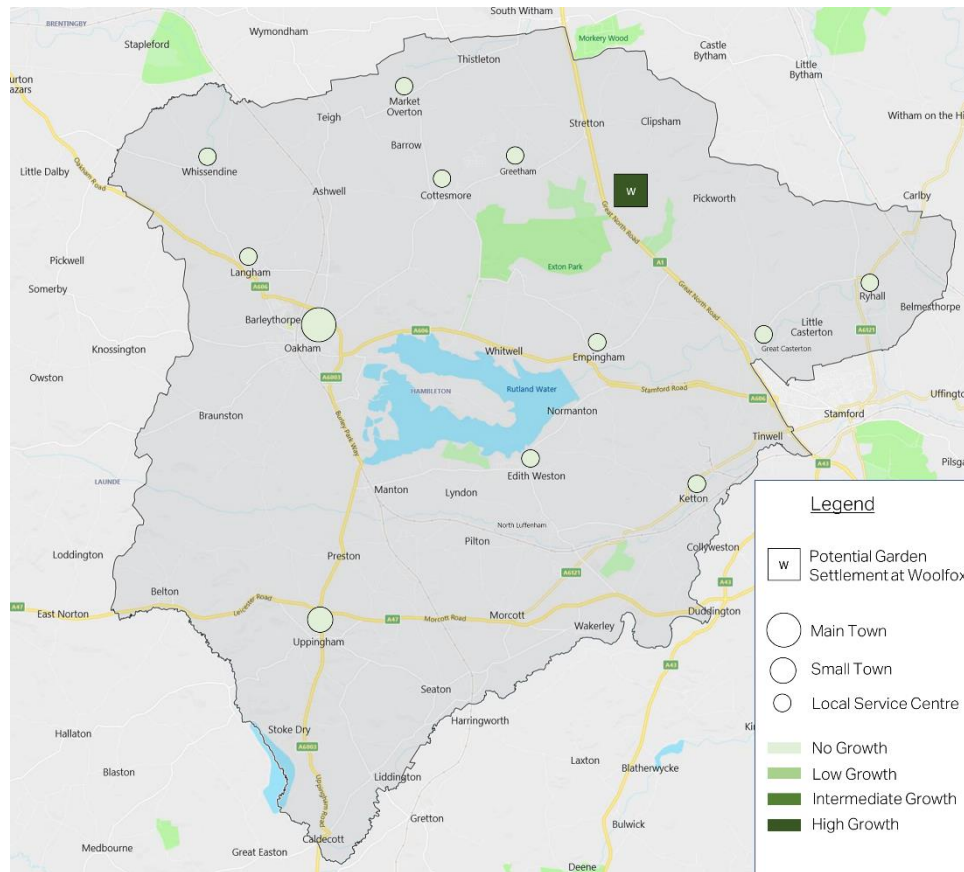


Figure 5.5: Spatial Strategy Options 11a and 11b

Other potential options

- 5.8 It should be noted that there are, in theory, numerous other spatial strategy alternatives comprising different combinations of location and site options that could be considered through the SA process. However, it is important that the alternatives considered are suitably distinct in order to allow a meaningful appraisal to be carried out. In this respect the appraisal of the identified options above has enabled the relative sustainability merits of key variables with regards to the Local Plan's spatial strategy to be effectively explored.
- 5.9 A further element to note is that the SA Report is a vehicle for consultation. Its central purpose is to provide stakeholders (including the general public) with an understanding of the relative merits of different approaches.¹⁹ As such, whilst there is an almost limitless number of combinations of location and site options which could be appraised, there is a need to ensure that the assessment of reasonable alternatives remains accessible, coherent and understandable. This is particularly important given the need to simplify the plan making process to ensure it is accessible to all.²⁰
- 5.10 Taking the above into account, the options identified above for the current SA are viewed to provide an appropriate vehicle for robustly appraising the key variables that can be considered with regards to the Local Plan's spatial strategy.

Appraisal methodology

- 5.11 The spatial strategy options presented in Table 5.3 and Table 5.4 and Figures 5.1 to 5.5 above have been appraised. For each of the options, the assessment identifies / evaluates 'likely significant effects' on the baseline, drawing on the SA themes/objectives identified through scoping as a methodological framework (see Appendix A).
- 5.12 Every effort is made to predict effects accurately; however, this is inherently challenging given the high-level nature of the policy approaches under consideration. The ability to predict effects accurately is also limited by understanding of the baseline (now and in the future under a 'no plan' scenario). In light of this, there is a need to make considerable assumptions regarding how scenarios will be implemented 'on the ground' and what the effect on particular receptors will be.²¹ Where there is a need to rely on assumptions in order to reach a conclusion on a likely effect, this is made explicit in the appraisal text.
- 5.13 Where it is not possible to predict likely significant effects on the basis of reasonable assumptions, efforts are made to comment on the relative merits of the alternatives in more general terms and to indicate a rank of preference. This is helpful, as it enables a distinction to be made between the alternatives even where it is not possible to distinguish between them in terms of 'significant effects'.
- 5.14 Finally, it is important to note that effects are predicted taking into account the criteria presented within Regulations (Schedules 1 and 2). For example, account is taken of the duration, frequency and reversibility of effects. Cumulative effects are also considered (i.e. the effects of the plan in combination with other planned or on-going activity).

¹⁹ Regulation 13 of the SEA Regulations

²⁰ MHCLG (March 2020) Planning for the Future

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/872091/Planning_for_the_Future.pdf

²¹ Assumptions are made regarding infrastructure delivery, i.e. assumptions are made regarding the infrastructure (of all types) that will come forward in the future alongside (and to some extent funded through) development.

Appraisal findings

- 5.15 Table 5.5 below presents summary appraisal findings in relation to the alternatives introduced above. Detailed appraisal findings are presented in **Appendix B**.
- 5.16 The appraisal findings in Appendix B are presented through seven separate tables (each table dealing with a specific SA theme). Within each table the performance of alternatives is categorised in terms of 'significant effects' and also ranked in order of preference from 1 to 12.

Table 5.5: Appraisal of spatial strategy options: overall appraisal findings

Biodiversity and geodiversity	Option	1	2	3	4	5	6	7	8	9	10	11a	11b
	Ranking	1	3	5	6	2	4	11	8	12	9	7	10

The potential for significant negative effects cannot be excluded for any of the options at this strategic scale of assessment. However, potential effects are established on a site-by-site basis through the individual site assessments and Habitats Regulations Assessment.

In terms of the options which support new garden communities, Option 7, 9 and 11b have the potential to lead to the most significant impacts to Rutland Water as they propose a larger-sized garden settlement at St George's Barracks. Whilst not in close proximity to Rutland water, the Woolfox site is sensitive from an ecological perspective due to its proximity to the nationally designated Greetham Meadows SSSI and the Clipsham Old Quarry & Pickworth Great Wood SSSI. Similarly, the presence of ancient woodland, LWS and several BAP priority habitats within the site boundaries present additional ecological constraints to development at this location. In this respect, Options 8, 10 and 11a have the potential to lead to the most significant impacts on these local receptors through the delivery of a garden settlement at Woolfox.

With regard to nationally designated sites, Uppingham, along with eight of the ten local service centres within Rutland, do not overlap with SSSI IRZs for the types of development likely to be taken forward through the Local Plan (i.e. residential, rural residential and rural non-residential). However, the eastern half of Oakham and the whole of Edith Weston and Empingham overlap with SSSI IRZs for one or more of these development types. In this context, options which seek to deliver higher levels growth in these three settlements (i.e. Options 1, 2, 4, 9 and 10 for Oakham and Options 3, 4, 9 and 10 for Edith Weston and Empingham) could potentially impact upon the integrity of these nationally designated sites for biodiversity.

In relation to effects on European designated sites, the HRA currently being undertaken for the Local Plan will help limit any significant effects relating to the Rutland Water SPA through the implementation of avoidance and mitigation measures where appropriate. It will also limit any significant effects relating to further sites in the wider vicinity of the county, including the Grimsthorpe SAC, the Barnack Hills and Holes SAC and the Baston Fens SAC.

Historic environment	Option	1	2	3	4	5	6	7	8	9	10	11a	11b
	Ranking	7	8	9	10	4	5	6	3	11	12	2	1

Whilst the significance of the effects from each option on features of cultural, built and archaeological heritage assets depends on the location, scale and nature of development, it can be considered that a higher level of housing development within a settlement increases the likelihood (and potential magnitude) of negative effects on the heritage assets locally. This is linked to an increased likelihood of direct and indirect impacts on the fabric and setting of features and areas of historic environment interest near the settlement.

Uppingham has a rich historic environment resource, with a large number of listed buildings and a significant proportion of the town being covered by conservation area status. In this respect Options 1, 2, 4 and 9 have increased potential to impact on the fabric and setting of the historic environment of Uppingham through delivering higher growth in the town. These options are also likely to increase impacts on the historic environment in Oakham. The county's Local Service Centres also have a rich historic environment resource and a distinctive historic character. In this context Options 1, 2, 5, 6, 7 and 8, through delivering low or intermediate growth in these settlements have the potential to limit potential impacts on the fabric and setting of the villages' historic environment.

Regarding the potential garden settlement at St George's Barracks which is proposed through Options 5, 6, 7, 9 and 11b, development at this location has the potential to lead to the regeneration of the existing service family accommodation buildings which are on site. Although the Grade II* listed structure 'Thor missile site at former RAF North Luffenham' is within the site boundary, the incorporation of high-quality and sensitive design with reference to Historic England guidance has the potential to enhance the setting of this nationally designated heritage structure. The potential location for the garden settlement at Woolfox proposed through Options 8, 10 and 11a does not contain any nationally designated heritage assets. The presence of the A1 trunk road will also limit impacts on Exton Park, located directly to the west of the site.

Whilst Option 11a and 11b will help direct new development away from the most significantly constrained areas in terms of heritage (i.e. away from the existing settlements), this does not eliminate the potential for below-ground archaeological assets at these locations or the potential impacts to the setting of heritage assets in nearby settlements, particularly: Edith Weston and North Luffenham (to the north and south of St George's Barracks, respectively), along with Clipsham and Stretton (to the north east and north west of Woolfox).

Landscape	Option	1	2	3	4	5	6	7	8	9	10	11a	11b
	Ranking	1	4	6	7	2	5	9	10	11	12	8	3

Higher growth options are likely to have an increased impact on the character and quality of Rutland's landscapes as a consequence of directing a significantly higher quantum of development to settlements which do not necessarily have the highest capacities for change. Although delivering larger-sized new settlements through St George's Barracks or Woolfox could limit growth in existing settlements, development of this scale has the potential to negatively contribute to the particular qualities of the Landscape Character Areas in the locations for the proposed garden communities.

Overall, and reflecting upon the results of the landscape character assessment and the landscape sensitivity and capacity studies, options which deliver low or medium growth across existing settlements and/or through the potential garden settlements are those which are least likely to cause significant adverse impacts to the character of local landscapes and village-scapes.

Land, soil and water resources	Option	1	2	3	4	5	6	7	8	9	10	11a	11b
	Ranking	6	8	9	10	3	7	4	5	11	12	2	1

Both the St George's and Woolfox sites are major brownfield sites. However only 30% of the Woolfox site is former airfield and can be classified as previously developed land. As such Options 7, 9 and 11b have the most potential to deliver new development on previously developed land. In terms of Options 1, 2, 3 and 4, given the limited availability of previously developed land in Oakham, Uppingham and the Local Service Centres, these options are less likely to support the efficient use of land. This is due to the options having more limited potential to deliver a significant proportion of development on brownfield land.

St George's Barracks and Woolfox both have minerals constraints. As such, Options 7, 9 and 11b, and to a lesser extent, Options 5 and 6 have the most potential to lead to the loss of minerals resources at St George's Barracks, whilst development taken forward through Options 8, 10 and 11a may lead to some sterilisation of minerals resources at Woolfox. It should be noted though that at both locations, this could be mitigated against if the economic mineral extraction area were safeguarded from development through masterplans for each area.

Land around Oakham and Uppingham is a mixture of Grade 3a and Grade 3b land, with some areas of Grade 2 land. The options which deliver a higher level of growth to the town (Options 1, 2, 4, 9 and 10) therefore have increased potential to lead to the loss of the best and most versatile land in the vicinity of the towns (i.e. the Grade 2 and 3a land present). Options 3, 4 9 and 10 would be more likely to lead to the additional loss of productive agricultural land in the vicinities of Cottesmore, Edith Weston, Empingham, Great Casterton, Greetham, Ketton, Langham, Market Overton, Ryhall, Whissendine. Given a significant proportion of the Woolfox site is under agricultural use, development at this location has the potential to lead to the significant loss of productive agricultural land (although recent agricultural land classification has not been carried out at this location to determine in detail the quality of agricultural land at this location).

In terms of water resources, it is considered that higher growth options will place a greater demand upon the already stressed supply, whilst lower growth options will represent less of an additional burden. However, it is anticipated that the Water Resources Management Plans prepared by water supply companies will address long-term water supply issues associated with growth. There also may also be potential for the development of a new garden village scheme to provide opportunities for innovative design techniques to support the efficient use of water resources.

Climate change	Option	1	2	3	4	5	6	7	8	9	10	11a	11b
	Ranking	1	4	6	7	2	5	9	10	11	12	8	3

Delivering higher growth in the larger towns of Oakham and Uppingham through Options 1, 2 and 4 is likely to better support the use of sustainable transport modes than the other options, given residents have good access to local services and facilities. These options would therefore help to encourage a modal shift and reduce reliance on the private vehicle, having a positive effect on climate change mitigation. In this respect, Option 4, which also directs a high level of growth to the Local Service Centres, is likely to perform less positively given the limited range of services/ facilities on offer, and less comprehensive access to sustainable transport modes in these settlements.

To avoid significant increases in greenhouse gas emissions from transportation, the delivery of larger-scale development at St George's Barracks or the Woolfox Site through Options 7-11b would need to be accompanied by comprehensive measures to enhance accessibility by non-car modes.

In terms of the other aspects relating to greenhouse gas emissions, the sustainability performance of developments depends on elements such as the integration of energy efficient design within new development and the provision of renewable energy. While it is considered that this can only be assessed on a site by site basis, it is noted that there are generally more opportunities to integrate low carbon and renewable energy into large scale development. It is therefore considered that the delivery of the garden settlements at St George's Barracks and the Woolfox Site through Options 7-11b have a greater potential to lead to significant positive effects in this respect. The options also have the potential to deliver significant green infrastructure enhancements, which will support both climate change mitigation and adaptation.

In accordance with the provisions of the NPPF and national policy, it is anticipated that new development would seek to avoid the highest flood risk areas, and appropriate mitigation measures will be implemented in accordance the SFRA undertaken for the county. As such it is not possible to differentiate between the options in this regard.

Population and communities	Option	1	2	3	4	5	6	7	8	9	10	11a	11b
	Ranking	7	6	8	5	10	9	4	3	2	1	5	6

Each option will deliver a significant number of new homes (including a mix of types, sizes and tenures, including a proportion of affordable housing) to meet existing and future housing needs; with the potential for significant long term positive effects. Overall, through delivering the highest quantum of growth, Option 10, followed by Option 9, has the largest potential to deliver a broader range of housing types and tenures in the county.

At the local level, it is considered that directing higher levels of growth to the main towns of Oakham and Uppingham through Options 1, 2, 4, 9 and 10 will likely deliver a mix of housing to meet local needs in these settlements. Increased development in the Local Service Centres through Options 3, 4, 9 and 10 will also help provide an increased variety of housing for a range of groups in these smaller settlements, which has the potential to increase community vitality, and support the meeting of localised housing needs. Conversely, directing growth away from Oakham and Uppingham and the Local Service Centres through Options 11a and 11b would lead to negative effects as an appropriate mix of housing may not be delivered in the settlements where the need exists most. This has the potential to impact on the community vitality of these settlements.

Focusing growth at Oakham and Uppingham through Options 1, 2, 4, 9 and 10 would lead to help support accessibility to services and facilities. This is given that these settlements are the largest settlements in the county and are the locations with the broadest range of amenities. It is however also recognised that increased delivery of growth at Local Service Centres may support local amenities and increase community vitality in these locations. Positive effects in this respect relate to Options 3, 4, 9 and 10.

The Woolfox site, and to a lesser extent, St Georges Barracks are relatively disconnected from existing settlements and the services/ facilities they provide. The delivery of low growth at St George's Barracks (Options 5 and 6) will not provide the same range of services and facilities for new residents as a higher growth option at this location. It is considered therefore that the delivery of a Garden Village scale settlement at St George's Barracks (Options 7, 9 and 11b) and a Garden Town settlement at the Woolfox Site (Options 8, 10 and 11a) would likely perform more positively through providing a critical mass which enables the delivery of a wider range of services/ facilities compared to more limited scale of growth. Positive effects are also anticipated through the likely delivery of measures such as enhancements to local multi-functional green infrastructure networks.

Economy and employment	Option	1	2	3	4	5	6	7	8	9	10	11a	11b
	Ranking	7	6	8	5	10	9	4	3	2	1	5	6

Overall, through delivering a larger number of dwellings in the county, Option 10 followed by Option 9 perform more positively compared to other options given the potential to deliver increased levels of housing and employment provision, directed growth to both the existing main economic centres of Oakham and Uppingham, and through the delivery of new settlement. This has the greatest potential for supporting Rutland's economic vitality. Options 1, 2, 4, 9 and 10 will deliver proportionally higher levels of growth to Oakham and Uppingham, which will support the economic vitality of the two main towns of the county. The delivery of St George's Barracks or the Woolfox Site has the potential to support the rural economy and rural diversification through the provision of employment land at these locations. However, the delivery of a new garden settlement is considered less likely to enhance the viability of existing towns and local centres, given their relatively isolated locations.

6. Overview of the reasons for choosing the preferred strategy for the Local Plan

- 6.1 In light of the various appraisals which have been undertaken, including the SA of spatial strategy options, consultation responses, and the various evidence base studies which have been undertaken for the Local Plan, the following presents an overview of Rutland County Council's reasons for selecting the preferred strategy approach for the Local Plan.
- 6.2 The Interim Sustainability Appraisal (August 2019) assessed 12 options for the location of growth across the County. Each option was also considered against its ability to deliver the minimum Local Housing Need (LHN) of 130 dpa; the Strategic Housing Market Assessment (SHMA) based Objectively Assessed Need (OAN) of 160 dpa and a higher growth option of 200 dpa. It is important to note that two options (Option 1 and Option 11b) would not deliver the lower LHN requirement and have therefore been ruled out by the Council.
- 6.3 National planning policy requires local plans to make provision for sufficient housing land to meet the identified housing need and an appropriate "buffer" of housing supply to ensure that a rolling five-year land supply is available to meet housing need.
- 6.4 The Council considered the conclusions of the Interim SA 2019 and National planning policy and practice and determined that an appropriate strategy for the plan period is to deliver the minimum housing need figure set out using the Government's "standard method" based on the 2014 Household projections.²²
- 6.5 The standardised calculation gives a minimum requirement for Rutland of an average of 127 dwellings per annum. The Local Plan will therefore make provision to meet this minimum requirement of 127 dwellings, rounded to 130 dwellings per annum over the period 1st April 2018 to 31st March 2036 (18 years). This figure will be used as the basis for calculating the five year housing land supply during the plan period.
- 6.6 The Council is concerned, however, that limiting the housing supply to deliver this minimum requirement will significantly restrict the housing supply and therefore, amongst other issues, will raise house prices to levels which create cost barriers to local residents and workers. In response to this the Council proposes to provide additional housing land to provide an appropriate buffer to maintain a deliverable supply of housing land in the Local Plan. This buffer will ensure delivery of the minimum housing need as well as to provide choice and contingency to the market, reflect current housing market signals in Rutland and address the issue of affordability, as reflected in the Strategic Housing Market Assessment.
- 6.7 Paragraph 60 of the NPPF (2019) states that the "*minimum number of homes needed.....should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals*". The approach proposed in the Local Plan is supported by the Strategic Housing Market Assessment (SHMA) Updated 2019, which assesses a need for Rutland of 3,200 dwellings from 2016 to 2036. This equates to 160 new homes per annum over this period. This higher annual requirement of 160 dwellings per annum formed the basis of previous Consultation draft Local plan and earlier SA/SEA work. It is considered therefore that whilst the minimum requirement for the plan period

²² <https://rutlandcounty.moderngov.co.uk/documents/s16926/FINAL%20-%20Rutland%20Local%20Plan%20Cabinet%20report%20Dec%202023.pdf>

should be 130 dwellings per annum, provision will be made within the plan for additional development sites to provide for a higher rate of 160 dwellings per annum which provides a buffer of about 25%.

- 6.8 This will ensure delivery of the minimum local housing need, but also provides for choice and contingency to the market and reflect current and future demographic trends and housing market signals in Rutland. The 25% buffer will also help to address the issue of affordability, as reflected in the Strategic Housing Market Assessment and meet the national policy requirement to provide an appropriate buffer of additional housing supply enabling the Council to meet national requirements for maintaining a five year supply of housing land with an appropriate buffer (as required by paragraph 73 of the NPPF (2019)). Applying a 25% buffer to the housing requirement would lead to the Local Plan providing for 2,925 dwellings over the lifetime of the plan, equating to an average of about 162 dwellings per annum.
- 6.9 It is important to note that the SA Report on the Consultation Draft Plan in 2017 and the Interim SA 2019 both conclude that providing sufficient allocations to meet a higher housing delivery rate (of 160 dpa) is likely to have significant positive social effects through adding to the housing stock and meeting housing needs, and will have a positive effect on economic growth.
- 6.10 The Interim SA report assessed a range of Spatial Strategy Options. The following options are considered most likely deliver the above housing supply:
- Option 4 would deliver high levels of growth in Oakham, Uppingham and the Local Service Centres with no new settlement.
 - Option 6 would deliver high levels of growth in the Local Service Centres and low levels of growth in Oakham, Uppingham with a small amount of development on a new settlement.
 - Option 7 delivers lower growth in Oakham, Uppingham and the Local Service Centres with a moderate sized garden village at St George's Barracks.
 - Option 8 delivers lower growth in Oakham, Uppingham and the Local Service Centres with a moderate sized garden village at Woolfox.
 - Options 11a would deliver growth through a single large new settlement located at Woolfox or St George's.
- 6.11 In sustainability terms there is no option that performs significantly better when compared to the others; they all have potential benefits and drawbacks. In December 2019 the Council's Cabinet considered options for the distribution of development to meet the level of growth proposed, using the Interim SA report together with Site Appraisal work and the Assessment of proposed Strategic Development Sites at St George's Barracks and RAF Woolfox.²³ This approach was endorsed by the Council at its meeting on 27th January 2020 (Reconvened 10th February) when the Pre-Submission Local plan was approved for Regulation 19 consultation.²⁴ This concludes that an appropriate strategy for the Local Plan to ensure that sufficient land is identified to provide for the minimum housing need plus a 25% buffer would be to allocate a new garden community within the County. The assessment of the two alternatives promoted for a new garden community concluded that proposals for the St Georges site were realistic, deliverable and viable, whereas the proposals for Woolfox were not realistic, deliverable and viable. In addition the proposals for St George's would provide additional benefits through the redevelopment of a major brownfield site.
- 6.12 Option 7 is one of the options that most closely fits delivering the Local Housing Need (LHN) figure and provides a buffer over the plan period, providing not only for choice and flexibility in

²³ <https://rutlandcounty.moderngov.co.uk/documents/s16926/FINAL%20-%20Rutland%20Local%20Plan%20Cabinet%20report%20Dec%202023.pdf>

²⁴ <https://rutlandcounty.moderngov.co.uk/documents/s17253/Report%20No.%202023-2020%20-%20Local%20Plan%20-%20Regulation%2019.pdf>

the market but also responding to housing market signals and issues around demographic trends as identified in the Strategic Housing Market Assessment (SHMA) Update 2019.

- 6.13 It delivers growth in Oakham, Uppingham and the Local Service Centres, reflecting the existing settlement hierarchy, and where new development would support these existing communities, maintaining viability and helping to meet their housing and employment needs. Growth of these settlements into open countryside is however more limited than other options and will therefore reduce the impact of development on the historic environment and the landscape character and setting of existing settlements.
- 6.14 Under Option 7, the scale of development proposed for the new settlement at St George's would provide the critical mass to enable the creation of a sustainable neighbourhood with the delivery of a wider range of services/facilities, sustainable transport and economic benefits compared to more limited scale growth (such as that included in Option 5). It also provides the opportunity to reuse a significant brownfield site, thereby limiting the amount of best and most versatile and productive agricultural land that may be lost in other locations across the County.
- 6.15 Whilst there are similarities between the SA outcome for the two new settlement options, a detailed comparative assessment of the Woolfox and St George's Barracks sites has concluded that the Woolfox site is not justified or deliverable within the plan period. In particular there is a lack of robust evidence to determine the traffic and highway implications of the proposal and how mitigation, including the provision of a new junction onto the A1 would be delivered. In addition the Woolfox site is subject to the following physical constraints: development of parts of the site are likely to have a significant impact on sensitive landscape; the site is subject to a mineral safeguarding area and insufficient evidence has been provided to show how development can be achieved without impacting on this national resource; and the site is largely green field resulting in the loss of productive agricultural land. These concern impact on the master planning of the whole site and therefore impact on the viability of the proposal and raise questions about its deliverability within the plan period. (Evidence papers and the Strategic Site Assessment report can be found on the council's website here: <https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/local-plan-review/spatial-strategy-background-papers/>)
- 6.16 In the context of the above, the following table summarises the evidence supporting the decision not to take forward Options 4, 6, 8 and 11a

Table 6.1: Overview of Rutland County Council's view on the merits of the spatial strategy options which could deliver 160 homes per annum

Option	Summary of Relative Merits of the Option
Option 4 would deliver high levels of growth in Oakham, Uppingham and the Local Service Centres with no new settlement	SA concludes potential negative effect on biodiversity, heritage, landscape character and quality; loss of best and most versatile agricultural land due to high level of growth proposed for Oakham, Uppingham and the LSCs. The site appraisal process reveals that there are not sufficient suitable and deliverable sites within and on the edge of Oakham to deliver a high amount of growth in the town.
Option 6 would deliver high levels of growth in the Local Service Centres and low levels of growth in Oakham, Uppingham with a small amount of development on a new settlement	This option relies on the allocation of a large number of large greenfield sites on the edges of villages. Most of these sites are assessed as having a negative impact on the landscape, heritage and setting of the County's villages and do not promote the best use of brownfield land. This option (and Option 5) include a small scale new settlement at St George's barracks of circa 350 homes. This scale of development is unlikely to deliver the quantum of development required to support new community facilities or create a "sustainable" new settlement. Development is likely to

Option

Summary of Relative Merits of the Option

	<p>end up being a satellite community reliant upon the existing community facilities and infrastructure in Edith Weston.</p> <p>The SA corroborates these concerns identifying that there is potential negative impact on the fabric and setting of historic environment of a number of settlements and on the quality and character of the landscape and is more likely to lead to loss of BMV agricultural land; the option also performs less positively for sustainable transport modes, although this option could have positive impact on increasing the vitality of communities and meeting local housing need where it arises. But conversely the small scale new settlement would not perform as positively as larger scale settlement as it will not provide the critical mass to deliver a range of community services and facilities and enhancement of green infrastructure networks.</p>
<p>Option 7 delivers lower growth in Oakham, Uppingham and the Local Service Centres with a moderate sized garden village at St George's Barracks</p>	<p>Sufficient suitable sites within Oakham and Uppingham and the LSCs are considered to be available and deliverable to meet this lower growth option. Suitable sites in villages are small scale and therefore more appropriate to the scale of the existing settlement and are within or on the immediate edge of the village and will have less impact on landscape, heritage and setting and on the loss of BMV agricultural land.</p> <p>However, on their own, there are not sufficient sites to meet the identified minimum housing need without the applied buffer, therefore additional land will be required to meet the housing need. This option does this through the allocation of a planned new settlement of sufficient size to deliver a sustainable new community. This option includes a new settlement at St George's Barracks.</p> <p>In total the St George's Barracks new settlement option would provide a community of up to 2215 homes on land which is wholly brownfield. Issues relating to mineral safeguarding landscape, heritage and biodiversity have been explored in detail and it is concluded that these can be appropriately mitigated through a detailed masterplan and phasing plan. If the site is allocated, a Habitats Regulation Assessment – Appropriate Assessment will be required. The proposal has been awarded HIF funding to enable early delivery of key infrastructure and highway improvements. This funding resolves concerns relating to the viability of a proposal and it is concluded that this proposal is deliverable and would present an appropriate strategy for meeting the development needs of the County.</p> <p>The SA concludes that this option has potential to lead to significant impact on the Rutland Water SPA/RAMSAR, but that this could be mitigated. It does however have potential to enhance the setting of a nationally designated heritage asset within the site. The option directs development away from existing towns and villages and will therefore have a positive effect on sensitive heritage environments and local landscape character. The redevelopment of St George's has the most potential to deliver significant amount of development on brownfield land, but could lead to loss of mineral resources. The Garden Community proposal provides an opportunity to integrate low carbon and renewable energy into a large amount of development, however the location of the site will mean that comprehensive measures will be required to enhance accessibility by non-car modes. The scale of this new settlement option performs positively for population and community as it provides the critical mass to enable delivery of wider range of services and facilities and functional</p>

Option

Summary of Relative Merits of the Option

	<p>green infrastructure to serve new development. This options also provides greatest potential to support economic vitality and the rural economy.</p>
<p>Option 8 delivers lower growth in Oakham, Uppingham and the Local Service Centres with a moderate sized garden village at Woolfox</p>	<p>Sufficient suitable sites within Oakham and Uppingham and the LSCs are considered to be available and deliverable to meet this lower growth option. Suitable sites in villages are small scale and therefore more appropriate to the scale of the existing settlement and are within or on the immediate edge of the village and will have less impact on landscape, heritage and setting.</p> <p>However, on their own, there are not sufficient sites to meet the identified minimum housing need without the applied buffer, therefore additional land is required. This option does this through the allocation of a planned new settlement of sufficient size to deliver a sustainable new community. This option includes a new settlement at Woolfox.</p> <p>In total the Woolfox new settlement option would provide a community of up to 10,000 homes on land which is mostly greenfield. Parts of the site are subject to mineral safeguarding and sensitive in landscape terms. Issues regarding mineral reserves, Landscape sensitivity and access to the Strategic highway network need to be addressed. These constraints result in significant concern about viability and deliverability of site, within this plan period. As such the site is not considered deliverable.</p> <p>The SA concludes that this option is sensitive to biodiversity objectives due to location of SSSIs and ancient woodlands within the site and proximity to priority BAP habitats. It does provide an opportunity to direct development away from existing towns and villages and will therefore have a positive effect on sensitive heritage environments and local landscape character but it does have the potential to impact on the Landscape Character Area within which it is located.</p> <p>As the site is only partially brownfield land it will have a limited positive effect on the objective of making most use of Previously developed land and as a mineral safeguarding area it will have potential to sterilize this reserve. This Option would direct growth away from existing settlements leading to negative effect on delivering an appropriate mix of housing to meet needs where they arise, impacting on community vitality. The site is also disconnected from any existing settlement or community, but would provide critical mass to support new services and facilities and has the potential to support the rural economy and provide for rural diversification, but is less likely to enhance the vitality of existing towns and local centres.</p>
<p>Option 11a would deliver growth through a single large new settlement at Woolfox</p>	<p>Woolfox proposal is for a community of up to 10,000 homes on land which is mostly greenfield. Parts of the site are subject to mineral safeguarding and sensitive in landscape terms. Issues regarding mineral reserves, Landscape sensitivity and access to the Strategic highway network need to be addressed. Significant concern about viability and deliverability of site.</p> <p>Scale of total development proposal more than 3 times larger than that required to meet need.</p> <p>The SA concludes that this option is sensitive to biodiversity objectives due to location of SSSIs and ancient woodlands within the site and proximity to priority BAP habitats, it does however provide opportunity to direct development away from existing towns and villages and will therefore have a positive effect on sensitive heritage environments and local landscape character but it does have the potential to impact on the Landscape Character Area within which it is located.</p>

Option

Summary of Relative Merits of the Option

As the site is only partially brownfield land it will have a limited positive effect on objective of making most use of Previously developed land and as a mineral safeguarding area it will have potential to sterilise this reserve. This Option would direct growth away from existing settlements leading to negative effect on delivering an appropriate mix of housing to meet needs where they arise, impacting on community vitality. The site is also disconnected from any existing settlement or community, but would provide critical mass to support new services and facilities and has the potential to support the rural economy and provide for rural diversification, but is less likely to enhance the vitality of existing towns and local centres.

