



# Rutland County Council Local Plan 2018- 2036

Statement of Community Consultation

January 2021



**Rutland**  
County Council

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## Introduction to the report

This Regulation 22 Statement has been prepared to support the preparation of the new Rutland Local Plan. The statement sets out how Rutland County Council (RCC) has involved the community and stakeholders in preparing the Rutland Local Plan and how this meets the requirements set out in the Council's Statement of Community involvement (2014) and national Regulations.

The Statement is a statutory requirement for a Local Planning Authority currently in the process of publishing and submitting a Local Plan to the Secretary of State. It outlines how the Council has complied with government requirements, in line with Regulation 17(d) of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The report provides information on the following:

- An overview of the Council's engagement activities, across all individuals, groups and stakeholders during each stage of the Local Plan making process, including which bodies and persons were invited to make representations under regulation 18,
- Which engagement activities were used during each stage of the Local Plan making process (both informal and formal).
- How individuals, groups and stakeholders were invited to make representations to inform the Local Plan process.
- A summary of a summary of the main issues raised by representations received through the engagement activities.
- How those main issues have been addressed in the local plan.

## The Rutland Local Plan

Rutland County Council began preparing a new Local Plan for the county in 2015. The new Local Plan will set out the strategic vision, objectives and spatial strategy for the District, as well as the planning policies which will guide future development. The Plan will look ahead to 2036, and identify the main areas where new housing, employment or development should take place, in Rutland. Additionally, it establishes policies and guidance, to ensure local development is built in accordance with the principles of sustainable development as set out in the National Planning Policy Framework (NPPF).

The plan will replace the adopted Minerals Core Strategy and Development Control Policies (2010), the Core Strategy (2011) and the Site Allocation and Policies Development Plan Document (SAP DPD 2014) that currently make up the development framework for the District. The Rutland Local Plan documents can be viewed via the following web link -<https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/local-plan/>

For more information regarding the Rutland Local Plan Review and evidence based documentation please see the following webpages.

**Local Plan Review** - <https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/local-plan-review/>

**Local Plan Evidence Base** - <https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/local-plan-evidence-base/>

## Timetable

The creation of a new Local Plan requires a number of thorough and robust stages of consultation. This is to enable early and ongoing engagement with the local community, businesses and organisations to develop a comprehensive document, tailored to the needs of the district in terms of strategy and the policies required.

The below timetable outlines main consultation stages of the emerging Rutland Local Plan up until the pre-submission consultation.

### Key Local Plan Stages

#### **1: Call for Sites – November 2015 – January 2016**

The Council carried out an initial 'Call for sites' consultation prior to consultation on the Issues and Options version of the Local Plan. Consultees were invited to submit sites for new housing, employment and other types of development to the Council for inclusion in the Local Plan Review.



## **2: Issue and Options Consultation – November 2015 – January 2016**

The Council reviewed existing policies and identified any current gaps in policies or evidence bases, and An ‘Issues and Options’ consultation draft document was prepared and published including questions on the key issues and options for consideration. This also marked the start of a programme of evidence gathering to support and inform the Local Plan. The Issues and options consultation was open for a 9 week period. The Issues and Options consultation included consultation on the Sustainability Appraisal Scoping Report.



## **3: Draft Local Plan Consultation – July – September 2017**

The Council consulted on a draft version of the Local Plan, which took account of issues arising from the updated evidence base, technical assessments and reports, previous consultation responses and internal comments. The draft local Plan was supported by consultation on a draft Sustainability Appraisal. The consultation was open for a 6 week period.



## **4: Additional Focussed Consultation – August – September 2018**

In 2018 the Council undertook further informal consultation focussed on the implications of any potential development at St. George’s Barracks and the review of the spatial strategy and settlement hierarchy taking into account of the closure of the site. In addition consultation was carried out on a number of additional development sites which had been suggested to the Council as a result of, and since the consultation on the Draft Local Plan in 2017. Consultation was open for a 6 week period.



## **5: Regulation 19 Pre Submission Consultation –**

A submission ready version of the plan will be made available for stakeholders and the public to comment on. In accordance with the Local Plan Regulations, this consultation is formal and will follow the statutory requirements seeking specifically to establish the Plan’s soundness for Examination in Public. Consultation will open for a 8 week period



## **6: Submission to the Sectary of State: No Fixed Date**

The Council will assess the comments received during the Regulation 19 formal consultation. If it considers that the Local Plan is sound, the Plan can be submitted for Examination in Public (EiP). If the Authority wishes to improve the plan, then stages 5 and 6 are repeated.



## **7: Examination: - No Fixed Date**

The Plan will be examined by an independent Planning Inspector who will conduct an EiP. This may include Examination Hearings which will be chaired by the Planning Inspector who will set out the agenda for each hearing and determine who is invited to participate. The timetable for the EiP and hearings is determined by the Planning Inspectorate.



## **8: Adopt - No Fixed Date**

If the independent Planning Inspector finds the Local Plan sound, the Plan can be adopted by the Authority. If the Inspector does not find the Local Plan sound, or recommends that proposed modifications will be required, the changes to the plan will be subject to consultation and additional Examination Hearings may be necessary before the plan can be adopted.

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## Consultation Stages

As set out in the above timetable Rutland County Council have conducted four consultation stages prior to finalising the Local Plan for submission (three under informal regulation 18, and one under formal regulation 19).

These Stages are as follows;

- Regulation 18 - Issues and options 2015
- Regulation 18 – Draft Plan Consultation 2017
- Regulation 18 – Additional Consultation 2018
- Regulation 19 - Pre-submission consultation 2020.

It is important to note that alongside these key consultation stages dialogue has taken place throughout the process with relevant stakeholders and individuals to assist with the preparation of the plan and resolve outstanding issues.

## Statement of Community Involvement

The Councils adopted Statement of Community Involvement (SCI) was reviewed in 2020 in advance of the Regulation 19 consultation (undertaken August – November 2020). All of the early community engagement undertaken under Regulation 18 was undertaken in accordance with the SCI which was adopted in 2014. The SCI sets out the Council's requirements in terms of public and stakeholder engagement in relation to planning, including the preparation & consultation of Local Plans. The SCI requires a number of different engagement methods to be used across the community, to ensure that everyone has the right, and fair chance to comment.

The Council has ensured that the Local Plan engagement process was in line with the adopted SCI relevant at the time of the consultation.

A link to the councils full 2014 SCI can be found at: <https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/statement-of-community-involvement/>

The SCI sets out that a range of consultation methods will be used inform and consult with the community in preparing the Local Plan. The key methods, together with their main benefits and the groups this method engages with are set out in the table below\*:

Method	Benefit	Main groups to be consulted (lists not exhaustive)
Make documents and supporting information available at the Council's main Offices and public libraries at Oakham, Uppingham, Ketton, Ryhall and on the Rutland mobile library	Consultation documents and information are available free of charge in a variety of locations during opening hours	General public (including hard to reach groups), groups and stakeholders
Make documents, supporting information and electronic methods of responding available on the Council's website	Information is easily accessible from people's own homes and businesses, 24 hours a day Comments can be submitted to the Council quickly, at any time and with no cost	Anyone with suitable internet access
Hold exhibitions where practical & appropriate	Publicises information in a user friendly way, in a variety of locations Provides an opportunity	General public (including hard to reach groups), groups and stakeholders

	for individuals to raise and discuss issues directly with Council staff	
Include information in a Summary Leaflet where appropriate	Provides a brief summary of the document and can be circulated to households where appropriate to inform plan preparation progress and encourage further involvement in the process	All residents within the county
Letters and e-mails to contacts on address database  Include Local Plan Newsletter	Online newsletter informs people of Local Plan progress and encourages further involvement in the process.	All those on the Local Plan updates mailing list  Specific and general consultees and anyone else with interest in plan making
Press releases to local newspapers and/or local radio	Provides information to the local community  With two weekly local newspapers and a local radio station Rutland has good media coverage which reaches all parts of the community.	General public (including hard to reach groups), groups and stakeholders
Distribute information to Town and Parish Councils/Meetings to be displayed on village notice boards  Include information in Rutland Parish briefing	Allows information to be displayed in public locations locally and also provides an opportunity for representatives of Town and Parish Councils/Meetings to raise and discuss issues	Town & Parish Councils and local residents/businesses



Attend the Rutland Parish Forum (quarterly meetings) and/or attend Parish Council meetings where relevant	Gives opportunity for representatives of all Parish Councils and Meetings in Rutland to raise and discuss issues.	
Stakeholder groups	Provides an opportunity for selected stakeholders to raise and discuss issues directly	Dependent on the group(s) and topic selected
Use of social media such as Twitter @rutlandcouncil to notify followers of Local Plan progress and involvement opportunities	Means of engaging hard to reach groups. Provides an opportunity to encourage and facilitate discussion with interested parties.	General public and anyone else with interest in plan making in Rutland

\* Note, at the time of preparing this document the SCI is being reviewed and these methods of consultation may be changed.

### Consultation Methods used for the Local Plan

#### **Make documents and supporting information available at Council offices and public libraries for inspection**

All Local Plan documents relevant to the corresponding consultation have been made available at the Council's principal office and the Libraries in Rutland, with the exception of the Regulation 19 Pre-Submission Local Plan which was published in 2020 in the midst of the Covid19 pandemic. Restrictions on movement, social distancing measures and access to public buildings meant that this consultation was undertaken in a different way in accordance with the requirements of the SCI reviewed in the summer of 2020. This included the opportunity to inspect the Local plan and supporting documents at the Council's offices in Oakham on an appointment only basis throughout the consultation period. Copies were not, however, available at the libraries.

There are 4 Libraries within the county (and a mobile library that visits villages within Rutland.)

#### **Location of Council office;**

- Catmose, Catmos Street, Oakham, Rutland LE15 6HP

#### **Locations of libraries;**

- **Oakham Library** – Catmos Street, Oakham, Rutland, LE15 6HW
- **Uppingham Library** – Queen Street, Uppingham, Rutland, LE15 9QR

- **Ketton Library** – High Street, Ketton, Rutland, PE9 3TE
- **Ryhall Library** – Coppice Road, Ryhall, Rutland, PE9 4HY

### **Make documents, supporting information and electronic methods of responding available**

The council has a statutory duty to provide a copy of all documents in an online, easy to access format. Therefore all of the Local Plan materials can be found within the Local Plan webpage on the council's website. This requirement was paramount importance during the Regulation 19 consultation, due to the restrictions of Covid 19 pandemic.

This webpage provides links to Local Plan documents in PDF format which can be printed and downloaded from any web browser. <https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/local-plan/>

All Document's in relation to the emerging Local Plan, such as evidence base work and Policies maps can be found on the council's website, which is continually updated to provide the latest information (This includes archives of previous consultations and superseded evidence base documents).

During consultations, the council had response forms which could be filled in online, or printed off and completed by hand.

### **'Community Roadshows'**

The 'community roadshow' sessions were important for the Issues and Options consultation and for the consultation on the draft Local Plan when trying to establish engagement within hard to reach community groups and individuals within the county.

The roadshows were held at Oakham (Victoria Hall), Cottesmore Village Hall and public libraries in Ketton, Ryhall and Uppingham at which planning officers were available to discuss residents' views and help them to submit comments; they lasted for part of the day and/or into the evenings, this enabled communities to attend a drop in session at a time which suited them most.

A large amount of graphic content in the form of exhibition boards and number of reference Local Plan documents were also made available at the sessions.

The Council advertised these sessions as widely as possible, through the appropriate channels.

An exhibition of the key proposals for the Issues and Options consultation and consultation on the draft Local Plan were also held at the Council Offices in Oakham and public libraries in Oakham, Uppingham, Ketton and Ryhall;

## **Publicity**

The press and radio are two of the most established ways of getting information out to the public. Press releases were used to inform the public of Local Plan consultation dates and if there was to be any drop in sessions.

There are 2 main newspapers covering the County:

- The Rutland Times
- The Stamford and Rutland Mercury

Local Radio stations for Rutland is as follows;

- Rutland Radio

For each consultation at least one press release was sent to local newspapers and media resulting in articles in the Rutland Mercury and Rutland Times.

A summary leaflet highlighting the key issues and giving details of where further information could be obtained was also made available at all public libraries in Rutland and at the public exhibitions;

## **Social Media**

The Council uses two of the main social media platforms to connect with residents across the district. These are as follows;

- Facebook
- Twitter

Both were used during each consultation event.

## **Distribute information to Town and Parish Councils/Meetings to be displayed on village notice boards**

All Parish and Town Councils receive a '*Parish Briefing*' and are able to attend the Parish Forum this is opportunity for all the Parishes to be kept informed on the progress of the Local Plan and of any forthcoming consultations. The Parish Forum meetings are an opportunity for all the Parishes in Rutland to be kept informed of the Local Plan, receive up to date information and presentations and to raise any questions. Where local plan consultations dates have coincided with 'parish briefing' publication dates this has been used to publish the consultation dates along with the times for the 'community roadshows' and exhibitions.

Additionally, all parish and town clerks (or chairs) were notified of consultation events through either Email or post.

Within these notification emails/letters, clerks were asked to then circulate any of the correspondence with all other Parish/Town Councillors. They were also asked to

display a notice of the consultation on their relevant village notice boards or information location regarding Information surrounding Local Plan consultation and would receive a printed copy of the consultation documents and can request additional copies if required.

### **Stakeholder groups**

This involved meetings with relevant stakeholder groups, or statutory bodies to discuss specific issues relating to the emerging Local Plan as and when appropriate. For example targeted consultation has taken place with the Rutland Water Partnership over proposed changes to the Rutland Water policy areas and policy wording.