- 6.17 The assessment of site availability, suitability and deliverability issues, alongside specialist evidence reports (including Sustainability of Settlements Assessment Update, Landscape Capacity and Sensitivity, Whole Plan Viability and infrastructure delivery plan) alongside consultation responses and advice from statutory consultees have informed decisions about which sites are considered most suitable for allocation.
- 6.18 The preferred option for the Local Plan spatial strategy is to continue to provide for growth in the two towns and some Local Service Centres as well as providing for the development of a new garden community on a major brownfield site which would deliver new homes together with employment, local services, retail and community uses on the site of St George's Barracks. The development of this site will ultimately fulfil the role of a Local Service Centre over the lifetime of the Local Plan and will continue to meet the County's housing and employment needs beyond the plan period. This strategy will ease pressure to bring forward large areas of greenfield land on the edge of existing settlements, protecting the character and setting of settlements whilst still ensuring that the County's development needs are met and that an appropriate amount of growth is planned for the most sustainable locations, particularly Oakham, Uppingham and Local Service Centres.
- 6.19 The planning policies for the Local Plan have been developed in response to evidence base studies, the appraisal of reasonable alternatives undertaken through the SA process and to reflect consultation responses on plan-making to date, including the consultation undertaken on the Issues and Options' for the Local Plan (November 2015), Consultation draft Local Plan (July 2017) and targeted consultation undertaken on site-specific issues in July 2018.
- 6.20 The 64 policies presented in the latest version of the Local Plan (Pre-Submission Draft are as follows:
- Policy SD1 (Sustainable Development Principles)
 - Policy SD2 (The Spatial Strategy for Development)
 - Policy SD3 (Development within Planned Limits of Development)
 - Policy SD4 (Residential Development in the Countryside)
 - Policy SD5 (Non-residential Development in the Countryside)
 - Policy SD6 (Re-use of Redundant Military Bases and Prisons)
 - Policy SD7 (Use of Military Bases and Prisons for Operational or Other Purposes)
 - Policy H1 (Sites for Residential Development)
 - Policy H2 (St George's Garden Community Development and Delivery Principles)
 - Policy H3 (St George's Garden Community Development Requirements)

- Policy H4 (Cross Boundary Development Opportunity – Stamford North)
- Policy H5 (Housing Density)
- Policy H6 (Meeting All Housing Needs)
- Policy H7 (Accessibility Standards)
- Policy H8 (Self-build and Custom Housebuilding)
- Policy H9 (Affordable Housing)
- Policy H10 (Rural Exception Housing)
- Policy H11 (Gypsies and Travellers)
- Policy E1 (New Provision for Industrial and Office Development and Related Uses)
- Policy E2 (Expansion of Existing Businesses)
- Policy E3 (Protection of Existing Employment Sites)
- Policy E4 (The Rural Economy)
- Policy E5 (Local Visitor Economy)
- Policy E6 (Rutland Water)
- Policy E7 (Eyebrook Reservoir Area)
- Policy E8 (Caravans, Camping, Lodges, Log cabins, Chalets and Similar Forms of Self-Serviced Holiday Accommodation)
- Policy E9 (Town Centres and Retailing)
- Policy E10 (Primary Shopping Areas)
- Policy E11 (Site for Retail Development)
- Policy EN1 (Landscape Character Impact)
- Policy EN2 (Place Shaping Principles)
- Policy EN3 (Delivering Good Design)
- Policy EN4 (Sustainable Building and Construction)
- Policy EN5 (Surface Water Management, Water Supply, Foul Drainage and Sustainable Drainage Systems)
- Policy EN6 (Reducing the Risk of Flooding)
- Policy EN7 (Pollution Control)
- Policy EN8 (Low Carbon Energy Generation)
- Policy EN9 (The Natural Environment Strategic Policy)
- Policy EN10 (Blue and Green Infrastructure)
- Policy EN11 (Protecting Agricultural Land)
- Policy EN12 (Important Open Space and Frontages)
- Policy EN13 (Designation of Local Green Spaces)
- Policy EN14 (Provision of New Open Space)
- Policy EN15 (The Historic and Cultural Environment Strategic Policy)
- Policy EN16 (Protecting Heritage Assets)
- Policy EN17 (Advertisements)
- Policy EN18 (Outdoor Lighting)

Policy SC1 (Delivering Safe, Healthy and Inclusive Communities)

Policy SC2 (Securing Sustainable Transport)

Policy SC3 (Promoting Fibre to the Premise Broadband (FTTP))

Policy SC4 (Developer Contributions – Strategic Policy)

Policy MIN1 (Spatial Strategy for Minerals Development)

Policy MIN2 (Mineral Provision)

Policy MIN3 (Safeguarding Rutland’s Mineral Resources)

Policy MIN4 (Development Criteria for Mineral Extraction)

Policy MIN5 (Site-specific Allocations for the Extraction of Crushed Rock)

Policy MIN6 (Site-specific Allocations for the Extraction of Building Stone)

Policy MIN7 (Safeguarding of Minerals Development)

Policy MIN8 (Borrow Pits)

Policy MIN9 (Development Criteria for other forms of Minerals development)

Policy WST1 (Waste Management and Disposal)

Policy WST2 (Waste-related Development)

Policy WST3 (Sites for Waste Management and Disposal)

Policy MIN10 (Restoration and Aftercare)

6.21 The planning policies presented in the *Pre-Submission Draft* Local Plan have been appraised in Part 2 of this SA Report.

Part 2: What are the SA findings at this current stage?

7. Appraisal of policy approaches presented in the latest version of the Rutland Local Plan

Purpose of this chapter

7.1 This chapter presents appraisal findings and recommendations in relation to the *Pre-Submission Draft* of the Rutland Local Plan 2018-2036 (March 2020).

Approach to the appraisal

7.2 The appraisal of the policies in the *Pre-Submission Draft* of the Local Plan (March 2020) has been presented through the seven SA Themes. In undertaking the appraisal, the policies were reviewed to determine which are likely to have a positive or negative environmental effect under each SA Theme.

7.3 Where a causal link between policies and SA Themes is established, significant effects are identified through the judgement of the consultants with reference to the evidence base (i.e. the scoping information). The appraisal uses the criteria in Schedule 1 of the SEA Regulations, that is:

- the probability, duration, frequency and reversibility of the effects;
- the cumulative nature of the effects;
- the transboundary nature of the effects;
- the risks to human health or the environment (for example, due to accidents);
- the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);
- the value and vulnerability of the area likely to be affected due to-
 - special natural characteristics or cultural heritage;
 - exceeded environmental quality standards or limit values; or
 - intensive land-use; and
 - the effects on areas or landscapes which have a recognised national, community or international protection status.

7.4 Where likely significant effects have been identified, these are described in summary tables for each SA Theme.

7.5 Every effort is made to predict effects accurately; however, this is inherently challenging given the strategic nature of the Rutland Local Plan. The ability to predict effects accurately is also affected by the limitations of the baseline data. Because of the uncertainties involved, there is a need to exercise caution when identifying and evaluating significant effects and ensure assumptions are explained in full.²⁵ In many instances it is not possible to predict significant effects, but it is possible to comment on merits (or otherwise) in more general terms.

²⁵ As stated by Government Guidance (The Plan Making Manual, see <http://www.pas.gov.uk/pas/core/page.do?pagelid=156210>): "Ultimately, the significance of an effect is a matter of judgment and should require no more than a clear and reasonable justification."

- 7.6 For each SA theme, the appraisal has been presented two-fold.
- Commentary on the proposed Local Plan spatial strategy; and
 - Commentary on the *Pre-Submission Draft* plan as a whole.

Biodiversity and Geodiversity

Commentary on proposed Local Plan spatial strategy

- 7.7 Potential effects of Local Plan allocations on European designated nature conservation sites have been considered through the Habitats Regulations Assessment (HRA) undertaken for the Local Plan.²⁶ Impacts of Local Plan proposals on these sites have been discussed below in section 7.18.
- 7.8 The proposals for the new garden community at St George's Barracks are discussed below in section 7.12. In terms of the other site allocations, at the national level, none of the three employment site allocations are located within a Site of Special Scientific Interest (SSSI) Impact Risk Zone (IRZ) in the 'All Planning Applications', 'Rural Non-Residential', 'Residential' and 'Rural Residential' categories. However, residential site allocation EDI/03 'Officers Mess, Edith Weston' wholly or partly overlaps with an SSSI IRZ in the 'All Planning Applications' category. A further six residential allocations wholly or partly overlap with an SSSI IRZ in the 'Rural Non-Residential', 'Residential' and/or 'Rural Residential' categories. These sites are as follows:
- EMP/01: 'West of 17 Whitwell Road, Empingham';
 - EMP/05: 'Southview Farm, Empingham';
 - OAK/05: 'Land off Uppingham Road, Oakham';
 - OAK/12: 'Allotments on Brooke Road, Oakham';
 - OAK/13a: 'Land off Burley Road, Oakham; and
 - OAK/13c: 'Land off Burley Road, Oakham'.
- 7.9 Therefore, development at these locations may require further consultation with Natural England as planning progresses.
- 7.10 In terms of locally important ecological and geological sites, none of the proposed residential and employment site allocations overlaps with a Local Wildlife Site (LWS) or Local Geology Site (LGS). One of the 19 residential site allocations overlap with an area of Biodiversity Action Plan (BAP) priority habitat, with a further three residential site allocations within proximity to an area of BAP priority habitat, namely:
- BAE/04: 'Land off Main Street, Barleythorpe' (approximately 30m from an area of 'deciduous woodland' BAP priority habitat);
 - KET/06: 'Adjacent to Chater House, High Street, Ketton' (approximately 28% of the site overlaps with an area of 'traditional orchard' BAP priority habitat);
 - KET/07: 'The Crescent, High Street, Ketton' (approximately 16m from an area of 'no main habitat but additional habitats present' BAP priority habitat²⁷; and
 - RYH/04: 'River Gwash Trout Farm, Belmesthorpe Lane, Ryhall' (approximately 24m from an area of 'no main habitat but additional habitats present' BAP priority habitat).
- 7.11 Development at any of these sites should seek to retain and enhance habitats on site and may require mitigation (such as buffer zones) to minimise the potential for negative effects. It is also

²⁶ Wood, on behalf of Rutland County Council (December 2019) Rutland County Council Local Plan Habitats Regulations Assessment

²⁷ Where candidate BAP habitats are present within the site but no main habitat can be identified, the whole polygon is mapped as 'no main habitat but additional habitats present'.

important to acknowledge that none of the three employment site allocations either overlap or are within proximity to a BAP priority habitat.

- 7.12 The proposed strategy for the new garden community at St George's Barracks (site allocation reference EDI/04) will deliver 1,000 new homes in the plan period (and about 2,215 in total in the longer term) and up to 14ha of new employment land during the Local Plan period. Most of the northern half of the site overlaps with SSSI IRZ thresholds which are primarily associated with Rutland Water SSSI (also designated as a Ramsar Site and Special Protection Area (SPA)) for the types of development likely to come forward at this location: residential, rural residential and rural non-residential. An area of land in the north western section of the site overlaps within an SSSI IRZ within the 'All Planning Applications' category associated with Rutland Water. Comparatively, the southern half of the site is less constrained. Despite also being within proximity to the North Luffenham Quarry SSSI and Ketton Quarries SSSI, the integrity of these SSSIs are not at risk from the types of development which are likely to come forward at the new garden community. Potential impacts on European designated sites have been discussed from section 7.18 below.
- 7.13 The site does not overlap with a Local Wildlife Site or Local Geology Site. The nearest Local Wildlife Site is approximately 270m from the site boundary (Normanton / Edith Weston Verge N of Bluebottle Cottage (north side)). Likewise, the nearest Local Geology Site (Woolfox Quarry) is approximately 7.5km from the site boundary. A very small percentage of the site (approximately 0.44%) overlaps with an area of 'deciduous woodland' BAP priority habitat.
- 7.14 All the allocations taken forward by the current version of the Local Plan have the potential to take place in locations where protected species are present. However, on many sites, there are also significant opportunities for on-site biodiversity improvements to support enhancements to local and sub-regional ecological networks. These issues have been considered through an appraisal of the current Local Plan policies, below.

Commentary on the *Pre-Submission Draft Local Plan as a whole*

- 7.15 Rutland has 19 SSSIs, including Rutland Water which is also an internationally designated Ramsar and SPA wetland site with importance for wintering and passage wildfowl. There are 222 Local Wildlife Sites and important areas of calcareous grassland and ancient and broadleaved woodland in the county. In particular, the limestone geology has importance for local quarrying and wildlife. Whilst no significant negative effects on biodiversity assets from the spatial strategy can be readily identified, there will be a need for potential effects on biodiversity linked to the allocations associated with the spatial strategy to be avoided and mitigated. In this context, the Local Plan sets out provisions which will 1) help limit potential effects from new development on features and areas of biodiversity interest in the county and 2) support enhancements.
- 7.16 For example, Policy EN9 'The Natural Environment Strategic Policy' highlights that proposals which are likely to have a significant impact on international, national and locally designated sites for biodiversity or geodiversity, or on species populations and priority habitats, will only be permitted in exceptional circumstances. Specifically, such proposals will be required to demonstrate how the benefits of the development clearly outweigh the long-term conservation interests. In exceptional circumstances where detrimental impacts of development cannot be avoided (i.e. by locating development at an alternative site), Policy EN9 stipulates that the Council will require appropriate mitigation to be undertaken by the developers. The provisions of Policy EN9 should therefore positively contribute to protecting the integrity and quality of the County's ecological and geological assets.
- 7.17 Site Improvement Plans (SIPs) have been developed for each Natura 2000 site in England as part of the Improvement Programme for England's Natura 2000 sites (IPENS). A 'Natura 2000' site is the combined term for sites designated as Special Areas of Conservation (SACs), SPAs

- and Ramsar Sites. Although the IPENS project closed in 2015, the Rutland Water SIP²⁸ contains a variety of policies which extend until 2021 surrounding the prioritised issues for the site, including (but not limited to): public access / disturbance, water pollution and abstraction, invasive species and general planning permissions for development.
- 7.18 As highlighted above, the Local Plan has been accompanied by an HRA to ascertain the potential for adverse effects on the integrity of the European sites, either alone or in combination with other plans or projects.
- 7.19 Screening undertaken for the HRA indicated that interest features of Rutland Water SPA/Ramsar may be exposed and sensitive to environmental changes associated with the Local Plan, principally in relation to the cumulative effects of visitor pressure, water quality and air quality affecting the site itself. Some qualifying features may also be exposed to development-related effects when utilising habitats away from the site. These aspects have therefore been examined through an 'appropriate assessment' stage to ensure that proposals coming forward under the Local Plan either avoid affecting designated sites entirely (no significant effect) or will not adversely affect site integrity where potential effect pathways remain, taking into account specific and cross-cutting policy-based mitigation and avoidance measures have been incorporated into the plan. These appropriate assessments have employed additional analyses and data to resolve uncertainties present at the initial screening, and have concluded that the Local Plan will have no adverse effects, alone or in combination on Rutland Water SPA or the Rutland Water Ramsar site.
- 7.20 Screening undertaken for the HRA has demonstrated that there will be either no effects or no significant effects alone or in combination on the interest features of Barnack Hills and Holes SAC, Grimsthorpe SAC or Baston Fen SAC. This is principally due to the absence of reasonable impact pathways by which the Local Plan could affect these sites.
- 7.21 In terms of specific policies relating to Rutland Water, Policy E6 'Rutland Water' recognises the importance of this internationally designated site, outlining that development in the defined Rutland Water Area should be carefully designed and located to ensure that it respects the nature conservation features and does not have an adverse impact on the wildlife interests of the site. Whilst the policy also acknowledges the recreational value of the site, new development proposals will be limited to small scale recreation and only within defined recreational areas. In all cases the proposals must demonstrate (amongst other considerations) that the integrity and special nature conservation interests are protected. Also, the provisions of Policy EN13 'Designation of Local Green Spaces' and Policy EN14 'Provision of New Open Space' will safeguard and increase the availability of alternative areas to Rutland Water for recreational purposes. Therefore, the provisions of these policies will conserve and enhance these assets and maintain the diversity of alternative recreational spaces for new residents and future visitors to the county (which will also indirectly benefit the integrity of Rutland Water).
- 7.22 Published in February 2019, paragraph 170 (d) within the revised NPPF²⁹ states that planning policies and decisions should contribute to and enhance the natural and local environment by '*minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks*', with paragraph 32 outlining that local plans and spatial development strategies should demonstrate how opportunities for net gains have been addressed. An environmental net gain principle for development is also embedded within the goals and policies of the UK Government's 25-Year Environment Plan³⁰, which was published in January 2018. Reflecting this, Policy EN9 confirms that the Council will seek to achieve net

²⁸ Natural England (2014): 'Site Improvement Plan: Rutland Water (SIP208)', [online] available to access via: <http://publications.naturalengland.org.uk/publication/5985520903520256> last accessed [11/12/19]

²⁹ MHCLG (2019): 'Revised National Planning Policy Framework', [online] available to access via: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

³⁰ DEFRA (2018): 'A Green Future: Our 25 Year Plan to Improve the Environment', [online] available to access via: <https://www.gov.uk/government/publications/25-year-environment-plan> last accessed [28/11/18]

gains for biodiversity and will proactively seek opportunities for the creation, restoration and enhancement of habitats, ecological networks and geological conservation interests across the county through development proposals. Policy EN5 'Surface Water Management, Water Supply, Foul Drainage and Sustainable Drainage Systems' also requires all built development proposals to utilise SuDS techniques wherever practicable, achieving net gains for nature through the creation of ponds and wetlands either on site or within proximity to the site. In addition Policy H3 (St George's Garden Community Development Requirements) sets out provisions for protecting existing biodiversity assets and securing biodiversity net gain at St George's Garden Community, and Policy H4 (Cross Boundary Development Opportunity – Stamford North) seeks to take forward a country park incorporating measures to protect and mitigate loss of biodiversity in the area. In terms of the St George's Garden Community, this will support biodiversity enhancements beyond the plan period as the remaining housing, employment and community provision is delivered at the site.

- 7.23 More broadly, the policy framework is considered to take an active and positive approach to maintaining and enhancing ecological networks within the county, and its wider connections to designated sites and habitats outside of the plan area. In this respect, Objective L within Policy SD1 'Sustainable Development Principles' states that new development within Rutland will be expected to maintain and wherever possible enhance the county's environmental assets. Objective A within Policy EN12 'Important Open Spaces and Frontages' states that development will only be acceptable in these areas providing that it does not have an adverse impact on its intrinsic environmental value by virtue of its vegetation, tree cover, or the presence of any special features such as streams, ponds or important wildlife habitats. Policy SD4 'Residential Development in the Countryside' outlines guidance and criteria to ensure that the countryside is protected from inappropriate levels of development. Specifically, Objective C 're-use or adaptation of rural buildings for residential use' outlines that the development itself, or cumulatively with other development, should not adversely affect any nature conservation sites. This is also suggested through the provisions of Policy H11 'Gypsies and Travellers', specifically Objective C which states that proposals for these sites will be permitted provided that the impact on nature conservation value including the international designated nature conservation site of Rutland Water is minimised. The integrity of protected species (particularly nocturnal species) will be indirectly supported through the provisions of Policy EN16 'Outdoor Lighting' which seeks to minimise any harm to areas of nature conservation (Objective F) and avoid any adverse impacts on the environment.
- 7.24 Ecological networks in the county are further supported by the provisions of Policy EN2 'Place Shaping Principles' and Policy EN3 'Delivering Good Design', outlining that all development proposals will be assessed in relation to biodiversity and ecological networks within the landscape (Objective 5 in Policy EN2) and ensuring a high quality design which retains trees and hedgerows and provides biodiversity enhancements (Objective 2a in Policy EN3). Likewise, Policy EN1 'Landscape Character Impact' seeks to conserve and enhance the distinctive character of Rutland's landscape through development (wherever possible). Proposals will be expected to demonstrate how they respond to landscape features, including important trees and hedgerows, ponds, reservoirs, watercourses and wetland areas.
- 7.25 The design and development criteria for the new garden community at St George's Barracks (as proposed through Policy H2 'St George's Garden Community Development and Delivery Principles' and Policy H3 'St George's Garden Community Development Requirements') outlines several beneficial approaches for biodiversity, including:
- Creating a network of green infrastructure with connectivity to existing green networks and corridors to enhance biodiversity (Objective 6 in Policy H2);
 - Responding appropriately to information and evidence about the potential effect of development on Rutland Water and protected species (Objective 7 in Policy H2); and
 - Protecting and enhancing the natural environment within the site through the creation of significant areas of public open space, a network of green corridors, the creation of new

habitat to support net gains in biodiversity and including opportunities for preserving and enhancing existing habitats of value and natural features (Objective H in Policy H3).

7.26 This will support biodiversity enhancements beyond the plan period as the remaining housing, employment and community provision is delivered at the site.

Table 7.1: Likely significant effects, Biodiversity and Geodiversity

<i>Likely significant effect</i>	<i>Effect dimensions</i>	<i>Recommendations</i>
Protecting the integrity of European and nationally designated sites located within and within proximity to the county.	Direct and indirect, long-term and positive.	None proposed.
Improved ecological resilience.	Direct and indirect, long-term, permanent and positive.	None proposed.
Enhancements to ecological networks through green and blue infrastructure enhancements.	Direct and indirect, long-term, permanent and positive.	None proposed.
Achieving net-gain for biodiversity through new development.	Direct, long-term, permanent and positive	None proposed.

Historic Environment

Commentary on proposed Local Plan spatial strategy

7.27 The delivery of 2,131 dwellings over the plan period and at least 14ha of new employment land has the potential to have heritage impacts.

7.28 At the national level, none of the proposed residential site allocations and employment site allocations contain or are within proximity to a scheduled monument. Likewise, none of the three proposed employment site allocations contain or are within the setting of a nationally designated listed building. However, eight of the 19 proposed residential site allocations are within the setting of a listed building, as follows:

- BAE/04: 'Land off Main Street, Barleythorpe' (approximately 11m from the Grade II listed 'Clock House and Stables');
- COT/01: 'Land off Main Street, Cottesmore' (approximately 26m from the Grade II listed 'The Limes');
- EDI/03: 'Officers Mess, Edith Weston' (approximately 9m from the Grade II listed 'School House');
- EMP/01: 'West of 17 Whitwell Road, Empingham' (approximately 20m from the Grade II listed 'War Memorial at Empingham Cemetery');
- EMP/05: 'Southview Farm, Empingham' (approximately 28m from the Grade II listed 'The Firs');
- KET/06: 'Adjacent to Chater House, High Street, Ketton' (approximately 18m from the Grade II listed 'Orchard House');
- KET/07: 'The Crescent, High Street, Ketton' (approximately 4m from the Grade II listed 'K6 Telephone Kiosk'); and
- KET/08: 'Home Farm, Ketton' (approximately 8m from the Grade II listed 'The Mount').

7.29 In terms of locally important designations, eight of the 19 residential site allocations either directly overlap or are within the setting of a Conservation Area, outlined below.

- COT/01: 'Land off Main Street, Cottesmore' (1.52% overlap with Cottesmore Conservation Area);
- EDI/03: 'Officers Mess, Edith Weston' (approximately 8m from the boundary of Edith Weston Conservation Area);
- EMP/05: 'Southview Farm, Empingham' (99.73% overlap with Empingham Conservation Area);
- KET/06: 'Adjacent to Chater House, High Street, Ketton' (28.32% overlap with Ketton Conservation Area);
- KET/07: 'The Crescent, High Street, Ketton' (approximately 16m from the boundary of Ketton Conservation Area);
- KET/08: 'Home Farm, Ketton' (68.26% overlap with Ketton Conservation Area);
- OAK/05: 'Land off Uppingham Road' (0.09% overlap with Oakham Conservation Area); and
- OAK/12: 'Land south of Brooke Road (former allotments)' (approximately 9m from the boundary of Oakham Conservation Area).

7.30 Similarly, employment allocation KET/11 'Land at Pit Lane, Ketton' is approximately 13m from Ketton Conservation Area.

7.31 None of the proposed residential site allocations and employment site allocations overlap or are within proximity to a registered park and garden.

St George's Barracks

7.32 St George's Barracks was established on the site of the former RAF North Luffenham Airfield in 1998. Originally built as a training airfield opening in 1940, the Airfield later became a heavy bomber base during WW2. North Luffenham was the base for PGM-17 Thor missiles, which is now a Grade II* listed part of the site. The RAF continued with various uses of the site until 1998 when it was taken over by the British Army and renamed St George's Barracks³¹. It then became the home of the Royal Regiment of Fusiliers in 1999, of the King's Own Royal Border Regiment in 2003 and of the 16th Regiment Royal Artillery in 2007. Within the November 2016 Government announcement 'A Better Defence Estate', it was confirmed that St George's Barracks would be surplus to operational requirements and programmed for disposal in 2020.

7.33 In terms of on-site heritage constraints, the Grade II* listed 'Thor Missile Site at Former RAF North Luffenham' is within the site's boundary. This comprises the site of a Thor missile satellite base established at the former World War II airfield of RAF Harrington, constructed in 1959 and operational until 1963. It was partially cleared in the late 20th century.

7.34 Reflecting a high-level search of 'St George's Barracks' and 'North Luffenham Airfield' within the Leicestershire and Rutland HER, the following features are located within or within the setting of the site boundary:

- Battle HQ, North Luffenham Airfield (HER ref: MLE15998): Battle headquarters, described as 'extant but condition unknown';
- Iron Age site, North Luffenham Airfield (HER ref: MLE21884): Geophysical survey in 2015 recorded various anomalies that could be enclosures, ditches, pits and hut circles, with a possible field system to the north. Trenching in 2016 recorded Middle/Late Iron Age ditches and pits. While there was no definite structural evidence, evidence suggested that it seemed to be the area of a farmstead;
- Officer's Mess, St George's Barracked, North Luffenham Airfield (HER ref: MLE24142): Built in the 1940's, the Officer's Mess is separate from the airfield/barracks, standing to the west

³¹ St George's Rutland (2019): 'History', [online] available to access via: <<https://www.stgeorgesrutland.co.uk/history/>> last accessed [12/12/19]

- of Edith Weston Road. It consists of ranges of single and two storey buildings around two courtyards. At the north-east corner is a four-storey tower;
- Two World War II pillboxes at North Luffenham Airfield (HER ref: MLE22511): 2 x Norcon-type small circular pillboxes on the North Luffenham Air Station; and
 - World War II pillbox, North Luffenham Airfield (HER ref: MLE16010): Type 22 hexagonal pillbox, brick built and thin walled. Light blue internal 'whitewash'.
- 7.35 The site is also close to the boundary of the Edith Weston Conservation Area. Otherwise the nearest scheduled monument 'village cross at junction of Well Cross and King Edward's Way' is located approximately 238m from the site boundary, and the nearest registered park and garden 'Exton Park' is located approximately 4.8km from the site.
- 7.36 As shown in the draft high-level masterplan for the site which was consulted on in May 2018, the location of housing and employment land will primarily be sited at the existing barracks. The line of the runways on the airfield will be reinterpreted through the proposal, with a heritage zone located within the Thor Missile area to enhance its setting. It is recommended through the masterplan that the creation of a Thor Missile museum/visitor facility is investigated, and that retention of the Bloodhound buildings and associated structures be considered at St George's Barracks.
- 7.37 Overall, development proposals have the potential to impact on heritage assets in the vicinity of St George's Barrack's in the absence of sensitive and high quality design, including in the longer term beyond the plan period. This is further considered under the 'commentary on the pre-submission draft Local Plan as a whole' section, outlined below.

Commentary on the *Pre-Submission Draft Local Plan as a whole*

- 7.38 1,400 buildings in Rutland are listed of historic and architectural interest, of which 28 are Grade 1. There are a large number (34) of designated conservation areas providing a built environment with a historic and distinctive character. The county has approximately 30 scheduled ancient monuments and 2 registered Historic Parks and Gardens (Exton and Burley). The rich and diverse historic environment of Rutland is reflected by the planning policies proposed for the Local Plan, which have a strong focus on conserving and enhancing the fabric and setting of heritage assets.
- 7.39 For example, Objective L within Policy SD1 'Sustainable Development Principles' states that new development within Rutland will be expected to maintain and wherever possible enhance the county's heritage assets and their settings. This is also suggested through the provisions of Policy H11 'Gypsies and Travellers', specifically Objective C which states that proposals for these sites will be permitted provided that the impact on heritage assets is minimised. The provisions of Policy EN2 'Place Shaping Principles' and Policy EN3 'Delivering Good Design' outlines that all development proposals will be assessed in relation to statutory, national and local designations of heritage assets and their settings (Objectives 1 and 9 of Policy EN2), alongside incorporating a high quality design which responds to heritage characteristics (Objective 4c in Policy EN3).
- 7.40 Policy EN15 'The Historic and Cultural Environment Strategic Policy' states that all developments, projects and activities will be expected to protect and where possible enhance historic assets and settings, maintain local distinctiveness, respect historic character and contribution to its conservation, enhancement or recreation. Policy EN15 goes on to suggest that development proposals affecting or likely to affect any heritage asset or its setting will be expected to demonstrate an understanding of the significance of the asset and/or its setting by describing it in sufficient detail to determine its historic, archaeological or architectural interest to a level proportionate with its importance. Furthermore, Policy EN16 'Protecting Heritage Assets' outlines criteria for development proposals which would potentially impact designated heritage assets, non-designated heritage assets, non-designated archaeology or buildings of historic importance. Additionally, the conversion or reuse of statutory or locally listed buildings or

structures will only be acceptable under exceptional circumstances, as indicated through criteria 5a-5d within Policy EN16. This should ensure that values attributed to assets are fully understood and reflected in design proposals, whilst also positively enhancing features which contribute to the setting of designated and non-designated heritage assets (as outlined within the latest (and regularly updated) guidance from Historic England).

- 7.41 It should be noted that not all the area's historic environment features are subject to statutory designations, and non-designated features comprise a large part of what people have contact with as part of daily life – whether at home, work or leisure. Although not designated, many buildings and areas are of historic interest and are seen as important by local communities. For example, open spaces, archaeological features and key distinctive buildings in the area are of value for local people in the county. Following a high-level review of the Historic Environmental Record for Leicestershire and Rutland, there are over 3,000 locally important heritage features³².
- 7.42 In this respect Policy EN16 (Protecting Heritage Assets) sets out a range of provisions for protecting non-designated heritage assets (criterion 2 of the policy) and non-designated archaeological assets (criterion 3 of the policy). Several criteria within Policy SD3 'Development within Planned Limits of Development' also seek to safeguard heritage assets from inappropriate levels of development. For example, criterion A states that proposals within these areas will only be supported if they are appropriate in scale and design to its location and to the size and character of the settlement. Likewise, criterion B affirms that proposals within these areas should not individually or cumulatively have a detrimental impact upon the form, character, appearance and setting of the settlement or neighbourhood and its surroundings. Additionally, criterion G within Policy EN12 'Important Open Spaces and Frontages' states that development will only be acceptable in these areas providing that it does not have an adverse impact on its contribution to the setting of a building or groups of buildings.
- 7.43 Policy SD4 'Residential Development in the Countryside' outlines guidance and criteria to ensure that the countryside is protected from inappropriate levels of development. With reference to rural heritage features, criterion C 're-use or adaptation of rural buildings for residential use' confirms that any historical, cultural or architectural contribution that the building makes to the character of the area will be considered during the overall assessment of the proposal. The development itself, or cumulatively with other development, should also not adversely affect cultural heritage. This is reinforced through the provisions of Policy SD6 'Reuse of Redundant Military Bases and Prisons'. Additionally, criterion A within Policy EN17 'Advertisements' also states that the display of advertisements on listed buildings and in conservation areas, whether illuminated or not, will not be acceptable where they would detract from the appearance or character of the building and/or street scene. Furthermore, Policy MIN1 'Spatial Strategy for Minerals Development' supports the small-scale extraction of non-aggregate minerals for building/roofing stone and clay in rural and settlements, where linked to historic environment conservation outcomes. Through ensuring the supply of building stone within Rutland, this will positively contribute to local distinctiveness.
- 7.44 The design and development criteria for the new garden community at St George's Barracks (as proposed through Policy H2 'St George's Garden Community Development and Delivery Principles' and Policy H3 'St George's Garden Community Development Requirements') outline several beneficial approaches for the historic environment, including:
- Creating a distinctive environment respecting both designated and non-designated heritage assets (criterion 6 in Policy H2);
 - Ensuring that the Grade II* Thor Missile site and the setting provided by the former airfield runways are satisfactorily protected; and

³² Heritage Gateway (2019): 'Historic Environmental Record for Leicestershire and Rutland – Detailed Search', [online] available to access via: <https://www.heritagegateway.org.uk/gateway/advanced_search.aspx> last accessed [04/12/19]

- Responding positively to the area’s heritage (including the Grade II* Thor Missile site and its setting) and where appropriate, retaining, integrating and enhancing the significance of both designated and non-designated heritage assets and archaeology within the site (criterion E within Policy H3).
- 7.45 This should help encourage new development areas at this location to positively enhance features (both designated and non-designated) which contribute to the setting of heritage assets, whilst also ensuring that provisions are made for the preservation of important archaeological remains and/or findings.
- 7.46 Archaeological resources are recognised as an important asset within Rutland through the Local Plan policies. For example, criterion 2 within Policy EN16 ‘Protecting Heritage Assets’ states that where a development has the potential to affect heritage assets with archaeological interest, the applicant will be required to submit an appropriate desk-based assessment and a field evaluation (where appropriate). Policy EN16 is also not supportive of proposals that would result in the removal or destruction of remains of archaeological interest, with proposals only acceptable where (amongst other considerations):
- The benefits outweigh the harm to the remains (criterion 3a within Policy EN16); and
 - Satisfactory provision is made for the evaluation, excavation, recording and interpretation of the remains before the commencement of development (criterion 3c of Policy EN16).
- 7.47 Where development can take place and still preserve important features in situ, Policy EN16 highlights that planning conditions will be sought to secure the implementation of effective management plans that ensure the continued protection of those features.

Table 7.2: Likely significant effects, Historic Environment

<i>Likely significant effect</i>	<i>Effect dimensions</i>	<i>Recommendations</i>
Protection and enhancement of the historic environment (including both designated and non-designated heritage assets) and their settings	Direct, long-term, permanent and positive	None proposed.

Landscape

Commentary on proposed Local Plan spatial strategy

- 7.48 In terms of landscape sensitivity, it is important to acknowledge that the Local Plan area does not overlap with the boundaries of a National Park, Area of Outstanding Natural Beauty or Green Belt Land. Nonetheless, there are several areas of landscape within Rutland which are highly sensitive to development. In this respect, the delivery of 2,131 dwellings over the plan period and at least 14ha of new employment land during the plan period has the potential to have impacts on landscape and townscape character if not appropriately located and designed.
- 7.49 Reflecting the outcomes of Rutland’s Landscape Sensitivity and Capacity studies, ten of the 19 residential site allocations and two of the three employment site allocations at least partially overlap with an area of ‘medium’ landscape sensitivity. The landscape sensitivity is unknown for residential site allocation KET/07 ‘The Crescent, High Street, Ketton’. A further two of the 19 residential site allocations overlap with an area of ‘high’ landscape sensitivity, as follows:
- OAK/13c: ‘Land off Burley Road’ (86.3% overlap with an area of ‘high’ landscape sensitivity and a further 6.95% overlap with an area of ‘medium’ landscape sensitivity); and
 - OAK/16 ‘Land south of Braunston Road’ (98.75% overlap with an area of ‘high’ landscape sensitivity)

- 7.50 Regarding the proposed garden community at St George's (site allocation EDI/04), much of the site currently detracts from landscape quality in the area. In this respect, the Landscape Character Assessment for Rutland, specifically the Rutland Plateau Landscape Character Type, highlights that "...the area has been important in military terms providing a flat and sparsely populated landscape suited to the establishment of airfields and associated barracks. At North Luffenham the military installations, including the barracks at Edith Weston and their associated high security fencing and military clutter are locally intrusive."³³ However, the extent to which the garden community will impact on landscape character depends on the design, layout and type of development taken forward at the location through the Local Plan, and the integration of green infrastructure provision. This has been discussed in more detail below.

Commentary on the Pre-Submission Draft Local Plan as a whole

- 7.51 The sensitivity of many of Rutland's landscapes are high, and the character of the landscape is varied with five different landscape character types. These range from high plateau landscapes across large areas of the north east and south west, to lowland valleys in the centre and north west and on the county's southern border along the Welland Valley. In this regard, the spatial strategy for the Local Plan (outside of St George's) seeks to deliver development in the most accessible locations in the county, primarily within proximity to the main town of Oakham, the small town of Uppingham, and the ten local service centres as defined within the Settlement Hierarchy (later discussed under the 'Population and Community' SA theme). This will support the limitation of negative effects on the open countryside, alongside protecting the constrained areas of the county from high levels of inappropriate development.
- 7.52 Policy EN1 'Landscape Character Impact' seeks to conserve and enhance the distinctive character of Rutland's landscape, wherever possible. In this respect, development will be expected to enhance the qualities, elements, features and other spatial characteristics of the area as defined within the current landscape character assessment and the relevant sensitivity / capacity studies. This includes any important views and settings. Furthermore, the policy affirms that all development proposals will be expected to demonstrate how they respond to the recommended objectives for the character area in which they are situated, positively contributing to local distinctiveness and sense of place. This is reaffirmed through the provisions of Policy EN2 'Place Shaping Principles' and Policy EN3 'Delivering Good Design'. Additionally, Policy SD2 'The Spatial Strategy for Development' outlines that the scale of development should reflect the character and setting of the settlements, with Policy EN1 also outlining that new development on the edge of a settlement or within open countryside will only be acceptable where it is designed to respect the sensitivity of the landscape setting.
- 7.53 Regarding landscape and townscape character, Objective M within Policy SD1 'Sustainable Development Principles' states that new development within Rutland will be expected to respect and wherever possible enhance the character and setting of the towns, villages and landscapes. Similarly, several objectives within Policy SD3 'Development within Planned Limits of Development' seek to safeguard the landscape from inappropriate levels of development. For example, Objective A states that proposals within these areas will only be supported if they are appropriate to its location in terms of scale and design, and to the size and character of the settlement. Likewise, Objective B affirms that proposals within these areas should not individually or cumulatively have a detrimental impact upon the form, character, appearance and setting of the settlement or neighbourhood and its surroundings.
- 7.54 In terms of the rural areas in Rutland, Policy SD4 'Residential Development in the Countryside' outlines guidance and criteria to ensure that the countryside is protected from inappropriate levels of development. Criteria is provided for proposals for the re-use or adaptation of rural buildings for residential use (Objective C), replacement of dwellings (Objective D), extensions to dwellings and the extensions to the curtilage of dwellings which seek to ensure that the

³³ Rutland County Council (2012): Landscape Sensitivity and Capacity Study: Land around the Local Service Centres (July 2012) (p.58)

character of the landscape is retained, and the visual intrusion is minimised. This is reinforced through Policy SD5 'Non-Residential Development in the Countryside', through the provisions of Policy SD6 'Reuse of Redundant Military Bases and Prisons' and Policy H11 'Gypsies and Travellers'. Furthermore, Objective B within Policy EN17 'Advertisements' also states that the display of advertisements in the countryside will only be acceptable where they are not illuminated (unless for directional or operational purposes), where they are of a scale, colour and design appropriate to the rural setting, and where they are not detrimental to the landscape.

- 7.55 The Local Plan also encourages proposals which are supportive of the rural economy (see Policy E4) and the local visitor economy (see Policy E5), providing that the proposals are appropriate and sensitive to its surroundings (Objective 1 in Policy E4) and respects the character and setting of the location. This will support the effective and proactive management of the landscape and environmental assets and environmental goods. Policy E6 recognises the value of Rutland Water for the local tourism industry, outlining that development in the defined recreational areas should be in keeping with its surroundings in terms of its location, scale, form and design, and would not detract from the appearance of the shoreline and setting of this internationally designated site. Similar provisions are also stipulated within Policy E7 'Eyebrook Reservoir Area'.
- 7.56 The value of visual amenity and dark skies within Rutland is acknowledged through several policies. Specifically, Policy EN18 'Outdoor Lighting', with emphasis given to preventing any pollution of the night sky (Objective A), minimising glare and light spillage (Objective D), and not detracting from visual amenity (Objective H of the policy). Additionally, Objectives C and F within Policy EN12 'Important Open Spaces and Frontages' states that development will only be acceptable in these areas providing that it does not have an adverse impact on views and/or vistas out of and into settlements, or to its contribution of creating the overall character and attractiveness of the settlement. Policy E8 'Caravans, Camping, Lodges, Cabins, Chalets and Similar Forms of Self-Serviced Holiday Accommodation' states that development located outside of the Rutland Water and Eyebrook Reservoir Areas for these purposes will only be acceptable if they are not detrimental to the visual amenity and the appearance of the landscape (Objective F of Policy E6). The importance of visual considerations are reaffirmed through the provisions of Policy EN13 'Designation of Local Green Spaces'.
- 7.57 Policy H5 'Housing Density' confirms that new residential development is required to make the most efficient use of land whilst responding to local character, context and distinctiveness. This is also a focus through the design and development criteria for the new garden community at St George's Barracks (as proposed through Policy H2 'St George's Garden Community Development and Delivery Principles' and Policy H3 'St George's Garden Community Development Requirements'). Several beneficial approaches are outlined, including:
- Delivering a development which is underpinned by high quality urban design and place making principles which respects both its immediate context and reflects its location within Rutland (Objective 7 within Policy H2);
 - Provides a network of quality multifunctional green infrastructure, a country park and high quality open spaces with green access routes linking to nearby settlements and the wider countryside (Objective G within Policy H3);
 - Respects and protects the separate identity and character of the nearby communities of Edith Weston and North Luffenham, including through the protection of a broad 'green gap' (Objective K within Policy H3); and
 - Provides a high quality environment, establishing an identity and defined sense of place through the design, layout and materials (Objective L within Policy H3).
- 7.58 These will support landscape character over the longer term, including beyond the plan period as the Garden Community becomes more established.

Table 7.3: Likely significant effects, Landscape

<i>Likely significant effect</i>	<i>Effect dimensions</i>	<i>Recommendations</i>
Enhancements to landscape / townscape / villagescape character and local distinctiveness.	Direct and indirect, long-term, permanent and positive	None proposed.
Impacts to visual amenity, important viewpoints and landscape perception.	Direct and indirect, long-term and short term, permanent and temporary, positive and negative.	None proposed.
Safeguarding rural character and the open countryside.	Direct and indirect, long-term, permanent and positive.	None proposed.

Land, Soil and Water Resources

Commentary on proposed Local Plan spatial strategy

- 7.59 Policy SD2 'The Spatial Strategy for Development' outlines that development will be focused within and surrounding the existing main town, small town and local service centres. The focus of development within the smaller villages will be small-scale infill development of previously developed land and the conversion or reuse of existing buildings. Policy SD2 also states that places not identified in the settlement hierarchy are part of the wider countryside where development will only be permitted by other policies in the Local Plan, a neighbourhood plan or national policy. Furthermore, the spatial strategy for Rutland as proposed through Policy SD2 identifies an opportunity to reuse a major brownfield site at St George's Barracks to create a new garden community, with the development fulfilling the role of a local service centre. The garden community would promote the most efficient use of land in Rutland and would deliver approximately 50% of the total housing requirement in the county across the lifetime of the plan. In this respect the spatial strategy will in many respects support the efficient use of land.
- 7.60 However, ten of the 19 residential site allocations and one of the three employment site allocations proposed through the Local Plan are predominantly underlain by Grade 3 agricultural land. A further three of the 19 residential site allocations and two of the employment site allocations proposed through the Local Plan partly contain areas of Grade 1 or 2 agricultural land, which is the 'best and most versatile' (BMV) land for agricultural purposes. These sites are:
- OAK/05 (residential): 'Land off Uppingham Road' (87.32% underlain by Grade 1 or 2 agricultural land);
 - OAK/10 (employment): 'Land off Hackamore Way and Panniers Way, Oakham' (1.5% underlain by Grade 1 or 2 agricultural land and 98.5% underlain by Grade 3 agricultural land);
 - OAK/13a (residential): 'Land off Burley Road' (28.72% underlain by Grade 1 or 2 agricultural land and 71.28% underlain by Grade 3 agricultural land);
 - OAK/13c (residential): 'Land off Burley Road' (1.24% underlain by Grade 1 or 2 agricultural land and 98.76% underlain by Grade 3 agricultural land; and
 - UPP/02 (employment): 'Land at Uppingham Gate, Uppingham' (67.74% underlain by Grade 1 or 2 agricultural land and 32.26% underlain by Grade 3 agricultural land).
- 7.61 Development at these five locations are therefore likely to result in the permanent loss of best and most versatile agricultural land. In the case of the sites around Oakham, areas of the best and most versatile land affects much of the land around the town; as such trade-offs relating to soils resources would be required to deliver development in the vicinity of the largest settlement in the county. With reference to the site allocations which are underlain by Grade 3 agricultural land, in the absence of a detailed agricultural land classification at these locations it is currently not possible to distinguish between areas of sub-grade 3a land (BMV) and sub-grade 3b land

(not BMV). Therefore, development at these sites has the potential to result in the loss of high quality agricultural land, with an element of uncertainty at this stage.

- 7.62 In terms of water quality, the Environment Agency states that groundwater source protection zones (SPZs) such as wells, boreholes and springs provide a significant supply of public drinking water. Particularly, development proposals within SPZ 1 have a higher potential to cause pollution in the area. In this context, five of the proposed residential site allocations and one of the employment site allocations are within the boundaries of SPZ 3 or 3c. None of the allocations are located within SPZ 1, limiting the potential for effects of the greatest significance.
- 7.63 With regards to minerals resources, none of the proposed employment site allocations overlap with a mineral safeguarding area. Similarly, other than residential site allocation RYH/04 'River Gwash Trout Farm, Belmesthorpe Lane, Ryhall' which partly overlaps with a mineral safeguarding area (8.8% overlap), the remaining smaller scale residential site allocations also do not overlap with a mineral safeguarding area. However, 53.09% of the proposed new garden community at St George's Barracks (site allocation EDI/04) overlaps with a mineral safeguarding area. This is further discussed within the Commentary on the Pre-Submission Draft Local Plan as a whole, below.
- 7.64 In terms of waste, the Local Plan states that just over 120,000 tonnes of waste is produced from within Rutland County each year. Municipal waste accounts for around 22,000 tonnes, of which the majority is recycled (around 60% Household waste is recycled, this includes composting of green waste). The remaining waste exported to adjoining counties for treatment at an Energy from Waste facility (around 40%) with a small amount disposed of to landfill (less than 1%). In terms of waste management, Policy WST3 'Sites for Waste Management and Disposal' identifies two sites for preliminary treatment facilities (W1 and W2) and one site for the deposit of inert waste to land (W3), namely:
- W1: Cottesmore, Burley Road;
 - W2: Greetham, Wood Lane; and
 - W3: Ketton, Ketco Avenue.

Commentary on the *Pre-Submission Draft Local Plan as a whole*

- 7.65 It is expected that the Local Plan will positively promote the most efficient use of land, but where this is not possible due to constraints, the provisions of the following policies will also ensure that development is sensitively designed in order to avoid causing significant adverse impacts to land and soil resources. Objective C within Policy SD1 'Sustainable Development Principles' states that new development within Rutland will be expected to make the most productive use of previously developed land in sustainable locations. The policy also supports the conversion or redevelopment of vacant and under-used land and buildings within or on the edge of settlements before development of new greenfield land (wherever practical and possible). Policy EN11 'Protecting Agricultural Land' states that planning permission for development which would lead to the loss of Grade 1, 2 and 3a agricultural land will only be permitted where a) the land is allocated through the Local Plan and / or b) it has been clearly demonstrated that there are no other suitable or sustainable sites and the need for the development is sufficient to override the need to protect BMV land. Likewise, Policy SD4 'Residential Development in the Countryside' outlines guidance and criteria to ensure that the countryside is protected from inappropriate levels of development. This should protect the integrity of land and soil resources in the county from significant levels of harm and is reinforced through Policy SD5 'Non-Residential Development in the Countryside'.
- 7.66 In relation to water consumption, the Local Plan seeks to promote water efficiency in new housing and employment provisions. For example, Objective I of Policy SD1 states that new development in Rutland will be expected to ensure that adequate waste water treatment is already available or can be provided in time to serve new development ahead of its occupation. Additionally, Policy EN4 'Sustainable Building and Construction' states that all development

proposals will be expected to achieve a 'water neutral position' through measures relating to: water efficiency, water reuse and recycling, surface water and rainwater harvesting. Likewise, all non-domestic buildings will be expected to reach a 'very good' BREEAM status as a minimum (Objective 2b in Policy EN4). This is reaffirmed through Policy EN5 'Surface Water Management, Water Supply, Foul Drainage and Sustainable Drainage Systems' which states that water reuse and on-site attenuation and infiltration will be required as part of any new development. Policy EN5 also outlines that development proposals should demonstrate that water is available to serve the development, and adequate foul water treatment and disposal already exists or can be provided in time to serve the development.

- 7.67 There is also a strong focus through Local Plan policies in delivering sustainable construction and design to minimise pollution. For example, Objective J of Policy SD1 states that new development in Rutland will minimise the use of resources and strive for high environmental standards in terms of several factors, including: design and construction, energy and water efficiency, the protection of ground and surface water quality, use of sustainable materials and minimisation of waste. Also, Objective O of Policy SD1 states that new development in Rutland will be expected to safeguard existing waste and minerals development, with Objective P affirming that new development should also prevent or mitigate against significant environmental pollution. Furthermore, Policy EN7 'Pollution Control' outlines that development should seek to minimise pollution, positively contribute to the protection and improvement of land and water resources and promote environmental benefits.
- 7.68 The design and development criteria for the new garden community at St George's Barracks (as proposed through Policy H2 'St George's Garden Community Development and Delivery Principles' and Policy H3 'St George's Garden Community Development Requirements') also outlines several beneficial approaches for land, soil and water resources including:
- A sustainable community that incorporates high standards of sustainable design, resource efficiency and sustainable waste management (Objective 5 within Policy H2);
 - Provides improvements to the treatment waste water that meets the requirements of the Water Framework Directive and to secure improvements in water quality and surface water management (Objective N within Policy H3); and
 - Safeguards the mineral resource and provides for the development of landscape buffers and structural planting to screen future mineral workings within the site (Objective Q within Policy H3).
- 7.69 Mineral resources are concentrated almost exclusively in the eastern half of the county and consist mainly of Lincolnshire Limestone and siliceous clay. Specific to Rutland, this includes limestone as crushed rock (aggregate minerals) and limestone for the purpose of cement manufacture, building / roofing stone and agricultural lime as well as clay for the purpose of brick making and cement manufacture (non-aggregate minerals). Limestone and clay have historically been the main minerals worked in Rutland, and this is likely to continue. In this respect, the proposed spatial strategy for minerals development within Rutland seeks to maintain the integrity and prevent the sterilization of mineral resources across the county. As outlined in Policy MIN1, the focus for the extraction of minerals will be within the limestone for aggregates and building stone area of search and the cement primary and secondary minerals area of search. Within the cement primary and secondary minerals area of search, Policy MIN1 states that preference will be given for extraction proposals from the part of the area of search which overlaps with the boundary of the proposed masterplan for the new garden community at St George's Barracks. Likewise, the small-scale extraction of non-aggregate minerals for building/roofing stone and clay where linked to historic environment conservation outcomes will be supported in rural areas and settlements.
- 7.70 Policy MIN2 'Mineral Provision' goes on to confirm that the steady and adequate supply of minerals over the plan period will be delivered through existing and new sites (in compliance with relevant local plan policies). Proposals on unallocated sites or outside the areas identified in the

spatial strategy will only be permitted in exceptional circumstances, as per the provisions of Policy MIN4 'Development Criteria for Mineral Extraction'. Specific proposals are outlined through Policy MIN5 'Site-Specific Allocations for the Extraction of Crushed Rock' for the extension of Greetham Quarry and through Policy MIN6 'Site-Specific Allocations for the Extraction of Building Stone' for the extension of Hooby Lane Quarry.

- 7.71 Policy MIN3 'Safeguarding Rutland's Mineral Resources' designates Mineral Safeguarding Areas to safeguard minerals of local and national importance from unnecessary sterilisation from development. Policy MIN7 'Safeguarding of Minerals Development' also seeks to safeguard allocated and committed minerals extraction sites in Rutland in order to ensure that there are sufficient supplies of material. Policy MIN4 'Development Criteria for Mineral Extraction' seeks to ensure proposals are environmentally acceptable and would avoid and/or minimise potentially adverse impacts (Objective 5). This is reinforced through Policy MIN8 'Borrow Pits, Policy MIN9 'Development Criteria for Other Forms of Minerals Development' and Policy MIN10 'Restoration and Aftercare'. Overall, the provisions of Policies MIN1 to MIN10 will ensure that minerals development is appropriately managed during all phases of development: planning, construction, operation and restoration / aftercare.
- 7.72 Regarding waste, the Local Plan states that the location of waste related development will be in accordance with the spatial strategy. Specifically, Policy WST1 outlines requirements for the development of a sustainable waste management network, waste disposal, hazardous and radioactive waste management and disposal. Proposals for waste related development will be acceptable in principle through the provisions of Policy WST2 providing that (amongst other considerations) the proposals identify and determine the nature and extent of potentially adverse impacts, identify mitigation measures and develop a site-specific management plan (where applicable).

Table 7.4: Likely significant effects, Land, Soil and Water Resources

<i>Likely significant effect</i>	<i>Effect dimensions</i>	<i>Recommendations</i>
Loss of areas of the best and most versatile agricultural land.	Direct, long-term, permanent and negative	None proposed.
Loss of greenfield land.	Direct, long-term, permanent and negative	None proposed.
Efficient use of land through intensification of uses, increased housing densities and a focus on the use of previously developed land where possible.	Direct, long-term, and positive	None proposed.
Supporting improvements to the water quality status of the main rivers and ordinary watercourses flowing through the county.	Indirect, short and long-term, and positive	None proposed.
Reduced per capita water consumption through improved water efficiency in new developments	Direct, long-term and positive	None proposed.
Safeguarding the integrity and preventing the sterilization of mineral resources.	Direct, long-term and positive	None proposed.

Climate Change

Commentary on proposed Local Plan spatial strategy

- 7.73 The delivery of 2,131 dwellings over the plan period and at least 14ha of new employment land during the plan period has the potential to significantly increase the built footprint of Rutland, with associated increases in greenhouse gas emissions. However, the extent to which this takes place on a per capita basis depends on the implementation of policies designed to limit emissions, which is explored further in the commentary on the Pre-submission Plan below.
- 7.74 Approximately 50% of the residential site allocations and employment site allocations proposed through the Local Plan (excluding windfalls) either adjoin Uppingham, Oakham or Local Service Centres. This will help ensure that new development areas are predominantly located within proximity to settlements with the largest range of services and facilities. This will support a limitation of greenhouse gas emissions by reducing the need to travel to amenities, and encouraging the use of alternative modes of transport.
- 7.75 St George's Barracks, which will deliver a large proportion (approximately 47%) of Rutland's development in the plan period, is not currently linked by comprehensive public transport networks (although there is a limited existing bus service). This has the potential to stimulate increases in emissions from transport. However, the delivery of larger-scale development at St George's Barracks has the potential in the longer term (including beyond the plan period) to be of a critical mass to deliver significant new infrastructure to reduce the need to travel and new sustainable transport networks. This has been considered below under the assessment of the draft plan as a whole.
- 7.76 In terms of climate change mitigation, the sustainability performance of the Local Plan's spatial strategy largely depends on elements such as the integration of energy efficient design within new development, the provision of renewable energy and policies encouraging the use of sustainable modes of transport. These elements have also been considered in the commentary on the pre-submission Plan below.
- 7.77 In terms of climate change adaptation, all the three proposed employment site allocations are within Flood Zone 1. Similarly, 15 of the proposed 19 residential site allocations are within Flood Zone 1. None of the proposed site allocations within the Local Plan are located wholly within a Flood Risk Zone. However, the following four residential site allocations are identified as lying partially within or adjacent to Flood Risk Zones 2 and/or 3 and will require mitigation to alleviate / reduce the extent of the potential negative effects. However, it is useful to note that for all four sites the amount of land impacted is less than 10%, and at all of these sites, development on the areas at risk of flooding can be readily avoided:
- OAK/12: 'Land south of Brooke Road (former allotments)' (approximately 2.55% of the site intersects with Flood Zone 2 or 3);
 - RYH/04: 'River Gwash Trout Farm, Belmesthorpe Lane, Ryhall' (approximately 1.5% of the site intersects with Flood Zone 2 or 3);
 - RYH/08: 'River Gwash Trout Farm, Belmesthorpe Lane, Ryhall' (approximately 7.98% of the site intersects with Flood Zone 2 or 3); and
 - RYH/09: 'Land to the South-West of Belmesthorpe Lane, Ryhall' (approximately 4.67% of the site intersects with Flood Zone 2 or 3).
- 7.78 There are no areas of medium or high surface water flood risk present on any of the proposed residential site allocations and employment site allocations. In terms of the proposed garden community at St George's (site allocation EDI/04), the site is wholly within Flood Zone 1 and there are no areas of medium or high surface water flood risk present on site.

7.79 The additional policy approaches proposed by the Local Plan relating to flood risk have been discussed below.

Commentary on the *Pre-Submission Draft Local Plan as a whole*

7.80 In terms of climate change mitigation, road transport is an increasingly significant contributor to greenhouse gas emissions across the county. As highlighted above, this is recognised through the spatial strategy for the Local Plan, which seeks to deliver a large proportion of development in the most accessible locations. Objective B within Policy SD1 'Sustainable Development Principles' states that new development within Rutland will be expected to be located where it minimises the need to travel and promotes direct, safe and convenient access to services and facilities on foot, by bicycle or public transport (wherever possible). This is further supported through the provisions of Policy SC2 'Securing Sustainable Transport'. Depending on capacity, this will positively encourage a limitation of greenhouse gas emissions within the Local Plan area by encouraging alternative options of transportation, particularly for undertaking day-to-day activities within key towns and local centres across the county.

7.81 In terms of St George's Garden Community, Policy H2 (St George's Garden Community Development and Delivery Principles) highlights that a 'connected community' should be delivered, supported via multiple modes of transport, particularly public transport, walking and cycling. This is further clarified through Policy H3 (St George's Garden Community Development Requirements). This highlights the Garden Community should incorporate a range of measures to facilitate sustainable transport choices including:

- a network of direct, safe walking and cycling routes to enhance permeability within the site and to access neighbouring communities;
- the provision of electrical vehicle charging opportunities across the development;
- improvements to public transport routes.

7.82 The Local Plan also seeks to maximise the self-contained nature of the Garden Community, including through the delivery of appropriate employment and community provision alongside residential uses. This will help limit the need to travel, including to day-to-day services, helping to limit greenhouse gas emission from transport in the longer term (including beyond the plan period).

7.83 In relation to energy efficiency, the Local Plan seeks to promote the energy efficiency of new housing and employment provision in the county. For example, Policy EN4 (Sustainable Building and Construction) sets out a range of provisions for increasing the energy efficiency of design and construction, including through measures to limit energy consumption and supporting renewable energy provision on site. Policy SD6 'Reuse of redundant military bases and prisons' and Policy SD7 'Use of Military Bases and Prisons for Operational or Other Purposes' outlines support for such proposals providing that they incorporate high quality design which makes provision for energy efficiency and renewable energy. Additionally, Policy EN8 'Low Carbon Energy Generation' is supportive in principle of renewable energy developments. Specifically, proposals for wind farm developments, solar farms and low carbon energy generating developments will be acceptable if appropriate in terms of several environmental, social and economic considerations. These measures will also support climate change mitigation efforts with the potential for long term and positive effects.

7.84 In terms of adapting to the effects of climate change, Policy EN9 'The Natural Environmental Policy' seeks to deliver 'measurable' biodiversity net gains through habitat creation, restoration and enhancement (amongst other considerations), whilst also preventing the loss of ecological assets from development. Policy EN10 'Blue and Green Infrastructure' seeks to ensure that the existing networks (which includes green spaces) are safeguarded, improved and enhanced. Alongside the policies which aim to protect and enhance areas of open space and local green spaces (see Policy EN12, EN13 and EN14), this will support the protection of natural features in the landscape (i.e. trees and hedgerows) that will help limit the impacts of the likely effects of

climate change (including extreme weather events) through providing summer shading and reducing surface water run-off. Relevant to climate change mitigation, these natural features also act as carbon sequesters in the landscape.

7.85 The provisions of the NPPF will help address potential flood risk issues in the county. However, Local Plan policies also seek to provide sufficient adaptation measures in order to minimise the flood risk potential from new developments. For example, Policy EN6 'Reducing the Risk of Flooding' affirms that development should be in the lowest areas of flood risk in line with areas defined by the Environment Agency and must avoid increasing flood risks elsewhere. This is reaffirmed through Objective K within Policy SD1. Where this is not possible, the sequential approach will be applied, and the exception test undertaken where appropriate. Policy EN6 also states that a Flood Risk Assessment will be required for all development in Flood Zone 2 or 3, and for sites greater than 1ha. Where development takes place in Flood Zone 2 or 3, Policy EN6 states that opportunities should be sought to:

- Reduce flooding by considering the layout and form of the development, appropriately applying sustainable drainage systems;
- Relocate existing development to land in zones with a lower probability of flooding;
- Create space for flooding to occur by restoring functional floodplains and safeguarding open space for storage; and
- Design buildings to minimise the impact of a flooding event.

7.86 Additionally, Objective H within Policy SD1 affirms that new development in Rutland will be expected to minimise the impact on climate change and include measures to take account of future changes in the climate. This is also outlined through the provisions of Policy H11 'Gypsies and Travellers', particularly Objective H. Policy EN5 'Surface Water Management, Water Supply, Foul Drainage and Sustainable Drainage Systems' goes on to state that all planning applications should be accompanied by a statement of how surface water will be managed, with particular attention given to where it is to be discharged and allowing for climate change effects. Policy EN5 also requires all built development proposals to utilise sustainable urban drainage (SuDS) techniques wherever practicable which mimic natural drainage systems.

7.87 The design and development criteria for the new garden community at St George's Barracks (as proposed through Policy H2 'St George's Garden Community Development and Delivery Principles' and Policy H3 'St George's Garden Community Development Requirements') outlines several beneficial approaches for climate change including:

- A sustainable community that incorporates high standards of sustainable design and resource efficiency and energy efficiency, and is resilient to climate change (Objective 5 within Policy H2);
- Incorporates a range of measures to facilitate sustainable transport choices including a network of safe walking and cycling routes, the provision of electrical vehicle charging points and improvements to public transport routes (Objective I within Policy H3); and
- Delivers a bespoke energy strategy for the site with appropriate provision of heat and electricity from renewable (such as PV panel) and low carbon sources.

7.88 Furthermore, to ensure high quality design is achieved throughout the county, all development proposals will be expected to (amongst other considerations) effectively incorporate onsite infrastructure such as flood mitigation systems and promote walking neighbourhoods and active travel through design and layout. This is stipulated within Objectives 1c and 6c in Policy EN3 'Delivering Good Design'. Additionally, Policy EN4 'Sustainable Building and Construction' states that all development proposals will be expected to mitigate against and adapt to climate change, in compliance with national policy requirements and contributing to local targets. Specifically, the policy outlines criteria for the following provisions:

- Energy consumption: designing homes towards achieving net zero carbon homes, including through using less energy and energy efficient construction and supplies, and maximising the use of renewable and low carbon energy generation systems; and
- Contributing to low-carbon travel: designing homes to include requirements for electric vehicle charging points.

Table 7.5: Likely significant effects, Climate Change

<i>Likely significant effect</i>	<i>Effect dimensions</i>	<i>Recommendations</i>
Limitation in greenhouse gas emissions resulting from growth through reducing the need to travel and promoting alternative methods of transport.	Direct and indirect, long-term, permanent and positive	None proposed.
Limitation in greenhouse gas emissions resulting from growth through the development of low carbon and renewable energy installations and the promotion of energy efficient development.	Direct and indirect, long-term, permanent and positive	None proposed.
Enhancements to improve resilience to the effects of climate change (including flooding).	Direct and indirect, short, medium and long-term, permanent and positive	None proposed.
Adapting to climate change effects through the application of sustainable design and construction techniques and green infrastructure provision.	Direct and indirect, long-term, permanent and positive	None proposed.

Population and Communities

Commentary on proposed Local Plan spatial strategy

- 7.89 The sustainable development principles proposed through Policy SD1 provide several criteria and objectives for new development within Rutland which directly relate to the Population and Community SA theme. For example, Objective A affirms that new development should meet the county's needs in accordance with the defined settlement hierarchy in Policy SD2, with Objective E seeking to ensure that new development provides for a mix of type and tenures and quality of homes to meet the needs and aspirations of existing and future residents.
- 7.90 In order to contribute towards the delivery of sustainable development across Rutland, new non-windfall development will primarily be focused within the main town of Oakham, small town of Uppingham and within the ten local service centres of Cottesmore, Edith Weston, Empingham, Great Casterton, Greetham, Ketton, Langham, Market Overton, Ryhall and Whissendine. Development within these settlements will deliver, without windfall development, approximately 39% of Rutland's total housing requirement over the lifetime of the plan period, which will support their vitality and viability as communities. Likewise, Policy SD2 identifies an opportunity for the reuse and redevelopment of St George's Barracks as a new garden community. The new community will provide 1,000 homes in the plan period (and about 2,215 in total in the longer

term), together with employment, local services, retail and community uses. When built out to its full extent, this will help enhance accessibility to services and facilities and connectivity to public transport networks, essential for the health and wellbeing and quality of life for residents.

7.91 Table 2 within the pre-submission draft of the Local Plan confirms that proposed housing supply between 2018-36 of 2,942 dwellings, including 211 net completions between 2018-19, 600 commitments (as of April 2019), and 2,131 dwellings proposed through site allocations in the Local Plan. Policy H1 'Sites for Residential Development' highlights that the 2,131 dwellings will be delivered through the following approach:

- Nineteen residential site allocations: five residential site allocations in the vicinity of the main town of Oakham (totalling 382 dwellings) and 12 residential site allocations across the ten local service centres (totalling 249 dwellings);
- 200 dwellings within the small town of Uppingham, to be allocated through a neighbourhood plan; and
- The redevelopment of a major brownfield site at St George's Barracks, creating a new garden community in Rutland which would take on the role and function as a local service centre and deliver 1,000 dwellings (approximately 47% of the total housing supply during the plan period).