### **General consultation bodies on the database include:**

The Town and Country Planning (Local Planning) (England) Regulations 2012 requires Local Planning Authorities to consult both general consultation bodies and specific consultation bodies in the preparation of Local Plans, in addition to residents and other persons carrying out business in the local planning authority's area. Rutland's Local Plan mailing list was refreshed in 2014 and has been kept up-to-date throughout the plan making process. In particular the introduction of the GDPR in 2017 provided an opportunity to refresh and update the Local Plan Mailing list. The mailing list includes:

- Members of the public who want to be informed of the Local Plan Process
- Local Business around and within Rutland
- Landowners/ Developers/agents
- Civic Society Groups
- Groups/ individuals who represent the interests of disability, religion, race or national groups within the Authority.
- Any general body that had participated in any consultation was also added to the database unless they specifically stated otherwise.

### **Specific consultation bodies on the database include;**

The Regulations require that the Council notify the specific consultation bodies as the Local Planning Authority considers has an interest in the subject of the proposed local plan. Rutland County Council has consulted the following specific consultation bodies during the preparation of the Local Plan:

- Environment Agency
- Historic England
- Natural England

- East Leicestershire and Rutland Clinical Commissioning Group (ELR CCG)
- Highways England
- Sport England
- Office of Rail and Road
- Network Rail
- Western Power Distribution
- NHS Local Area Team (Lincolnshire and Leicestershire)
- National Grid UK
- Homes England
- Civil Aviation Authority
- Leicestershire and Rutland Wildlife Trust
- Greater Cambridge and Greater Peterborough Local Enterprise Partnership (LLEP)
- Greater Lincolnshire LEP
- Neighbouring Local Planning Authorities

Specific consultation bodies include a number of statutory consultees which are organisations and bodies, defined by statute, which Rutland County Council is legally required to consult during the Local Plan making process.

### Duty to Co Operate

The duty to co-operate was introduced in the Localism Act 2011 and places a legal duty on local planning authorities to engage constructively, actively and on an on-going basis to maximise the effectiveness of local plan preparation relating to strategic cross-boundary matters. The Council has worked together with the neighbouring authorities to determine and resolve relevant cross boundary issues. A separate Duty to Co-operate Statement of Compliance will be published and submitted in support of the Local Plan. All of our neighbouring authorities have been consulted on all stages of the Rutland Local Plan.

- Peterborough City Council
- South Kesteven District Council
- South Holland District Council
- East Northamptonshire District Council
- Melton Borough Council
- Corby Borough Council
- Leicestershire County Council

- Lincolnshire County Council
- North Northamptonshire Joint Planning Unit
- Cambridgeshire County Council, and
- Northamptonshire County Council

More information can be found separately in the Rutland Duty to Cooperate Compliance Statement.

## Overview of Report

This report is split into 4 sections, each section covers a different stage of community engagement which forms part of the Local Plan process to date. The sections include analysis of the following;

- An overview of the consultation
- Timescales for the consultation
- Methods of consultation used
- Summary of stakeholders notified of each Local Plan update
- Ways in which consultation could be responded to
- Feedback
- Moving forward
- Main issues raised in representations
- Key changes made
- Links to any summary documentation produced after the consultation

## Section 1 – Call for Sites Consultation



### Rutland Local Plan Review 2015-2036 Issues and Options Consultation November 2015-January 2016

#### Site Submission Form

Please read the accompanying Guidance Notes before completing this form. When completed it should be submitted to the Council by **Tuesday 12 January 2016** together with a map identifying the boundaries of the site at an appropriate scale (e.g. 1:2,500). A separate form should be completed for each site and sent to the address on page 6 of this form. You may photocopy the form or obtain more copies free of charge from the Council on request.

*Data protection: Please note that any information supplied to the Council on this form cannot be kept confidential. Copies of all responses will be available for inspection at the Council Offices and may be included in a summary schedule of responses to be made available at public libraries in Rutland and on the Council's website. The Council will enter responses on a computer database, to be used by the Council for the purpose of recording and collating comments and for contacting people and organisations about their responses.*

1. Contact details		2. Agent's contact details (if applicable)	
Title	Click here to enter text.	Title	Click here to enter text.
First Name	Click here to enter text.	First Name	Click here to enter text.
Last Name	Click here to enter text.	Last Name	Click here to enter text.
Job Title (where relevant)	Click here to enter text.	Job Title	Click here to enter text.
Organisation (where relevant)	Click here to enter text.	Organisation	Click here to enter text.
Address Line 1	Click here to enter text.	Address Line 1	Click here to enter text.
Line 2	Click here to enter text.	Line 2	Click here to enter text.
Line 3	Click here to enter text.	Line 3	Click here to enter text.
Line 4	Click here to enter text.	Line 4	Click here to enter text.
Post Code	Click here to enter text.	Post Code	Click here to enter text.
Telephone Number	Click here to enter text.	Telephone Number	Click here to enter text.
Email address	Click here to enter text.	Email address	Click here to enter text.

1

### Overview of the Consultation

The Council carried out an initial 'Call for sites' between September and November 2015, prior to consultation on the Issues and Options version of the Local Plan (see below). The 'call for sites' consultation period was then extended to coincide with the Issues and Options consultation. Landowners, developers, businesses and individuals were invited to submit site suggestions for new housing, employment and other types of development for the Council to consider for inclusion in the Local Plan Review.

### Timescale

The 'Call for Sites', took place over a 6-week period from 24<sup>th</sup> September to 5<sup>th</sup> November 2015 and was extended to 12<sup>th</sup> January 2016 as part of the Issues and Options consultation.

## Methods of Consultation Used

	Description
Make the form for submitting sites to the council together with the guidance notes available at the Council offices and public libraries	<p>The form for submitting sites and the guidance notes made available in the Council's offices and local libraries, including the following locations:</p> <ul style="list-style-type: none"> <li>• County Council Office's, Catmose</li> <li>• Oakham Library</li> <li>• Uppingham Library</li> <li>• Ketton Library</li> <li>• Ryhall Library</li> <li>• Mobile Library</li> </ul>
Make the form for submitting sites and guidance notes and electronic methods of responding available on the Council's website	The forms for submitting sites and guidance notes were published on the Council's website with a response form and dedicated email address for submitting sites to the Council together with details of when and where the 'Call for Sites' forms and guidance notes could be inspected
Exhibitions and 'Community Roadshow'	As part of the Issues and Options consultation an exhibition of the Key Proposals was held at the Council Offices in Oakham and public libraries in Oakham, Uppingham, Ketton and Ryhall. A 'Community Roadshow' was held at Oakham (Victoria Hall), Cottesmore Village Hall and public libraries in Ketton, Ryhall and Uppingham. The forms for submitting sites and guidance notes were available and planning officers were available to discuss submitting sites.
Details of the 'call for sites' and guidance notes were distributed to Town and Parish Councils/Meetings for information	The details of the 'call for sites' and guidance notes was included the letter to all Parish Councils and Meetings in Rutland for information.
A form for submitting sites to the council together with guidance notes made freely available in paper and electronic form;	The forms for submitting sites were made available on the Council's website and were available for collection from the Council offices A dedicated page on the Council's website with information about the consultation including a form and



	guidance notes for submitting sites to the Council
Press releases to local newspapers and/or local Radio	A press release was sent to local newspapers and media.
Stakeholder groups	Stakeholder meetings were held with a range of bodies including the Strategic Partnership ('Rutland Together'), Agents Forum, Housing Conference, Town and Parish Councils and the Rutland Parish Council Forum
Letters and emails to contacts on address database	Notification email sent to a wide range of people and organisations including: <ul style="list-style-type: none"> <li>• Local landowners, developers and planning agents;</li> <li>• Local house builders and housing associations;</li> <li>• All parish councils and meetings in Rutland;</li> <li>• Those that had submitted sites previously as part of the Councils 'call for sites' for the preparation of the Councils Site Allocation &amp; Policies DPD</li> </ul>

## Feedback

A total of 128 sites were submitted through this consultation between September and 5<sup>th</sup> November 2015, including 2 late responses

## Moving Forward

A summary of the sites that were submitted through the Call for Sites and through the Issues and Options Consultations was published on the Council's website. All the sites submitted to the Council were considered in preparing the Consultation Draft Local Plan.

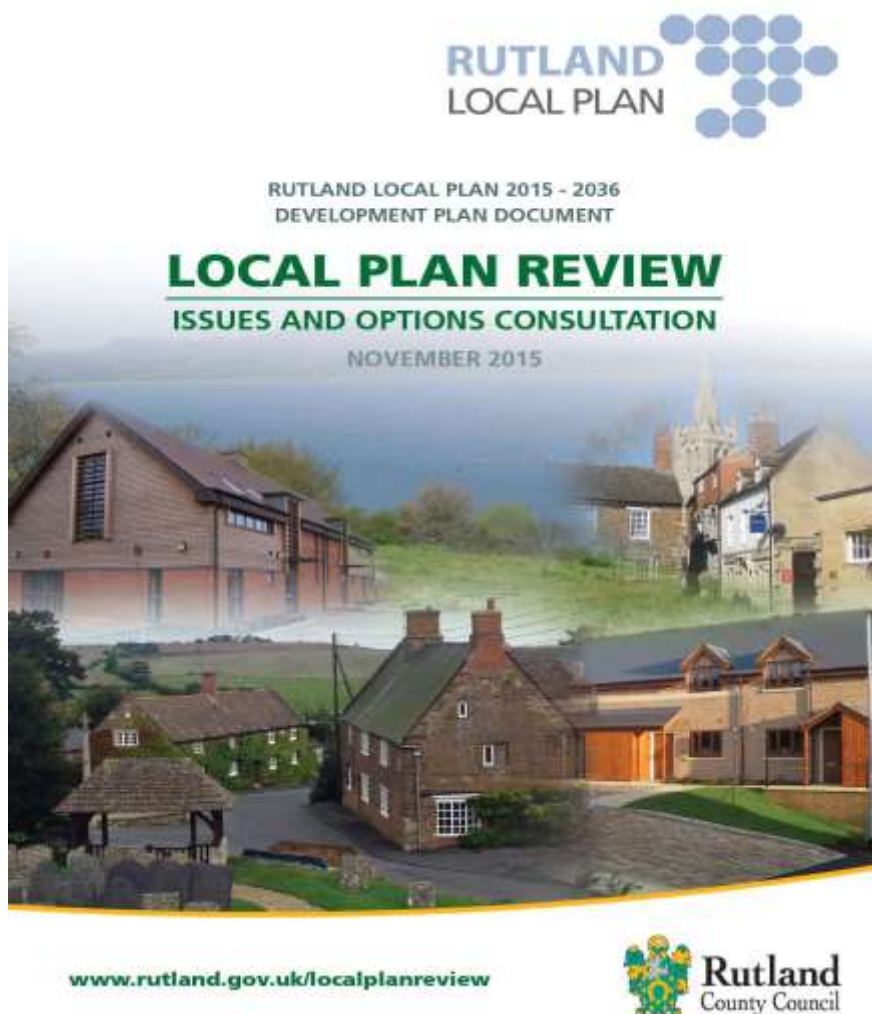
The opportunity to submit sites to the Council continued throughout the early parts of the plan making process, including as part of consultation on the Consultation Draft Plan in 2017 and up to and including consultation on the Additional Sites in August/September 2018

## **Summary Links**

Summary of sites submitted through the Call for Sites and Issues and Options Consultations September 2015-January 2016 (May 2016)

<https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/local-plan-review/>

## Section 2 - Issues and Options



### Overview of the Consultation

The Issues and Options consultation paper was the first formal stage of community involvement in preparing the new Local Plan. The consultation paper set out the outcome of early 'scoping' work for the review of the current local plan documents and identified key issues which were likely to affect Rutland over the next 20 or so years. It included questions on the key issues and options for consideration.

A Sustainability Appraisal (SA)/Strategic Environmental Assessment Scoping Report and a Habitats Regulations Assessment Screening Report were published alongside the consultation paper. This established the proposed sustainability objectives and the assessment framework which would be used to assess the potential effect of policies and proposals on environmental, social and economic factors.

Document type - Regulation 18 (Informal)

## Timescale

The 9 week consultation began on the 10<sup>th</sup> November until 12<sup>th</sup> January 2016.

## Methods of consultation used

Method of Consultation	Description
Make documents and supporting information available at Council offices and public libraries for inspection	<p>The consultation paper was published and paper copies made available in the Council's offices and local libraries, including the following locations;</p> <ul style="list-style-type: none"><li>• County Council Office's, Catmose</li><li>• Oakham Library</li><li>• Uppingham Library</li><li>• Ketton Library</li><li>• Ryhall Library</li><li>• Mobile Library</li></ul>
Make documents, supporting information and electronic methods of responding available on the Council's website	<p>The consultation documents were published on the Council's website with a response form and dedicated email address for sending comments to the Council together details of when and where the consultation documents could be inspected</p>
Exhibitions and 'Community Roadshow'	<p>An exhibition of the key proposals was held at the Council Offices in Oakham and public libraries in Oakham, Uppingham, Ketton and Ryhall</p> <p>A 'Community Roadshow' was held at Oakham (Victoria Hall), Cottesmore Village Hall and public libraries in Ketton, Ryhall and Uppingham at which planning officers were available to discuss residents' views and help them to submit comments;</p>
Distribute information to Town and Parish Councils/Meetings to be displayed on village notice boards	<p>A poster for display on village notice boards was included in the letter to all Parish Councils and Meetings in Rutland and neighbouring parishes</p>
Summary Leaflet	<p>A summary leaflet highlighting the key issues and giving details of where further information could be obtained was made available at all public libraries in Rutland and at the public exhibitions;</p>

Press releases to local newspapers and/or local radio	A press release was sent to local newspapers and media resulting in articles in the Rutland Mercury and Rutland Times on 12 <sup>th</sup> , 13 <sup>th</sup> , 26 <sup>th</sup> , 27 <sup>th</sup> November, 11 <sup>th</sup> December 2015 and 8 <sup>th</sup> January 2016.
Stakeholder groups	Stakeholder meeting and events were held with a range of bodies including the Local Strategic Partnership ('Rutland Together'), Agents Forum, Housing Conference, Rutland Water Partnership, Town and Parish Councils and the Rutland Parish Council Forum
Social Media	The consultation was posted on both social media platforms, highlighting the consultation dates.
Letters and e-mails to contacts on address database	All statutory and duty to co-operate bodies were notified about the consultation along with individuals, businesses and community groups who had asked to be involved in preparing the local plan.
Issue a Public notice	A public notice was published on the Council's website giving details of where and when the consultation documents were available for inspection and how comments could be made

### **Ways in which the consultation could be responded to:**

There were a number of questions proposed within the consultation document, these could be responded to in a number of ways;

- Consultation response form available in electronic and on paper format
- Through Generic Email
- Through Generic Letter.