7.92 Most of the residential site allocations and employment site allocations proposed through the Local Plan (with windfall sites) either adjoin Oakham, Uppingham or the Local Service Centres. This will ensure that new development areas are predominantly located within proximity to settlements with the largest range of services and facilities. 13 of the 19 residential site allocations and one of the three employment site allocations are between 0-50m walking distance from either the main town of Oakham, small town of Uppingham, or one of the ten local service centres, with site OAK/12 'Land south of Brooke Road (former allotments)' approximately 200-300m walking distance. The following residential and employment site allocations are over 800m walking distance from one of these centres, listed below:

- OAK/10 (employment): 'Land off Hackamore Way and Panniers Way, Oakham' (1.2 to 1.3km walking distance);
- OAK/13a (residential): 'Land off Burley Road' (1.3 to 1.4km walking distance);
- OAK/13c (residential): 'Land off Burley Road' (1.0 to 1.1km walking distance);
- OAK/16 (residential): 'Land south of Braunston Road' (1.0 to 1.1km walking distance); and
- UPP/02 (employment): 'Land at Uppingham Gate, Uppingham' (0.8 to 0.9km walking distance).

7.93 The focus of development within the 32 smaller villages identified within the settlement hierarchy will be small-scale infill development of previously developed land and the conversion or reuse of existing buildings. The scale of development will reflect the settlement's role and the need to deliver homes and jobs. Policy SD2 also states that places not identified in the settlement hierarchy are part of the wider countryside where development will only be permitted by other policies in the Local Plan, a neighbourhood plan or national policy.

7.94 St George's Barracks, which will deliver a large proportion of development in the plan period, is not currently linked by comprehensive public transport networks or accessibility to a comprehensive range of services and facilities. This has the potential to undermine accessibility to key amenities. However, the delivery of larger-scale development at St George's Barracks has the potential in the longer term (including beyond the plan period, when a total of 2,215 dwellings will be delivered) to be of a critical mass to deliver significant new infrastructure to reduce the need to travel and new sustainable transport networks. These elements have been considered below under the assessment of the draft plan as a whole.

Commentary on the *Pre-Submission Draft Local Plan as a whole*

- 7.95 In terms of overall housing numbers, the Government's standardised methodology for calculating housing requirements for local authorities highlights that there is a net annual need for approximately 130 homes per annum in Rutland.
- 7.96 This number will be exceeded through the Local Plan. The current version of the Local Plan makes provision for a minimum of 130 dwellings per annum over the 18 year plan period of 2018 to 2036 (18 years), totalling 2,340 dwellings over the plan period. In addition, it seeks to provide for a buffer of additional housing land supply, which applies a 30% buffer to the housing requirement.
- 7.97 The current version of the Local Plan therefore provides for 2,942 dwellings over the lifetime of the plan, equating to an average of approximately 163 dwellings per annum. It is anticipated that the application of this buffer will help to ensure the delivery of the minimum housing need as well as to provide choice and contingency to the market, reflect current housing market signals in Rutland and address the issue of affordability.
- 7.98 Key housing challenges in Rutland include housing affordability. The Strategic Housing Market Assessment Update (SHMA) (2019) for Rutland provides an analysis of the need for affordable homes. It categorises this analysis between a 'traditional' need (which is mainly for social/affordable rented accommodation and is based on households unable to buy or rent in the market) and the 'additional' category of need introduced by the revised NPPF/PPG (which includes housing for those who can afford to rent privately but cannot afford to buy a home). The SHMA concludes that there is an annual need for an additional 44 "traditional" affordable housing units in the 18 year period to 2036 per year and 10% of housing as affordable home ownership.
- 7.99 In response to this, Policy H9 (Affordable Housing) of the Local Plan sets out a requirement for 30% affordable housing on new housing developments which meet the thresholds established by national planning policy. Onsite affordable housing is also required on all major housing proposals with a capacity for ten dwellings (or potential capacity using the Council's average density of 30 dph) or more or where the site has an area of 0.5 hectares or more; or are in Oakham and Uppingham and have a gross internal area of 1,000m² or more. The policy also states that affordable housing should be of a combination of sizes and affordable tenure which meets the proven local and affordability housing need, including the number of bedrooms, property type and floor space.
- 7.100 Affordable housing provision in rural areas will be further supported by Policy H10 (Rural Exception Housing). This will permit small sites for affordable housing within or adjoining villages as an exception to normal policies provided that: they are justified by evidence of need from a local housing needs survey; meet the needs for affordable housing of households who are currently resident, or have a local connection as defined in the Council's published housing allocations policy; have appropriate access to services and facilities; and have appropriate safeguards in place to ensure that the housing will remain affordable to successive occupiers in perpetuity. This is further supported by Policy SD4 (Residential Development in the Countryside) which seeks to ensure any provision in the countryside focuses on affordable housing or housing for rural workers. This recognises the significant affordability issues in rural areas for housing in Rutland, and the challenges faced by people engaged in local rural employment in gaining appropriate housing. Furthermore, the Local Plan's support for neighbourhood plans in Rutland is also likely to prove an appropriate mechanism for delivering additional affordable housing in rural areas in Rutland.
- 7.101 More broadly in relation to housing provision, the Local Plan seeks to deliver homes of a range of types and tenures. In this respect Policy H6 (Meeting All Housing Needs) seeks to ensure that development proposals for sites of ten or more dwellings provide a range of house types, sizes and tenures to meet the general and specialist needs for housing in Rutland as identified in the latest Strategic Housing Market Assessment or other up-to-date evidence of local housing

need. In terms of older people's housing and housing for those with disabilities, Policy H7 (Accessibility Standards) seeks to ensure that at least 50% of homes on sites of ten dwellings or more are adaptable and accessible as defined in part M4(2) Category 2 Accessible and adaptable dwellings of the Building Regulations. On sites totalling 100 or more dwellings, a minimum of 3% of affordable rented dwellings is required to meet part M4(3) of the Building Regulations (i.e. accessible for wheelchair users). This will be further supported by Policy EN3 (Delivering Good Design), which highlights that development should enable flexible use and adaptation to reflect changing lifestyles, has an adaptable layout for sites and/or buildings that takes into account the needs of future users, and performs positively against Building for Life 12 (which is the industry standard for the design of new housing developments). In addition, Policy H8 (Self-build and Custom Housebuilding) recognises the potential benefits of self-build and custom build for delivering affordable homes which mirror local needs.

- 7.102 In terms of the provision of sites to meet the needs of Gypsies and Travellers, Policy H11 (Gypsies and Travellers) seeks to meet local Gypsy and Traveller need through the allocating of nine pitches for Gypsies and Travellers and ten plots for Travelling Showpeople within the proposed St George's Garden Community. This is the remainder of the provision identified as being required in Rutland during the period 2016-2036 by the South Kesteven & Rutland Gypsy, Traveller and Travelling Showpeople Accommodation Assessment 2016. The policy also sets out a range of provisions to be met for delivering these sites and plots, including relating to site access, layout and parking, accessibility to services and facilities, on-site facilities, flood risk and ground conditions. The policy will therefore help support the availability and quality of additional Gypsy and Traveller and Travelling Showpeople provision in Rutland.
- 7.103 The quality of residential neighbourhoods and housing is a key determinant of residents' quality of life and health and wellbeing. In this respect Policy EN2 (Place Shaping Principles) and Policy EN3 (Delivering Good Design) set out a range of provisions for delivering high quality residential development. This includes through: promoting design which supports local distinctiveness and a high quality public realm; creating legible and accessible townscapes; creating distinctive and varied neighbourhoods which provide for local needs through a mix of uses, unit sizes, tenures and densities; ensuring that streets, spaces and buildings can be used by all; and creating secure neighbourhoods and safe environments that have regard to the principles of 'Secured by Design'. The policies also seek to ensure that public access is secured to open space and green infrastructure, and design and layout promotes inclusive and accessible places, walkable neighbourhoods and social interaction. New development proposals will be also be required to take account of the requirements of Rutland's Design SPD and made neighbourhood plans; these are considered appropriate mechanisms for ensuring high quality design which fits within the context of the location. These provisions will also be applied to affordable housing: in this context Policy H9 (Affordable Housing) seeks to ensure that all new affordable housing provision is equivalent in standard and siting to typical open market properties of the same floorspace/number of bedrooms/general type and be well integrated with the open market housing through layout, siting, design and style.
- 7.104 The quality of housing will also be supported by the policies which promote the energy efficiency of new development. A key policy in this regard is Policy EN4 (Sustainable Building and Construction), which highlights that new homes should be designed towards achieving zero carbon homes, including through energy efficient building design and construction, and incorporating thermal insulation, passive ventilation and cooling. This will support the physical and mental health and wellbeing of residents, help reduce energy bills and limit issues relating to fuel poverty.
- 7.105 Whilst Rutland has low levels of deprivation and (based on 2015 data) is ranked 301 out of 326 local authorities (where 1 is most deprived), small pockets of deprivation exist within the county. In addition, and in common with other rural areas, 65% of Rutland's areas are classified as deprived in terms of access to local services. Accessibility to services and facilities therefore is a key influence on the quality of life of residents and community cohesion in Rutland.

- 7.106 The influence of the proposed spatial strategy for the Local Plan on accessibility has been discussed above under the commentary on the proposed Local Plan spatial strategy. Accessibility in Rutland will though be further supported by the Local Plan's focus on supporting community facilities, delivering community infrastructure and enhancing sustainable transport networks.
- 7.107 In this respect Policy SC1 (Delivering Safe, Healthy and Inclusive Communities) seeks to preclude the loss of key community services and facilities, such as schools, nurseries, village halls, village shops, post offices, public houses, places of worship, banking facilities and health services. It also highlights that planning permission will be granted for development proposals and activities that protect, retain or enhance the provision, quality or accessibility of existing community, education, leisure and cultural facilities. This will be supported by Policy SC4 (Developer Contributions – Strategic Policy), which sets out detailed provisions with regards to on and off-site infrastructure requirements.
- 7.108 In terms of sustainable transport, Policy SC2 (Securing Sustainable Transport) sets out provisions which seek to encourage a modal shift from the reliance on privately owned vehicles towards alternative methods of travel. This includes through: supporting the provisions of the Rutland Local Transport Plan; seeking to reduce the need to travel to key services and amenities; enhancing access by walking and cycling; promoting travel to work and school by sustainable modes of transport; encouraging the development of travel plans; facilitating the delivery of an integrated walking and cycling network; supporting enhancements to bus routes through new development; and facilitating improvements to connectivity to the rail network at Oakham railway station. The use of alternative modes of transport to the private car will also be supported by Policy EN2 (Place Shaping Principles) and Policy EN3 (Delivering Good Design), which seek to facilitate the development of walkable neighbourhoods, promote active travel and seek to ensure that streets, spaces and buildings can be used by all. The policies also seek to prioritise the needs of pedestrians, cyclists and public transport users, and aim to deliver high quality cycle parking. Active travel will be further supported by Policy EN10 (Blue and Green Infrastructure), which seeks to facilitate the development of a network of public rights of way, footways and paths, bridleways and cycleways in and around Rutland's towns and villages.
- 7.109 In terms of St George's Garden Community, Policy H2 (St George's Garden Community Development and Delivery Principles) highlights that a 'connected community' should be delivered, supported via multiple modes of transport, particularly public transport, walking and cycling. This is further clarified through Policy H3 (St George's Garden Community Development Requirements). This highlights the Garden Community should incorporate a range of measures to facilitate sustainable transport choices including:
- a network of direct, safe walking and cycling routes to enhance permeability within the site and to access neighbouring communities;
 - the provision of electrical vehicle charging opportunities across the development; and
 - improvements to public transport routes.
- 7.110 The Local Plan also seeks to maximise the self-contained nature of the Garden Community, including through the delivery of appropriate employment and community provision alongside residential uses. This will help limit the need to travel (and support accessibility) to key amenities, including to day-to-day services. It is likely that the full scope of effects is likely to take place in the longer term, including beyond the plan period as the full range of proposed employment and community provision is delivered.
- 7.111 There is now robust evidence that access to the natural environment improves people's health and wellbeing through encouraging healthy outdoor recreation and relaxation. In this context the current version of the Local Plan seeks to facilitate significant enhancements to green infrastructure networks in the county. In this respect Policy EN10 (Blue and Green Infrastructure) requires new development to make provision for high quality and multifunctional open spaces and provide links to the existing blue/green infrastructure network, resists development resulting

in the loss of blue/green infrastructure or harm to its use or enjoyment by the public; and resists the loss of sport and recreation facilities. This will be supported by Policy EN14 (Provision of New Open Space), which highlights that new residential development will be required to provide or contribute towards inclusive and accessible open space and play facilities and sports and recreation facilities in line with the most up to date standards. It also seeks to ensure that residential development which results in a net gain in floorspace makes adequate provision for on-site open space in accordance with the Council's Open Space Standards, and that provision for the future long-term maintenance and management of new open space and facilities is sought and agreed as part of planning applications.

7.112 The following table summarises the key significant effects that are likely to arise as a result of the current version of the Local Plan in relation to the Population and Communities SA theme.

Table 7.6: Likely significant effects, Population and Communities

<i>Likely significant effect</i>	<i>Effect dimensions</i>	<i>Recommendations</i>
Delivery of housing numbers which meet objectively assessed housing needs.	Direct, long-term and positive.	None proposed.
Increased delivery of affordable housing, including in smaller settlements.	Direct, long-term, permanent and positive.	None proposed.
Provision of housing of a range of types and tenures to meet different needs.	Direct, long-term, permanent and positive.	None proposed.
Provision of gypsy and traveller sites to meet projected need.	Direct, long-term, permanent and positive.	None proposed.
Support for health and wellbeing through the delivery of high quality, energy efficient housing.	Direct, long-term and positive.	None proposed.
Enhancements to the vitality and viability of Rutland's towns and Local Service Centres.	Direct, indirect, long-term and positive.	None proposed.
Support for rural vitality.	Direct, indirect, long-term and positive.	None proposed.
Enhancements to local green infrastructure networks and associated benefits for health and wellbeing.	Direct, indirect, long-term and positive.	None proposed.
Enhanced accessibility to services, facilities and amenities	Direct, long-term and positive.	None proposed.
Increase use of sustainable transport modes, including public transport and walking and cycling.	Direct, long-term, permanent and positive.	None proposed.

Economy and Employment

Commentary on proposed Local Plan spatial strategy

7.113 The preferred spatial strategy for the Local Plan seeks to focus development, in the first instance, within and within proximity to the main town of Oakham, small town of Uppingham and the ten local service centres. This will support the economic vitality of these settlements, including through enhancing local economic offer and employment opportunities and supporting cultural activities. The proposed sustainable development principles through Policy

SD1 also provides several criteria and objectives for new development within Rutland which directly relate to the Economy and Employment SA theme. Specifically, Objective F states that new development should contribute towards creating a strong, stable and more diverse economy, with Objective N affirming that new development should be financially viable and bring economic benefits to the county.

7.114 Regarding the delivery of new employment land within Rutland, Policy H3 'St George's Garden Community Development Requirements' states that the new garden community will deliver 14ha of employment land, including provisions for B class uses (Objective B), along with community, leisure, retail, service and food and drink facilities (use classes A1-A5, B1, D1 and D5) through Objective C of Policy H3. Three further sites are also identified for employment allocations, as follows:

- KET/11 'Land at Pit Lane, Ketton';
- OAK/10 'Land off Hackamore Way and Panniers Way, Oakham'; and
- UPP/02 'Land at Uppingham Gate, Uppingham'.

7.115 The designations at these sites through the Local Plan will lead to an intensification of the existing employment offer at these locations. None of the proposed residential allocations within the Local Plan (including the proposed garden community at St George's Barracks) would result in the loss of an existing employment site, effectively safeguarding these areas.

Commentary on the *Pre-Submission Draft Local Plan as a whole*

7.116 As highlighted above, the spatial strategy will promote the economic vitality of the two largest settlements in the county through supporting the function of Oakham and Uppingham as Rutland's key hubs for services and facilities. This will be supported by Policy E1 (New Provision for Industrial and Office Development and Related Uses) which seeks to focus office development within the defined town centres where it is appropriate to the scale and role of the centres. Policy E9 (Town Centres and Retailing) and Policy E10 (Primary Shopping Areas) also support the hierarchy of these settlements in terms of retail and employment provision, including through a focus on supporting existing town centre uses from changes of use. These provisions will therefore support the economic vitality of the two towns in the county by focusing appropriate economic uses in these locations.

7.117 More broadly, the Employment and Economic Development policies set out a range of provisions for supporting the economic vitality of Rutland and employment opportunities. In this respect Policy E1 (New Provision for Industrial and Office Development and Related Uses) promotes new employment development proposals within the planned limits of development defined for the towns and local service centres which are of a scale, use and nature appropriate to their location. It also supports the redevelopment and intensification of existing low density, underused or poor quality employment sites for higher value employment uses, particularly in the towns and local services centres.

7.118 Existing businesses in Rutland will be supported by Policy E2 (Expansion of Existing Businesses) and Policy E3 (Protection of Existing Employment Sites). These policies support the expansion of existing businesses and seek to safeguard six key employment sites in the county for B class uses. These include: the Hanson Cement Works, Ketton; Market Overton Industrial Estate, Market Overton; Oakham Office Park, Oakham; Oakham Enterprise Park, Oakham; Pillings Road Industrial Estate / Lands End Way, Oakham; Uppingham Gate, Uppingham; and Wireless Hill, South Luffenham.

7.119 Economic vitality will also be supported in the longer term through the development of a new Local Service Centre at St George's. In this respect Policy H3 (St George's Garden Community Development Requirements) provides for 14 hectares of employment land, incorporating serviced employment land for appropriate B class uses. This will be supported by Policy H2 (St George's Garden Community Development and Delivery Principles) which promotes the

provision and promotion of employment opportunities and seeks to encourage St. George's as a focal point for new enterprises. It is likely that many of the anticipated positive effects will take place beyond the plan period as the full range of employment and community provision is delivered at this location.

- 7.120 The rural economy is an integral part of the economic and community vitality of Rutland. This is recognised by Policy E4 (The Rural Economy), which supports proposals for the expansion of existing businesses and proposals for new employment-generating uses within or on the edge of the defined Local Service Centres in the county. The policy also outside of these locations promotes small scale proposals where it is demonstrated that the proposal is necessary to meet the needs of farming, forestry, recreation, tourism or other rural enterprises, has an essential requirement for a rural location, and will help to support or regenerate a sustainable rural economy or supports the local delivery of services and retention of local shops and pubs.
- 7.121 The rural economy will also be supported by Policy SD5 (Non-residential Development in the Countryside). This makes provision for development that is essential for the efficient operation of agriculture, horticulture, equestrian or forestry and which has an essential need to be located in the countryside. It also permits the conversion and re-use of vacant rural buildings for employment uses. The policy also supports rural enterprises through facilitating for these activities appropriate small-scale alterations, extensions or other development ancillary to an existing established use appropriate to the countryside. Rural vitality will be further supported by Policy SD4 (Residential Development in the Countryside), which focuses on delivering housing for rural workers' dwellings. This would be expected to have a positive effect on the rural economy in terms of providing accommodation for rural workers and supporting the vitality of rural settlements.
- 7.122 The Local Plan also supports measures to enhance digital connectivity through Policy SC3 (Promoting Fibre to the Premise Broadband (FTTP)). In addition to supporting existing businesses, this will facilitate working from home and running a business from home. This will promote start-up enterprises and micro-businesses, which are increasingly significant contributors to Rutland's economy.
- 7.123 The visitor economy is a central element of Rutland's economy, with the county attracting over 1.7 million visitors a year, generating over £113 million and supporting 1,600 jobs. In this respect Policy E5 (Local Visitor Economy) highlights the Local Plan's support for new and improved facilities and amenities which reinforce the visitor economy and the tourism sector if a set of criteria are met. This includes the enhancement of existing visitor facilities and overnight accommodation across the county, and new and enhanced tourism provision in Oakham and Uppingham and the villages. At Rutland Water, and as highlighted by Policy E6 (Rutland Water), new development will be facilitated for small scale recreation, sport and tourist uses within the five defined Recreation Areas, and caravan and camping sites will be acceptable within the defined locations of Sykes Lane, Normanton and Gibbet Lane. Similarly, as highlighted by Policy E7 (Eyebrook Reservoir Area), small scale recreation, sport and tourist facilities will be acceptable at Eyebrook Reservoir subject to them being closely associated with the existing leisure activities of the area. These provisions will therefore support key local components of the visitor economy.
- 7.124 The visitor economy will also be supported by Policy SD5 (Non-residential Development in the Countryside) which seeks to deliver the provision of appropriate sport, recreation and visitor facilities in the countryside where it is the only appropriate location. Policy E8 also supports the premise of provision for caravans, camping, lodges, log cabins, chalets and similar forms of self-serviced holiday accommodation if a set of stringent criteria are met.
- 7.125 The visitor (and rural) economy will also be supported by the Local Plan's focus on promoting a high quality public realm, the conservation and enhancement of the historic environment and the protection and enhancement of landscape character and local distinctiveness. The Local Plan policies relevant to these elements have been discussed under the Landscape and Historic

Environment SA themes above. The economic vitality of the county will also be supported by the policies which promote sustainable transport use (discussed under the Population and Communities theme).

- 7.126 Given the distinctive geology of Rutland, minerals workings are an important part of the county's economy. In this respect Policies MIN1-MIN9 set out a range of provisions which will support the minerals economy in Rutland.
- 7.127 As highlighted through Policy MIN2 (Mineral Provision), in the period to 2036 the Local Plan seeks to make provision for the extraction of 3.8 million tonnes of crushed rock (limestone), equivalent to an annual average of 0.19 million tonnes. This will seek to maintain a landbank of at least 10 years for crushed rock. It also seeks to maintain a sufficient stock of permitted reserves for limestone and clay in order to supply the Cement Works at Ketton at an output of around 1.4 million tonnes of cement production per annum, with the aim of maintaining a stock of permitted reserves of at least 15 years for cement primary and secondary materials (limestone and clay). The Local Plan also recognises the economic value of continuing the production of building materials in the county for conservation projects.
- 7.128 This will be further supported through: the designation of Minerals Safeguarding Areas through Policy MIN3 (Safeguarding Rutland's Mineral Resources); the promotion of the continued extraction of crushed rock (limestone) at M4a Greetham Quarry North West extension (Policy MIN5 (Site-specific Allocations for the Extraction of Crushed Rock)); and the extraction of building stone at M5a Hooby Lane Quarry extension (Policy MIN6 (Site-specific Allocations for the Extraction of Building Stone)).
- 7.129 The Local Plan also seeks to safeguard associated minerals infrastructure through Policy MIN7 (Safeguarding of Minerals Development). This includes: existing, planned and potential rail heads, rail links to quarries, wharfage and associated storage, handling and processing facilities for the bulk transport by rail or inland waterways of minerals, including recycled, secondary and marine-dredged materials; and existing, planned and potential sites for concrete batching, the manufacture of coated materials, other concrete products and the handling, processing and distribution of substitute, recycled and secondary aggregate material. The value of borrow pits to the minerals economy is also recognised through Policy MIN8 (Borrow Pits), and other forms of minerals development are supported if the set of criteria presented in Policy MIN9 (Development Criteria for other forms of Minerals development) are met.
- 7.130 In terms of the other policies of the Local Plan, the minerals economy of Rutland will also be supported by Policy SD5 (Non-residential Development in the Countryside), which facilitates mineral development that supports the provision of minerals for aggregate purpose, cement production, locally sourced building materials or processing of recycled aggregate in the countryside.

Table 7.7: Likely significant effects, Economy and Employment

<i>Likely significant effect</i>	<i>Effect dimensions</i>	<i>Recommendations</i>
Facilitation of the growth of the economy and employment opportunities through appropriate employment land provision and the protection of existing employment land.	Direct, long-term and positive	None proposed
Enhancements to the economic vitality and viability of Rutland's towns.	Direct, indirect, long-term and positive	None proposed
Promotion of the vitality and viability of Rutland's Local Service Centres	Direct, indirect, long-term and positive	None proposed
Support for Rutland's rural economy.	Direct, indirect, long-term and positive	None proposed
Promotion of Rutland's visitor economy	Direct, indirect, long-term, permanent and positive.	None proposed
Promotion of Rutland's minerals economy.	Direct, long-term, permanent and positive.	None proposed

Cumulative effects

7.131 Cumulative effects occur from the combined impacts of policies and proposals on specific areas or sensitive receptors.

7.132 In the context of SA/SEA, cumulative effects can arise as a result of the in-combination and synergistic effects of a plan's policies and proposals. Comprising 'intra-plan' effects, these interactions have been discussed above in sections 7.7 to 7.130 which evaluate the in-combination and synergistic³⁴ effects of the various policies of the Local Plan.

7.133 Cumulative effects can also result from the combined impacts of a plan with impacts of another plan, or the 'inter-plan' effects. These can affect the same receptor, resulting in in-combination or synergistic effects. The Rutland Local Plan therefore has the potential to combine with other planned or on-going activities in the vicinity of the county to result in cumulative effects.

7.134 Whilst the geographic scope of the Local Plan only addresses the area covered by Rutland County, the in-combination effects of new development proposed through the adopted or emerging Local Plans for the Local Planning Authorities adjoining or close proximity to the county have the potential to lead to cumulative effects. This includes relating to adopted or emerging Local Plan documents for:

- Harborough;
- Melton;
- South Kesteven;
- Peterborough;
- East Northamptonshire; and
- Corby.

7.135 As such, the in-combination effects of housing growth across these Local Planning Authority areas (and further afield) have the potential to lead to cumulative effects.

³⁴ Synergistic effects arise between two or more factors to produces an effect greater than the sum of their individual effects.

7.136 Furthermore, the combination of Local Plan proposals and other proposals and activities being taken forward in the wider area has the potential to lead to cumulative effects. Examples include:

- Proposed transport schemes in the county, including in Oakham town centre.
- The development of the Land North of Stamford (taken forward through the South Kesteven Local Plan) and upgrades to the A1/A606 junction.
- Minerals proposals.
- Proposals to increase visitor numbers to Rutland Water.
- Activities designed to enhance sub-regional green infrastructure networks.
- Melton Mowbray Distributor Road and urban extensions to Melton Mowbray.
- Urban extensions to Corby.
- Enhancements to railway network in the county to increase capacity for freight, and implications for existing level crossings (including in Oakham).

7.137 In this context, potential effects (both positive and negative) which may occur as a result of the in-combination effects of the Local Plan and other plans and proposals in the area include the following:

- Increases in traffic flows and congestion from the in-combination effects of development and capacity enhancements, with potential impacts on air and noise quality and landscape character. However, the in-combination effects of proposals on enhancing public transport and pedestrian and cycle infrastructure may help limit potential negative effects and secure positive effects in this regard.
- Cumulative impacts on ecological networks. This is from the in-combination effects of new development and associated infrastructure on habitats and biodiversity corridors. However, enhancements to green infrastructure provision facilitated through Local Plan proposals and other projects in the area, as well as an increased focus on biodiversity net gain have significant potential to support local, sub-regional and regional ecological networks.
- Impacts on regional housing demand from the in-combination effects of the Local Plan and other Local Plans in the sub-region not meeting full local housing need.
- Impacts on flood risk from the in-combination effects of new development, including relating to surface water and fluvial flooding. However, the provisions of the NPPF and measures and policy approaches implemented through the relevant plans and proposals will limit the significance of effects.
- Changes in land uses resulting from the UK leaving the European Union, including associated with the replacement of schemes such the Common Agricultural Policy with new agricultural subsidy regimes.
- Improvements to accessibility resulting from the in-combination effects of enhancements to public transport and walking and cycling networks.

7.138 Specifically, in relation to the Land North of Stamford development, whilst it includes land within Rutland at Quarry Farm, the proposal was taken forward through the new South Kesteven Local Plan. As such the proposal was fully appraised as part of the SA undertaken for the South Kesteven Local Plan, with potential significant effects being evaluated as part of that process. In terms of in combination effects of the Stamford North development with the proposals taken forward through the current version of the Rutland Local Plan, it is acknowledged that the key areas taken forward for housing and employment through the Rutland Local Plan are at some distance from the development. This includes the significant proportion of Local Plan development being taken forward at the St George's Garden Community and in the vicinity of Oakham. This limits the potential for significant in-combination effects to arise from the Land

North of Stamford development and new development taken forward through the Rutland Local Plan.

- 7.139 However, Policy H4 (Cross Boundary Development Opportunity – Stamford North) recognises the cross-boundary aspect through reiterating that development within Rutland at Quarry Farm associated with the Land North of Stamford proposal should only be taken forward as part of the wider Development Brief, a country park is incorporated, and community infrastructure and an appropriate range of housing types and tenures are delivered. In addition, the policy supports current proposals to deliver a distributor road facilitating the connection of the Old Great North Road, Little Casterton Road and Ryhall Road and enhancements at the A1/A606 junction, and initiate traffic and highway safety measures in accordance with the requirements of an agreed Traffic Impact Assessment and a travel plan. This will help limit the in-combination effects of development at the Land North of Stamford proposal and development which takes place elsewhere on traffic and congestion in the area, with associated benefits for air and noise quality and the health and wellbeing of residents.
- 7.140 As highlighted above, for many potential cumulative effects, the policy approaches proposed by the current version of the Local Plan will help reduce the significance of these in-combination impacts. However, monitoring for the various Local Plans will be a key means of ensuring that unforeseen adverse environmental effects are highlighted, and remedial action can be taken where adverse environmental effects arise.
- 7.141 No additional mitigation measures or recommendations have been proposed relating to the potential effects identified. This reflects the carefully designed spatial strategy and robust policy approaches which are put forward through the Local Plan. In particular the Local Plan will help limit the magnitude and scale of the potential negative environmental effects associated with the delivery of 2,131 homes and approximately 14 ha of employment land over the plan period to 2036.
- 7.142 It should be noted, however, that the policies put forward through the current version of the plan do not prevent the likelihood of negative effects taking place, including those highlighted in the SA Report for the proposed site allocations. Instead they reduce the likelihood of significant negative effects resulting from new development in Rutland. It should also be noted that the delivery of housing allocations and employment provision in the county will require inevitable trade-offs to take place between the various environmental, social and economic elements which have been highlighted through the SA process to date.
- 7.143 In order to understand these trade-offs during the implementation of the Local Plan, Chapter 8 presents a monitoring programme to evaluate the ongoing effects of the plan.

8. Monitoring programme for the SA

Monitoring in SA

- 8.1 The SEA Directive states that '*member states shall monitor the significant environmental effects of the implementation of plans and programmes.....in order, inter alia, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action*' (Article 10.1). In addition, the Environmental Report (or SA Report) should provide information on a '*description of the measures envisaged concerning monitoring*' (Annex I (i)). To limit the potential burdens related to monitoring associated with the SA process, monitoring should be undertaken smartly. For this reason, the proposed monitoring framework should focus on those aspects of the environment that are likely to be negatively impacted upon, where the impact is uncertain or where particular opportunities for improvement might arise.

Proposed monitoring programme

- 8.2 Table 8.1 outlines suggestions for a monitoring programme for measuring the Local Plan's implementation in relation to the areas where the SA has identified significant negative effects or significant opportunities for an improvement in sustainability performance to arise. It also seeks to monitor where uncertainties relating to the appraisal findings arose and suggests where monitoring is required to help ensure that the benefits of the Local Plan are achieved through the planning process.
- 8.3 The purpose of monitoring is to measure the significant sustainability effects of a plan, as well as to measure success against the plan's objectives. It is therefore beneficial if the monitoring strategy builds on monitoring systems which are already in place. To this end, the indicators of progress chosen for the SA require data that is already being routinely collected at a county level by RCC and its partner organisations, or whose collection is already planned. It should also be noted that monitoring can provide useful information for future plans and programmes, including a forthcoming review of the Local Plan.

Table 8.1: Proposed monitoring programme for the SA of the Local Plan

<i>Area to be monitored</i>	<i>Indicator</i>	<i>Data source</i>	<i>Frequency of monitoring</i>
Use of land	Percentage of development taking place on previously developed land	Rutland County Council	Annual
Loss of the best and most versatile agricultural land	Number of hectares of land classified as Grade 1, 2 or 3a land sterilised by new development	Rutland County Council	Annual
Effect of housing, employment and infrastructure provision on greenhouse gas emissions.	Carbon footprint of Rutland	Rutland County Council	Annual
Effect on the delivery of renewable energy	Renewable energy installation capacity in MW	Rutland County Council	Annual
Effects on landscape and townscape character	Percentage of new developments which are informed by detailed characterisation studies	Rutland County Council	Annual
Employment in the traditional sectors of Rutland's economy	Number of people employed in agriculture	Rutland County Council	Annual
Employment in emerging sectors of Rutland's economy	Number of people employed in emerging economic sectors	Rutland County Council	Annual
Car use	Proportion of people travelling to work by public transport or walking and cycling	Rutland County Council	Annual

Part 3: What are the next steps?