### **Summary of stakeholders notified of each Local Plan update**

SCI consultees - 157  
Parish Council/Meetings – 56  
Local Plan Database – 281

## **Feedback**

A total of 106 written responses to the Issues and Options consultation were received (including 3 late responses). All responses were acknowledged, recorded on a database and summarised.

A Summary of Consultation Responses to the Local Plan Review Issues and Options Consultation (May 2016) was published on the Council's website and made available for public inspection (see appendix 1a)

## **Moving Forward**

The document was prepared and consulted upon to support early engagement with local communities, businesses, voluntary groups, public organisations and landowners about future development and change in the county. It set out what the council thought were the current important issues facing Rutland, and what issues might arise in the future.

All the responses and all the issues raised at stakeholder meetings were considered by Council Officers in preparing the Consultation Draft version of the Local Plan Review.

A schedule of main issues raised, officer responses and how these have been taken into account in the Consultation Draft Local Plan was published on the Council's website together with the Consultation Draft Local Plan. For a summary of the main issues raised at the Issues and Options stage and how these have been taken into account see **Appendix 1a**

## **Main issues raised in representations made at the Issues & options consultation stage**

The main outcomes from the Issues and Options consultation were:

- Support for the level of housing growth outlined in the Strategic Housing Market Assessment (average of 173 dwellings per year)
- Focus of development in towns and some larger villages and maintaining the current apportionment of new development between Oakham, Uppingham and larger villages
- New sites put forward for housing, business and other uses
- Support for the approach to minerals and waste planning and additional sites for waste management
- Majority agreed that new infrastructure will be required in Rutland to support the new development and a range of proposals have been suggested

- A total of 10 new sites (i.e. sites that had not already been submitted to the Council through the Call for Sites) were submitted through the Issues and Options consultation (including 3 late responses)

### **Key changes made**

As a result of the comments received through this consultation the Council have prepared the following new/additional evidence and reviewed the following key parts of the local plan:

- Update to the Strategic Housing Market Assessment (SHMA)
- Reviewed the Site Assessment Methodology Paper
- Reviewed the Strategic Housing and Employment Land Availability Assessment (SHELAA) to identify provisional allocations
- The spatial portrait, vision and objectives have been reviewed and updated to ensure they reflect current circumstances
- Reviewed the spatial strategy and the settlement hierarchy
- Updated the Employment Land Assessment
- Draft Infrastructure Delivery Plan (IDP) and the priority investments in infrastructure to support the planned growth will be published alongside the final draft version of the Local Plan
- The Local Aggregates Assessment (LAA) has been agreed with the AWP
- Whole Plan Viability Assessment
- Minerals Safeguarding Areas have been refined to address local circumstances (including identification of building stone resources) and align with national policy and guidance.
- Waste arising and indicative waste management and disposal capacity requirements have been identified as per the method outlined in the Local Waste Management Needs Assessment.
- Review and update the Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA)

### **Summary Links**

**Issue & Options Document** - <https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/local-plan-review/>

**SEA/SA Document** - <https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/local-plan-evidence-base/sustainability-and-environmental-assessment/>

## Section 3 – Consultation Draft Plan 2017



### Overview of the Consultation

The purpose of the document was to identify sites proposed as allocations for housing and other types of development in Rutland and to set out detailed planning policies to be used for determining planning applications. A draft Sustainability Appraisal and draft Habitat Regulations Assessment were also published for consultation alongside the plan

This was the next stage of public consultation following the previous consultation on the Issues and Options document in November 2015 to January 2016. This consultation was undertaken to seek the views of Rutland residents and others on the proposed sites to be allocated for development and proposed policies to be included in the plan

Document type – Regulation 18 (informal)

### Timescale

The consultation began on the 31st July and lasted until 25<sup>th</sup> of September 2017. This was for a total of 8 weeks



## Methods of consultation used

Method of Consultation	Description
Make documents and supporting information available at Council offices and public libraries for inspection	<p>All consultation documents were made available in the Council's offices and local libraries, including the following locations;</p> <ul style="list-style-type: none"> <li>• County Council Office, Catmose</li> <li>• Oakham Library</li> <li>• Uppingham Library</li> <li>• Ketton Library</li> <li>• Ryhall Library</li> <li>• Mobile Library</li> </ul>
Make documents, supporting information and electronic methods of responding available on the Council's website	<p>All consultation documents were made available on the Council's website with an online form for submitting comments to the Council; together details of when and where the consultation documents could be inspected</p>
Exhibitions and 'Community Roadshow'	<p>An exhibition of the key proposals was held at the Council Offices in Oakham and public libraries in Oakham, Uppingham, Ketton and Ryhall</p> <p>A 'Community Roadshow' was held in the following locations: Cottesmore, Greetham, Ketton, Little Casterton, Oakham, Ryhall, Uppingham &amp; Whissedine. Officers were available to discuss residents' views and help them to submit comments;</p>
Summary Leaflet	<p>A summary leaflet was made available at locations across the county</p>
Press releases to local newspapers and/or local radio	<p>A press release was sent to local newspapers and media</p>
Stakeholder groups	<p>Meetings were held with groups and stakeholders including the Rutland Parish Forum</p>
Social Media	<p>The consultation was posted on both social media platforms, highlighting the consultation dates.</p>
Letters and e-mails to contacts on address database	<p>All statutory and duty to co-operate bodies were notified about the consultation along with individuals, businesses and community groups who had asked to be involved in preparing the local plan.</p>

	Those who had previously commented on the Issues and Options were also notified of the consultation.
Issue a Public notice	A public notice was published on the Council's website giving details of where and when the consultation documents were available for inspection and how comments could be made

### **Ways in which the consultation could be responded to**

The response form included all the allocations and planning policies proposed within the consultation document, and set out the response whether to agree or disagree with any part of the Consultation Draft Local Plan and if disagreed to give reasons why. These could be responded to in a number of ways;

- Web based response form on the councils website
- Paper based response form available from the council offices and libraries
- General Email
- General Letter

All responses were stored on a database file.

Further information can be found in on the Local Plan Review webpage - <https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/local-plan-review/>

### **Summary of stakeholders notified of each Local Plan update**

SCI Consultees - 157  
 Parish Council/Meetings – 56  
 Local Plan Database – 346  
 Respondents – 139

### **Feedback**

A total of 364 written responses to the consultation were received together with 749 letters objecting to a specific allocation in the plan Brooke Road, Oakham.

A Summary of Consultation Responses to the Local Plan Consultation (2017) was published on the Council's website and made available for public inspection.

### **Moving Forward**

A schedule of main issues raised, officer responses and how these have been taken into account and the changes arising from them was published on the Council's

website. The representations were taken into consideration regarding the potential residential allocations, and the additional sites put forward were appraised for their suitability.

For a schedule of comments made about both the proposed allocations and sites which were assessed but not allocated at this stage and a schedule of Main Issues Raised, Officer Responses and Proposed Changes see **Appendix 2a**

### **Main issues raised in representations made at the draft Local Plan consultation stage**

The main outcomes from the consultation were:

- Concerns about the scale and number of the proposed residential allocations in the larger villages.
- A number of objections to COT13 – Land north of Mill Lane, Cottesmore.
- Historic England objected to EDI02(A) – The Yews, Well Cross, Edith Weston.
- A number of objections to proposed allocations in Greetham, Ketton, Whissendine and Ryhall.
- A large number of objections to the proposed allocations in Oakham in particular OAK04 – Land at Brooke Road, Oakham.
- The need to consider the potential and the significance of the St. George's barracks and suggest it is properly considered, evaluated and included in the plan so that its impact on surrounding areas and infrastructure improvements required can be assessed.
- The need for an up to date Infrastructure Delivery Plan.
- An additional 14 sites were put forward to be considered for residential allocations.

### **Key changes made**

As a result of the comments received through this consultation the Council have prepared the following new/additional evidence and reviewed the following key parts of the local plan:

- All potential new residential sites including those previously considered were re-assessed to compare their suitability.
- The Council considered options for the re-use and re-development of St George's Barrack.
- Reviewed Policy wording in the light of responses, particularly those from from statutory bodies.
- Developed a draft Infrastructure Deliverability Plan.
- Reviewed and updated the Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA).

- Reviewed and updated as necessary evidence base in particular an Employment Take Up and Objectively Assessed Needs Review
- Review of the landscape importance and area designations for Rutland Water

### **Summary Links**

The document and summary of the responses received can be viewed on the Local Plan Review webpage Fur Review webpage - <https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/local-plan-review/>

**SEA/SA Document** - <https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/local-plan-evidence-base/sustainability-and-environmental-assessment/>

## Section 4 - Additional Sites and Focused Changes to the Local Plan: August-September 2018



### Overview

During preparation of the Consultation Draft Local Plan, the Ministry of Defence announced that St. George's Barracks would close in 2021. At the time the consultation draft plan was published in 2017, it was felt there was insufficient evidence available to enable detailed consideration of St. George's within the Local Plan.

A number of responses to the Consultation Draft Local Plan highlighted that it would be highly desirable if the Local Plan could articulate more in relation to the potential of this site.

As this matter had progressed significantly since the 2017 Consultation Draft Local Plan was first put forward, there was a need to consider the redevelopment potential of St George's through the Local Plan. A further round of public consultation was therefore undertaken before producing the revised Local Plan.

The consultation invited comments on two separate documents:

- Focused Changes to the Local Plan after including St George's Barracks in the Plan.
- Additional Sites put forward for possible development since the Consultation Draft Local Plan 2017.

## Focused Changes to the Local Plan after including St George's Barracks in the Plan

The purpose of the first document was to consider the implications of incorporating the potential redevelopment of St. George's Barracks, when it closes in 2021, into the Local Plan. This provides an opportunity to reduce the scale of housing allocations in locations across the County, from those proposed in the Consultation Draft Local Plan published in July 2017.

### **Additional Sites 2018**

The second document set out details of the additional sites promoted for development by landowners and/or potential developers. These additional sites were still to be assessed as to their suitability for consideration within the Rutland Local Plan, the Pre-Submission Version. They were set out so that views from the public and stakeholders could be garnered to assist in determining appropriate land use allocations in the next version of the Local Plan.

This constituted an additional round of non-statutory public consultation, following previous consultation on the Consultation Draft Local Plan in August -September 2017 and the Issues and Options in November 2015-January 2016.

Document Type – Regulation 18 (Informal)

### **Timescale**

This consultation took place between 13 August and 24 September 2018.

### **Methods of consultation used**

<b>Method of Consultation</b>	<b>Description</b>
Make documents and supporting information available at Council offices and public libraries for inspection	All consultation documents were made available in the Council's offices and local libraries, including the following locations; <ul style="list-style-type: none"><li>• County Council Office, Catmose</li><li>• Oakham Library</li><li>• Uppingham Library</li><li>• Ketton Library</li><li>• Ryhall Library</li><li>• Mobile Library</li></ul>
Make documents, supporting information and electronic methods of responding available on the Council's website	All consultation documents were made available on the Council's website with an online survey form for submitting comments to the Council; together details of when and where the consultation documents could be inspected

Distribute information to Town and Parish Councils/Meetings to be displayed on village notice boards	A poster for display on village notice boards was included in the letter to all Parish Councils and Meetings in Rutland and neighbouring parishes
Stakeholder groups	Town and Parish Councils at the Rutland Parish Council Forum were given a presentation
Exhibitions	An exhibition of the key proposals was held at the Council Offices in Oakham and public libraries in Oakham, Uppingham, Ketton and Ryhall
Letters and e-mails to contacts on address database	All statutory and duty to co-operate bodies were notified about the consultation along with individuals, businesses and community groups who had asked to be involved in preparing the local plan and/or who had responded to the previous Local Plan consultations.
Press releases to local newspapers and/or local radio	A press release was sent to local newspapers and media
Social Media	The consultation was posted on both social media platforms, highlighting the consultation dates.

#### **Ways in which the consultation could be responded to:**

There were a number of questions proposed within the consultation document, these could be responded to in a number of ways;

- Web based online survey form on the councils website
- Paper consultation forms
- General Email
- General Letter

#### **Summary of stakeholders notified of each Local Plan update**

SCI Consultees - 157

Parish Council/Meetings – 56

Local Plan Database – 360

Respondents - 277

#### **Feedback**

The consultation generated a high level of response, 816 individual response forms and letters about the Focused Changes and a further 316 forms and letters about the additional sites. A third party conducted a poll of Rutland residents about proposals for the St George's site. The results of this poll were also shared with the Council. (762 poll responses). A number of those responding to the poll had also responded to the council's consultation

## **Moving Forward**

All representations were taken into consideration to produce the Pre-Submission Local Plan and a series of changes made to the spatial strategy, site allocations, plan text and policies as a result of the consultation.