9. Next Steps

Next steps for plan making / SA process

- 9.1 This SA Report accompanies the publication of the Pre-Submission version of the Rutland Local Plan 2018-2036 (*Rutland Local Plan 2018-2036: Pre-Submission Draft*).
- 9.2 Once the period for representations on the Regulation 19 version of the Local Plan document / SA Report concludes, the main issues raised will be identified and summarised by the Council, who will then consider whether, in light of representations received, the plan can still be deemed 'sound'. If this is the case, the Local Plan will be submitted for Examination, alongside a statement setting out the main issues raised during the consultation. The Council will also submit the SA Report.
- 9.3 At Examination, the Inspector will consider representations (alongside the SA Report) before then either reporting back on the Local Plan's soundness or identifying the need for modifications. If the Inspector identifies the need for modifications to the Local Plan these will be prepared (and undergo SA) and then be subject to consultation (with an SA Report Addendum published alongside).
- 9.4 Once found to be 'sound', the Local Plan will be formally adopted by Rutland County Council. At the time of adoption, an SA 'Statement' must be published that sets out (amongst other elements) 'the measures decided concerning monitoring'.

This page is intentionally blank.

Appendix A Regulatory requirements

As discussed in Chapter 2 above, Schedule 2 of the Environmental Assessment of Plans Regulations 2004 explains the information that must be contained in the SA Report; however, interpretation of Schedule 2 is not straightforward. **Table A1** links the structure of this report to an interpretation of Schedule 2 requirements, whilst **Table A2** explains this interpretation.

Table A1: Questions answered by the SA Report, in accordance with an interpretation of regulatory requirements

	Questions answered	As per the regulations...the SA Report must include...	
Introduction	What's the plan seeking to achieve?	<ul style="list-style-type: none"> An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes 	
	What's the SA scope?	What's the sustainability 'context'?	<ul style="list-style-type: none"> Relevant environmental protection objectives, established at international or national level Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance
		What's the sustainability "baseline"?	<ul style="list-style-type: none"> Relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan The environmental characteristics of areas likely to be significantly affected Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance
		What are the key issues and objectives that should be a focus?	<ul style="list-style-type: none"> Key environmental problems / issues and objectives that should be a focus of (i.e. provide a 'framework' for) assessment
Part 1	What has plan-making / SA involved up to this point?	<ul style="list-style-type: none"> Outline reasons for selecting the alternatives dealt with (and thus an explanation of the 'reasonableness' of the approach) The likely significant effects associated with alternatives Outline reasons for selecting the preferred approach in-light of alternatives assessment / a description of how environmental objectives and considerations are reflected in the Draft Plan 	
Part 2	What are the SA findings at this current stage?	<ul style="list-style-type: none"> The likely significant effects associated with the Draft Plan The measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the Draft Plan 	
Part 3	What happens next?	<ul style="list-style-type: none"> A description of the monitoring measures envisaged 	

Table A2: Questions answered by the SA Report, in accordance with regulatory requirements

<u>Schedule 2</u>	<u>Interpretation of Schedule 2</u>	
<i>The report must include...</i>	<i>The report must include...</i>	
1. an outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes;	An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes	i.e. answer - <i>What's the plan seeking to achieve?</i>
2. the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan	Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance	i.e. answer - <i>What's the 'context'?</i>
3. the environmental characteristics of areas likely to be significantly affected;	The relevant environmental protection objectives, established at international or national level	
4. any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan'	
5. the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation;	The environmental characteristics of areas likely to be significantly affected	i.e. answer - <i>What's the 'baseline'?</i>
6. the likely significant effects on the environment including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors;	Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance	
7. the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan;	Key environmental problems / issues and objectives that should be a focus of appraisal	i.e. answer - <i>What are the key issues & objectives?</i>
8. an outline of the reasons for selecting the alternatives dealt with and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	An outline of the reasons for selecting the alternatives dealt with (i.e. an explanation of the 'reasonableness of the approach')	
9. a description of the measures envisaged concerning monitoring.	The likely significant effects associated with alternatives, including on issues such as... ... and an outline of the reasons for selecting the preferred approach in light of the alternatives considered / a description of how environmental objectives and considerations are reflected in the draft plan.	i.e. answer - <i>What has Plan-making / SA involved up to this point?</i> [Part 1 of the Report]
	The likely significant effects associated with the draft plan	i.e. answer - <i>What are the assessment findings at this current stage?</i> [Part 2 of the Report]
	The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of implementing the draft plan	
	A description of the measures envisaged concerning monitoring	i.e. answer - <i>What happens next?</i> [Part 3 of the Report]

Whilst Tables A1 and A2 signpost broadly how/where this report presents the information required of the SA Report by the Regulations, as a supplement it is also helpful to present a discussion of more precisely how/where regulatory requirements are met - see Table A3.

Table A3: 'Checklist' of how (throughout the SA process) and where (within this report) regulatory requirements have been, are and will be met.

Regulatory requirement	Discussion of how requirement is met
Schedule 2 of the regulations lists the information to be provided within the SA Report	
1. An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes;	Chapter 1 of the SA Report presents this information.
2. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	These matters were considered in detail at the scoping stage, which included consultation on a Scoping Report. The outcome of scoping was an 'SA framework', and this is presented in Table 2.1.
3. The environmental characteristics of areas likely to be significantly affected;	The context review, baseline information and key issues for the SA process are presented in Appendix B .
4. Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.;	
5. The environmental protection, objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation;	The Scoping Report presents a detailed context review, and explains how key messages from the context review (and baseline review) were then refined in order to establish an 'SA framework'. The context review is provided in Appendix B of this SA Report. The context review informed the development of the SA framework and topics, presented in Table 2.1. Taken together, which provide a methodological 'framework' for appraisal. <i>With regards to explaining "how... considerations have been taken into account" -</i> <ul style="list-style-type: none"> • Chapters 4 and 5 explain how reasonable alternatives were established in 2015-18 in light of earlier consultation/SA. • Chapters 4 and 5 set out the findings of the appraisal of the reasonable alternatives. • Chapter 6 explains Rutland County Council's 'reasons for choosing the preferred strategy for the Local Plan', i.e. explains how/why the preferred approach is justified in light of alternatives appraisal (and other factors). • Chapter 7 sets out the findings of the appraisal of the draft plan.

Regulatory requirement	Discussion of how requirement is met
<p>6. The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects);</p>	<ul style="list-style-type: none"> Chapter 5 sets out the findings of the appraisal of the reasonable alternatives (in relation to the spatial strategy, which is the key plan issue, and hence that which should be the focus of alternatives appraisal/consultation). Chapter 7 presents the draft plan appraisal. <p>As explained within the various methodology sections, as part of appraisal work, consideration has been given to the SA scope, and the need to consider the potential for various effect characteristics/dimensions.</p>
<p>7. The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;</p>	<p>The appraisal of reasonable alternatives presented in Chapters 4 and 5 and of the draft plan in Chapter 7 identifies how the plan might potentially 'go further' in certain respects, and makes a number of specific recommendations.</p>
<p>8. An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;</p>	<p>Chapters 4 and 5 deals with 'Reasons for selecting the alternatives dealt with', in that there is an explanation of the reasons for focusing on particular issues and options.</p> <p>Also, Chapter 7 explains the Council's reasons for selecting the preferred option (in light of alternatives appraisal).</p> <p>Methodology is discussed at various places, ahead of presenting appraisal findings, and limitations/ assumptions are also discussed as part of appraisal narratives.</p>
<p>9. A non-technical summary of the information provided under the above headings</p>	<p>The NTS is provided in a separate document.</p>

The SA Report must be published alongside the Draft Plan, in accordance with the following regulations

authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the Draft Plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2)

An SA Report was published alongside the *Consultation Draft Plan* in July 2017. It set out the findings of the SA for the preferred approaches and alternatives at that time.

At the current time, this SA Report is published for consultation alongside the *Pre-Submission Draft* of the Local Plan, under Regulation 19, so that representations might be made ahead of submission.

Regulatory requirement

Discussion of how requirement is met

The SA Report must be taken into account, alongside consultation responses, when finalising the plan.

The environmental report prepared pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of any transboundary consultations entered into pursuant to Article 7 shall be taken into account during the preparation of the plan or programme and before its adoption or submission to the legislative procedure.

Rutland County Council has taken into account the SA Report accompanying the *Draft Consultation Draft Plan* in July 2017, alongside consultation responses received, when finalising the Pre-Submission Local Plan for consultation. Appraisal findings presented within this current SA Report will inform a decision on whether or not to submit the plan, and then (on the assumption that the plan is submitted) will be taken into account when finalising the plan at Examination (i.e. taken into account by the Inspector, when considering the plan's soundness, and the need for any modifications).

Appendix B Summary of context review and baseline

Plan or Programme	Main aims and objectives	Implications for the Local Plan	Implications for the SA
<i>International</i>			
EU Directive 2001/42/EC (the SEA Directive)	A high level of environmental protection; To promote sustainable development by integrating environmental considerations into plan preparation and adoption; sets out detailed requirements of environmental assessment required for plans.	Preparation of SA/SEA report to accompany the Local Plan; ensuring compliance with requirements of SEA Directive.	Requirements of the Directive must be met in Sustainability Appraisals Sustainability Objectives 7, 10, 11, 12, 13, 14, 15, 16, 17 SEA Directives: Cultural heritage, biodiversity, landscape, material assets, air, soil, water.
The Conservation of Habitats and species Regulations 2010 (the Habitats Directive)	To conserve flora and fauna and natural habitats of EU importance; To safeguard species needing strict protection. Consolidates the various amendments to the EU (1992) Conservation of Natural habitats and of Wild Fauna & Flora (Habitats Directive) 92/43/ECC. Sec 9(5) places duty on all LAs to have regard to requirements of the Habitats Directive	Local Plan policies should help to maintain or restore important natural habitats and species in SAC's and SPA's.	Include sustainability objectives to protect and maintain the natural environment and important landscape features. Sustainability Objectives 7, 10, 11, 13, 17 SEA Directives: Cultural heritage, biodiversity, landscape, material assets, air, soil, water.
The Industrial Emissions Directive 2010 Directive 2010/75/EU on industrial emissions (integrated pollution prevention and control)	The Directive lays down rules on integrated prevention and control of pollution arising from industrial activities. It also lays down the rules designed to prevent or, where that is not practicable to reduce emissions into air, water and land to prevent the generation of waste in order to achieve a high level of protection of the environment taken as a whole.	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Sustainability Objectives: 10, 11 SEA Directives: air, soil, water, material assets
European Union (2009) Conservation of Wild Birds (Birds Directive) 2009/147/EC	To protect all naturally occurring wild bird species and their habitats, with particular protection of rare species.	Policies should help to maintain or restore important natural habitats and species in SAC's and SPA's. Policies should also avoid deterioration of the identified	Sustainability Objectives 7, 10, 11, 13, 17 SEA Directives: Cultural heritage, biodiversity, landscape, material assets, air, soil, water.

Plan or Programme	Main aims and objectives	Implications for the Local Plan	Implications for the SA
		habitats or any other disturbances affecting protected birds.	
European Union (2000) Water Framework Directive 2000/6-/EC	To secure a safe future water supply; to improve and control the quality of water by identifying and ultimately eliminating hazardous substances	Develop Local Plan policies to support overall objectives and requirements; protect and improve water quality.	Sustainability Objectives 7, 10, 11, 13, 17 SEA Directives, material assets, water
The Ramsar Convention on Wetland of International Importance (1971)	<p>Wetlands of international importance are designated as Ramsar Sites. Ramsar sites in England are protected as European sites. The majority are also classified as SPAs and all terrestrial Ramsar sites in England are notified as SSSIs.</p> <p>The RAMSAR convention requires that members: - recognise the interdependence of man and his environment; - consider the fundamental ecological functions of wetlands as regulators of water regimes and as habitats supporting character flora and fauna, especially waterfowl; - being convinced that wetlands constitute a resource of great economic, cultural, scientific, and recreational value, the loss of which would be irreplaceable; - desire to stem the progressive encroachment on and loss of wetlands now and in the future; - recognise that waterfowl in their seasonal migrations may transcend frontiers and so should be regarded as an international resource; - being confident that the conservation of wetlands and their flora and fauna can be ensured by combining far-sighted national policies with co-ordinated international action.</p>	Policies should conserve and protect identified RAMSAR sites (Rutland Water) and recognise their economic, cultural, scientific and recreational value.	Sustainability Objectives 7, 10, 11, 13, 17 SEA Directives: Cultural heritage, biodiversity, landscape, material assets, air, soil, water.
Council of Europe (2000) European Landscape Convention (Florence Convention)	Promotes landscape protection and integrates landscape into planning policies (Parts 3,5,6); Defines landscape character as "a distinct and recognisable pattern of elements that occur consistently in a particular type of landscape".	The Local Plan should contain policies aimed at ensuring that development does not compromise the distinctiveness of the local landscape character; Landscape character will be assessed using	Sustainability Objectives 7, 10, 11, 13, 17 SEA Directives: Cultural heritage, biodiversity, landscape, material assets, air, soil, water.

Plan or Programme	Main aims and objectives	Implications for the Local Plan	Implications for the SA
		local studies; and the Landscape Character Assessment	
Council of Europe (1985) The Convention for the Protection of the Architectural Heritage of Europe (Granada Convention)	Recognises that heritage conservation is important in improving the quality of life; Aims to protect and conserve architectural heritage (monuments and sites); recognises there must be a balance between using and conserving heritage assets.	The Local Plan should contain policies which ensure the protection of heritage assets; and seek the archaeological evaluation of sites prior to allocation.	Sustainability Objectives 7, 11, 12, SEA Directives: Cultural heritage, landscape
EU Ambient Air Quality Directive (2008/50/EC) & Directive 2004/107/EC	Limits & targets for pollutants in outdoor air set by the Air Quality (standards) Regulations 2010	Ensure that development does not contribute to increased air pollution.	Sustainability Objectives 13 SEA Directives: air
The Environmental Noise Directive 2002/49/EC	Concerns noise from the road, rail and air traffic and from industry; sets standards for noise emissions from specific sources.	Avoid siting development in areas where noise standards will be exceeded.	Sustainability Objectives 13 SEA Directives: air
EU Landfill Directive (1999/31/EC)	Focuses on waste minimisation and increasing levels of recycling and recovery. The overall aim of the Directive is to prevent or reduce as far as possible negative effects on the environment, in particular the pollution of surface water, groundwater, soil and air and on the global environment, including the greenhouse effect as well as any resultant risk to human health from the landfilling of waste, during the whole lifecycle of the landfill. The Directive sets the target of reducing biodegradable municipal waste landfilled to 35% of that produced in 1995 by 2020.	The Local Plan polices relating to waste should have regard waste minimisation and increasing levels of recycling and recovery. The Local Plan should aim to drive the prevention or reduction as far as possible of negative effects on the environment as well as any resulting risk to human health.	Include sustainability objectives to increase recycling and reduce the amount of waste. Sustainability Objectives 13, 14 SEA Directives: material asset
Water Framework Directive (WFD)	In accordance with Article 4(1), the Directive objectives for surface water, groundwater, transitional and coastal water bodies are to: - prevent deterioration; - reduce pollution; - protect, enhance and restore condition; - achieve 'good status' by - 2015, or an alternative objective where allowed; and comply with requirements for protected areas	The Local Plan should identify protected areas of surface water, groundwater and transitional water bodies and include policies which prevent the deterioration and/or pollution of	Sustainability Objectives 10, 13, 14 SEA Directives: material assets

Plan or Programme	Main aims and objectives	Implications for the Local Plan	Implications for the SA
		these sites. Policies should also aim to protect, enhance and restore these areas.	
EU Waste Framework Directive 2008/98/EC	Provides the overarching framework for waste management at the EU level. It relates to waste disposal and the protection of the environment from harmful effects caused by the collection, transport, treatment, storage and tipping of waste. It aims to encourage the recovery and use of waste in order to conserve natural resources. The key principles of the Directive include the 'Waste Management Hierarchy' which stipulates waste management options based on their desirability. These are: prevention; preparing for re-use; recycling; other recovery, e.g. energy recovery; and disposal. Key objectives are to reduce the adverse impacts of the generation of waste and the overall impacts of resource use.	The Local Plan should take into account the objectives of the Directive and promote re-use, recycling and waste recovery in line with the Waste Management Hierarchy	Sustainability Objectives 13, 14 SEA Directives: material assets
EU Floods Directive (2007/60/EC)	Aims to reduce and manage risks that floods post to human health, environment, cultural heritage & economic activity; requires assessment of all water courses for flood risk, map flood extent and assets & people at risk, and take adequate and co-ordinated measures to reduce flood risk.	The Local Plan should ensure new development and allocations do not contribute to increased flood risk; where areas of flood risk cannot be avoided, take steps to ensure it can be made safe.	Sustainability Objectives 16, 17 SEA Directives: material assets, water, climate factors
Renewable Energy Directive (2009/28/EC)	Encourages energy efficiency consumption from renewable sources and improvement of energy supplies; places requirement on UK to source 15% energy needs from renewable sources by 2020; Requires national action plans to set out share of energy from renewables for transport, electricity and heating for 2020.	The Local Plan should contain policies supporting production of energy from renewable sources.	Sustainability Objectives 15, 17 SEA Directives: material assets, climate factors
European Employment Strategy	Seeks to create more and better jobs throughout the EU. Developed following the Europe growth strategy.	The Local Plan should allow for the development of further high quality employment opportunities for all.	Sustainability Objectives 1, 2, 3, 4 SEA Directives: population

Plan or Programme	Main aims and objectives	Implications for the Local Plan	Implications for the SA
UNESCO World Heritage Convention 1972	Notes that the cultural heritage and the natural heritage are increasingly threatened with destruction not only by the traditional causes of decay, but also by changing social and economic conditions which aggravate the situation with even more formidable phenomena of damage and destruction.	Policies to have regard to the Convention	Sustainability Objective 12, 13 SEA Directives: Material Assets, cultural heritage
Paris Agreement	<p>The Paris Agreement is an agreement within the United Nations Framework Convention on Climate Change (UNFCCC), dealing with greenhouse-gas-emissions mitigation, adaptation, and finance, signed in 2016.</p> <p>The Paris Agreement's central aim is to strengthen the global response to the threat of climate change by keeping a global temperature rise this century well below 2 degrees Celsius above pre-industrial levels and to pursue efforts to limit the temperature increase even further to 1.5 degrees Celsius. Additionally, the agreement aims to strengthen the ability of countries to deal with the impacts of climate change.</p> <p>This strategy involved energy and climate policy including the so-called 20/20/20 targets, namely the reduction of CO₂ emissions by 20%, the increase of renewable energy's market share to 20%, and a 20% increase in energy efficiency.</p>	Policies to have regard to the Agreement	Sustainability Objectives 1-19 SEA Directives: climatic factors
<i>National</i>			
Planning and Compulsory Purchase Act 2004	Requires Local Planning Authorities to carry out SA of plans during preparation; Requires plans to be prepared with the objective of contributing to the achievement of sustainable development.	The Local Plan should ensure plans are subject to SA at all stages of production; Ensure policies within plans contribute to sustainable development objectives.	Sustainability Objectives 1-19 SEA Directives: population, air, soil, water, biodiversity, material assets, climate factors, cultural heritage
Localism Act 2011	Provides for neighbourhood plans to be prepared by local communities.	The Local Plan provides the strategic planning framework for the preparation of neighbourhood plans, with the intention of giving	Sustainability Objectives 1-19

Plan or Programme	Main aims and objectives	Implications for the Local Plan	Implications for the SA
<p>Housing White Paper – Fixing our broken housing market (February 2017)</p>	<p>The White Paper identifies that:</p> <p>Over 40% of local planning authorities do not have a plan that meets the projected growth in households in their area.</p> <p>The pace of development is too slow. The very structure of the housing market makes it harder to increase supply</p> <p>The White Paper then goes on to state that: We need to plan for the right homes in the right places We need to build homes faster We will diversify the housing market We will help people now</p> <p>The paper also discusses sustainable development and the environment including: □ Meeting the challenge of climate change □ Flood Risk □ Noise and other impacts on new development □ Onshore wind energy</p>	<p>neighbourhoods far more ability to determine the shape of the places in which people live.</p> <p>The Local Plan and its policies need to promote sustainable development, meeting the needs and aspirations of the community.</p>	<p>SEA Directives: population, air, soil, water, biodiversity, material assets, climate factors, cultural heritage</p> <p>Sustainability Objectives 5, 13, 15, 17</p> <p>SEA Directives: population, climate factors</p>
<p>Climate Change Act</p>	<p>The UK Climate Change Act was passed in 2008 and established a framework to develop an economically credible emissions reduction path. It also highlighted the role it would take in contributing to collective action to tackle climate change under the Kyoto Protocol, and more recently as part of the UN-led Paris Agreement.</p> <p>The Climate Change Act includes the following:</p> <ul style="list-style-type: none"> Commits the UK government by law to reducing greenhouse gas emissions by at least 100% of 1990 levels (net zero) by 2050. This includes reducing emissions from the devolved administrations (Scotland, Wales and Northern 	<p>The Local Plan should have due regards to the commitments set out by the Climate Act, and seek to support its key provisions in the longer term.</p>	<p>Sustainability Objectives 1-19</p> <p>SEA Directives: climatic factors</p>

Plan or Programme	Main aims and objectives	Implications for the Local Plan	Implications for the SA
	<p>Ireland), which currently account for about 20% of the UK’s emissions. The 100% target was based on advice from the CCC’s 2019 report, ‘Net Zero – The UK’s contribution to stopping global warming’ and introduced into law through the Climate Change Act 2008 (2050 Target Amendment) Order 2019.</p> <ul style="list-style-type: none"> • The Act requires the Government to set legally binding ‘carbon budgets’. A carbon budget is a cap on the amount of greenhouse gases emitted in the UK over a five-year period. The carbon budgets are designed to reflect the cost-effective path to achieving the UK’s long-term objectives. The first five carbon budgets have been put into legislation and run up to 2032. • The Committee on Climate Change was set up to advise the Government on emissions targets, and report to Parliament on progress made in reducing greenhouse gas emissions. • The Act requires the Government to assess the risks and opportunities from climate change for the UK, and to prepare for them. The Committee on Climate Change’s Adaptation Sub-Committee advises on these climate change risks and assesses progress towards tackling them. The associated National Adaptation Programme requires the Government to assess the risks to the UK from climate change, prepare a strategy to address them, and encourage key organisations to do the same. 		
<p>The Wildlife and Countryside Act (as amended) 1981</p>	<p>Main UK legislation relating to the protection of named animal and plant species includes legislation relating to the UK network of nationally protected wildlife areas: SSSIs.</p>	<p>The Local Plan should ensure protection of habitats and species.</p>	<p>Sustainability Objectives 7, 10, 13</p>

Plan or Programme	Main aims and objectives	Implications for the Local Plan	Implications for the SA
	Under this Act, Natural England now has responsibility for identifying and protecting the SSSIs in England.		SEA Directives: soil, water, biodiversity, material assets, climate factors.
Countryside and Rights of Way Act 2000	The Countryside and Rights of Way Act 2000 strengthens the powers of Natural England to protect and manage SSSIs. The CROW Act improves the legislation for protecting and managing SSSIs so that: <ul style="list-style-type: none"> • Natural England can change existing SSSIs to take account of natural changes or new information; • all public bodies have a duty to further the conservation and enhancement of SSSIs; • neglected or mismanaged sites can be brought into favourable management; • new offences and heavier penalties now apply to people who illegally damage SSSIs. 	The Local Plan should ensure protection of habitats and species; Have regard to public footpaths and rights of way when allocating sites.	Sustainability Objectives 7, 10, 13 SEA Directives: biodiversity, material assets, climate factors
Environmental Assessment of Plans and Programmes Regulations 2004	Sets out the requirements of environmental assessment required for all development plans.	The SA which accompanies any development document must comply with the requirements of the Regulations.	Sustainability Objectives 7, 10, 13 SEA Directives: biodiversity, material assets, climate factors
Revised National Planning Policy Framework (2018) (and associated National Planning Practice Guidance)	<p>Framework (2012) (and associated National Planning Practice Guidance)</p> <p>Achieving sustainable development: The purpose of the planning system is to contribute to the achievement of sustainable development. There are three dimensions to sustainable development: □ economic; □ social; and □ environmental</p> <p>These roles should not be taken in isolation and are mutually dependant.</p> <p>Core Planning Principles □ Twelve planning principles are set within the NPPF which underpin both plan making and decision-taking. These are: □ be genuinely plan-led, empowering local people to shape their surroundings; □ not simply be about scrutiny, but be a creative exercise in finding ways to enhance and improve the places in which</p>	<p>Achieving sustainable development</p> <p>At the heart of the NPPF is a presumption in favour of sustainable development. For plan-making this means that: □ Local planning authorities should positively seek opportunities to meet the development needs of their area; □ Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless: □ any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or □ specific policies in this</p>	<p>Include sustainability objectives which relate to:</p> <ul style="list-style-type: none"> □ Strengthening the economy □ Vitality of town centres □ Sustainable transport □ Improving communication □ Housing availability and quality □ Good design □ Health and well-being □ Coalescence of towns □ Climate change mitigation and adaption □ Conserving and enhancing the natural environment □ Conserving historic features □ Sustainable mineral extraction. <p>Sustainability Objectives 1-19</p>

Plan or Programme	Main aims and objectives	Implications for the Local Plan	Implications for the SA
	<p>people live their lives; □ proactively drive and support sustainable economic development; □ always seek to secure high quality design and a good standard of amenity; □ take account of the different roles and character of different areas; □ support the transition to a low carbon future; □ conserving and enhancing the natural environment and reducing pollution; □ encouraging the effective use of land by encouraging reusing previously developed land; □ promote mixed use developments and encourage multiple benefits from the use of land in urban and rural areas; □ conserve heritage assets; □ actively manage patterns of growth; and □ take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.</p>	<p>Framework indicate development should be restricted</p>	<p>SEA Directives: population, air, soil, water, biodiversity, material assets, climate factors, cultural heritage, landscape</p>
<p>National Planning Policy for Waste – (DCLG, October 2014)</p>	<p>The Waste Management Plan for England sets out the Government’s ambition to work towards a more sustainably and efficient approach to resource use and management. Positive planning plays a pivotal role in delivering this country’s waste ambitions through: □ delivery of sustainable development and resource efficiency, including provision of modern infrastructure, local employment opportunities and wider climate change benefits, by driving waste management up the waste hierarchy □ ensuring that waste management is considered alongside other spatial planning concerns, such as housing and transport, recognising the positive contribution that waste management can make to the development of sustainable communities; □ providing a framework in which communities and businesses are engaged with and take more responsibility for their own waste; □ helping to secure the re-use, recovery or disposal of waste without endangering human health and without harming the environment; and □ ensuring the design and</p>	<p>Use a proportionate evidence base.</p> <p>In preparing their Local Plans, waste planning authorities should: □ ensure that the planned provision of new capacity and its spatial distribution is based on robust analysis of best available data and information, and an appraisal of options. Spurious precision should be avoided; □ work jointly and collaboratively with other planning authorities to collect and share data and information on waste arisings, and take account of: (i) waste arisings across neighbouring waste planning authority areas; (ii) any waste management requirement identified nationally, including the</p>	<p>Include sustainability objectives which seek to protect, manage and enhance the water environment.</p> <p>Sustainability Objectives: 13, 14</p> <p>SEA Directives: material assets</p>

Plan or Programme	Main aims and objectives	Implications for the Local Plan	Implications for the SA
	<p>layout of new residential and commercial development and other infrastructure complements sustainable waste management.</p>	<p>Government’s latest advice on forecasts of waste arisings and the proportion of waste that can be recycled; and □ ensure that the need for waste management facilities is considered alongside other spatial planning concerns, recognising the positive contribution that waste management can bring to the development of sustainable communities. Identify need for waste management facilities</p> <p>Waste Planning authorities should prepare Local Plans which identify sufficient opportunities to meet the identified needs of their area for the management of waste streams.</p> <p>Identify suitable sites and areas.</p> <p>Waste planning authorities should identify, in their Local Plans, sites and/or areas for new or enhanced waste management facilities in appropriate locations. In preparing their plans, waste planning authorities should.</p>	
<p>HM GOV: A Green Future: Our 25 Year Plan to Improve the Environment (2018)</p>	<p>Sets out the Government’s environmental plan of action over the next quarter century, in the context of Brexit. The Plan aims to tackle the growing problems of waste and soil degradation, improving social justice through tackling pollution and promoting the mental and physical health</p>	<p>In preparing their Local Plans, planning authorities should positively seek opportunities to contribute to the aims, objectives</p>	<p>Sustainability Objectives 1-19</p> <p>SEA Directives: air, soil, water, biodiversity, material assets, climate factors, cultural heritage, landscape</p>

Plan or Programme	Main aims and objectives	Implications for the Local Plan	Implications for the SA
	<p>benefits of the natural world. It also sets out how the Government will address the effects of climate change. These aims are supported by a range of policies which are focused on the following six key areas:</p> <ul style="list-style-type: none"> • Using and managing land sustainably; • Recovering nature and enhancing the beauty of landscapes; • Connecting people with the environment to improve health and wellbeing; • Increasing resource efficiency, and reducing pollution and waste; • Securing clean, productive and biologically diverse seas and oceans; and • Protecting and improving the global environment. 	and policies within the 25 Year Environment Plan.	
Historic England Guidance Documents	<ul style="list-style-type: none"> • The Historic Environment in Local Plans: Historic Environment Good Practice Advice in Planning 1 (March 2015) • The Historic Environment and Site Allocations in Local Plans: Historic England Advice Note 1 (October 2015) • Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1 (February 2016) • Sustainability Appraisal (SA) and Strategic Environment Assessment (SEA): Historic England Advice Note 8 (December 2016) 	In preparing their Local Plans, planning authorities should positively consider and pro-actively engage with the good planning advice notes to ensure that opportunities are taken to conserve and enhance both designated and non-designated heritage assets and their settings through site allocations and plan policies.	Sustainability Objectives SEA Directives: cultural heritage

Plan or Programme	Main aims and objectives	Implications for the Local Plan	Implications for the SA
	<ul style="list-style-type: none"> Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2nd Edition) (December 2017) Statements of Heritage Significance: Analysing Significance in Heritage Assets: Historic England Advice Note 12 (October 2019) 		
Space for People: Targeting Action for Woodland Access (The Woodland Trust, 2010)	<p>Woodland Trust Access Standard aspire to: □ at least one area of accessible woodland of at least 20ha within 4km (8km round trip) of home; □ at least one area of accessible woodland at least 20ha within 4km (8km round trip) of home.</p> <p>Approach: maintain current levels of access; accurate data; and increase area of existing woodland which is accessible. Includes tables to show requirements by district.</p>	Part of green infrastructure network: Data could be used as evidence to support the use of S106 and/or CIL monies to create new accessible woodland	Sustainability Objectives 7, 10, 13 SEA Directives: biodiversity, material assets, climate factors, landscape
Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services (DEFRA, 2011)	Sets out a range of actions to improve the status of biodiversity in a number of sectors: Agriculture; Forestry; Planning & Development; Water Management; marine Management; and Fisheries. Addresses pressure from Air Pollution and Invasive Non-Native Species. Planning system must guide development to best locations, encourage greener design and enable development to enhance natural networks. Protection and improvement of natural environment to be retained as core objective of planning system	Planning system must guide development to best locations, encourage greener design and enable development to enhance natural networks. Protection and improvement of natural environment to be retained as core objectives of planning system. Consider how policies can contribute towards the aims and goals.	Sustainability Objectives 7, 10, 13 SEA Directives: biodiversity, material assets, climate factors, air, soil, water
Safeguarding our Soils: A Strategy for England (DEFRA 2009)	Vision to 2030: All England's soils managed sustainably, and degradation threats tackled successfully, and soils will have been improved and safeguarded for future generations	Protect agricultural land; where possible, ensure development occurs on brownfield land, or remediated contaminated land.	Sustainability Objectives 7, 10, 13 SEA Directives: biodiversity, material assets, climate factors, soil, landscape

Plan or Programme	Main aims and objectives	Implications for the Local Plan	Implications for the SA
Natural Environment and Rural Communities Act 2006	Places a duty of LAs to have regard to conservation of biodiversity. The Secretary of State is required to publish a list of habitats and species which of principle importance for the conservation of biodiversity in England.	The Local Plan should ensure protection of habitats and species	Sustainability Objectives 7, 10, 13 SEA Directives: biodiversity, material assets, climate factors, landscape
Water Resources Management Plan 2015 (Anglian Water)	Plan for period 2015-2040 showing how AW will maintain balance between water supplies and demand and how AW expects to address increased population, climate change and growing environmental need.	Consult with Anglian Water to ensure that development does not threaten the supply-demand balance.	Sustainability Objectives 7, 10, 13, 15, 17 SEA Directives: biodiversity, material assets, climate factors, water
Severn Trent Water Resources Management Plan (2014)	The Plan sets out proposals for ensuring there is enough water available to supply customers in an affordable and sustainable way over the next 25 years.	Consult with Severn Trent Water to ensure that development does not threaten the supply-demand balance.	Sustainability Objectives 7, 10, 13, 15, 17 SEA Directives: biodiversity, material assets, climate factors, water
Climate Change Act (2008)	<p>The Climate Change Act was passed in 2008 and established a framework to develop an economically credible emissions reduction path. It also strengthened the UK's leadership internationally by highlighting the role it would take in contributing to urgent collective action to tackle climate change under the Kyoto protocol.</p> <p>The Climate Change Act includes the following: 2025 target – the act commits the UK to reducing emissions by at least 80% in 2050 from the 1990 levels. This target was based on advice from the CCC report: Building a Low carbon Economy. The 80% target includes GHG emissions from the devolved administrations, which currently accounts for around 20% of the UK's total emissions. □ Carbon Budgets – The Act requires the Government to set legally binding carbon budgets. A carbon budget us a cap on the amount of greenhouse gases emitted in the UK over a five – year period. The first</p>	Reflect the objectives of the Climate Change Act in order to contribute to reducing UK carbon emissions.	<p>The objectives of The Climate Change Act will need to be embedded within the SA Framework.</p> <p>SA objective 18</p> <p>SEA Directives: Climate factors</p>

Plan or Programme	Main aims and objectives	Implications for the Local Plan	Implications for the SA
	four carbon budgets have been put into legislation and run up to 2027.		
The UK Low Carbon Transition Plan: National Strategy for Climate Change (2009)	Presented to Parliament pursuant to Sections 12 and 14 of the Climate Change Act 2008. Sets out transition plan for building a low carbon UK: cut emissions by 18% of 2008 level by 2020; produce 30% of electricity from renewables by 202; cut emissions from transport by 14% of 2008 level by 2020; make homes greener by helping households to become more energy efficient.	Consider how policies can contribute to aims.	Sustainability Objectives: 17 SEA Directives: biodiversity, material assets, climate factors
The National Adaptation Programme – making the country resilient to a changing climate (DEFRA, 2013)	To provide clear framework to enable the planning system to deliver sustainable development that minimises vulnerability and provides resilience to impacts of climate change; To develop local flood-risk management strategies and consider effect of future climate change and increasing severity of weather events; continue to encourage uptake of property level protection to reduce impacts of floods on people and property.	Reflect climate risks and sustainable development in Local Plans; support retrofitting, green-build and the design and management of green spaces; ensure policy framework supports increase in community resilience; ensure provision of up-to-date Local Plan; take flood risk and air pollution data into account. To work with communities, EA & other stakeholders to put in place up-to-date local plans consistent with NPPF, including policies on tackling climate related impacts such as flooding.	Sustainability Objectives: 13, 16 SEA Directives: biodiversity, material assets, climate factors
Natural Environment White Paper (2011)	Recognises that nationally, the fragmentation of natural environments is driving continuing threats to biodiversity. It sets out the Government's policy intent to: □ improve the quality of the natural environment across England □ move to a net gain in the value of nature; □ arrest the decline in habitats and species and the degradation	Consider how the Local Plan can aim to improve the quality of the natural environment, moving to a net gain in the value of nature and an arrest in the decline of habitats and species in degradation	Sustainability Objectives: 10,11, 13, 15, 16, 17 SEA Directives: biodiversity, material assets, climate factors

Plan or Programme	Main aims and objectives	Implications for the Local Plan	Implications for the SA
Noise Policy Statement for England, March 2010	Vision: promote food health and quality of life through effective management of noise, within the context of sustainable development; Aims: through effective management and control of environmental neighbour noise, within context of sustainable development, to: □ Avoid significant adverse impacts on health and quality of life; □ Mitigate and minimise adverse impacts on health and quality of life; and □ Where possible contribute to improvement of health and quality of life.	Consider the sources of noise pollution and how planning policies can reduce noise pollution.	Sustainability Objectives: 7, 11, SEA Directives: Population
Green Infrastructure and the Urban Fringe (2009)	Promotes the concept of multifunctionality – the integration and interaction of different activities on the same parcel of land. The Countryside in and Around Towns programme acknowledges Green Infrastructure as a key mechanism for delivering regional and local change. The strategy promotes regional coalitions to pool resources, regional stocktakes to examine the extent, state and potential of the GI, influencing LDFs, putting forward exemplar projects as examples of good practice guidance to learn from.	Policies and Site Allocations to deliver new green infrastructure and enhancement of existing assets in and around new developments to contribute to better quality, multifunctional environments.	Ensure the concept of Green Infrastructure is promoted through the SA framework. Sustainability objective 12 SEA Directives: biodiversity, material assets, soil, landscape
National Infrastructure Plan 2014	The infrastructure Plan allows for long term public funding certainty for key infrastructure areas such as: road, rail, flood defences and science. All elements highlighted in the Plan represent firm commitment by government to supply the funding levels stipulated. The plan also highlights what steps the government will take to ensure effective delivery of its key projects.	The Local Plan objectives and policies should support the delivery of infrastructure to support new development.	To ensure that infrastructure delivery is embedded within the SA framework SA objective: 3 SEA Directives: material assets
Department of Health (2010) Healthy Lives, Health People, White Paper, Our Strategy for Public Health in England.	New public health system to address root causes of poor health and well-being; Local Authorities to deliver services from April 2013; health & well-being boards sponsored by Public Health England.	To address the wider detriments of health (housing, the environment and local economy) that could impact on physical and mental health and so help to reduce health inequalities.	Sustainability Objectives: 6 SEA Directives: health

Plan or Programme	Main aims and objectives	Implications for the Local Plan	Implications for the SA
Planning (Listed Buildings and Conservation Areas) Act 1990	Legislates the listing of special buildings; works affecting listed buildings; the rights of owners; enforcement; prevention of deterioration and damage. It also details legislation relating to Conservation Areas.	The Local Plan should have regard to the Planning (Listed Buildings and Conservation Areas) Act 1990.	Sustainability Objectives: 7,11,12 SEA Directives: cultural heritage, material assets
Heritage at Risk Register 2018	The Heritage at Risk Programme (HAR) helps us to understand the overall state of England's historic sites. The programme identifies those sites that are most at risk of being lost as a result of neglect, decay or inappropriate development. Heritage at Risk 2018 records listed buildings, places of worship, scheduled monuments, industrial sites, conservation areas, parks and gardens, protected wrecks and battlefields that are at risk and in need of rescue.	The Local Plan will take into account the Heritage at Risk Register 2018.	Sustainability Objectives: 7,11,12 SEA Directives: cultural heritage, material assets
Archaeological Areas Act 1979	The Act consolidates and amends the law relating to ancient monuments; to make provision for the investigation, preservation and recording of matters of archaeological or historical interest and (in connection therewith) for the regulation of operations or activities affecting such matters.	The Local Plan will take into account the Archaeological Areas Act 1979.	Sustainability Objectives: 7,11,12
<i>Neighbouring Authorities</i>			
South Kesteven District Council Core Strategy (2010)	The Core Strategy provides the spatial policy framework for development in the neighbouring district of South Kesteven for the period to 2026. Residential development is to be focussed in the main settlement of Grantham and the overall housing requirement for the District is highlighted as 13,600.	The Rutland Local Plan will need to reflect the strategic policies under the duty to cooperate. South Kesteven District Council is currently preparing its new Local Plan for the period up to 2036.	The Rutland Local Plan is required under the duty to cooperate to take the policies of its neighbouring authorities into consideration. Relates to all SA objectives and SEA Directives
Melton Borough Council Local Plan (1999)	The Melton Local Plan provides a spatial policy framework for development in the neighbouring borough of Melton for the period up to 2006. Residential development is to be focussed in the main settlement of Melton.	The Rutland Local Plan will need to reflect the strategic policies under the duty to cooperate.	The Rutland Local Plan is required under the duty to cooperate to take the policies of its neighbouring authorities into consideration.

Plan or Programme	Main aims and objectives	Implications for the Local Plan	Implications for the SA
		Melton Borough Council is currently preparing its new Local Plan for the period up to 2036	Relates to all SA objectives and SEA Directives.
Harborough District Council Core Strategy (2006) – with retained policies from the former Local Plan (2001)	The Harborough Core Strategy was adopted in 2011 and provides a spatial policy framework for development in Harborough District. The Core Strategy focuses additional development within the town of Market Harborough	The Rutland Local Plan will need to reflect the strategic policies under the duty to cooperate. Harbour District Council is currently preparing its new Local Plan which will set out planning policies for the period 2031.	The Rutland Local Plan is required under the duty to cooperate to take the policies of its neighbouring authorities into consideration. Relates to all SA objectives and SEA Directives.
North Northamptonshire Council Joint Planning Unit Local Plan Part 1 (2016)	The North Northamptonshire Council Local Plan Part 1 was adopted in 2016 and provides a spatial policy framework for development in areas such as East Northamptonshire and Corby. The Local Plan Part 1 focuses on the strategic part of the Local Plan.	The Rutland Local Plan will need to reflect the strategic policies under the duty to cooperate. Bordering authorities to Rutland: East Northamptonshire & Corby are currently preparing new Local Plans Part 2 which is a site specific development plan document and policies map.	The Rutland Local Plan is required under the duty to cooperate to take the policies of its neighbouring authorities into consideration. Relates to all SA objectives and SEA Directives.
<i>Local</i>			
Rutland County Council Corporate Plan 2016 to 2020	Corporate: □ Sustain growth within the population of between 1,680 and 2,160 by 2020, □ The creation of: □ A minimum of 175 new homes per annum – based on more recent growth 225 may be more likely □ 40 more affordable homes per annum creating 160 over the life of this plan. This to include all forms of affordable housing □ 300 jobs per annum accepting that some employment for residents will continue the trend of outward migration (employment out of	The Local Plan Vision, objectives and strategies will need to reflect those of the Rutland County Council Corporate Plan.	Sustainability Objective: 1-19 SEA Directive: Population, health, cultural heritage, biodiversity, landscape, material assets, air, water, soil climate factors.

Plan or Programme	Main aims and objectives	Implications for the Local Plan	Implications for the SA
	<p>the Country) □ Safeguarding the vulnerable within our community will be a key priority for our One Council □ A balanced Medium Term Financial Plan □ Complete the improvement of broadband, developing and implementing a strategy for 2020 connectivity for County □ Explore the right strategic partnerships to increase the sustainability of the Council □ Continue to support our Armed Forces community in particular as Regiments move into the County including in 2017: □ The Princess of Wales Regiment from Cyprus □ The remainder of 1 Military Working Dogs Regiment from Germany □ The 2 Royal Anglian Regiments returning to Cyprus</p> <p>People:</p> <p>□ Support expanded provision inn Primary Care □ Work with Health colleagues to create a sustainable future for Rutland Memorial Hospital as the Health and Social Care Hub for Rutland, providing enhanced medical facilities and services for the Rutland Community □ Ensure there is a sufficiency of school places supported by appropriate transport □ Improve the performance across all Rutland Schools</p> <p>Places:</p> <p>□ Continue to maintain our road network as cost effectively as possible □ Improve road safety by reducing the number of people injured on our roads □ Reduce on-going energy usage by making our street lighting as efficient as possible □ Make people feel safer by contributing to ensure low levels of crime and antisocial behaviour □ Contribute to explore Localism and the opportunities for devolving services to our Parish and Town Councils □ Encouraging</p>		

Plan or Programme	Main aims and objectives	Implications for the Local Plan	Implications for the SA
	<p>and supporting businesses through signposting them to appropriate support and highlighting new opportunities</p> <ul style="list-style-type: none"> □ Develop Phase 2 of Oakham Enterprise Park to create further employment and business growth opportunities □ Review the Council’s property portfolio to ensure we are making best use of our assets this will include our libraries, Rutland county museum, Catmose and all other properties □ Continue supporting opportunities for creative expression and active lifestyles for all □ Ensure the Market Towns are vibrant and attractive to both residents and visitors <p>Resources:</p> <ul style="list-style-type: none"> □ Maximise collection and recovery rates □ Deliver improvements in Customer Services through the development of a new website and changes to the Council’s Contact Centre □ Drive efficiencies in back office support through improved use of technology □ Support and develop our workforce. 		
<p>Core Strategy – July 2011</p>	<p>The key Development Plan Document (DPD) in Rutland’s Local Development Framework (LDF) that establishes the overall vision, objectives and spatial strategy.</p> <p>Strategic objectives</p> <ul style="list-style-type: none"> □ To identify broad locations for sustainable development □ To develop vibrant and prosperous market towns □ To develop diverse and thriving villages □ To ensure a range and mix of housing types to meet the needs of all the community □ To support healthy and thriving communities □ To develop a stronger and safer community □ To strengthen and diversify the local economy □ To support the rural communities by encouraging development opportunities related to the rural economy □ To develop integrated and sustainable forms of 	<p>The objectives in the Site Allocations and Policies DPD should be consistent with those in the Core Strategy.</p> <p>The Core Strategy indicates that the Site Allocations DPD should address the following matters</p> <ul style="list-style-type: none"> □ The location and details of future housing development □ precise distribution and scale of development □ boundary modifications to PLDs □ More detailed criteria relating to development in the villages and 	<p>Sustainability Objectives 1-17</p> <p>SEA Directives: population, air, soil, water, biodiversity, material assets, climate factors, cultural heritage, landscape</p>

Plan or Programme	Main aims and objectives	Implications for the Local Plan	Implications for the SA
	<p>transport. □ To develop a strong and vibrant community by developing communication and transport infrastructure □ To safeguard and enhance the natural resources, landscape and countryside, cultural heritage and the diversity of wildlife and habitats, □ To protect and enhance the built environment and open spaces, historic heritage and local townscape □ To ensure that design of new development is of the highest quality □ To reduce the impact of people and development on the environment</p>	<p>countryside □ Oakham - identify remaining development (about 100 dwellings) on other sites within the town □ More detailed policies on the development and use of the military bases and prisons for operational purposes □ Detailed phasing and management of the release of allocated housing sites □ The precise details of housing mix (or in masterplanning) □ Sites solely for affordable housing □ The exact locations of any (Gypsy and Travellers) sites □ Detailed criteria relating to the protection of local employment sites □ Where possible to identify sites to accommodate new training facilities such as the new post-16 college proposed in Rutland. □ Distribution of employment sites □ The exact location of the employment sites □ Further guidance on rural employment and the conversion and re-use of rural buildings for both employment and residential uses □ Any locally significant impacts on the town centres will be identified and defined □ Specific proposals for the town centre □ Sites to accommodate these levels of convenience and comparison floorspace provision □ More detailed</p>	

Plan or Programme	Main aims and objectives	Implications for the Local Plan	Implications for the SA
		<p>criteria relating to wind turbines and other low carbon energy generating developments □ Clear priorities for green infrastructure and the provision of open space standards □ Further detailed policies for the area and any boundary modifications to the defined recreation areas and the Rutland Water policy area □ Targets to ensure a mix of housing types is maintained that meets the needs of the community by increasing provision of smaller 1, 2, and 3 bedroom dwellings as a proportion of new dwellings built. □ Targets to ensure an additional 5 ha of employment land provision up to 2026. □ Targets for open space, sport and recreation facilities.</p>	
<p>Minerals Core Strategy and Development Control Policies Development Plan Document (October 2010)</p>	<p>The Minerals Core Strategy objectives are: □ To safeguard Rutland’s mineral resources from unnecessary sterilisation, in particular resources of limestone within the eastern half of the County together with local sources of building stone. □ To maintain a local supply of essential raw materials (limestone & clay) for the strategically significant cement plant at Ketton together with a supply of limestone for aggregates purposes within the north east of the County in line with national and regional policy guidance. □ To support the distinctive local identity of Rutland through the supply of locally sourced building materials and encourage their use within the County for the purposes for which they are most suitable. □ To protect and enhance the biological and geological diversity within Rutland. □ To protect and</p>	<p>The Local Plan will incorporate all the relevant policies and land uses into one combined plan covering the period up to 2036.</p>	<p>Sustainability Objective 4, 13, 11, 10 SEA Directives: material assets, biodiversity, landscape air, soil.</p>

Plan or Programme	Main aims and objectives	Implications for the Local Plan	Implications for the SA
	<p>enhance the natural historic and built environment and the landscape of Rutland, including green infrastructure and special protection for Rutland Water, and ensure that local distinctiveness is protected. □ To secure sound work practices which prevent or reduce as far as possible impacts on Rutland’s communities arising from the extraction, processing, management or transportation of minerals □ To reduce the impact of mineral development on the environment by sustainable design and construction, encouraging the prudent use of resources, including the use, where practicable of alternatives to primary aggregates, and addressing the implications of flood risk and climate change extraction has ceased, through high standards of restoration and appropriate after-use. □ To promote the sustainable transport of minerals and reduce the adverse effects of road-borne transport.</p>		
<p>Site Allocations & Policies DPD (October 2014)</p>	<p>The purpose of the Site Allocations & Policies DPD is to allocate specific sites for development and to set out more detailed policies for determining planning applications within the overall strategy provided by the Core Strategy.</p> <p>The objectives have been adapted from the Core Strategy:</p> <p>Spatial Strategy: □ Objective 1: Site Specific locations for development □ Objective 2: Vibrant and prosperous market towns □ Objective 3: Diverse and thriving villages Creating sustainable communities: □ Objective 4: Housing for everyone’s needs □ Objective 5: Healthy and socially inclusive communities □ Objective 6: A stronger and safer community Building our economy & infrastructure □ Objective 7: Strong and diverse economy □ Objective 8: Rural economy and communities □ Objective 9: Sustainable transport □ Objective 10: Transport and infrastructure</p>	<p>The Local Plan will incorporate all the relevant polices and land uses into one combined plan covering the period up to 2036. The Local Plan should ensure that development does not compromise the overall objectives of the Site Allocations & Policies DPD.</p>	<p>Sustainability Objective 1-17</p> <p>SEA Directive: Population, health, material assets, cultural heritage, biodiversity, landscape, material assets, air, soil, water, climate factors</p>

Plan or Programme	Main aims and objectives	Implications for the Local Plan	Implications for the SA
	Sustaining out environment □ Objective 11; Natural and cultural environment □ Objective 12: Built environment and local townscape □ Objective 13: High quality design & Local distinctiveness □ Objective 14: Resources, waste and climate change.		
Planning Obligations SPD (January 2016)	The SPD sites alongside and is linked with the Council's Community Infrastructure Levy (CIL). Together the SPD and CIL promotes essential, sustainable and viable growth, including the provision of necessary infrastructure and (where applicable) Affordable Housing. The SPD is aimed at developers, agents, the general public and other stakeholders and statutory agencies. It facilities sustainable growth by setting out when planning contributions will be sought and how they will be used.	Policies on developer contributions should have regard to the Planning Obligations SPD.	To ensure that infrastructure delivery is embedded within the SA framework. SA Objective: 3 SEA Directives: material assets
Wind Turbine Developments SPD	Provides more detailed guidance on the key issues that will need to be considered when planning for wind turbine development in Rutland. The guidance primarily relates to medium and large scale wind turbines (50-150m+ in height) which form the majority of commercial scale developments although the guidance will also be applicable to smaller sized wind turbines (>50m in height).	Policies on Wind Turbines will need to have regard to the key issues that will need to be considered when planning for wind turbine developments in Rutland.	Sustainability Objectives 15, 17 SEA Directives: material assets, climate factors
Ashwell Business Park SPD (January 2013)	Provides a clear structure and guidance on the key issues that will need to be considered when submitting development proposals for the Ashwell Business Park.	The Local Plan should have regard to the key issues that will need to be considered when considering development proposals for the Ashwell Business Park.	Sustainability Objective: 1, 2, 3, 4 SEA Directive: Population.
The Leicestershire, Leicester and Rutland Historic Landscape Characterisation Project	The Leicestershire, Leicester and Rutland Historic Landscape Characterisation (HLC) Project, completed in January 2010, maps and describes the present day landscape of Leicestershire and Rutland and records	The local plan will take the Leicestershire, Leicester and Rutland Historic Landscape Characterisation Project into account.	Sustainability Objectives: 7,11,12 SEA Directives: cultural heritage, material assets

Plan or Programme	Main aims and objectives	Implications for the Local Plan	Implications for the SA
Whitwell Conservation Area Appraisal (February 2013)	<p>significant changes that can be observed through the study of historic mapping and aerial photography.</p> <p>Ashwell Conservation Area was designated in 1979 and is one of 34 conservation areas in Rutland. The purpose of a conservation area is not to prevent development but to manage change so that it reflects the special character of the area. The County Council pays special attention to the desirability of preserving or enhancing the character of a conservation area.</p> <p>The appraisal identifies the following elements as being important to the special character of Whitwell: □ The loose-knit, linear street plan; □ The consistent use of limestone for buildings and boundary walls; □ The low density, resulting in an open, spacious character with widespread trees and greenery between buildings.</p>	Policies regarding Whitwell should have regard to the Whitwell Conservation Area and associated appraisal.	Sustainability Objective: 7, 11, 12 SEA Directive: Cultural heritage, biodiversity, material assets, air, landscape
Ashwell Conservation Area Appraisal (February 2013)	<p>Ashwell Conservation Area was designated in 1999 and is one of 34 conservation areas in Rutland. The purpose of a conservation area is not to prevent development but to manage change so that it reflects the special character of the area. The County Council pays special attention to the desirability of preserving or enhancing the character of a conservation area.</p> <p>The appraisal identifies the following elements as being important to the special character of Ashwell: □ The informal arrangement and low height of buildings; □ The origins as an estate village, and particularly the influence of buildings designed in the 1850s by the prominent Victorian architect William Butterfield, which create a special architectural interest; □ The low density resulting in an open, spacious character with widespread trees and greenery.</p>	Policies regarding Ashwell should have regard to the Ashwell Conservation Area and associated appraisal.	Sustainability Objective: 7, 11, 12 SEA Directive: Cultural heritage, biodiversity, material assets, air, landscape.

Plan or Programme	Main aims and objectives	Implications for the Local Plan	Implications for the SA
Empingham Conservation Area Appraisal (June 2014)	<p>Empingham Conservation Area was designated in 1975 and is one of 34 conservation areas in Rutland. The purpose of a conservation area is not to prevent development but to manage change so that it reflects the special character of the area. The County Council pays special attention to the desirability of preserving or enhancing the character of a conservation area.</p> <p>The appraisal identifies the following elements as being important to the special character of Empingham: □ The compact rectangular plan form and linear street pattern; □ The origins as an estate village has resulted in a distinctive design of houses, traditionally set back behind front gardens; □ Visual harmony is reinforced by the uniformity of design and materials with limestone and red brick for walls and slate or plain tiles being predominant; □ The majority of houses are two storey in height; □ Small areas of informal open space, grass verges and mature trees reinforce the rural location □ The openness, greenery, low height and low density of the village and its location on the north slope of the River Gwash result in it being unobtrusive in the landscape; □ Views out of the village area of attractive countryside.</p>	Policies regarding Empingham should have regard to the Empingham Conservation Area, and associated appraisal.	Sustainability Objective: 7, 11, 12 SEA Directive: cultural heritage, biodiversity, material assets, air, landscape.
Morcott Conservation Area Appraisal (October 2014)	<p>Morcott Conservation Area was designated in 1981 and is one of 34 conservation areas in Rutland. The purpose of a conservation area is not to prevent development but to manage change so that it reflects the special character of the area. The County Council pays special attention to the desirability of preserving or enhancing the character of a conservation area.</p> <p>The appraisal identifies the special character of Morcott as resulting from: □ The compact layout in which the historic</p>	Policies regarding Morcott should have regard to the Morcott Conservation Area, and associated appraisal.	Sustainability Objective: 7, 11, 12 SEA Directive: Cultural heritage, biodiversity, material assets, air, landscape.

Plan or Programme	Main aims and objectives	Implications for the Local Plan	Implications for the SA
	<p>Saxon and medieval street pattern is still apparent; □ Good quality stone building; □ Visual harmony created by the use of a limited range of materials, notably limestone with steep pitched, gabled Welsh slate or Collyweston roofs; □ The simple understated design of buildings with limited decoration □ Tight enclosure which houses predominantly at the back of footway, especially along High Street, and stone boundary walls; □ Harmony is reinforced by the majority of buildings being two storey; □ Green space, verges, trees and greenery within private gardens and along the former railway provide balance with the stone buildings; □ The low height of houses means that key buildings, such as St Mary's Church, Morcott Hall and the Manor House are prominent in views within the conservation area.</p>		
Edith Weston Neighbourhood Plan (June 2014)	<p>The plan sets out the community's views on how the village can meet the challenges of the future, which changes should or should not take place in the village and suggest priorities and proposals in relation to them.</p>	<p>The Local Plan should have regard to the Edith Weston Neighbourhood Plan.</p>	<p>Sustainability Objective: 1-18 SEA Directive: Population, health, cultural heritage, biodiversity, landscape, material assets, air, water, soil climate factors.</p>
Uppingham Neighbourhood Plan (2016)	<p>The Uppingham Neighbourhood Plan was made by Rutland County Council in January 2016. The aim of the plan is to retain and enhance the traditional values of a small market town ensuring that future development in Uppingham reflects the community's needs and aspirations incorporating new technology where appropriate. The built environment should be compatible with local national policies, but above all should enable all sections of the community to enjoy a sustainable way of life.</p>	<p>The Local Plan should have regard to the Uppingham Neighbourhood Plan.</p>	<p>Sustainability Objective: 1-18 SEA Directive: Population, health, cultural heritage, biodiversity, landscape, material assets, air, water, soil climate factors.</p>
Cottesmore Neighbourhood Plan (2016)	<p>The Cottesmore Neighbourhood Plan covers the period 2015-2031 and is designed to give the local community more influence in how their villages/towns should develop in the future.</p>	<p>The Local Plan should have regard to the Cottesmore Neighbourhood Plan.</p>	<p>Sustainability Objective 1-18 SEA Directive: Population, health, cultural heritage, biodiversity, landscape, material assets, air, water, soil climate factors.</p>

Plan or Programme	Main aims and objectives	Implications for the Local Plan	Implications for the SA
Local Aggregates Assessment (March 2015)	<p>The National Planning Policy Framework (NPPF) requires mineral Planning Authorities (MPA) to plan for a steady and adequate supply of aggregates by preparing a Local Aggregates Assessment (LAA). The</p> <p>LAA is required to: □ Forecast the demand for aggregates based on average 10 year sales data and other relevant local information; □ Analyse all aggregate supply options and; □ Assess the balance between demand and supply.</p>	Minerals policies should have regard to the findings of the Local Aggregates Assessment (March 2015)	Sustainability Objective 4, 13, 11, 10 SEA Directives: material assets, biodiversity, landscape air, soil.
Local Transport Plan 3 2011 - 2026 (March 2011)	<p>LTP3 Sets out Rutland's transport vision over 15 years, the transport challenges, how the Council proposes to address them. LTP 3 is structured around 7 strategic aims: □ Maintaining high levels employment and a thriving economy □ Improving access to services □ Creating a safer community □ Protecting the rural environment □ Promoting good health and wellbeing □ Increasing our cultural, sport and recreational offer □ Creating a brighter future for all</p>	<p>The LTP3 states that the Council will ensure through the LDF that: the location of development either ties in line with access to transport or provides work opportunities and services within or close to the new development.</p> <p>□ new developments are supported by infrastructure that will encourage walking, cycling and the use of public transport</p> <p>□ opportunities for sustainable travel will be considered by providing a comprehensive network of walking and cycling routes and extending our public rights of way</p>	Sustainability Objective: 4, 2, 9, 11, 16 SEA Directive: Population, health, climate factors.
Strategic Housing Market Assessment July 2014 & 2015 Update	The Peterborough Sub-Regional Housing Area (HMA) includes authorities of Peterborough, Rutland, South Holland and South Kesteven. There are also localised interactions with adjoining areas around the boundaries of the housing market, including links between Rutland and Corby. The SHMA considers the future need for housing in	The Strategic Housing Market Assessment forms part of the evidence base to inform policies and choice of sites for allocation.	Sustainability Objective: 5, 6 SEA Directive: Population, health, material assets.

Plan or Programme	Main aims and objectives	Implications for the Local Plan	Implications for the SA
	<p>the local authorities of Peterborough, Rutland, South Holland and South Kesteven over the period to 2036. It considers how many homes are needed; what types of homes – both market and affordable; as well as what housing is needed to meet the needs of specific groups within the population, including older people and those with disabilities.</p> <p>The assessment is intended to inform the Council's work on developing future planning policies and housing strategic and inform discussions regarding the mix of housing on new development schemes. It does not however set policies regarding the future levels of housing provision nor automatically render existing plans and policies out-of-date.</p> <p>The 2015 report updates the analysis of the objectively-assessed housing need (OAN) for the Peterborough Sub Regional HMA to take account latest official projections – the 2012 based population and household projections. The report takes into account the latest projections and provides a single figure of OAN for each of the HMA authorities.</p>	<p>The 2017 Update of the Strategic Housing Market Assessment is currently in preparation.</p>	
Housing Strategy (2012-2017)	<p>The Housing Strategy sets out the Council's policies regarding affordable housing and private sector housing, focusing on delivery and closely linked with the sustainable Communities Strategy.</p> <p>Action Points of the Strategy: 1. Target resources to homes that fail the Decent Homes Standard and that are occupied by vulnerable households (households on specified benefits) (from Private Sector Housing Renewal Policy 2009). 2. Assist older and disabled people to live independently in their homes, which are decent and safe,</p>	<p>Action points 10, 11, 12, 13, 14 should be progressed through the Local Plan process, therefore it is important that these areas are considered and implemented through the Local Plan.</p> <p>A single Housing and Homelessness Strategy covering the period 2017-22 is currently in preparation.</p>	<p>Sustainability Objective: 5, 6</p> <p>SEA Directive: Population, health, material assets.</p>

Plan or Programme	Main aims and objectives	Implications for the Local Plan	Implications for the SA
	<p>have access to their gardens and to continue to live in their neighbourhoods (from Private Sector Housing Renewal Policy 2009). 3. Undertake and analyse specific survey of people with learning disabilities and their carers, which will be used to inform strategic housing policy. 4. Improve quality and accessibility of housing information) - proposal and action plan. 5. To acknowledge the possible increase in homelessness due to more house repossessions (from Sustainable Communities Strategy (SCS)). 6. Complete a review of temporary accommodation available including size, type and location, including a full options appraisal of all options for temporary accommodation incorporating mobile homes. 7. Produce annual action plan for empty homes (from Empty Homes Improvement Plan 2008-11), which will also bring empty properties back into use for first time buyers or for rental to vulnerable households (from Private Sector Housing Renewal Policy 2009). 8. Develop initiatives for working with private owners to encourage them to provide individual rooms for rent. 9. Implementation of appropriate measures to address fuel poverty and reduce carbon dioxide and greenhouse gas emissions in the Private Sector Housing Renewal Policy 2009 and 5.7(f) of the SCS (the latter includes social housing). 10. Complete the Local Development Framework to agreed timescales. 11. To consider the provision of static caravan and mobile housing units to accommodate key workers (from SCS). 12. To identify environmentally sustainable sites and funding to provide sufficient affordable housing to buy or rent within a realistic longer term plan for Rutland (from SCS). 13. To agree upon on acceptable, realistic definition of "Affordable Housing" in the Rutland Context (from SCS). 14. To provide affordable social housing for families and single people and to</p>		

Plan or Programme	Main aims and objectives	Implications for the Local Plan	Implications for the SA
	strengthen the delivery through the planning process (from SCS). 15. Provide at least 40 affordable dwellings per annum.		
Homelessness Strategy 2012-2017	<p>The Homelessness Act 2002 required all councils to formulate a Homelessness Strategy at least every five years. Councils are required to carry out a homelessness review of their area and produce a strategy to:</p> <ul style="list-style-type: none"> □ Address the causes of homelessness in the area □ Introduce initiatives to prevent homelessness wherever possible □ Secure sufficient accommodation for those households that are or may become homeless; and □ Ensure that appropriate support is available for people who have previously experienced homelessness in order to prevent it happening again. 	The Local Plan should have regard to the homelessness strategy. A single Housing and Homelessness Strategy covering the period 2017-22 is currently in preparation.	Sustainability Objectives: 5 SEA Directive population
Strategic Housing Land Availability Assessment Update 2011	<p>This third review provides an up to date position on the status of the sites and covers the period up to 31st March 2011 including new housing sites put forward as part of the Local Plan process.</p> <p>The objective of the Strategic Housing Land Availability Assessment (SHLAA) is to identify sites with potential for housing development and assess if and when they will be deliverable.</p>	Sites identified in the SHLAA were assessed for inclusion as allocated sites in the Core Strategy DPD.	Sustainability Objective: 5, 6 SEA Directive: Population, health, material assets.
Affordable Housing Viability Study (August 2010)	<p>Assesses affordable housing viability, and determines an economically viable plan-wide affordable housing target</p> <p>The Study provided evidence to help determine the affordable housing targets in the LDF.</p>	Policies on affordable housing should have regard to the findings of the study.	Sustainability Objective: 5, 6 SEA Directive: Population, health, material assets
Economic Growth Strategy (2014-2021)	To play to our strengths building on the areas wealth of natural cultural leisure and heritage assets □ To maximise public and private investment outcomes □ To encourage	The recommendations of the study should be considered together with the County's objectives and	Sustainability Objective 1,2,3,4 SEA Directive: People

Plan or Programme	Main aims and objectives	Implications for the Local Plan	Implications for the SA
	<p>sustainable growth whilst still retaining Rutland’s unique characteristics and high quality of life; and ☐ To recognise and support actions for sustainable growth at a community level.</p> <p>The strategy outlines four thematic areas used to summarise the key challenges set out in the local issues section below, with a key objective for intervention within each theme:</p> <p>☐ Enterprise and Innovation – to retain, attract and grow successful businesses ☐ Education, Employment & Skills – to maximise prosperity for all; ☐ Land, Development & Infrastructure – to provide the right physical environment for sustainable growth; and ☐ Inward Investment – to raise the profile of Rutland as a place to visit and do business.</p>	<p>aspirations to establish realistic and deliverable targets for new employment land supply.</p>	
<p>Directions of Growth Appraisal (July 2010)</p>	<p>The appraisal provided evidence to inform the selection of proposed development options in the Core Strategy DPD</p> <p>The appraisal assesses growth options around Oakham and Uppingham and informed the selection of proposed development options in the Core Strategy DPD.</p>	<p>The assessment of potential development sites around Oakham and Uppingham should have regard to the findings of the study.</p>	<p>Sustainability Objective: 1-17</p> <p>SEA Directive: Population, health, material assets, cultural heritage, population, biodiversity, landscape.</p>
<p>Rutland Landscape Sensitivity & Capacity Study – Wind Turbines (September 2012)</p>	<p>This study assesses the landscape and visual sensitivity and capacity across Rutland County to accommodate wind turbine development.</p> <p>The objective of this study are to: ☐ identify areas which have low, moderate and high capacity for several different turbine developments; and ☐ set out detailed landscape and visual guidelines to assist with the future assessment of wind turbine applications.</p>	<p>Policies on Wind turbines should have regard to the findings of the study.</p>	<p>Sustainability Objective: 11, 12, 18</p> <p>SEA Directive: Landscape, Climate Factors</p>

Plan or Programme	Main aims and objectives	Implications for the Local Plan	Implications for the SA
Landscape Sensitivity and Capacity Study Land Around Local Service Centres. (2012)	This study relates to the land around the seven villages in Rutland designated in the Core Strategy as Local Service Centres, including: Cottessmore, Edith Weston, Empingham, Greetham, Ketton, Market Overton & Ryhall.	Site allocations and related policies should be made with regard to the findings of this report.	Sustainability Objectives: 11, 12 SEA Directives: Landscape
Landscape Sensitivity and Capacity Study Land Around Local Service Centres (Addendum) (2017)	This study is an addendum to the Landscape Sensitivity and Capacity Study published in 2012 which assesses the landscape sensitivity and capacity around 3 proposed Local Service Centres of Great Casterton, Langham, and Whissendine.	Site allocations and related policies should be made with regard to the findings of this report.	Sustainability Objectives: 11, 12 SEA Directives: Landscape
Strategic Flood Risk Assessment (July 2011)	This SFRA reviews past flood events and future flood risk to develop an understanding of flood risk across Rutland. The SFRA is a high level screening exercise to identify flood risk areas and to provide a basis for a flood risk management strategy. The SFRA identifies areas at significant risk of flooding from surface water, ground water and ordinary watercourses. Flooding from main rivers or reservoirs is not considered	To work with communities, EA & other stakeholders to put in place up-to-date local plans consistent with NPPF, including policies on tackling climate related impacts such as flooding.	Sustainability Objective: 13, 16, 17 SEA Directive: Landscape, Climate Factors, Water
Review of Open Space, Sport & Recreation Facilities and Green Infrastructure (July 2009)	<p>The review provides a detailed assessment and audit of open space, sport and recreation facilities in Rutland. In addition further consideration was given to the green infrastructure network.</p> <p>The review assesses the quantity, quality, accessibility, and adaptability of provision as well as considering the local needs of the population and the potential demands that may be placed on provision as the population grows.</p>	The findings of the study should be taken into consideration when setting open space standards.	Sustainability Objective: 6, 7, 9, 10, 11, 13, 16 SEA Directive: Landscape, health, soil, water, biodiversity, material assets
Rutland Retail Capacity Assessment (2016 Update)	<p>The assessments provide evidence to inform the level of additional retail floorspace that is needed in Rutland with a focus on Oakham and Uppingham. The study:</p> <p>Provides an updated assessment of the quantitative and qualitative 'need' for additional retail floor space in the</p>	The findings of the assessments should be taken into account when allocating land for retail uses and formulating retail policies.	Sustainability Objective: 1, 2, 3, 4 SEA Directive: population, material assets.