A schedule of main issues raised, officer responses and how these have been taken into account and the changes arising from them was published on the Council's website. See **Appendix 2a**

## **Main issues raised in representations made at the Additional Sites and Focused Changes to the Local Plan consultation stage**

The main outcomes from the consultation were:

- The need to define what is meant by sustainable growth
- Concern with scale of development at St George's (Many respondents felt that development should be limited to 500 dwellings) and disagreement with the term 'garden village'
- Consider it is an isolated location – unsustainable and unsuitable development including employment uses.
- Lack of alternative sites for a garden village considered or alternative uses for the site.
- Mixed views on whether the Garden village should be included within the settlement hierarchy.
- Query Brownfield definition/Previously Developed Land of the site.
- Concern about mineral extraction and its impact on new residents.
- Concerns Highways impact on surrounding roads and villages and lack of infrastructure in place to support it.
- Developers disagree with the resulting reduction in housing number to LSC's
- Consider there is a lack of evidence for change in housing figures and evidence to justify the housing need for this site.
- Developers concerned with delivery rates – too ambitious and over reliance on one site - will need to allocate reserve sites for flexibility.
- General support from government agencies.
- Submission of an alternative garden village proposal at Woolfox.
- Individual comments relating to some of the additional sites



## Key changes made

As a result of the comments received through this consultation the Council have prepared new/additional evidence and reviewed the following key parts of the local plan:

- Prepared a range of technical evidence to assess alternative sites on a consistent basis, supplemented by a number of site specific studies.
- An independent assessment was undertaken to consider the evidence and broad merits of a New Settlement being promoted through the emerging Rutland Local Plan. Two sites were assessed comparatively at St George's Barracks (Edith Weston) and the former RAF Woolfox (Clipsham / Stamford). The assessment considered capacity and deliverability, environmental, infrastructure, transport, economy and policy and strategic principles.
- Reviewed the Sustainability of Settlements Background Paper.
- Reviewed the village appraisal facilities research.
- Further analysis undertaken on the contribution of windfall sites to the housing supply.
- Update to the SHMA.
- Update to the Employment Land Assessment.
- Updated Landscape Sensitivity and Capacity Studies.
- The Council has worked with infrastructure providers (including utility companies) to make sure the infrastructure implications of development are fully assessed and where necessary options for resolving identified issues are explored: this is reflected in the IDP.
- Reviewed and updated the Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA).

## Summary Links

The two consultation documents and summaries of the responses received can be viewed on the Local Plan Review webpage- <https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/local-plan-review/>

SEA/SA Document - <https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/local-plan-evidence-base/sustainability-and-environmental-assessment/>

## Section 5 – Regulation 19 Pre-submission consultation August 27 – November 6<sup>th</sup> 2020



### Overview

The Pre-submission version of the Local Plan was informed by the feedback received to each of the three previous rounds of Regulation 18 consultations summarised above, together with a consideration of the local plan evidence base which comprises a range of technical and specialist reports on issues ranging from housing matters (including the need for affordable housing and Gypsy and Traveller and Travelling Show people accommodation), employment, retail, landscape, viability, site assessment and sustainability.

The Pre-submission Local Plan is a complete draft of the Council's preferred Local Plan and includes site allocations for housing, employment and other types of development in Rutland and sets out detailed planning policies to be used for determining planning applications. The Pre-submission plan has been prepared in light of the outcomes of ongoing Sustainability Appraisal (SA) and Habitat Regulations Assessment (HRA). A report on both the SA and the HRA were published for consultation alongside the plan. The following supporting documents were published alongside the Regulation 19 Local Plan:

- Sustainability Appraisal (SA) (plus a non-technical study)
- Habitats Regulation Assessment (HRA)
- Duty to Co-operate Summary statement of compliance
- Regulation 22 Statement of Community Engagement
- Equalities Impact Assessment (EqIA)

The Pre-submission Local Plan was approved by the full Council on February 10<sup>th</sup> 2020 for Regulation 19 Consultation. The imposition of national restrictions arising from the Covid-19 pandemic meant that the Regulation 19 consultation was delayed by five months, finally being undertaken for 10 weeks between 27<sup>th</sup> August and 6<sup>th</sup> November 2020

Document Type – Regulation 19 (Formal consultation)

## Timescale

This consultation took place between 27 August and 6 November 2020.

## Methods of consultation used

The Council reviewed its Statement of Community Involvement (SCI) during the summer 2020. Part of this review was to take account of changes to regulations arising from the Covid-19 pandemic and the restrictions imposed on public access and movement.

Changes to legislation and to the SCI meant that consultation on the Local Plan could be undertaken in web-based and electronic format only. However the Council has been mindful of the number of its residents who do not have access, or have limited access, to the internet and therefore put into place arrangements for people to access paper copies of the plan and the supporting documents, as well as paper response forms. Measures were also put in place to allow people to access planning officers via telephone. These measures were in addition to the minimum requirements set out in legislation and the SCI.

Method	Description
Make provision for online engagement through the availability of all relevant documents and the submission of representations online and in electronic format.	All consultation and supporting documents were accessible to view or download on the Council website. The website also included a number of short videos setting out the local plan process so far and what this stage of the consultation involved as well as a guidance video on how to complete the online response form.  (see Appendix 3a)
On-line response form on the Council's website.	Online response form allowed for responses to be submitted to the Council at any time of day.  A representation procedure notice accompanied the form and a guidance video on how to make your representation was also included on the website (see Appendix 3a)
Dedicated e-mail address for Local Plan matters.	<a href="mailto:localplan@rutland.gov.uk">localplan@rutland.gov.uk</a> email address was used for all enquiries and the submission of emailed representations throughout the consultation period.  All communications were directed to this single point of contact. The inbox was regularly reviewed by the Local Plan team and all enquiries and call back requests addressed through this single point of contact.
Provide Planning Officer call-back service to respond to enquiries.	Using a triage system to identify the most appropriate way to respond to a customer call or enquiry which included speaking to a planning officer, booking an appointment to see the consultation documents and to request printed

Method	Description
	copies of documents.
Local Plan eNewsletter	2 e-newsletters were circulated during consultation. One at the start and a second midway through consultation to all those on the Local Plan mailing list, paper copies of the newsletter were also posted to those without an email address. The newsletter has been used to inform people of Local Plan progress and consultation process. (see Appendix 3a)
Make hard copy and electronic copies of documents and supporting information available at the Council's Principal Office in Oakham.	<p>Arrangements were put in place for people to book a 2 hour slot to read the Local Plan and the supporting documents. Slots were available each day Monday to Friday between 8.30am and 5.30pm between Thursday 27<sup>th</sup> August and Friday 6<sup>th</sup> November 2020 Appointment booking was undertaken via the Customer Service Team and an officer was available to meet and greet those attending booked appointments. (see photographs in Appendix 3a)</p> <p>Full covid-19 appropriate precautions were in place to ensure minimal contact between customers and staff and to ensure that documents were quarantined between appointments. A one-way system and an enhanced cleaning regime were in place throughout the consultation period.</p>
Make copies of consultation documents or extracts of documents and printed response forms available on request.	<p>A telephone triage system was also put in place to ensure that people had access to advice from planning officers, could book an appointment or arrange to have a copy of the document (or extracts) posted to them.</p> <p>This service was available by telephone through the Customer Service centre during normal opening hours, and through the <a href="mailto:localplan@rutland.gov.uk">localplan@rutland.gov.uk</a> Email address.</p>
<p>Distribute information to Parish and Town Councils through existing available channels.</p> <p>Encourage Town and Parish Councils and Parish Meetings to advertise consultation</p>	<p>Information was circulated to all Town and Parish Councils and Parish Meetings in Rutland, using existing communication channels.</p> <p>Town and Parish Councils' and Parish Meetings were asked if they could host inspection copies of the plan and supporting documents, subject to a risk assessment and appropriate Covid 19 restrictions being in place.</p> <p>The following parish hosted inspection copies: Ashwell</p>

Method	Description
	Cottesmore Edith Weston Empingham Ketton North Luffenham Normanton Oakham Ryhall South Luffenham
Make poster and other display materials available on request to Town and Parish Councils and Parish Meetings.	All Town and Parish councils and parish meetings were provided with posters and copies of the newsletter to display within their communities. (see Appendix 3b)
Press releases to local newspapers, radio and regional tv as well as local digital media.	Regular press releases and news updates issued to both of the weekly local newspapers and local radio station. This included a reminder to participate in the week before the close of consultation (see Appendix 3c)
Use of social media such as Twitter @rutlandcouncil to notify followers of Local Plan progress and involvement opportunities.	Regular social media coverage throughout the consultation period
Engage Rutland Youth Council and use Rutland's young people's* webpage– <a href="https://www.rutland.gov.uk/my-services/health-and-family/youth-services/available-services/rutland-youth-council/">https://www.rutland.gov.uk/my-services/health-and-family/youth-services/available-services/rutland-youth-council/</a>	Presentation given to Rutland Youth Council (via Zoom) and to the Disable Youth Group (via Zoom) who were encouraged to respond to the consultation either individually or as a group.
Engage with target groups, community groups and forums, including use of meetings, workshops and focus groups.*	Target groups were notified directly of the consultation dates, how to respond and provided with a Local Plan newsletter with links and telephone numbers to the Local Plan on the web page and to contact the team directly. (see Appendix 3b)
Notifications sent to those on the Local Plan mailing list (Notifications by post will only be used where no email address is available).	<p>Those on mailing list were notified of start of consultation and midway through consultation of the extension to the consultation period.</p> <p>Notification by post was used where electronic means of communication are not possible.</p> <p>All households in the County were sent a postcard notifying them of the Local Plan consultation and how to access it. This included information on how</p>

Method	Description
	those without internet access could access the consultation. (see Appendix 3b)

### Ways in which the consultation could be responded to:

The Regulation 19 consultation is a statutory consultation where representations should focus on whether the policies and proposals within the plan are considered to be sound and legally compliant.

The Planning Inspectorate provide a model response form to guide the format of representations. This was used as the basis for the online form and downloadable/paper form which were provided for this consultation stage.

Representations could be made in the following ways:

- Web based online form on the councils website
- Downloadable form on the website which could be completed by hand or in electronic form
- Paper consultation forms
- General Email
- General Letter

All valid representations received will be submitted to the Secretary of State and considered as part of the public examination. The response form therefore asked whether the representor wished to speak at the public hearings.

### Summary of stakeholders notified of each Local Plan update

Parish Council/Meetings – 56  
Local Plan mailing list – 1284

### Feedback

The consultation generated 1060 representations submitted by 338 representors (224 individuals and 114 organisations (including parish councils, planning consultants on behalf of developers, stakeholders and local resident groups)). Five sets of representations (included within the above) were formally supported by a list of named individuals wishing to put on record their support for the representations made by the following:

- Empingham Parish Council – supported by 161 Empingham residents
- Fight 4 Rutland – 420 supporters from a change.org petition
- Manton Parish Council – supported by 147 Manton residents
- Richard Drabble, Whissendine – 35 Supporters
- Christopher Renner –made on behalf of 12 senior citizens

All representations received within the advertised consultation period have been registered, acknowledged and assessed. Two responses made comments which did not relate to the Local Plan. Their comments have been forwarded to the relevant service within RCC and they have been notified that their comments will not be addressed through the Local Plan. The remaining 1058 local plan representations are considered to be valid and have been redacted before being made available for public inspection when the Local Plan is submitted.

<http://www.rutland.gov.uk/localplanexamination>

A copy of each representation will be submitted to the Secretary of State and Planning Inspectorate. All submission documents will form part of the Examination library which will be publically available on the Local Plan webpages.

A summary report of representations with an officer's initial response has been prepared. This will form part of the submission documents. This report has been prepared to assist the Inspector's early consideration of the Local Plan.

#### **Main issues raised in representations about the Regulation 19 Pre-submission Local Plan**

- Revised Spatial Strategy which reduces growth in the two towns and local service centres and replace this with the development of a new settlement is inappropriate for Rutland.
- Overall objection to the new Garden Community proposal at St George's. Objection is to the scale of development; impact of traffic arising from the development; deliverability and infrastructure requirements; and sustainability concerns about its location, mineral extraction on site, the deliverability of employment site and viability concerns.
- Unrealistic timescales for delivery and an over reliance on St George's in terms of delivery in the first five years will result in need for additional sites to provide flexibility in first five years
- Different views on what is the appropriate level of Housing Need and the appropriate buffer for flexibility
- Scoring methodology for the site assessment should be published and questions about it not being correctly applied in some cases
- Insufficient allocations in Oakham and Uppingham and the Local Service Centres to sustain them
- Lack of allocation in Uppingham will delay delivery whilst await a review of the Neighbourhood Plan
- The development of 650 homes at Quarry Farm Great Casterton should count towards meeting the housing needs of the County not SKDC housing need
- Quarry Farm policy needs to be strengthened to cover green infrastructure, country park, heritage and conform with SKDC policy for Stamford North
- Some concern about impact of allocation H1.18 Whissendine on archaeology in particular ridge and furrow and on flooding in the village

- Legal compliance issues raised in relation to the process for selecting St George's for the development of a new settlement and in relation to meeting NPPF requirement for early engagement in the plan making process
- Statutory bodies have also suggested the need for some changes to policy wording for a number of the more detailed policies relating to biodiversity; heritage; water quality and flood risk
- Wording and policy changes required for Mineral and Waste policies to align with 2019 NPPF
- Issues relating to the installation of electric vehicle charging in new developments, with reference to impact on viability and proposed changes to Building Regulations in this respect
- Planned Limits of development should be redrawn to allow for windfall sites and should be drawn around St George's and Quarry Farm. Concern about the new PLD at Harrier Close, Cottesmore
- Whole plan viability study will need to be updated to take account of national policy changes relating to Biodiversity net gain and changes to Building Regulations.

### **Moving Forward**

The Pre-Submission Local Plan was submitted to the Secretary of State on the 4<sup>th</sup> February 2021. The representations submitted as part of the Regulation 19 consultation will be Examined by the appointed independent Inspector, who will take them into consideration during their assessment of the Local Plan. The inspector will then outline the main issues which need to be addressed through the public hearing sessions which form part of the public examination.