Plan or Programme	Main aims and objectives	Implications for the Local Plan	Implications for the SA
	County over the period to 2036; and Recommends a future approach to retail provision.		
Employment Land Assessment Update (2016)	<p>The report assesses the supply, need and demand for employment land and premises (use class B) in Rutland. It has been carried out to assess the supply and demand for employment land and premises in Rutland over the 21-year period to 2036 and to make recommendations as to the Council as the future approach to employment provision in the Local Plan.</p> <p>The study: □ Assesses the latest Government Planning Practice Guidance □ Updates the 2013 report, bringing it into line where necessary with the latest Government Planning Practice Guidance and taking into account the latest information and data available □ To extend the period of the study to 2036 in order to provide a basis for the policies in the Council's Local Plan Review. □ To carry out any other additional survey work or consultation that may be required to bring the evidence base up to date □ To provide recommendations to the Council as to any policies on employment land that may be needed in its local Plan Review and the amount and type of new employment land that may need to be allocated in the period to 2036.</p>	The findings of the assessments should be taken into account when allocating land for employment uses and formulating retail policies.	Sustainability Objective: 1, 2, 3, 4 SEA Directive: population, material assets.
Rutland County Council Conversion and Re-use of Appropriate Existing Buildings in the Countryside	<p>The Study of the conversion and re-use of appropriate existing buildings in the countryside will form part of the evidence base for the Core Strategy DPD</p> <p>The objective of the study is to: □ analyse past trends in relation to conversion and re-use to identify gaps within existing policies □ Identify locations where new development is likely to come forward □ Assess their deliverability and sustainability through identifying the types of buildings and locations that will contribute to the area □ Develop an approach to provide sufficient criteria based</p>	Policies on the re-use of appropriate existing buildings in the countryside should have regard to this policy.	Sustainability Objective: 1,2,3,4, 5, 7, 11, 12 SEA Directive: population, material assets.

Plan or Programme	Main aims and objectives	Implications for the Local Plan	Implications for the SA
	policy to give clearer guidance when assessing individual planning applications on their own merits.		
Oakham and Uppingham Parking Sufficiency Study (February 2010)	The study provides evidence of data collection surveys and analysis to assist with the formulation of a future parking strategy for both Oakham and Uppingham	Policies on parking should have regard to findings in this study.	Sustainability Objective: 1, 2, 3, 4 SEA Directive: population, material assets.
Strategic Transport Assessment of Oakham and Uppingham (July 2010)	Examines the transport impact of alternative development scenarios and feasibility of a bypass for Uppingham.	Transport policies around Oakham and Uppingham should have regard to the findings of the assessment.	Sustainability Objective: 4, 2, 9, 11, 17 SEA Directive: Population, health, climate factors.
Waste Management Needs Assessment November 2010	The objective of the assessment is to inform the plan making process in relation to the current situation and future waste planning requirements such as capacity requirements and provision of waste.	Waste policies should take the findings of the assessment into consideration.	Sustainability Objectives 13, 14 SEA Directives: material assets
Water Cycle Outline Study (January 2011)	To ensure that: □ water services infrastructure is provided in a timely manner to support the housing, employment and related services to support the growth planned for the region to 2026; □ there is a strategic programme for delivery of key infrastructure; □ there is a strategic approach to the management and usage of water; □ that development is only permitted where environmental capacity exists; □ that impacts on the study area from all relevant catchments (including groundwater) and their growth are assessed in order to provide a holistic picture of water management in South Holland, South Kesteven and Rutland; and □ that development is located away from areas at highest flood risk.	The Local Plan should have regards to the findings of the study with regard to the availability and provision of water infrastructure. The study includes recommended policies on development phasing, wastewater treatment, water resources and supply and flood risk and drainage.	Sustainability Objectives 7, 10, 13, 15, 17 SEA Directives: biodiversity, material assets, climate factors, water

SA Objective	Decision Making Criteria: does the policy / proposal...	Existing Indicator	Rutland	East Midlands	National	Data Sources
<i>Economic</i>						
1. To create high quality employment opportunities for all.	Will it help to improve the scope of work opportunities in the region?	Proportion of people in employment	80.3%	74.7%	74.2	NOMIS (Apr 2016 – Mar 2017)
		Unemployment rate	2.5%	4.2%	4.7%	NOMIS (Apr 2016 – Mar 2017)
	Will it help to support small-medium sized businesses?	All VAT Based Local Units	1,595	145,135	1,792,265	Office for National Statistics, Neighbourhood Statistics (2007)
	Will it encourage people to gain new skills?	Business Counts - Enterprises (2016)	89%	88.6%	Information not available	NOMIS (2016) Business Counts
2. To encourage sustainable business formation and development in urban and rural areas.	Will it help to achieve a range of businesses in the area?	Proportion of professional occupations (Soc 2010 major group 1-3) among employed workforce	55%	41.1%	45.5%	NOMIS (Apr 2016 – Mar 2017)
		Proportion of manual occupations (Soc 2010 major group 8-9) among employed workforce	18.7	21.4	17.1	NOMIS (Apr 2016 – Mar 2017)
	Will it improve key skills to contribute to business development?	Qualifications % with NVQ4 and above	45.9%	31.3%	38.2%	NOMIS (Jan 2016 – Dec 2016)
	Will it help to promote the survival rate of SMEs?	Business Counts - Local Units (2016)	86.6%	83.4%	Information not available	ONS Inter Departmental Business Register
3. To promote the infrastructure necessary to support economic growth and	Will it help to provide the necessary infrastructure to	Business Birth Rate	225	-	-	ONS Business Demography 2014 (most up to date information)

SA Objective	Decision Making Criteria: does the policy / proposal...	Existing Indicator	Rutland	East Midlands	National	Data Sources
attract a range of business types.	support economic growth in the area?	Take up rate of employment land	3,107sq completed in 2015/2016	Information not available	Information not available	Rutland Annual Monitoring Report (December 2016) – for the year 2015/16
	Will it provide land which is suitable for businesses and accessible to employees and customers by means other than the private car?	Total amount of new employment floorspace on Previous Developed Land	100%	Information not available	Information not available	Rutland Annual Monitoring Report (December 2016) – for the year 2015/16
4. Facilitate the delivery of a steady and adequate supply of minerals to support sustainable growth and safeguard mineral resources and related development from sterilisation and incompatible forms of development.	Will it enable sustainable development and management of existing and new mineral developments?	Number of new mineral applications determined in compliance with adopted Local Plan policy	0 new minerals applications determined	No data available	No data available	Rutland Annual Monitoring Report (December 2016) – for the year 2015/16
		Maintenance of recommended landbanks	There are currently sufficient permitted reserves to maintain the government recommended landbanks.	No data available	No data available	Rutland Annual Monitoring Report (December 2016) – for the year 2015/16

SA Objective	Decision Making Criteria: does the policy / proposal...	Existing Indicator	Rutland	East Midlands	National	Data Sources
		<p>Aggregate supply in line with the adopted apportionment / provision rate (Minerals Core Strategy 2010 Leicestershire – Rutland sub-regional annual apportionment rate for limestone crushed rock 1.6Mt)</p> <p>Average aggregate sales for most recent ten and three year rolling periods</p> <p>Existing output to be maintained at 1.4 Mtpa cement production from Ketton cement works.</p>	<p>Sale of limestone for aggregates purposes for Leicestershire and Rutland were 1.010 Mt which compares with the annualised subregional apportionment of 1.6Mt. The landbank of permitted reserves as at December 2012 was 25.8 years based on the annualised apportionment.</p>	No data available	No data available	<p>Rutland Annual Monitoring Report (December 2016) – for the year 2015/16</p> <p>Local Aggregate Assessment 2013 and 2015</p>
		<p>Number of minerals planning permissions granted contrary to the advice from statutory bodies (i.e. Environment Agency on air quality, water resource or flooding grounds, Historic England on archaeological, architectural, or cultural grounds), or Environment Health Officer</p>	No applications granted	No data available	No data available	<p>Rutland Annual Monitoring Report (December 2016) – for the year 2015/16</p>
		<p>Permitted capacity (Mtpa) for secondary / recycled aggregate production</p>	<p>Two sites in Rutland currently have permission for production of recycled aggregate with a total capacity of 0.049 Mtpa (of which 0.025 Mtpa is permanent</p>		<p>Nationally it is estimated that secondary and recycled aggregates account for 25% of all aggregate consumption</p>	<p>Rutland County Council Annual Monitoring Report 2014 (most up to date information)</p> <p>Local Aggregate Assessment 2013 and 2015</p>

SA Objective	Decision Making Criteria: does the policy / proposal...	Existing Indicator	Rutland	East Midlands	National	Data Sources
			and 0.024 Mtpa is temporary).			AWP reports
		Number of substantiated pollution incidents / complaints and complaints relating to disturbance from minerals related off-site traffic attributed to permitted minerals developments	1 complaint – mud on the road.	No data available	No data available	Rutland Annual Monitoring Report (December 2016) – for the year 2015/16
<i>Social</i>						
5. To help achieve a housing stock that meets the housing needs of Rutland.	Will it provide housing affordable to all sections of the community?	Lower quartile house price to lower quartile income ratio	9.27	Regional figures are no longer published.	6.45	CLG Live Table 576 (provisional figures for 2013) – most up to date data
		Provision of affordable housing	50	Regional figures are no longer published.	-	Rutland Annual Monitoring Report (December 2016) – for the year 2015/16
	Will it help to provide for those in housing need/vulnerable groups?	% of local authority and housing association properties that were non-decent (i.e. not meeting 'Decent Homes Standard') at the start of the year	5.8%	Regional totals are no longer published.	2.1%	National: CLG Live Table 119 for 2016 Rutland: Additional Table 42 from the HCA's Statistical Data Return 2014 (most up to date information)
		Number of households accepted as homeless and in priority need during the year	19	Regional totals are no longer published.	57,730	CLG Live Table 784, 2016/17

SA Objective	Decision Making Criteria: does the policy / proposal...	Existing Indicator	Rutland	East Midlands	National	Data Sources
	Will it contribute to energy efficient homes?	Energy efficiency of dwellings (average standard assessment procedure rating of authority dwellings) 1 = very inefficient, 100 = highly efficient	Rutland's median falls towards the centre of Band D (55-68 using the rdSAP measure)	English Housing Survey does not provide regional totals for energy efficiency.	59 SAP average rating for England 2012	England: English Housing Survey 2012 Rutland: Rutland HECA Progress report (largely 2012 data from EPC surveys) (most up to date information)
6. To improve access to health and social care provision and maintain good health standards.	Will the proposal improve access to health or social care facilities?	Average life expectancy at birth	Males 71.7 (2016)	No data available	No data available	ONS Healthy Life Expectancy
	Will it promote a healthy lifestyle?	Level of Happiness	7.65 (happiest 8)	-	7.33 (happiest)	ONS, Wellbeing Analysis 2015
		Percentage of binge drinkers	41.86% (2003/4)	No data available	No data available	Audit Commission Area Profile
7. To improve community safety and reduce crime	Will it contribute towards reducing burglaries/violent crime?	Violence with injury	99	23,713	291,851	Office for National Statistics, Neighbourhood Statistics (2013) (most up to date information)
		Violence without injury	101	23,263	271,533	Office for National Statistics, Neighbourhood Statistics (2013) (most up to date information)

SA Objective	Decision Making Criteria: does the policy / proposal...	Existing Indicator	Rutland	East Midlands	National	Data Sources
		Domestic Burglary	57	16,135	219,523	Office for National Statistics, Neighbourhood Statistics (2013) (most up to date information)
8. To promote and support the development of community facilities in all areas, particularly rural areas	Will it maintain and enhance community facilities?	The number & percentage of applications refused planning permission as would result in a loss of green infrastructure contrary to CS23 and supported at appeal.	0	No data available	No data available	Rutland Annual Monitoring Report (December 2016) – for the year 2015/16
9. To provide opportunities for people to value, enjoy and participate in Rutland's cultural & recreational activities, whilst preserving and enhancing the environment.	Will it help to increase participation in recreational/cultural activities?	Amount of new residential development on sites of 10+ dwellings within 30 minutes public transport time of a town centre.	100%	No data available	No data available	Rutland Annual Monitoring Report (December 2016) – for the year 2015/16
		Tourism Visitor Numbers	1.75m 92015	No data available	No data available	Tourism Vision, Rutland County Council (2016)
<i>Environmental</i>						
10. To conserve or enhance the historic environment, heritage	Will it contribute to the local character of the area?	Number of Conservation Areas with a management plan	4 Conservation Area Appraisals have been prepared since 2011 including:	No data available	No data available	Rutland County Council 2017

SA Objective	Decision Making Criteria: does the policy / proposal...	Existing Indicator	Rutland	East Midlands	National	Data Sources
assets and their settings.			Ashwell (Feb 2013), Whitwell (Feb 2013) Empingham (June 2014) and Morcott (October 2014). A Conservation Area Appraisal is also in preparation for Lyddington Conservation Area.			
	Will it tackle Heritage at Risk?	Grade I and II* Listed Buildings and Scheduled Monuments at risk of decay	2 buildings (0.001%) of all GI and II* buildings in Rutland are on BERR: Old Hall ruins, Exton Park, Exton (Priority C) and Oakham Castle walls (Priority D).	140 (0.47%) of Gr I and II* buildings in the East Midlands are on the BERR.	1689 (0.45%) of Gr I and II* buildings in England are on the BERR.	English Heritage Buildings at Risk Register
	Will it avoid harm to heritage assets and their settings?	Number of applications refused due to Listed Building and/or Conservation Area reasons and supported at appeal.	0	No data available	No data available	Rutland Annual Monitoring Report (December 2016) – for the year 2015/16
11. To increase biodiversity and geodiversity	Will it create new areas of wildlife conservation?	Number of wildlife sites.	5 new wildlife sites	No data available	No data available	Rutland Annual Monitoring Report (December 2016) – for the year 2015/16

SA Objective	Decision Making Criteria: does the policy / proposal...	Existing Indicator	Rutland	East Midlands	National	Data Sources
		Number of new designated Local Wildlife Sites	5	No data available	No data available	Rutland Annual Monitoring Report (December 2016) – for the year 2015/16
		Area of SSSIs in adverse condition as a result of development.	0 SSSIs in adverse condition as a result of development	No data available	No data available	Rutland Annual Monitoring Report (December 2016) – for the year 2015/16
Will it protect, improve and promote the biodiversity of Rutland?		Number of LWS or BAP habitats potential impacts by planning decisions, but protected through mitigation/planning condition, refusal or withdrawn	7	No data available	No data available	Leicestershire & Rutland Environmental Records Centre 2014 (most up to date information)
		Number of applications with significant potential for habitat creation/enhancement	0	No data available	No data available	Leicestershire & Rutland Environmental Records Centre 2014 (most up to date information)
		Area of SSSIs in adverse condition as a result of development.	0 SSSIs in adverse condition as a result of development	1.05% recovering – no change) 0.54% Unfavourable – declining 0% partially destroyed	48 SSSI units in adverse condition due to development	Natural England – Designated Sites (2016)

SA Objective	Decision Making Criteria: does the policy / proposal...	Existing Indicator	Rutland	East Midlands	National	Data Sources
				0.02% destroyed		
	Will it maintain or improve the condition of SSSIs and other sites designated for their nature conservation value?	Area of SSSIs in adverse condition as a result of development	0 SSSIs in adverse condition as a result of development	1.05% recovering – no change) 0.54% Unfavourable – declining 0% partially destroyed 0.02% destroyed	48 SSSI units in adverse condition due to development	Natural England – Designated Sites (2016)
	Will it protect the geological diversity of Rutland and improve access to these features?	Amount of mineral land restored, by type, for geological conservation.	No active sites restored in the monitoring period	No information available	No information available	Rutland Annual Monitoring Report (December 2016) – for the year 2015/16
12. To protect and enhance the character, diversity and local distinctiveness of the natural environment and rural landscape of Rutland	Will it conserve and enhance the character and diversity of the rural landscape of Rutland?	Number of neighbourhood plans Made.	4	No data available	No data available	Rutland Annual Monitoring Report (December 2016) – for the year 2015/16
	Will it help to conserve and enhance the local distinctiveness of Rutland?	Number of Conservation Areas with a Management Plan.	4 (Ashwell, Whitwell, Empingham, Morcott). Lyddinton	No data available	No data available	Rutland County Council 2016
	Will it protect and enhance Green Infrastructure?	Number of open spaces managed to 'Green Flag' standard	2	154	1,443	Green Flag Awards (2016)
		The number & percentage of applications refused planning	0	No data available	No data available	Rutland Core Strategy (2011)

SA Objective	Decision Making Criteria: does the policy / proposal...	Existing Indicator	Rutland	East Midlands	National	Data Sources
		permission as would result in a loss of green infrastructure contrary to CS23 and supported at appeal				
13. To protect the natural resources of the region – including water, air and soil.	Will it make use of previously developed land?	Density of new housing	17 dwellings per hectare (2011)	35.5 dwellings per hectare (2011)	43 dwellings per hectare (2011)	DCLG Land Use Change Statistics. (2011) (most up to date information available)
		% of dwellings completed on previously developed land	31% of dwellings completed on previously developed land (2015/16)	No data available	No data available	Rutland Annual Monitoring Report (December 2016) – for the year 2015/16
	Will it reduce levels of pollution?	Number of planning permissions approved contrary to Environment Agency advice on water quality grounds	0 planning permissions approved contrary to Environment Agency advice (2014)	No data available	No data available	Environment Agency (2014)
		Water bodies should be of good ecological status or protection. % of river and lake water bodies at good ecological status or potential	No data available	24% of river and lake water bodies within the Welland Catchment	No data available	River Basin Management Plans & Water Framework Directive Classifications (2014)
Will it clean up land affected by contamination?	% of dwellings completed on previously developed land	31% of dwellings completed on previously developed land 2015/2016)	No data available	No data available	Rutland Annual Monitoring Report (2015/ 2016)	

SA Objective	Decision Making Criteria: does the policy / proposal...	Existing Indicator	Rutland	East Midlands	National	Data Sources
14. To minimise waste and increase recycling and promote sustainable waste management.	Will it reduce the volume of waste arisings?	Kg of household waste produced	19,890	No data available	No data available	Rutland Annual Monitoring Report (December 2016) – for the year 2015/16
	Will it help to promote the sustainable management of waste?	Percentage of waste arising: 1) recycled; 2) composted; 3) used to recover heat etc; 4) landfilled	11,874 tonnes recycled 7,638 tonnes recovery 378 tonnes other disposal	No data available	No data available	Rutland Annual Monitoring Report (December 2016) – for the year 2015/16
15. To minimise energy usage and promote the use of renewable energy sources.	Will it improve energy efficiency of dwellings/other uses?	Energy efficiency of dwellings (average standard assessment procedure rating of authority dwellings) 1 = very inefficient, 100= highly efficient	Rutland's Median falls towards the centre of Band D (55-68 using the rdSAP measure)	English housing survey does not provide regional totals for energy efficiency	59 SAP Average rating for England 2012	England English Housing Survey 2012 Rutland: Rutland HECA Progress report (largely 2012 data from EPC surveys)
		Number of installations of Energy Efficiency and Low Carbon Energy Generation	No large scale energy generation schemes were installed within the monitoring report	No data available	No data available	Rutland Annual Monitoring Report (December 2016) – for the year 2015/16
16.To reduce the adverse effects of traffic and improve transport infrastructure	Will it reduce traffic congestion? (Particularly in urban areas?)	Percentage of non-car ownership	14%	No data available	No data available	Rutland LTP 3 (2011) most up to date data
	Will it reduce the need to travel by car?	New employment development near public transport routes	No data available	No data available	No data available	Rutland Annual Monitoring Report (December 2016) –

SA Objective	Decision Making Criteria: does the policy / proposal...	Existing Indicator	Rutland	East Midlands	National	Data Sources
						for the year 2015/16
	Will it encourage the use of public transport, walking and cycling?	New housing development near public transport routes	100% of all dwellings completed in the monitoring period on sites of 10+ dwellings were on sites within 30 minutes public transport	No data available	No data available	Rutland Annual Monitoring Report (December 2016) – for the year 2015/16
17. To reduce the risk and impact of flooding.	Will it avoid development in areas of flood risk?	Planning permissions approved contrary to Environment Agency advice on flooding grounds	0	No data available	No data available	Rutland Annual Monitoring Report (December 2016) – for the year 2015/16
	Will it reduce flood risk or ensure that development does not increase flood risk elsewhere?	Planning permissions approved contrary to Environment Agency advice on flooding grounds	0	No data available	No data available	Rutland Annual Monitoring Report (December 2016) – for the year 2015/16
18. Reduce emissions of greenhouse gases that cause climate change and adapt to its effects	Will it reduce or minimise greenhouse gas emissions?	Local estimates of CO2 emissions (tonnes CO2) - Domestic emissions per capita	2.5	2.3	2.2	Ricardo AEA – CO2 Emissions Estimates (2012) most up to date data
		Local estimates of CO2 emissions (tonnes CO2) - Total emissions per capita	28.7	7.8	7.1	Ricardo AEA – CO2 Emissions Estimates (2012) most up to date data

SA Objective	Decision Making Criteria: does the policy / proposal...	Existing Indicator	Rutland	East Midlands	National	Data Sources
19. Progressively restore mineral development land, seeking to maximise beneficial opportunities	Will it enable the restoration of former mineral development land, maximising beneficial opportunities?	Amount of land restored, by type, for biodiversity/geological conservation.	No active sites restored in the monitoring period	No data available	No data available	Rutland Annual Monitoring Report (December 2016) – for the year 2015/16

Appendix C Appraisal of Spatial Strategy Options

Table A.1: Appraisal findings, SA theme: Biodiversity and Geodiversity

	Opt 1	Opt 2	Opt 3	Opt 4	Opt 5	Opt 6	Opt 7	Opt 8	Opt 9	Opt 10	Opt 11a	Opt 11b
Rank	1	3	5	6	2	4	11	8	12	9	7	10
Significant effects?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Discussion

Located approximately 1 km to the east of Oakham, Rutland Water shares two ecological designations as a Ramsar site of international significance and a Special Protection Area (SPA) of European importance. In addition, there are several Sites of Special Scientific Interest (SSSI) across the county including Rutland Water SSSI, Empingham Marshy Meadows SSSI, Greetham Meadows SSSI, Clipsham Old Quarry and Pickworth Great Wood SSSI, and Ketton Quarries SSSI. There are also Local Wildlife Sites (LWS) and a variety of Biodiversity Action Plan (BAP) Priority Habitats located across the Local Plan area, containing habitats and species listed in the annexes of both the European Habitats Directive (92/43/EEC) and the European Birds Directive (79/409/EEC).

Regarding the integrity of European designated sites within the county, several options propose a potential garden settlement at St George's Barracks, situated in the zone of influence for the Rutland Water Ramsar and SPA between the local service centres of Edith Weston and North Luffenham. In January 2019, Natural England was consulted on the potential scope of the Habitats Regulations Assessment (HRA) which will form part of the evidence base for the Local Plan Review. In their correspondence dated April 2019, Natural England acknowledge that whilst there are two A-roads within 200m of parts of Rutland Water and some minor roads that may experience an increase in traffic due to allocations, the habitats of Rutland Water are not particularly sensitive to eutrophication from air pollution. Concerning potential visitor pressures, Natural England note that public access / disturbance is identified as a 'threat' rather than a 'pressure' in the Rutland Water SPA / Ramsar Site Improvement Plan (SIP). However, the nature of the reservoir (i.e. both a highly-managed regional attraction for a range of 'access controlled' activities (e.g. water-sports, birdwatching) and a local destination for 'informal' recreation (dog-walking, etc.) means that the impacts of public access on the site do not have a simple 'linear' relationship with visitor numbers or the local population. In this respect, the SIP does not suggest that unmanaged 'informal' use of the reservoir margins by residents (arguably the most likely visitor pressure associated with a potential garden settlement at St George's Barracks) is currently considered to be a potentially significant threat. However, Natural England state that further information is required on issues associated with the potential garden settlement at St George's Barracks, including with respect to water quality impacts, treatment of foul sewerage, proposed green infrastructure and biodiversity enhancements, and the impact on functional land³⁵ used by SPA bird populations. Overall, taking these factors into account, Options 7, 9 and 11b have the potential to lead to the most significant impacts to Rutland Water as they propose a larger-sized garden settlement at St George's Barracks.

Although the potential garden settlement at Woolfox is approximately 4.5km to the north-east of Rutland Water Ramsar and SPA, the site is sensitive from an ecological perspective due to its proximity to the nationally designated Greetham Meadows SSSI and the Clipsham Old Quarry and Pickworth Great Wood SSSI. Similarly, the presence of ancient woodland, LWS and several BAP Priority Habitats within the site boundaries present additional ecological constraints to development at this location. In this respect, Options 8, 10 and 11a have the potential to lead to the most significant impacts on these receptors through the delivery of a garden settlement at Woolfox.

At the national level, SSSI Impact Risk Zones (IRZs) are a GIS tool/dataset which maps zones around each SSSI according to the sensitivities of the features for which it is notified. They specify the types of development that have the potential to have adverse impacts at a given location. Natural England is a statutory consultee on development proposals that might impact on SSSIs. In this regard, Uppingham, along with eight of the ten local service centres within Rutland, does not overlap with SSSI IRZs for the types of development likely to be taken forward through the Local Plan (i.e. residential, rural residential and rural non-residential). However, the eastern half

³⁵ Functional land outside SPAs which birds depend on for feeding

of Oakham and the whole of Edith Weston and Empingham do overlap with SSSI IRZs for one or more of these development types. In this context, options which seek to deliver higher levels growth in these three settlements (i.e. Options 1, 2, 4, 9 and 10 for Oakham and Options 3, 4, 9 and 10 for Edith Weston and Empingham) could potentially impact upon the integrity of these nationally designated sites for biodiversity. Comparatively, options which seek to deliver lower levels of growth in these settlements are less likely to meet or exceed the SSSI IRZ development thresholds, including Options 5, 7 and 8. It is important to note that areas within the boundaries of St George’s Barracks and Woolfox also overlap with SSSI IRZs for one or more of the development types likely to be taken forward at these locations. In this respect, Options 7, 8, 9, 10, 11a and 11b have the potential to lead to the most significant impacts to nationally SSSIs with respect to the potential delivery of larger-sized garden settlements.

In conclusion, options which deliver a higher quantum of development are more likely to have potential for a greater effect on biodiversity and geodiversity. Whilst in practice this will depend to an extent on the location, layout and nature of development, in principle, higher levels of development have potential to result in greater direct effects, such as from land take, disturbance or the loss of key features of ecological value. There is also an increased likelihood of indirect effects, such as from a reduction of ecological connectivity, and changes in land use patterns. However, it is important to recognise that larger developments, such as the potential new garden settlements at St George’s Barracks or Woolfox, can also offer significant opportunities to deliver biodiversity enhancement measures such as habitat creation and enhancements in ecological connections and networks.

Table A.2: Appraisal findings, SA theme: Historic Environment

	Opt 1	Opt 2	Opt 3	Opt 4	Opt 5	Opt 6	Opt 7	Opt 8	Opt 9	Opt 10	Opt 11a	Opt 11b
Rank	7	8	9	10	4	5	6	3	11	12	2	1
Significant effects?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Discussion

The Local Plan area is relatively constrained in heritage terms, including nationally designated listed structures (mostly Grade II listed) and locally important conservation areas present in most settlements. In particular, there are scheduled monuments within the settlements of Oakham, Edith Weston, Empingham, Great Casterton and Greetham, along with two Grade II listed registered parks and gardens within the county, namely: Burley on the Hill (located approximately 750m to the east of Oakham at its nearest point) and Exton Park (directly to the west of the A1 trunk road).

Whilst the significance of the effects from each option on features of cultural, built and archaeological heritage assets depends on the location, scale and nature of development (in particular, the detailed design of development including layout, height etc.), it can be considered that a higher level of housing development within a settlement generally increases the likelihood (and potential magnitude) of negative effects on the heritage assets locally. This is linked to an increased likelihood of direct and indirect impacts on the fabric and setting of specific features and areas of historic environment interest in or near the settlement.

Uppingham has a rich historic environment resource, with a large number of listed buildings and a significant proportion of the town being covered by conservation area status. In this respect Options 1, 2, 4 and 9 have increased potential to impact on the fabric and setting of the historic environment of Uppingham through delivering higher growth in the town.

The Local Service Centres also have a rich historic environment resource and a distinctive historic character. In light of this, Options 1, 2, 5, 6, 7 and 8, through delivering low or intermediate growth in these settlements have the potential to limit potential impacts on the fabric and setting of the villages’ historic environment.

Regarding the potential garden settlement at St George’s Barracks which is proposed through Options 5, 6, 7, 9 and 11b, development at this location has the potential to lead to the regeneration of the existing service family accommodation buildings which are on site. Although the Grade II* listed structure ‘Thor missile site at former RAF North Luffenham’ is within the site boundary, the incorporation of high-quality and sensitive design with reference to Historic England guidance has the potential to enhance the setting of this nationally designated heritage structure. The potential location for the garden settlement at Woolfox proposed through Options 8, 10 and 11a does not contain any nationally designated heritage assets, albeit Exton Park is located directly to the west of the site. However, the presence of the A1 trunk road at this location provides a physical separation between the site and Exton Park. This is likely to reduce the potential severity of impacts to this historic park and garden from the garden settlement proposed through these options.

Options 11a and 11b seek to concentrate growth within the potential garden settlements of St George’s Barracks or Woolfox which will ensure that new housing is located away from the most significantly constrained areas in terms of heritage (i.e. away from the existing settlements). However, this does not eliminate the potential for impacts on below-ground archaeological assets at these locations or the potential impacts to the setting of heritage assets in nearby settlements, particularly: Edith Weston and North Luffenham (to the north and south of St George’s Barracks, respectively), along with Clipsham and Stretton (to the north east and north west of Woolfox).

Table A.3: Appraisal findings, SA theme: Landscape

	Opt 1	Opt 2	Opt 3	Opt 4	Opt 5	Opt 6	Opt 7	Opt 8	Opt 9	Opt 10	Opt 11a	Opt 11b
Rank	1	4	6	7	2	5	9	10	11	12	8	3
Significant effects?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Discussion

The county is not within or within the setting of a National Park or Area of Outstanding Natural Beauty and does not contain Green Belt land (albeit this is not a landscape designation). However, there are contrasts across the county, with distinct characteristics, sensitivities and features (including important viewpoints) across the various potential locations for growth.

Completed in 2010, the Landscape Sensitivity and Capacity Study for the towns of Oakham and Uppingham considered the potential capacity for growth around these settlements, assessing a suite of land parcels surrounding the existing boundaries of the towns. An additional Sensitivity and Capacity Study of Land North and West of Uppingham was completed in 2017 with the same purpose. Based on the results of these assessments³⁶:

Six of the 18 sites assessed around the Oakham have a medium-high capacity for change, with a further three sites having a medium capacity for change. The remaining nine sites have either a low or low-medium capacity for change, reflecting the sensitivities of the landscape at these locations. Out of the 16 sites considered across the two studies on land surrounding Uppingham, two have a medium-high capacity for change with a further six having a medium capacity for change. The remaining eight sites have either a low or low-medium capacity for change. In this respect, 50% of the land surrounding Oakham and Uppingham either has a medium, medium-high or high capacity for change. Therefore, options which deliver low to intermediate growth at these locations (i.e. Options 3, 5, 6, 7 and 8) are less likely to lead to significant adverse effects on landscape character in these locations providing that developments incorporate a high-quality and sensitive design. Comparatively, Options 1, 2, 4, 9 and 10 have the potential to lead to the most significant landscape effects in the vicinities of the towns due to the delivery of an increased quantum of development in the areas around Oakham and Uppingham with a lower capacity for change.

In 2012 and 2017, the Council commissioned landscape sensitivity and capacity studies for the ten local service centres within Rutland. Similar to the studies completed for Oakham and Uppingham, the results of these assessments have an important role to play in the consideration of effects on landscape. In this context, the studies considered the capacity to accommodate development in distinct ‘zones’ around each local service centre. The settlements are listed below in terms of their potential for change (highest to lowest), based on the total percentage of zones which have either a medium, medium-high or high capacity to accommodate new development:

- Langham – 85.7% of land surrounding local service centre (6/7 zones);
- Greetham – 71.4% of land surrounding local service centre (5/7 zones);
- Cottesmore – 62.5% of land surrounding local service centre (5/8 zones);
- Ketton – 55.5% of land surrounding local service centre (5/9 zones);
- Empingham – 50% of land surrounding local service centre (4/8 zones);
- Ryhall – 40% of land surrounding local service centre (4/10 zones);
- Whissendine – 30% of land surrounding local service centre (3/10 zones);
- Great Casterton – 25% of land surrounding local service centre (2/8 zones);
- Edith Weston – 22.2% of land surrounding local service centre (2/9 zones); and

³⁶ Rutland County Council (2010 & 2017): ‘Landscape Sensitivity and Capacity Studies – Towns’, [online] available to download via: <<https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/local-plan-evidence-base/landscape/>> last accessed [09/07/19]

- Market Overton – 20% of land surrounding local service centre (1/5 zones).

Reflecting these conclusions, all ten local service centres could potentially accommodate low levels of growth, with most also able to accommodate intermediate levels of growth through the Local Plan. Arguably, Cottesmore, Greetham and Langham are the only local service centres which could potentially accommodate higher levels of growth if landscape character considerations are the prime consideration. Overall however, options which seek to deliver high levels of growth across all local service centres (i.e. Options 3, 4, 9 and 10) are those which will likely result in significant adverse effects to local landscape and village-scape character.

Although the areas proposed for the potential garden settlements of St George's Barracks and Woolfox were not considered within the landscape sensitivity and capacity studies, it is possible to consider potential landscape impacts associated with these options in relation to the county-wide Landscape Character Assessment³⁷ which was completed in 2003.

St George's Barracks is located within the 'Rutland Plateau – Ketton Plateau' Landscape Character Area (LCA). The plateau is elevated within the landscape and surrounded by the settlements of Edith Weston and North Luffenham. Specifically, the assessment states that "the plateau is dominated by two significant intrusions into the otherwise agricultural landscape" which includes the disused North Luffenham military airfield (i.e. the area covered by the potential garden settlement at St George's Barracks). The assessment also notes that "*the former airfield... has a significant impact on the character of the area by way of its location on the highest part of the plateau, absence of agricultural features and the intrusion of its boundary fencing and military buildings*". Although the assessment confirms that the absence of views into the site from lower ground and the absence of flying operations minimises potential impacts, "*the greater impact of the base is the visual intrusion of its barracks on the eastern fringe of Edith Weston*". As such, a key landscape objective for the LCA includes filtering views of the airfield and military barracks.

Edith Weston and North Luffenham are relatively small settlements and predominantly rural in character. Therefore, options which seek to deliver a larger sized garden settlement at St George's Barracks are more likely to remove a significant proportion of the rural gap between these two settlements, impacting upon their distinctiveness. Nonetheless, some of these options would deliver limited growth in the existing settlements across Rutland in favour of the potential garden settlement, so generally minimising landscape and visual impacts away from the proposed garden settlement. Comparatively, options which seek to deliver a small- to medium-sized garden settlement at St George's Barracks (i.e. Options 5 and 6) are perhaps more likely to strike a balance between maintaining the integrity of the rural gap and incorporating sensitive design features to filter the visual intrusion of the barracks in Edith Weston. Given the level of growth, Options 7, 9 and 11b are likely to have the most significant adverse impacts.

The potential garden settlement at Woolfox is located within the 'Rutland Plateau -Clay Woodlands LCA, defined as an "*extensive area of gently undulating, predominantly arable countryside*" characterised by "*medium to large scale mixed broadleaved and coniferous woodlands*". Due to the presence of woodlands within the proposed site boundary for Woolfox, options which deliver higher growth at this location are more likely to impact upon some of the key defining characteristics of the LCA, particularly Options 8, 10 and 11a.

In conclusion, higher growth options are likely to have a greater effect on the character and quality of Rutland's landscapes as a consequence of directing a significantly higher quantum of development to settlements which do not necessarily have the highest capacities for change. Although delivering larger-sized new settlements through St George's Barracks or Woolfox could limit growth in existing settlements, development of this scale has the potential to negatively contribute to the special qualities of the LCAs. Reflecting upon the results of the landscape character assessment and the landscape sensitivity and capacity studies, options which deliver low or medium growth across existing settlements and/or through the potential garden settlements are those which are least likely to cause significant adverse impacts to the character of local landscapes and village-scapes.

³⁷ Rutland County Council (2003): 'Rutland Landscape Character Assessment', [online] available to download via: <https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/local-plan-evidence-base/landscape/> last accessed [09/07/19]

Table A.4: Appraisal findings, SA theme: Land, Soil and Water Resources and Environmental Quality

	Opt 1	Opt 2	Opt 3	Opt 4	Opt 5	Opt 6	Opt 7	Opt 8	Opt 9	Opt 10	Opt 11a	Opt 11b
Rank	6	8	9	10	3	7	4	5	11	12	2	1
Significant effects?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Discussion

Previously developed land

Both the St George’s and Woolfox sites are major brownfield sites. However only 30% of the Woolfox site is former airfield. In this context, Options 8, 10 and 11a would respectively deliver in the region of 13%, 11% and 17% of total development over the plan period on brownfield land at Woolfox. Options 7, 9 and 11b will respectively deliver approximately 34%, 27% and 47% of development on previously developed land at St George’s Barracks through a larger scale development at this location. Options 5 and 6, through delivering 350 homes at St George’s, will deliver a significantly lower proportion of development on previously developed land.

In terms of Options 1, 2, 3, 4 and 5, given the limited availability of previously developed land in Oakham, Uppingham and the Local Service Centres, these options are less likely to support the efficient use of land. This is due to the options having less potential to deliver a significant proportion of development on brownfield land (and, conversely, more on greenfield land).

Mineral resources

The St George’s Barracks site is located 1.5km west of Hanson’s Ketton quarry and cement works. Ketton Quarry currently works the Lincolnshire Limestone Formation for the purpose of cement production. It also uses clay from the overlying Rutland Formation and sand from the basal Northampton Sand Formation.

A site investigation undertaken for St George’s Barracks in early 2018³⁸ established that the Lincolnshire Limestone (both Upper and Lower) was potentially suitable for economic mineral extraction; its potential use as a cement raw feed has more recently been determined by further chemical analysis. The lower (and thicker) parts of the sequence of limestone could also be suitable for aggregate use. A potential future limestone resource could be in the order of 20 million tonnes.

This is reflected by the St George’s Barracks site being within a Minerals Safeguarding Area for Limestone and Clay, and the eastern edge of the site being within a Consented Extraction Area for Ketton Quarry. Part of the site is also within part of the Area of Search for Ketton Quarry identified by the Council (within which it is considered that there would be sufficient reserves to secure at least 15 years additional working). In this context Options 7, 9 and 11b, and to a lesser extent, Options 5 and 6 have the most potential to lead to the loss of minerals resources at this location (although it should be noted that this could be mitigated against if the economic mineral extraction area were safeguarded from development through a masterplan).

The Woolfox site is underlain by Lincolnshire Limestone across the majority of the site. As highlighted by a recent geological study on the site,³⁹ the primary reserve of importance regards the presence of Clipsham Stone, a nationally important resource for building stone. The presence of these reserves is reflected by the coverage of the area being considered under Policy MCS 5 (Extensions to Aggregate Sites) of the Minerals Core Strategy and the presence of the site within a Minerals Safeguarding Area for Limestone and Clay. As such development taken forward through Options 8, 10 and 11a might lead to some sterilisation of minerals resources at this location (although it should be noted that this could be mitigated against if the economic mineral extraction area were safeguarded from development through a masterplan).

Agricultural land

The key considerations in terms of supporting the efficient use of land in the county are the need to avoid unnecessary loss of the highest quality ‘best and most versatile’ agricultural land. In terms of preserving higher quality agricultural land, the Agricultural Land Classification (ALC) classifies land into six grades (plus ‘non-agricultural’ and ‘urban’), where Grades 1 to 3a are recognised as being the ‘best and most versatile’ land and Grades 3b to 5 are of poorer quality. Not all locations in Rutland have had recent detailed agricultural land classification undertaken; as such there is a reliance on less detailed pre-1988 national classifications for agricultural land. Under this older classification, subdivision of Grade 3 agricultural land into 3a (defined as the best and most versatile agricultural land) and 3b (land not classified as the best and most versatile land) is not available.

³⁸ Evolution Geology (January 2018) Site Investigation Report St George’s Barrack’s Rutland, UK

³⁹ Pegasus Group (October 2018) Minerals Position Statement Woolfox Garden Village

Land around Oakham is a mixture of Grade 3a and Grade 3b land, with some limited areas of Grade 2 land. As such, the options which would deliver a higher level of growth to the town (Options 1, 2, 4, 9 and 10) have increased potential to lead to the loss of the best and most versatile land in the vicinity of the settlement (i.e. the Grade 2 and 3a land present).

Land around Uppingham is a mixture of Grade 3a and Grade 3b land, with some areas of Grade 2 land. The options which would deliver a higher level of growth to the town (Options 1, 2, 4, 9 and 10) have increased potential to lead to the loss of the best and most versatile land in the vicinity of the town (i.e. the Grade 2 and 3a land present).

No recent detailed agricultural land classification has been undertaken in the vicinities of most of the Local Service Centres. However, it can be concluded that Options 3, 4, 9 and 10 would be more likely to lead to the additional loss of productive agricultural land in the vicinities of Cottesmore, Edith Weston, Empingham, Great Casterton, Greetham, Ketton, Langham, Market Overton, Ryhall and Whissendine.

The site appraisal presented in the Technical Annex accompanying this SA Report considers agricultural land quality on a site-by-site basis.

The St George's site is 100% previously development land, therefore Options 5, 7, 9 and 11b provide the opportunity to minimise the loss of productive agricultural land. The Woolfox site comprises areas of previously developed land; however, parts of the former runways have been removed at Woolfox and are now under agricultural use. No recent detailed agricultural land classification has been undertaken in the vicinity of the Woolfox site. However, the older national dataset suggests that land in the vicinity of the site is Grade 3 agricultural land. As such it is uncertain whether this is land classified as the best and most versatile agricultural land (i.e. Grade 3a land) or land which is not classified as such (i.e. Grade 3b land). However, it can be considered that Options 8, 10 and 11a have the potential to lead to the loss of some areas of productive agricultural land at this location.

Waste

Waste generation is an inevitable consequence of development, including both waste generated by construction, as well as waste generated subsequently in occupation. The management of waste, including the minimisation of waste generation in the first instance and the encouragement of the re-use, recycling and recovery of waste materials would all be undertaken on a site by site basis. It is considered that individual development is unlikely to have a significant negative impact on waste generation. In this context, it is reasonable to assume that the level of waste generated will correspond to the scale of development. As such, Options 8, 9 and 10 are likely to lead to the highest increases in the generation of waste in the county and Options 1, 5 and 11b the least. However, larger schemes can present an opportunity to incorporate innovative waste management practices and technologies, and, as such, the higher growth Options 7-11b have the most potential to support sustainable waste management within the garden settlements proposed through the options.

Water resources

Rutland is within the supply area of Anglian Water and is located in an area of high water stress. It will be important to consider the Local Plan's effects on water resources. In this respect, it is considered that higher growth options will place a greater demand upon the already stressed supply, whilst lower growth options will represent less of an additional burden. However, it is anticipated that the Water Resources Management Plans prepared by water supply companies will address long-term water supply issues associated with growth. There also may also be potential for the development of a new garden settlement scheme to provide opportunities for innovative design techniques to support the efficient use of water resources.

Table A.5: Appraisal findings, SA theme: Climate Change

	Opt 1	Opt 2	Opt 3	Opt 4	Opt 5	Opt 6	Opt 7	Opt 8	Opt 9	Opt 10	Opt 11a	Opt 11b
Rank	1	4	6	7	2	5	9	10	11	12	8	3
Significant effects?	No	No	No	No	No	No	No	No	No	No	No	No

Discussion

Climate change mitigation

Road transport is a significant contributor to greenhouse gas emissions in Rutland. High car dependency and the rural nature of the much of the county, as well as issues relating to public transport provision, mean that car ownership within Rutland is higher than the regional average; only 12.4% of Rutland households do not have access to a car or van, compared to 22.1% of households in the East Midlands.⁴⁰ It is therefore considered that all of the options have the potential to lead to increases in greenhouse gas emissions from transport given that they all propose development and none are likely to give rise to significant improvements in sustainable transport choices that would offset the increase in car-based trips.

However, delivering higher growth in the larger towns of Oakham and Uppingham through Options 1, 2 and 4 is likely to better support the use of sustainable transport modes than the other options, given residents have good access to local services and facilities. The county is served by a rural bus network, a public rights of way (PRoW) network, and there is a substantial joint cycleway/ footway network. Directing growth to the main, most sustainable settlements under Options 1, 2 and 4 would therefore help to encourage a modal shift and reduce reliance on the private vehicle, helping to minimise an increase in emissions. Additionally, it is noted that Oakham has the only railway station in the county - which provides direct links to the east coast main line, Stansted Airport, Birmingham, and a limited twice daily service to London St Pancras. Increased development at Oakham is therefore likely to lead to positive effects in terms of encouraging the use of sustainable transport use; providing sustainable access to employment, services and facilities outside of the county. However, of these options, Option 4 which also directs a high level of growth to the Local Service Centres is likely to perform less positively in this respect. This is given the limited range of services/ facilities on offer at these settlements, and poor access to sustainable transport modes, resulting in residents likely travelling by car to access wider services/ facilities at the larger settlements.

The delivery of larger-scale development at St George’s Barracks or the Woolfox Site through Options 7-11b would potentially in the longer term be of critical mass to deliver significant new infrastructure to reduce the need to travel; with the *potential* for minor long-term positive effects. To this effect, it is noted that large-scale development proposals will be required to produce a highway and transport assessment to detail how existing infrastructure and services can cater for the proposed development, or where they don’t, will be required to request mitigation measures.⁴¹ It noted that, given the proposals for the Woolfox Site will deliver an additional 750 homes to that of St Georges Barracks during the plan period, the transport/highways infrastructure provision secured alongside development may be more comprehensive, and therefore Options 8, 10 and 11a are considered best performing in this respect.

Conversely, smaller scale development at St George’s Barracks proposed through Options 5 and 6 would be less likely to support development which delivers significant new or improved sustainable transport infrastructure. Given St George’s Barracks is lacking in terms of accessibility to public transport, services and facilities, it is considered that the delivery of Options 5 and 6 will result in increased use of the highway network, and may also contribute to congestion at key road junctions. This is likely to cause increased traffic at peak times, with subsequent implications for increased vehicle emissions.

In terms of the other aspects relating to greenhouse gas emissions, the sustainability performance of developments depends on elements such as the integration of energy efficient design within new development and the provision of renewable energy. While it is considered that this can only be assessed on a site by site basis, it is noted that there are generally more opportunities to integrate low carbon and renewable energy into large scale developments. For example, large active solar systems can be combined with community heating schemes to support renewable energy and increased energy efficiency. It is therefore considered that the delivery of the garden settlements at St George’s Barracks or the Woolfox Site through Options 7-11b have a greater potential to lead to significant positive effects in this respect.

⁴⁰ Office for National Statistics (2012)

⁴¹ Rutland County Council (2018) Rutland’s Fourth Local Transport Plan <https://www.rutland.gov.uk/EasySiteWeb/GatewayLink.aspx?allid=72384>

Climate change adaptation

The Rutland Strategic Flood Risk Assessment (SFRA) (2011) highlights that fluvial flood risk is of limited spatial extent within the county and that the majority of the higher risk flood zones (2 and 3) are located in rural areas away from the existing built environment.⁴²

There are a number of areas where the flood map shows properties at risk and these include parts of Oakham, and a number of Local Service Centres (Langham, Whissendine, Cottesmore, Ryhall, and Ketton).⁴³ A number of small watercourses flow through Oakham and close to the town; however, high flood risk areas are relatively limited, located in a small area to the east of the main settlement. It is therefore predicted that directing growth to Oakham and Uppingham under Options 1, 2 and 4 would result in a residual neutral effect as, in accordance with the provisions of the NPPF (2019) and national policy, new development should be avoided in the highest flood risk areas and suitable mitigation implemented where necessary. Several of the Local Service Centres are identified as having areas at high risk of fluvial flooding; therefore, options which deliver high growth (Options 3, 4, 9 and 10) and, to a lesser extent moderate growth (Options 2 and 6), at these locations have the potential to lead to long-term negative effects. It is noted that Langham is particularly constrained within the village centre and along the east and west of the settlement. As such, delivering moderate and higher levels of growth at the Local Service Centres may reduce opportunities to avoid the highest flood risk areas and have the potential to lead to increased pressures on the floodplain. However, as discussed above, it is considered that appropriate mitigation measures will be implemented in accordance with national planning policy and the SFRA (2011).

In terms of the potential new settlements, both are located within Flood Zone 1 which is at low risk of flooding. Options which include a new settlement (Options 5-11b) are therefore anticipated to lead to residual neutral effects in terms of reducing the risk and impact of flooding; with Options 11a and 11b identified as best performing in this respect.

The county is generally low risk with regard to surface water flooding as identified in the SFRA (2011). In this context, options that deliver growth in those limited areas which are at risk of surface water flooding are not anticipated to lead to significant effects given risk would be reduced through the 'exception test'⁴⁴ and higher-level policy requirements. To this effect, the use of good design principles, i.e. the siting and design of development, will likely mitigate against adverse effects in this respect.

All options present an opportunity to support adaptation to the potential effects of climate change through providing improvements to green infrastructure networks. It is considered that the delivery of large-scale development at St George's Barracks or the Woolfox Site through Options 7-11b will deliver positive effects of greater significance through providing for a higher level of publicly accessible green infrastructure provision than development at existing settlements. This is likely to include diverse patterns of formal and informal green spaces, waterbodies and other public spaces. It noted that given that proposals for the Woolfox Site will deliver an additional 750 homes over the plan period compared to St George's Barracks, increased green infrastructure provision may be secured during the plan period. As a result Options 8, 10 and 11a are likely to best perform better in this respect.

Overall, due to the contribution of new development proposed through the options in the context of wider regional, national and global impacts on climate change, no significant effects are anticipated. Options have been ranked in terms of their quantum of growth, with the greater number of new homes predicted to lead to increased adverse effects.⁴⁵

⁴² Entec UK Limited (2009) Rutland Strategic Flood Risk Assessment
<file:///C:/Users/Rosie.Cox/Documents/Rutland/Strategic%20Flood%20Risk%20Assessment.pdf>

⁴³ Ibid.

⁴⁴ The exception test, you need to show that the sustainability benefits of the development to the community outweigh the flood risk

⁴⁵ Committee on Climate Change (2017) UK Climate Change Risk Assessment 2017 <https://www.theccc.org.uk/wp-content/uploads/2016/07/UK-CCRA-2017-Synthesis-Report-Committee-on-Climate-Change.pdf>

Table A.6: Appraisal findings, SA theme: Population and Communities

	Opt 1	Opt 2	Opt 3	Opt 4	Opt 5	Opt 6	Opt 7	Opt 8	Opt 9	Opt 10	Opt 11a	Opt 11b
Rank	7	6	8	5	10	9	4	3	2	1	5	6
Significant effects?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Discussion

Each option will deliver a significant number of new homes (including a mix of types, sizes and tenures, including a proportion of affordable housing) to meet existing and future housing needs; with the potential for significant long-term positive effects. As the number of homes being delivered increases, the significance of the positive effect also increases. Overall, through delivering the highest quantum of growth, Option 10, followed by Option 9, has the greatest potential to deliver a broader range of housing types and tenures in the county (assuming that Local Plan policies on affordable housing are fully delivered).

At the local scale, it is considered that directing higher levels of growth to the main towns of Oakham and Uppingham through Options 1, 2, 4, 9 and 10 will likely deliver a mix of housing to meet local needs in these settlements. Notably, positive effects are anticipated through the delivery of affordable housing in the main settlements where house prices are high and younger residents in particular are struggling to access the housing market.

Increased development in the Local Service Centres through Options 3, 4, 9 and 10 will also help provide an increased variety of housing for a range of social groups, which has the potential to increase community vitality, and support the meeting of localised housing needs. Conversely, directing growth away from Oakham and Uppingham and the Local Service Centres through options 11a, 11b would lead to negative effects as an appropriate mix of housing may not be delivered in the settlements where the need exists most. This has the potential to impact on the community vitality of these settlements.

Rutland has low levels of deprivation and (based on 2015 data) is ranked 301 out of 326 local authorities, based on their 'rank of average score' in the indices of deprivation, where 1 is the most deprived. Despite this ranking, small pockets of deprivation do exist within the county – but these are masked by wider prosperity. However, in common with other rural areas, 65% of Rutland's areas are classified as deprived in terms of access to local services. Focusing growth at Oakham and Uppingham through Options 1, 2, 4, 9 and 10 would therefore lead to positive effects in terms of contributing towards lower levels of deprivation through ensuring residents have suitable access to services and facilities. This is because these settlements are the largest settlements in the county and are therefore the locations with the broadest range of services and facilities. It is, however, also recognised that increased delivery of growth at Local Service Centres might support local amenities and increase community vitality in these locations. Positive effects in this respect relate to Options 3, 4, 9 and 10.

However, depending on existing pressures on services and facilities, Options 1, 2, 4, 9 and 10 have the potential to place increasing demands on existing amenities that will affect the quality of services used by existing residents. On the other hand, due to the requirements for developers to support infrastructure and services, for example through the Community Infrastructure Levy (CIL) and Section 106 agreements/payments, there is potential for new development to support the provision of new and enhanced facilities and services, as well as transport links. This will support accessibility to services and amenities in existing settlements.

The Woolfox site, and to a lesser extent, St Georges Barracks are relatively disconnected from existing settlements and the services/ facilities they provide. The delivery of a low growth option at St George's Barracks (Options 5 and 6) would not provide the same range of services and facilities for new residents as through the options which provide higher growth at these locations (Options 7-11b). Residents are therefore likely to be reliant on the car to access the greater range of services and facilities on offer at the two main settlements. However, it is considered that the delivery of a Garden Village scale settlement at St George's Barracks (Options 7, 9 and 11b) and a Garden Town scale settlement at the Woolfox Site (Options 8, 10 and 11a) would likely perform more positively through providing a critical mass that is likely to deliver a greater range of services/ facilities compared to more limited scale of growth at St George's Barracks. Positive effects are also anticipated through the likely delivery of measures such as enhancements to local multi-functional green infrastructure networks.

Overall, Option 10 (followed by Option 9) is likely to bring the broadest range of benefits for this SA theme given that it would deliver the highest quantum of growth, focused at both the main settlements and through the delivery of a new settlement. These options therefore have the most potential to deliver a broader range of housing types and tenures in the county, support accessibility and deliver new community infrastructure.

Table A.7: Appraisal findings, SA theme: Economy and Employment

	Opt 1	Opt 2	Opt 3	Opt 4	Opt 5	Opt 6	Opt 7	Opt 8	Opt 9	Opt 10	Opt 11a	Opt 11b
Rank	7	6	8	5	10	9	4	3	2	1	5	6
Significant effects?	No	No	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes

Discussion

There are high levels of car dependency throughout Rutland, and it is recognised that 60% of residents commute to work outside of the county. There is therefore a need for additional employment land to be delivered within the county in order to promote greater self-containment, as established through the Employment Land Assessment (ELA) Update (2016).⁴⁶ The delivery of a significant new settlement at St George’s Barracks or the Woolfox site through Options 7-11b would lead to positive effects in this respect, delivering new employment opportunities as part of mixed-use development, attracting new businesses to create new jobs and secure inward investment. This will support self-containment (to a certain degree) and reduce the need to travel; with the potential for minor long-term positive effects. The larger the scale of development, the greater the employment opportunity provisions are likely to be and, as such, the higher growth options at the Woolfox Site (8, 10 and 11a) are considered likely to deliver positive effects of greater significance. Conversely, Options 5 and 6, which will deliver a lower tier settlement at St George’s Barracks, are unlikely to support employment opportunities, with residents likely to be reliant on the car for out-commuting.

Small businesses play an important role in the county’s economy, and it is considered that the delivery of mixed-use large-scale development is also likely to support economic growth in this respect through the delivery of suitable business premises. Notably, the delivery of St George’s Barracks and the Woolfox Site have the potential to support the rural economy and rural diversification; with the potential for minor long-term positive effects in this respect. However, the delivery of a new garden settlement is considered less likely to enhance the viability of existing towns and local centres, given their relatively isolated locations. Options 1, 2, 4, 9 and 10 will, however, deliver high levels of growth to the two main towns. This will support the growth of smaller businesses in these locations through providing appropriate land in the county’s main settlements.

Employment levels in Rutland are high, with a lower rate of unemployment than seen in the East Midlands as a whole, and also than the nearest neighbouring counties.⁴⁷ It is recognised that the service sector provides the most jobs in Rutland (approximately 60%), with 16% in retail. Therefore, increased growth across the settlement hierarchy should support the economic vitality of settlements; helping ensure residents have suitable access to local employment, services and facilities, and that the service offer expands positively. Notably, Oakham, the larger of the two towns, is the main service centre for Rutland and offers diverse retail and shopping opportunities. Options 1, 2, 4, 9 and 10 will therefore perform positively in terms of promoting the sustainable growth of this main centre, and maintaining low unemployment levels.

Limited shopping opportunities are also provided in some of the Local Service Centres. Directing growth to the Local Service Centres through Options 3, 4, 9 and 10 will therefore likely lead to some positive effects in relation to this SA theme through supporting the economic growth of the local centres; supporting local amenities and increasing economic vitality in these locations.

It is also recognised that Oakham has the only railway station in the county, with direct rail links to the east coast main line, Stansted Airport, and Birmingham to the west and a direct twice daily rail service to London via Corby. Options 1, 2, 4, 9 and 10 will therefore utilise development opportunities in Oakham to provide access to employment outside of the county.

While Oakham railway station is heavily utilised by residents, it is recognised that out-commuting via car is high throughout the county, taking place predominately via the A1, A47 and A606. The road networks provide economic opportunities across the county; the A1 passes through the eastern part of Rutland providing north-south road links, and the A47 and A606 provide east-west connections, including Stamford to Nottingham. These strategic links would likely be utilised through all options, particularly under Options 1, 2, 4, 9 and 10 which direct a high level of growth to Oakham and Uppingham; given the A606 extends around the north and east of Oakham,

⁴⁶ BE Group (2016) Rutland County Council Employment Land Assessment Update <https://www.rutland.gov.uk/resources/assets/attachment/full/0/27298.pdf>

⁴⁷ Office for National Statistics via NOMIS (2017), Qualifications (Apr 2017 – Mar 2018) and earnings by place of residence (2018), employment <https://www.nomisweb.co.uk/reports/lmp/la/1946157132/report.aspx#tabquals>

while Uppingham is intersected by both the A47 and A603. Positive effects are therefore anticipated in terms of facilitating business connectivity as well as easy access to markets, labour, goods and materials.

It is also recognised that the Local Service Centres are all relatively well located in terms of access to the main transport routes (notably Empingham and Whissendine are just off the A606, and Great Casterton is just off the A1). Long term positive effects are therefore anticipated under Options 3, 4, 9 and 10 in terms of improving the lower order settlements' connectivity with employment centres. In terms of the new settlements at St George's Barracks (Options 5, 6, 7, 9 and 11b) or the Woolfox Site (Options 8, 10 and 11a), while the Woolfox Site is located in close proximity to the A1, St George's Barracks is less well connected to the strategic road network, with limited access to employment centres. Both sites are relatively isolated in terms of local sustainable transport routes, and therefore options perform less well in terms of facilitating access to employment outside of the settlement. Options 9 and 10, however, perform more positively compared to other options as they will support the delivery of new employment land at the new settlements, while supporting the expansion and protection of existing businesses in the existing main settlements of Oakham and Uppingham, as well as Local Service Centres.

Support for the vitality in the two market towns and villages through increased growth has the potential to support the vitality of local centres and retailing. This has the potential to support the visitor economy through protecting and enhancing key selling points in the county such as independent shops and restaurants.⁴⁸ In this context the delivery of Options 11a and 11b which direct growth mostly to new settlements would likely lead to a lack of investment in these locations, resulting in limiting the offer of these settlements, and impacting negatively on the local economy.

However, the visitor economy is closely defined by the distinctiveness of the county's settlement pattern and countryside, and higher growth in the towns and Local Service Centres delivered through Options 4, 9 and 10 may impact on the setting and local distinctiveness of the settlements. It is also recognised that Rutland Water is also an important tourist destination. However, the delivery of a new settlement at St George's Barracks through Options 5, 6, 7, 9 and 11b is unlikely to adversely affect the setting and special qualities of the reservoir given the site is not visible from Rutland Water and the site is unlikely to be passed by those visiting Rutland Water. Overall, Options 1 – 3 perform most positively in terms of preventing negative impacts on the wider environment and heritage of Rutland, whilst supporting the sustainable growth of the existing tourism sector in the main settlements.

⁴⁸ Ibid.