The Inspector will invite people and organisations to take part in specific hearing sessions based on those who have indicated that they wish to participate and those who the Inspector feels need to be part of the process, in order to clarify additional points and allow for additional discussions. Please note it is not the role of the council to decide who is invited to participate in the public hearing sessions.

The Council has appointed a Programme Officer who will administer the public examination and be the point of contact for the inspector and representors. A Local Plan Examination web page has also been set up which includes the full examination library. This webpage will be kept up-to-date with information about the examination as it progresses, the timetable for hearing sessions as well as information regarding inspectors questions, statements etc.

### **Summary Links**

The Regulation 19 consultation documents, including the SEA/SA and the HRA can be viewed on the Local Plan Review webpage- [www.rutland.gov.uk/localplanreview](http://www.rutland.gov.uk/localplanreview)

The summary report of representations received about the Regulation 19 Pre-submission Local Plan can be viewed on the Local Plan Examination Library webpage – <http://www.rutland.gov.uk/localplanexamination>



The Local Plan Examination page includes the full document library of all submission documents and the evidence base which supports the Local Plan, as well as information about the timetable for the examination and Inspectors correspondence. This can be viewed on the Councils webpage – <http://www.rutland.gov.uk/localplanexamination>

## Appendices

The appendices (Appendix 1-3) below contain a summary of all responses to each stage of consultation undertaken under Regulation 18 (early engagement). The summary of representations received about the Regulation 19 Pre-Submission local Plan are in a separate summary report which can be accessed here <http://www.rutland.gov.uk/localplanexamination> . The appendices also include documentation of all the engagement activities that have taken place since the beginning of the Local Plan Process.

This includes the following;

- Summary of comments and Officer responses
- Publicity undertaken
- Press releases and media coverage
- Other relevant material relating to any of the consultations

## **Appendix 1**

### Appendix 1: Local Plan Review – Issues and Options Consultation

1a Summary of comments and Officer Responses

1b Publicity

1c Media coverage

Appendix 1a: Summary of the main issues raised at the Issues and Options stage and how these have been taken into account

Main issues raised	Officer Response	How have these comments been taken into account in the Consultative Draft
<p><b>Sites for new housing and other development</b></p>		
<p>A total of 128 sites were submitted to the Council through the “Call for Sites” Consultation and a further 9 new sites were submitted through the Issues and Options consultation.</p> <p>A summary of the sites that have been submitted to the Council is shown in the “Summary of sites submitted through the Call for Sites and Issues and Options Consultations September 2015-January 2016 (May 2016).</p>	<p>All the sites have been assessed by the Council in accordance with the published Methodology for Assessing Potential Sites.</p> <p>The findings of the assessment are published in the Site Appraisals and I identify:</p> <ul style="list-style-type: none"> <li>• The sites that it is intended to allocate in the Local Plan and the reasons for their selection.</li> <li>• Sites that have not been selected for inclusion in the Local Plan and the reasons for their exclusion.</li> </ul> <p>Sites are identified to provide sufficient to meet the objectively assessed need identified in the Strategic Housing Market Assessment. These sites are set out</p>	<p>Following completion of site appraisals and review of Strategic Housing and Employment Land Availability Assessment, provisional allocations are set out in the Consultative Draft Local Plan.</p>

Main issues raised	Officer Response	How have these comments been taken into account in the Consultative Draft
	<p>in the policies of the plan and identified on the policies map.</p> <p>As a starting point for determining allocations, the Council has continued to maintain the existing spatial strategy of new allocations to meet the housing requirement being split 70% in Oakham and Uppingham and 30% in villages, together with the spatial distribution between the two towns being 80% in Oakham and 20% in Uppingham. This has been reviewed and where necessary adjusted once site appraisals have been completed.</p>	
<b>Neighbourhood Plans (Q1)</b>		
<p>No clear preferences although marginally more support (30%) for the Local Plan to specify the amount of development to be accommodated across the Local Service Centres (Option B).</p> <p>Concerns were raised by those promoting development that the local plan should provide the strategic</p>	<p>The response indicates marginally more support for an approach in which the local plan would specify the amount of development to be accommodated in each of the Local Service Centres.</p> <p>However a number of concerns have also been raised, particularly by those promoting development that the Local Plan must plan to deliver the strategic housing</p>	<p>The Consultative Draft Local Plan provisionally allocates sites to meet the overall objectively assessed need for the County following the site appraisal process. The outcome of the provisional site allocations sets out the numbers of dwellings to be accommodated in each of the two towns and local service centres.</p>

Main issues raised	Officer Response	How have these comments been taken into account in the Consultative Draft
<p>framework for neighbourhood plans to conform to and make allocations of land to meet assessed housing and employment needs.</p> <p>Parish Councils generally supported the approach that specifies the amount of land in each Local Service Centre where there is a neighbourhood plan and an overall figure for the remaining Local Service Centres.</p> <p>Amongst the public and interest groups, the highest level of support is for continuing the current approach that sets out the amount of development to be accommodated across the local service centres.</p>	<p>requirements, by allocating specific sites for development.</p> <p>The NPPF indicates that Local Plans should plan positively for the development that is needed, indicating broad areas for strategic development and allocating sites to promote development.</p> <p>Therefore it is recommended that the Local Plan should take the lead role by allocating sufficient sites for new housing and other development. This will help ensure that sufficient sites are brought forward in order to meet the needs that have been identified and that suitable sites are considered on a consistent basis. This would be undertaken in consultation with Town/Parish Councils and Neighbourhood Plan bodies.</p> <p>Neighbourhood Plans are able to provide additional guidance on development or to allocate any additional sites that they consider appropriate in general conformity with the strategic policies of the Local Plan.</p> <p>A review of the Sustainability of Settlements Assessment has been undertaken to support the appraisal of sites and identification of additional sites to be allocated in the new Local Plan.</p>	

Main issues raised	Officer Response	How have these comments been taken into account in the Consultative Draft
<p><b>The spatial portrait, vision and objectives (Q2)</b></p>		
<p>A large majority of respondents (77%) agreed with the spatial portrait, objectives and vision as set out in the Council's current development plan documents. A number of specific suggestions for changes were made including:</p> <ul style="list-style-type: none"> <li>• Natural England suggests additional wording in respect of soil resources and green infrastructure;</li> <li>• Bidwells on behalf of clients consider the spatial portrait is must be updated and that the</li> </ul>	<p>The spatial portrait, vision and objectives have been updated to ensure that they reflect current circumstances.</p> <p>Strategic Objective 5 is amended to refer to "Green infrastructure" rather than "natural green space". The impact on soil resources will be taken into account in the development site assessments.</p> <p>We are cooperating with South Kesteven District Council in the planning of development on the northern edge of Stamford. However, Stamford is not</p>	<p>The spatial portrait, vision and objectives have been updated to ensure that they reflect current circumstances.</p> <p>Strategic Objective 5 has been amended to refer to "Green infrastructure" rather than "natural green space".</p> <p>Covered in Policy RLP13</p>

Main issues raised	Officer Response	How have these comments been taken into account in the Consultative Draft
<p>significance of Stamford as a key service centre is not given enough weight. The Council must enter in continuous process of engagement with South Kesteven District Council;</p> <ul style="list-style-type: none"> <li>•</li> <li>•</li> <li>• DLP Planning suggest that the objectives need to be more smart and specific to enable monitoring and that key decisions should not be deferred to neighbourhood plans; the vision should acknowledge that by 2026 suitable development opportunities across the County will have been identified planned and delivered;</li> <li>• Strutt and Parker on behalf of clients consider that greater emphasis should be given to</li> </ul>	<p>considered to form part of Rutland's settlement hierarchy or that it should be identified as a key service centre in Rutland's Local Plan. The Issues and Options consultation noted that land in Rutland on the edge of Stamford could provide a relatively sustainable location for new development, being adjacent to a market town with a range of facilities and public transport. This might help to support the sustainable growth of Stamford.</p> <p>It is not considered that the objectives need to be made more smart or specific, as a number of monitoring indicators have been devised through the sustainability appraisal process to monitor the objectives of the plan.</p> <p>Addressed within the review of the Sustainability of Settlements Assessment.</p>	



Main issues raised	Officer Response	How have these comments been taken into account in the Consultative Draft
<p>housing in local and smaller service centres.</p> <p><u>Parish Councils and Meetings and Neighbourhood Planning Groups</u></p> <ul style="list-style-type: none"> <li>Barrowden Parish Council considers that there should be a stronger objective to safeguard the special character of the Welland Valley ensuring that development in the smaller service centres and villages do not alter that character;</li> <li>Clipsham Parish Meeting considers that a clear distinction is needed between the Restraint Villages and larger villages that might be appropriate for development.</li> </ul>	<p>It is not considered that a stronger objective to safeguard the Welland Valley is needed as this is covered by Strategic Objective 12 relating to the natural and cultural environment.</p> <p>The Settlement Hierarchy sets out the distinction between the smaller and larger villages in terms of what might be appropriate for development</p>	<p>The spatial strategy as set out in Policy RLP3 refers to an appropriate scale of housing being achieved in each town and the</p>

Main issues raised	Officer Response	How have these comments been taken into account in the Consultative Draft
<p><u>Public and interest groups</u></p> <ul style="list-style-type: none"> <li>• The Melton and Oakham Waterways Society support green wedges and green corridors and suggest the remains of the Oakham Canal can support this and should be protected;</li> <li>• The Theatres Trust suggest a definition of Community Facilities should be in support of Objective 5;</li> <li>• Uppingham First consider that the objectives should embrace the spirit of local determination and localism with an appropriate supporting statement;</li> <li>• The Woodland Trust make various suggestions for additional wording in relation to trees and woodland and would like a single strong</li> </ul>	<p>It is not considered necessary to give specific protection for the Oakham Canal as this will be given protection under other policies of the plan.</p> <p>A more detailed definition of community facilities is set out in the Policy RLP10 (Delivering socially inclusive communities)</p> <p>There is reference to the role of Neighbourhood Plans in the introductory section of the Consultative Draft. The Strategic Objectives relate more to specific economic, social and environmental aims with respect to the achievement of the Plan's visions.</p> <p>Strategic Objective 12: Natural and cultural environment sets out a wide ranging objective to safeguard and enhance the natural environment. It is not considered necessary to specifically refer to trees</p>	<p>larger villages by the end of the plan period.</p> <p>Covered within Policy RLP10.</p>

Main issues raised	Officer Response	How have these comments been taken into account in the Consultative Draft
<p>objective on the natural environment;</p> <ul style="list-style-type: none"> <li>Individual comments that there needs to be a more stronger awareness of the rural nature of Rutland; too much emphasis on Oakham and Uppingham and that development at county borders near Stamford will result in taking their custom out of the county.</li> </ul>	<p>and woodland as it is intended that these are covered by the wider objectives and other policies of the plan.</p> <p>Considered within the redrafting of policies and proposals</p>	
<b>The Spatial Strategy</b>		
<b>The Settlement Hierarchy (Q3)</b>		
<p>The option for a revised hierarchy of 9 Local Service Centres (Option A) received the highest level of support.</p> <p>A range of alternative options have been put forward which involve changing the status of individual villages within the settlement hierarchy.</p>	<p>The Council has continued to maintain the existing spatial strategy of new allocations to meet the housing requirement being split 70% in Oakham and Uppingham and 30% in villages, together with the spatial distribution between the two towns being 80% in Oakham and 20% in Uppingham.</p>	<p>The spatial strategy as set out in Policy RLP3 refers to an appropriate scale of housing being achieved in each town and the larger villages by the end of the plan period.</p>

Main issues raised	Officer Response	How have these comments been taken into account in the Consultative Draft
<p>One response proposes that Stamford should be included in the settlement hierarchy.</p> <p>Some parish councils have raised concerns about the status of their villages in the hierarchy, the methodology that was used and application of the sustainability assessment of villages.</p> <p>A number of responses (12) were received from the public objecting to the designation of Braunston as a Smaller Service Centre and questioning the scoring process.</p> <p>The Environment Theme Group considers that the assessment of settlements should be recalibrated to reflect a more realistic determination of sustainability.</p>	<p>The Issues and Options consultation noted that land in Rutland on the edge of Stamford could provide a relatively sustainable location for new development, being adjacent to a market town with a range of facilities and public transport. This might help to support the sustainable growth of Stamford</p> <p>A review of the Sustainability of Settlements Assessment has been undertaken to support the settlement hierarchy to be promoted in the new Local Plan.</p>	<p>Covered in Policy RLP13</p> <p>Covered in Policy RLP3</p>

Main issues raised	Officer Response	How have these comments been taken into account in the Consultative Draft
<b>The amount of new housing (Q4)</b>		
<p>There was a high degree of support overall (81%) for the approach that provides for the amount of growth indicated in the Strategic Housing Market Assessment (173 dwellings per annum) (Option A).</p> <p>Comments from those promoting development include that:</p> <ul style="list-style-type: none"> <li>• The figure is a minimum figure and should be reviewed in the light of new demographic projections;</li> <li>• It should be increased to 185 dwellings per annum to provide a balance between demographic change and economic growth;</li> <li>• It should include a 20% buffer as part of the 5 year land supply.</li> </ul> <p>Other comments suggest 187 dwellings per annum with a need for more housing to meet the need for single person and starter homes.</p>	<p>The response indicates a high degree of support for providing for the amount of growth indicated in the Strategic Housing Market Assessment although the SHMA has been revised to take account of the latest population projections. This has produced a revised objectively assessed need of an average of 160 dwellings per annum.</p> <p>The SHMA sets out the objectively assessed housing need for Rutland in accordance with government guidance and has been agreed with other local authorities in the housing market area.</p> <p>It is accepted that this is a minimum figure.</p> <p>The issue of a 20% buffer relates to the calculation of the 5 year land supply rather than the rather than the objectively assessed housing need.</p> <p>There does not appear to be any clear evidence to suggest that the objectively assessed need figure identified in the SHMA to should be increased to 187 dwellings per annum.</p>	<p>The Consultative Draft Local Plan provides for a minimum of 160 dwellings per annum over the period 2015-2036 as recommended in the Strategic Housing Market Assessment.</p>

Main issues raised	Officer Response	How have these comments been taken into account in the Consultative Draft
	The need for single person and starter homes is dealt with under the issue of housing mix (Q6) below.	
<b>Sites for employment, retail or other types of development (Q5)</b>		
<p>A majority of responses (66%) supported the option that additional sites for employment, retail or other types of development should be allocated in the local plan.</p> <p>Specific sites were put forward for:</p> <ul style="list-style-type: none"> <li>• Employment land at Wireless Hill, North Luffenham;</li> <li>• Greetham Quarry for employment</li> </ul>	Additional sites assessed to take account of the requirements and recommendations set out in the Employment Land Study	Site Allocations for additional employment land are set out in Policy RLP19 of the Consultative Draft Local Plan.

Main issues raised	Officer Response	How have these comments been taken into account in the Consultative Draft
<p>A range of additional facilities have been suggested by the responses from the public including:</p> <ul style="list-style-type: none"> <li>• cinema;</li> <li>• sports;</li> <li>• more frequent railway services;</li> <li>• light industry;</li> <li>• more parking for retail;</li> <li>• more employment in Oakham;</li> <li>• enterprise in rural areas.</li> </ul> <p>Uppingham First consider that the Local Plan should limit itself to overall targets and empower neighbourhood plans to determine specific sites as in Uppingham.</p>	<p>An Infrastructure Delivery Plan (IDP) is being prepared to support the Local Plan Review. It will provide an evidence base of expected 'pressure points' in relation to existing infrastructure capacity to meet the planned growth.</p> <p>It will address the overall scale of growth, its spatial distribution and the priorities for future investment in infrastructure. It will provide indicative information on potential costs and where the funding might come from, including developer contributions through the Community Infrastructure Levy and legal agreements such as s106 agreements.</p> <p>Site Allocations form part of the strategic policies of the Local Plan. Neighbourhood Plans can seek to allocate more than the Local Plan.</p>	<p>A draft IDP and the priority investments in infrastructure to support the planned growth will be published alongside the final draft version of the Local Plan.</p> <p>The Consultative Draft Local Plan sets out site allocations to meet housing and employment requirements for the whole of the County.</p>
<p><b>The housing mix (Q6)</b></p>		
<p>The highest level of support was for specifying in broad terms the mix of dwelling types, sizes and tenures,</p>	<p>The NPPF requires the Council to plan for a mix of housing and identify the size, type, tenure and range of</p>	<p>The policies of the Consultative Draft Local Plan set out in broad terms the mix of dwelling types,</p>

Main issues raised	Officer Response	How have these comments been taken into account in the Consultative Draft
<p>rather than specifying this in detail, or not specifying this.</p> <p>Those promoting development have raised concerns that the local plan should be flexible and should not seek to control the mix of housing types or be over-prescriptive on this issue.</p> <p>Other responses have raised the need for specific types of housing such as bungalows for older people wishing to downsize and starter homes for single people.</p>	<p>housing that is required in particular locations, reflecting local demand.</p> <p>The highest level of support is for specifying in broad terms the mix of dwelling types, sizes and tenures and is proposed that this approach be applied in the Local Plan Review.</p> <p>It is intended that the policies of the plan will set out in broad terms the mix of dwelling types, sizes and tenures that will be required. It is not intended that the plan will allocate sites for specific types or housing or that it will be over-prescriptive by setting out specific requirements for types of dwellings or dwelling mix on individual sites.</p> <p>These policies will help to address the need for specific types of housing such as bungalows for the elderly, although the detailed requirements for provision of specific types of housing on a site are likely to remain</p>	<p>sizes and tenures that will be required according to the recommendations set out in the Strategic Housing Market Assessment.</p> <p>The requirements for provision of starter homes will be considered in the light of any forthcoming government guidance on this topic.</p> <p>The Consultative Draft Local Plan sets accessibility standards for certain types of dwellings.</p>



Main issues raised	Officer Response	How have these comments been taken into account in the Consultative Draft
	<p>as issues for considering at the planning application stage on the merits of the application.</p> <p>It is also intended that the plan will set accessibility standards for certain types of dwellings, which the government has indicated local authorities may wish to do if considered and set out in policies in their local plans.</p> <p>Mandatory requirements for provision of starter homes may be required as a result of forthcoming government policy.</p>	
<p><b>Distribution of growth between the towns and villages (Q7)</b></p>		
<p>The highest level of support overall (28%) was for maintaining the current apportionment of new development between the towns and villages.</p> <p>Highways England considers that the cumulative impacts of growth at Oakham and Uppingham should be subject to a transport assessment.</p>	<p>The current 70/30% split between the towns and villages is intended to reflect the relative sustainability of the settlements concerned. The highest level of support is for maintaining the current apportionment and there appears to be no clear preference for another option.</p> <p>Highways impacts will be considered within the Infrastructure Delivery Plan.</p>	<p>Policy RLP3 sets out the spatial strategy for development in the County.</p>

Main issues raised	Officer Response	How have these comments been taken into account in the Consultative Draft
<p>Historic England is concerned at the lack of reference to historic assets in the options.</p> <p>Landowners, developers, agents and business have suggested a range of different scenarios with several favouring a higher proportion of development to the villages and rural areas.</p> <p>There was no clear preference among Parish Councils or other respondents.</p>	<p>The impact of development on historic assets is considered as part of the site appraisal process and is addressed in other policies of the plan and in the appraisal of sites.</p> <p>The other distribution scenarios put forward have been considered but there does not appear to be strong evidence or consensus for a change in the approach.</p>	
<p><b>Distribution of growth between Oakham and Uppingham (Q8)</b></p>		
<p>There was no clear overall preference for any of the options although marginally more support (33%) for maintaining the current apportionment between the two towns (Option A).</p> <p>Among those promoting development, some responses suggest that Uppingham should receive a higher 30% proportion of growth, whereas</p>	<p>The current 80/20% split between Oakham and Uppingham is intended to reflect the relative sustainability of the two towns. Oakham is considerably larger with better transport links, employment and wider range of services and facilities.</p> <p>There is marginally more support for maintaining the current apportionment although some support for</p>	<p>Policy RLP3 sets out the spatial strategy for development in the County.</p>

<b>Main issues raised</b>	<b>Officer Response</b>	<b>How have these comments been taken into account in the Consultative Draft</b>
<p>others consider that it should stay the same or the proportion to Oakham should be increased.</p> <p>The majority of parish councils agreed with a higher level of growth for Uppingham (Option C) or another option. There was more support among the public for maintaining the current apportionment or higher growth at Oakham.</p>	<p>increasing the apportionment to Uppingham.</p> <p>Increasing the apportionment to Uppingham is not considered necessary given its lower sustainability rating and that housing completions in the town since 2011 have been considerably below the 20% already required under the current plan.</p> <p>There does not appear to be any strong evidence or consensus for a change in the current apportionment.</p>	
<p><b>Directions for growth around Oakham (Q9)</b></p>		
<p>Overall there appears to be no clear preference for any single direction of growth although there was marginally more support for Option 1 (18%) followed by Option 3 - (17%) and Option 2 (14%).</p>	<p>A consistent approach to appraising sites in Oakham has been undertaken prior to setting out provisional allocations in a draft Local Plan for consultation.</p>	<p>Provisional site allocations for new housing and employment opportunities in Oakham are set out in the Consultative Draft Local Plan.</p>

Main issues raised	Officer Response	How have these comments been taken into account in the Consultative Draft
<p>The Environment Agency has indicated that options 2,4,7 and 8 may lie near or within flood zones.</p> <p>Historic England considers that further work is required in relation to heritage assets.</p> <p>Anglian Water comments that consideration should be given to the implications for the foul sewerage network.</p> <p>Oakham Town Council supports options 1,3 and 5 and Langham Town Council and Langham Neighbourhood Planning Group support Options 1,2,3,4 and 8.</p> <p>Among the public and interest groups the highest level of support was for Option 1 followed by Option 2 land to the south east of Oakham. Individual responses raise concerns that development should not go outside the</p>	<p>Work is ongoing to consider the infrastructure implications and this will inform the Infrastructure Delivery Plan which will accompany the next version of the Local Plan. Flooding and historic environment considerations have been taken into account through the site appraisal process.</p>	

Main issues raised	Officer Response	How have these comments been taken into account in the Consultative Draft
<p>bypass, that development should be on the town centre side of the railway and that care should be taken to prevent merging of settlements.</p> <p>The Environmental Theme Group prefers Option 1 followed by Options 3,5,7 and 8 subject to more detailed assessment. It considers that Option 6 could be sustainable for employment industrial use but Option 4 would not be suitable because of visual impact and existing woodland.</p>		
<p><b>Directions for growth around Uppingham (Q10)</b></p>		
<p>There is clear agreement (83%) for continuing to focus future growth on allocated sites to the north and west of the town.</p> <p>The Environment Agency has indicated that areas to the north and</p>	<p>All sites have been appraised, taking account of projected amount of growth and settlement hierarchy.</p> <p>Issues to be picked up and addressed in the Infrastructure Delivery Plan.</p> <p>Flooding and historic environment considerations have been taken into account through the site appraisal process.</p>	<p>Provisional site allocation for new housing and employment opportunities in Uppingham are set out in the Consultative Draft Local Plan.</p>

Main issues raised	Officer Response	How have these comments been taken into account in the Consultative Draft
<p>west of Uppingham lie within flood zone 1.</p> <p>Historic England considers that further work is required in relation to heritage assets.</p> <p>Anglian Water comments that consideration should be given to the implications for the foul sewerage network.</p> <p>Four parish councils/meetings support future growth taking place to the north west of the town. Uppingham Town Council and Neighbourhood Plan Group consider that this should be determined in the Uppingham Neighbourhood Plan.</p> <p>Uppingham First considers that the Uppingham Neighbourhood Plan</p>		

Main issues raised	Officer Response	How have these comments been taken into account in the Consultative Draft
<p>should focus on the north and west of the town for housing development while the emerging Town Centre and Business Zones Plan should explore the potential for growth on brown field sites in the town centre and a new development zone for retail, parking and starter homes.</p> <p>Individual comments from the public put forward a number of alternative options</p>		
<b>The provision of aggregates (Q11)</b>		
<p>There is clear preference (89%) for the proposed approach to providing for a steady and adequate supply of minerals (Option A).</p> <p>There is clear agreement from Parish Councils and Meetings and the public for this approach.</p>	<p>Noted.</p> <p>Noted.</p>	<p>The Consultative Draft Local Plan provides for a steady and adequate supply of minerals by: identifying a provision rate for limestone of 0.19 Mtpa based on the average aggregate sales for the ten year rolling period (2004 – 2013) set out in the LAA; maintaining a sufficient stock of permitted reserves for limestone and clay in order to supply the</p>

Main issues raised	Officer Response	How have these comments been taken into account in the Consultative Draft
<p>The Minerals Product Association however does not agree to the statements made on aggregate demand or endorse the intended local provision until the deficiencies in the Local Aggregate Assessment have been addressed. It considers that the plan should contain a policy commitment to maintain a stock of permitted reserves to support the actual and proposed investment for plant and equipment, of at least 15 years for cement primary (chalk and limestone) and secondary (clay and shale) materials to maintain an existing plant</p> <p>Clipsham Quarry Company and Bullimore Sand and Gravel Ltd s consider this may not be sufficient to cover the plan period up to 2036 and recommend an early review. It would also be helpful if the Plan made clear that planning for a year-on-year supply of 0.19mt of limestone is effectively a</p>	<p>The Local Aggregates Assessment (LAA) has been prepared in accordance with Government policy and guidance, and agreed with the AWP. The emerging plan will seek to maintain landbanks as set out in Government policy.</p> <p>The NPPF states that plans must be kept up-to-date, in addition the plans monitoring framework and annual LAA will analyse emerging trends regarding aggregate production and sales. Where a significant variance is identified in line with the monitoring framework remedial action would be triggered – which may include review.</p> <p>It should also be noted that the figure of 0.19Mtpa is not a cap - this will be appropriately reflected in the plan policies. At this stage no evidence/local circumstances have been identified to support an increase from the 0.19mtpa provision figure.</p>	<p>Cement Works at Ketton at the existing output of 1.4 Mt of cement production per annum; and not identifying a provision rate for other forms of mineral extraction and aggregate production.</p>



Main issues raised	Officer Response	How have these comments been taken into account in the Consultative Draft
minimum level of supply to be achieved.		
<b>The spatial strategy and criteria for minerals extraction (Q12)</b>		
<p>There is clear agreement overall (86%) to the proposed approach to the spatial strategy and criteria for minerals extraction (Option A).</p> <p>Northamptonshire County Council agrees with the proposal for minerals appointment and that locally important stone be included in MSAs.</p> <p>There is clear support from Parish Councils and Meetings and the public for the proposed approach.</p> <p>The Minerals Product Association does not agree with this approach as they believe that it is inappropriate to continue to make demonstration of</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>The I&amp;O paper and emerging plan do not oppose or prohibit new sites coming forward – it does however identify that there is not a need for the plan to include new sites as sufficient provision can be delivered</p>	<p>The current spatial strategy and location elements have been taken forward into the Consultative Draft Local Plan- updated as necessary to reflect national policy and guidance. This includes: the designated areas for future minerals extraction and area of search; the development criteria (combined into fewer policies and refining these to also address minerals specific planning requirements, where appropriate); and continuing with the approach of not including site-specific allocations specifically for crushed rock aggregate (limestone) or raw materials to support cement production as permitted reserves and landbanks are considered to be adequate over the plan period.</p>

Main issues raised	Officer Response	How have these comments been taken into account in the Consultative Draft
<p>need a requirement for permission of mineral. The Local Plan should not oppose new sites merely because they are new. There is no need to review policy on building stone but submit that it is not in line with national policy and guidance. It considers that limitation to small scale operations is counter-productive and unjustified. They urge the Council to review the policies affecting building stone (MCS 3 and 6) and remove the requirement for them to be small scale and limited to local markets or heritage end uses.</p>	<p>through existing commitments (regarding limestone as crushed rock aggregate and raw materials for cement). The Area for Future Extraction and relevant plan policies (e.g. development criteria) enable sites to be brought forward where these are not identified as allocations. Where operators submit sites through the Call for Sites / plan-making process these will be given due consideration and assessed on a merits basis as per the Site Assessment Methodology.</p> <p>Quantified limitations placed on building stone production through the adopted plan will be subject to review through the plan making process as part of ensuring that policy is compliant with national policy/guidance.</p>	<p>However, during the call for sites / I&amp;O consultation sites were brought forward for extraction of building stone. These sites will be given due consideration and assessed on a merits basis as per the Site Assessment Methodology and may be included where appropriate in the Draft Plan.</p>
<p><b>Sites for minerals extraction and aggregates production (Q13)</b></p>		
<p>There is clear agreement overall (89%) that additional sites will need to be allocated.</p> <p>Proposals were submitted put forward for limestone extraction at Greetham</p>	<p>Noted.</p> <p>Where operators submit sites through the Call for Sites / plan-making process these will be given due</p>	<p>At this stage no additional sites for crushed rock aggregate (limestone) or raw materials to support cement production are considered necessary or have been brought forward through the call for sites / I&amp;O consultation sites.</p>

<b>Main issues raised</b>	<b>Officer Response</b>	<b>How have these comments been taken into account in the Consultative Draft</b>
<p>Quarry and an extension to Clipsham Quarry to meet requirements.</p> <p>The Minerals Product Association considers that the justification for providing no additional sites has yet to be demonstrated in a Local Aggregate Assessment that addresses the shortcomings it has identified.</p> <p>There is clear disagreement from Parish Councils/Meetings that additional sites will be needed.</p>	<p>consideration and assessed on a merits basis as per the Site Assessment Methodology.</p> <p>The I&amp;O paper and emerging plan do not oppose or prohibit new sites coming forward – it does however identify that there is not a need for the plan to include new sites as sufficient provision can be delivered through existing commitments (regarding limestone as crushed rock aggregate and raw materials for cement). The Area for Future Extraction and relevant plan policies (e.g. development criteria) enable sites to be brought forward where these are not identified as allocations.</p>	<p>Where operators submit sites through the plan-making process these will be given due consideration and assessed on a merits basis as per the Site Assessment Methodology.</p>
<p><b>Changes to the minerals safeguarding area (Q14)</b></p>		
<p>The majority (63%) agree that the current minerals safeguarding area (MSA) and planning requirements for development within the MSA should be refined as proposed Option B).</p>	<p>Noted.</p>	<p>MSAs have been refined to address local circumstances (including identification of building stone resources) and align with national policy and guidance.</p>

Main issues raised	Officer Response	How have these comments been taken into account in the Consultative Draft
<p>Northamptonshire County Council agrees with the proposal for minerals appointment and that locally important stone be included in MSAs.</p> <p>Parish Councils and Meetings largely supported Options A or B while the majority of the public supported Option B.</p>	<p>Noted.</p> <p>Noted.</p> <p>It should be noted that a complete review of the MSAs is not considered necessary; however it will be necessary to update these to reflect more recent minerals resources data released in 2013, national policy and guidance.</p>	<p>Aligning with national requirements may also see the limited river terrace sand and gravel deposits within the County included in the MSAs (as these are of national importance).</p>
<p><b>Future waste requirements (Q15)</b></p>		
<p>There is clear agreement overall (89%) to the proposed approach to identifying waste arisings and the indicative waste management and disposal capacity requirements (Option A).</p> <p>Environment Agency suggests the Council develop a formal review mechanism and contingency</p>	<p>Noted.</p> <p>The plans monitoring framework will identify Rutland's capacity and municipal waste contract matters,</p>	<p>Waste arisings and indicative waste management and disposal capacity requirements have been identified as per the method outlined in the Local Waste Management Needs Assessment 2015.</p>

Main issues raised	Officer Response	How have these comments been taken into account in the Consultative Draft
<p>procedures to address any potential disruption to the provision of waste management to Rutland that may arise from planning issues outside Rutland's control.</p> <p>Most Parish Councils and Meetings and the public and interest groups agree with Option A.</p>	<p>however the Councils remit does not extend to facilities beyond its boundaries or private commercial arrangements. The Council will continue to engage with other WPAs regarding DtC matters and through other avenues (e.g. M&amp;W discussion / learning groups) in order to keep abreast of future plans and status of facilities of strategic interest.</p> <p>Noted.</p>	
<b>Low level radioactive waste (Q16)</b>		
<p>There is clear agreement overall (91%) that a new policy addressing LLW management and disposal outlining local planning requirements should be prepared for inclusion in the Local Plan (Option A).</p> <p>Environment Agency welcomes the recognition that waste planning authorities are now required to take account of low level radioactive waste (LLW) in line with national policy and guidance. Given the size of the council</p>	<p>Noted.</p> <p>Noted.</p>	<p>Policy RLP55 includes criteria related to radioactive waste management and disposal.</p>

Main issues raised	Officer Response	How have these comments been taken into account in the Consultative Draft
<p>area, and the relatively insignificant amount of low level radioactive waste generated locally, it may be sensible in this instance to not develop a radioactive waste policy. However, it would be happy to support the council's judgment either way on this.</p> <p>Barrowden Parish Council considers it is better to have a clear policy than be silent on this matter. .Langham Neighbourhood Plan Group outlines that the policy needs to state that having such a site should not become a disposal site for other counties.</p> <p>Most Parish Councils and Meetings and the public and interest groups agree with Option A.</p>	<p>Noted.</p> <p>It should be noted that facilities for the management/disposal of such wastes typically service a national/multi-region catchment due to economies of scale.</p> <p>Noted.</p>	
<p><b>Waste management and disposal (Q17)</b></p>		
<p>All responses (100%) agreed with the proposed approach to be taken to the</p>	<p>Noted.</p>	<p>The spatial strategy and locational elements of the Consultative Draft</p>

Main issues raised	Officer Response	How have these comments been taken into account in the Consultative Draft
<p>spatial strategy and locational elements regarding waste management and disposal (Option A).</p> <p>Northamptonshire County Council supports the continuation of development of a sustainable waste management network and recognises the need for cross boundary movements.</p> <p>Clipsham Quarry Company/Bullimore Sand and Gravel Ltd support Option A and indicate that disposal capacity at Woolfox Quarry is unlikely to be available from approximately the middle of the Plan period. It considers that there is potential benefit in allowing for some importation of these inert materials to assist reclamation of Clipsham Quarry during the Plan period.</p>	<p>Noted.</p> <p>Noted.</p>	<p>Local Plan include for waste management and disposal. The current spatial strategy taken forward into the emerging Local Plan; the development criteria refined to reflect national policy and guidance where necessary; and continuing with the approach of not including site-specific allocations for large scale advanced treatment facilities, new landfill site(s), hazardous waste management facilities or inert disposal not associate with restoration of quarries.</p>
<p><b>Additional sites for waste management use (Q18)</b></p>		
<p>The majority of responses (68%) overall agree the existing allocations</p>	<p>Noted.</p>	<p>At this stage no new sites for waste management have been</p>

Main issues raised	Officer Response	How have these comments been taken into account in the Consultative Draft
<p>and enabling policies are sufficient to allow sites to come forward over the plan period Option B).</p> <p>One private landowner supports Option A indicating that a flexible approach is appropriate and new sites when required, should be completed before they are required.</p> <p>Some responses from Parish Councils and meetings and the public and interest groups have suggested that additional civic amenity sites may be needed to meet the needs of a growing population.</p>	<p>Noted.</p> <p>The management methods and required capacity identified for the waste streams would not be provided for by Civic Amenity sites as these sites do not accommodate the necessary technologies.</p> <p>Where operators submit sites through the Call for Sites / plan-making process these will be given due consideration and assessed on a merits basis as per the Site Assessment Methodology.</p>	<p>identified through the Call for Sites / I&amp;O consultation, however support was received for existing allocations.</p> <p>Where operators submit sites through the plan-making process these will be given due consideration and assessed on a merits basis as per the Site Assessment Methodology.</p>
<b>Infrastructure (Q19)</b>		
<p>There is clear agreement overall (92%) that additional infrastructure will be required to support the new</p>	<p>An Infrastructure Delivery Plan (IDP) is being prepared to support the Local Plan Review. It will provide an evidence base of expected 'pressure points' in relation</p>	<p>A draft IDP and the priority investments in infrastructure to support the planned growth will be</p>



Main issues raised	Officer Response	How have these comments been taken into account in the Consultative Draft
<p>development in Rutland that will be required in the period to 2036.</p> <p>The Environment Agency commented that there is limited licensed headroom to accommodate further growth at Oakham at the Waste Water Recycling facility to accommodate future growth and it is imperative that Anglian Water Services are consulted to discuss infrastructure provision.</p> <p>A range of specific infrastructure needs have been raised including:</p> <ul style="list-style-type: none"> <li>• Better GP, hospital and medical provision in and around Oakham and elsewhere;</li> <li>• More parking spaces in the two towns;</li> <li>• New roads; bypasses; footpaths and cycleways,; better traffic calming measures;</li> </ul>	<p>to existing infrastructure capacity to meet the planned growth.</p> <p>It will address the overall scale of growth, its spatial distribution and the priorities for future investment in infrastructure. It will provide indicative information on potential costs and where the funding might come from, including developer contributions through the Community Infrastructure Levy and legal agreements such as s106 agreements.</p> <p>To be considered, if appropriate, within the Infrastructure Delivery Plan.</p>	<p>published at the next stage of the Local Plan.</p>

Main issues raised	Officer Response	How have these comments been taken into account in the Consultative Draft
<ul style="list-style-type: none"> <li>• Need for more school places</li> <li>• Need for improved broadband provision, particularly in the villages;</li> <li>• More green opens spaces, larger play areas and open spaces with larger housing development</li> <li>• Improvements to sewerage and urban drainage systems;</li> <li>• A swimming pool and children's pool;</li> <li>• Better policing and social care</li> <li>• Better public transport, more frequent buses and trains;</li> <li>• Improvements to emergency services</li> <li>• A new arts centre/cinema</li> <li>• More sheltered housing and housing for the elderly;</li> </ul>		

Main issues raised	Officer Response	How have these comments been taken into account in the Consultative Draft
<ul style="list-style-type: none"> <li>• Smaller and more affordable housing in the villages;</li> </ul> <p>Uppingham First proposes a range of public and private infrastructure projects for Uppingham including:</p> <ul style="list-style-type: none"> <li>• a new entrance to the Station Road Industrial Estate and the compulsory purchase and upgrade of its highway;</li> <li>• delivery of the Uppingham Mast Project detailed in the Uppingham Neighbourhood Plan;</li> <li>• extension of ‘fibre to the premise’ broadband to all parts of Uppingham;</li> <li>• creation of a new cycle path from the A47 to the town centre;</li> <li>• a new shared space initiative incorporating the surface of the Market Place to give priority to pedestrians;</li> </ul>		

Main issues raised	Officer Response	How have these comments been taken into account in the Consultative Draft
<ul style="list-style-type: none"> <li>• various highway and footpath improvements;</li> <li>• building of a new long stay car park near Uppingham Town Centre;</li> <li>• a community owned solar power farm.</li> </ul>		
<b>Other Issues (Q20)</b>		
<p>A range of issues have been raised including:</p> <p><u>Government and agencies</u></p> <ul style="list-style-type: none"> <li>• Defence Infrastructure Organisation notes that there is no reference to the use of MOD sites. The MOD would like to see a policy similar to Policy SP11;</li> <li>• East Northamptonshire Council considers it would be more appropriate to prepare a separate Minerals and Waste Plan as the issues differ</li> </ul>	<p>Policies on the reuse of redundant military bases will be carried forward.</p> <p>Continuing with a separate minerals local plan would not meet government guidance that local authorities should prepare a single local plan. Minerals and waste</p>	<p>Existing policies and text be carried forward but be amended as necessary to:</p> <ul style="list-style-type: none"> <li>• reflect the Environment Agency’s suggested changes to wording of the policies.</li> <li>• reflect any changes in flood zones in the appraisal of sites put forward for development.</li> <li>• indicate that neighbourhood plans must be in general</li> </ul>

Main issues raised	Officer Response	How have these comments been taken into account in the Consultative Draft
<p>fundamentally from other strategic planning matters; It considers that effective enhancement of green infrastructure corridors in North Northamptonshire would require extensive collaborative working between key partners. Further work may be required to enhance the ecological quality of the River Welland. For the new local plan, the importance of the Welland Valley as a green infrastructure corridor should be noted; the plan should acknowledge cross boundary relationships together with other similar networks elsewhere;</p> <ul style="list-style-type: none"> <li>Environment Agency suggests amending policies in respect of waste, land contamination, water quality, minimising the</li> </ul>	<p>policies will be included although they may be in a separate part of the plan.</p> <p>As stated above, the importance of the Welland Valley for green infrastructure is considered captured within the overall Strategic Objectives of the Consultative Draft Local Plan but it is recognised that there is a need for cross-boundary cooperation with neighbouring authorities in this respect.</p> <p>Consideration will be given to Environment Agency's suggested changes to wording of the policies. Any</p>	<p>conformity with the strategic policies of the Local Plan.</p> <ul style="list-style-type: none"> <li>reflect any changes in government policy on development outside planned limits</li> <li>reflect any changes in government policy on local infrastructure requirements including Building for Life, Lifetime Homes Standards and the Code for Sustainable Homes.</li> </ul>

Main issues raised	Officer Response	How have these comments been taken into account in the Consultative Draft
<p>use of resources, and flood risk. A process of updating river modelling is under way which could result in changes to flood zones in Rutland;</p> <ul style="list-style-type: none"> <li>• Highways England welcomes paragraph 5.39 as a means of ensuring that development is being allocated in a suitable manner and that impacts on the transport infrastructure being considered;</li> <li>• Historic England is concerned about the lack of reference to historic assets in the Issues and Options and recommends that heritage policy should be strategic;</li> <li>• Leicestershire County Council highlights the continued risk to the provision of subsidised bus services as reductions in government funding increase</li> </ul>	<p>changes in flood zones will be taken into account in the appraisal of sites put forward for development.</p> <p>Noted.</p> <p>Existing policies that recognise the importance of historic assets will be carried forward</p> <p>The provision of subsidised bus services is outside the scope of the plan but any significant changes to bus services will be taken into account in determining the future location of development.</p>	<p>Covered in Policy RLP13</p>

Main issues raised	Officer Response	How have these comments been taken into account in the Consultative Draft
<p>the pressure on local authority budgets;</p> <ul style="list-style-type: none"> <li>• Melton Borough Council suggests continuing to work together in the future.</li> <li>• Natural England welcomes the commitment in paragraph 1.9 to take into account the environmental as well as the economic, social sustainability of the</li> </ul> <p><u>Landowners, developers, agents and businesses</u></p> <ul style="list-style-type: none"> <li>• need for continual dialogue with South Kesteven District Council in respect of land on the edge of Stamford;</li> <li>• Clipsham Quarry Company/Bullimore's Sand and</li> </ul>	<p>We will work together with Melton Borough Council and other neighbouring authorities under the “duty to cooperate”.</p> <p>Noted.</p> <p>We will work closely with South Kesteven District Council in respect of land on the edge of Stamford.</p>	<p>Covered in policies RLP14-16 and RLP34</p>

Main issues raised	Officer Response	How have these comments been taken into account in the Consultative Draft
<p>Gravel Ltd have concerns about the identification of Bidwell Lane as a Local Wildlife Site and the designation of local wildlife sites in general;</p> <ul style="list-style-type: none"> <li>• Lucas Land on behalf of client comment: <ul style="list-style-type: none"> <li>○ that spatial policies will need to reflect the role of the Uppingham and Oakham Schools as employers;</li> <li>○ Para 1.6 be amended that Neighbourhood Plans should be in general conformity with strategic policies, not absolute;</li> <li>○ Para 1.15, 3.3 to be amended to read “in general conformity with the plan”</li> </ul> </li> </ul>	<p>Local Wildlife Sites are designated on the basis of established criteria and (with the exception of Candidate Local Wildlife Sites) agreed by a panel of ecologists and nature conservation officers.</p> <p>The text of the plan will indicate that Neighbourhood Plans must be in general conformity with the strategic policies of the Local Plan.</p>	<p>Covered in Policy RLP57</p>



Main issues raised	Officer Response	How have these comments been taken into account in the Consultative Draft
<ul style="list-style-type: none"> <li>○ Para 3.4 should be amended to read “should conform generally with its policies and provide...”;</li> <li>○ Para 3.6 to be re-worded;</li> <li>○ A sensible approach to new development initiatives outside the planned development limits will prevail.</li> </ul> <ul style="list-style-type: none"> <li>● Marrons on behalf of clients stated that it will be necessary for other elements of the Plan to be updated to reflect changes in government policy and local infrastructure requirements, particularly Policy CS19 and CS20 of the Core Strategy which refer to Building for Life, Lifetime Homes Standards and the Code for Sustainable Homes. A viability assessment of the whole Local Plan Review</li> </ul>	<p>Other comments noted.</p> <p>The plan will be updated to reflect any changes in government policy and local infrastructure requirements including Building for Life, Lifetime Homes Standards and the Code for Sustainable Homes.</p> <p>A draft viability assessment of the whole Local Plan Review has been prepared and the implications of the CIL charging schedule will be taken into account. This is published to accompany the Consultative Draft Local Plan.</p>	

Main issues raised	Officer Response	How have these comments been taken into account in the Consultative Draft
<p>will be required taking account of affordable housing requirements and the cumulative policy impacts on development. The implications of the CIL charging schedule would also need to be taken into account.</p> <p><u>Parish Councils and Meetings and Neighbourhood Planning Groups</u></p> <ul style="list-style-type: none"> <li>Barrowden Parish Council wishes to make representation to Rutland County Council about potential changes to the Planned Limits of Development;</li> <li>Clipsham Parish Meeting considers that clear restoration targets should be established</li> </ul>	<p>No further representations have been received from Barrowden Parish Council in respect of potential changes to the Planned Limits of Development.</p> <p>Noted, although the Local Plan sets out the policy context for restoration rather than specific site details</p>	

Main issues raised	Officer Response	How have these comments been taken into account in the Consultative Draft
<p>for limestone quarries to enhance biodiversity and disused quarries should never be permitted for housing development; the Planned Limits of Development are a vital and essential planning control and recommend strictest adherence to present planned limits of development; Foul and surface drainage needs to be assessed and managed;</p> <ul style="list-style-type: none"> <li>• Langham Neighbourhood Plan group considers there is a need to ensure all RCC projects are not only well planned and reported but also well delivered e.g. waste;</li> <li>• Stretton Parish Council considers that the existing Development Plan Documents are fully adequate without</li> </ul>	<p>which should be determined through decision making on planning applications.</p> <p>The preparation of an Infrastructure Delivery Plan will help in this regard.</p> <p>Noted.</p> <p>Noted.</p>	<p>Covered in Policy RLP39</p> <p>Covered in Policy RLP57</p>

Main issues raised	Officer Response	How have these comments been taken into account in the Consultative Draft
<p>change for the future extended period.</p> <ul style="list-style-type: none"> <li>• Tinwell Parish Meeting considers the Local Plan Review is well written. It would welcome the submission of the site for development at the Old Barn, Casterton Lane, Tinwell but would object strongly to the field west of the A1 at Tinwell being developed in any way.</li> <li>• Uppingham Town Council is keen to work on the local plan on a collaborative basis but emphasises that communities with a neighbourhood plan have much greater say than in the past. It considers section 3.4 to be misleading and should read that “any neighbourhood plans already under preparation</li> </ul>	<p>Noted.</p> <p>Noted. The text of the plan will indicate that Neighbourhood Plans must be in general conformity with the strategic policies of the Local Plan.</p>	

Main issues raised	Officer Response	How have these comments been taken into account in the Consultative Draft
<p>should generally conform with its policies”.</p> <p><u>Public and Interest Groups</u></p> <ul style="list-style-type: none"> <li>British Horse Society considers there are gaps in the rights of way network, especially connectivity of bridleways;</li> <li>CPRE Rutland Branch considers there to be a future requirement for additional energy production in Rutland with priority given to schemes with low visual and environmental impact. Consideration should be given to Local Plans produced by districts adjoining Rutland;</li> <li>Leicestershire and Rutland Bridleways Association highlights the need to preserve, and where possible, extend the network of off-road rights of way</li> </ul>	<p>Noted.</p> <p>Noted.</p> <p>Noted. Extending the rights of way network is outside the scope of the local plan review. This is a matter for the Local Transport Plan.</p>	

Main issues raised	Officer Response	How have these comments been taken into account in the Consultative Draft
<p>for walkers, cyclists, horse riders and those with restricted mobility;</p> <ul style="list-style-type: none"> <li>• Melton and Oakham Waterways Society would like to see Oakham Canal specifically recognised for protection and conservation. Future development in the vicinity of the canal should be conditional upon contribution to conservation and/or restoration opportunities;</li> <li>• Environmental Theme Group considers the plan should enhance biodiversity explicitly linked to the local Bio Diversity Action Plan (BAP); restoration of limestone quarries in accordance with LPAB habitats is needed with clear restoration targets; a clear planning mechanism is needed to ensure</li> </ul>	<p>It is not considered necessary to give specific protection for the Oakham Canal as this will be given protection under other policies of the plan.</p> <p>Policies have been carried forward that require that the natural environment be conserved and enhanced in line with the local Bio Diversity Action Plan (BAP).</p> <p>Policies in the minerals local plan will carried forward that require that the restoration of mineral workings enhance and complement the natural environment. The setting of specific restoration targets however is a matter for the planning application process.</p>	

Main issues raised	Officer Response	How have these comments been taken into account in the Consultative Draft
<p>new green spaces are designed to increase sustainability of the development through enhancing biodiversity, SUDS and attractive areas for leisure;</p> <ul style="list-style-type: none"> <li>• Uppingham First comments that: <ul style="list-style-type: none"> <li>○ full embracement of the Localism Bill is required with the Local Plan with a bottom-up approach built on local opinion; Uppingham First advised:</li> <li>○ RCC should discover community/Uppingham Town Council views before allocating sites in Uppingham. (para. 1.14);</li> <li>○ The Localism Act requires that Neighbourhood Plans are in “general” conformity</li> </ul> </li> </ul>	<p>Policies that require provision of new open space have been carried forward.</p> <p>The views of Uppingham Town Council along with all other relevant Town and parish Council have been sought on the site appraisal process. The text of the plan will indicate that neighbourhood plans must be in general conformity with the strategic policies of the Local Plan.</p>	

Main issues raised	Officer Response	How have these comments been taken into account in the Consultative Draft
<p>with the Local Plan. (para 1.2);</p> <ul style="list-style-type: none"> <li>○ A reason for reviewing the Local Plan should be the advent of Localism (para 1.6);</li> <li>○ It is difficult to understand why there should be a minimum size of site as a site is either viable or it is not (para 2.10);</li> <li>○ The word 'consideration' should have read decision (para. 2.5)</li> <li>○ Neighbourhood Plans should be able to include new areas of policy not yet in a local plan (para 3.9);</li> </ul> <ul style="list-style-type: none"> <li>● Individual responses include the following:</li> </ul>	<p>The minimum site size is based on the recommended minimum site size recommended in government guidance on housing and economic land availability assessments.</p> <p>Other comments noted.</p> <p>Other comments noted.</p>	



Main issues raised	Officer Response	How have these comments been taken into account in the Consultative Draft
<ul style="list-style-type: none"> <li>○ affordable homes needed for young people;</li> <li>○ being proactive over national energy demand;</li> <li>○ better public transport to allow people to travel to work and shop;</li> <li>○ document is not fit for purpose, too complex and using planning jargon;</li> <li>○ drain maintenance;</li> <li>○ extension of Planned Limits of Development requested at Morcott on the south side of the A47;</li> <li>○ glossary would be useful;</li> <li>○ increasing number of old people, including smaller houses in villages;</li> <li>○ local shops and businesses and Oakham</li> </ul>	<p>Planned Limits of Development have only been amended in specific circumstances. This is an issue best considered by the local community through a Neighbourhood Plan.</p> <p>Other comments noted.</p>	

Main issues raised	Officer Response	How have these comments been taken into account in the Consultative Draft
High Street needed to be safeguarded.		
<b>11. Sustainability Appraisal and Strategic Environmental Assessment (SA/SEA) and Habitats Regulation Assessment (HRA)</b>		
<ul style="list-style-type: none"> <li>Historic England is concerned that the Initial SA/SEA does not effectively consider heritage assets as it does not provide any detailed analysis of the historic environment impacts for each option under objective 10.</li> <li>Clipsham Parish Meeting makes a number of detailed comments in relation to the SA/SEA Baseline Scoping Report &amp; Initial SA.</li> </ul>	<p>Comments noted. Due to the directions of growth being broad, they generally score equally at this stage.</p> <p>Comments noted. The SA, including the sustainability objectives, has been developed in consultation with the statutory bodies, including the Environment Agency; Natural England; and Historic England.</p>	<p>An updated SA accompanies the Consultative Draft Local Plan. The SA will evolve as the Local Plan develops, assessing the economic, social and environmental effects of the plan and how the plan will contribute to achieving sustainable development.</p>

## Appendix 1b: Consultation and Publicity for Issues and Options Public Notice



### Rutland County Council District Council

Planning and Compulsory Purchase Act 2004 (as amended)  
Town and Country Planning (Local Planning) (England) Regulations 2012

#### Rutland Local Plan Review 2015-2036 - Issues and Options Consultation

Rutland County Council has published an Issues and Options consultation document which seeks views on the key issues to be addressed in the review of its Local Plan and the possible options for dealing with these issues.

The purpose of the review will be to extend the time period of the Local Plan to 2036 and provide for any additional new housing, employment or other development that will be required over the extended time period. It will update and combine a number of existing documents into a single local plan and reflect the preparation of a number of neighbourhood plans in Rutland. The consultation also provides a further opportunity for potential development sites to be put forward to the Council for consideration in the Local Plan Review.

Comments on the consultation document are invited during the consultation period starting on 10 November 2015 and ending on **Tuesday 12 January 2016**.

The consultation document may be viewed on the Council's website [www.rutland.gov.uk/localplanreview](http://www.rutland.gov.uk/localplanreview) and is available for inspection at the following places and times:

Rutland County Council Offices, Catmose, Oakham, Rutland, LE15 6HP  
Monday, Wednesday, Thursday 8.30 am – 4.45 pm  
Tuesday 9:00 am – 4:45 pm  
Friday 8.30 am – 4.15 pm

Oakham Library, Catmose Street, Oakham, Rutland LE15 6HW  
Monday, Thursday 9 am - 5 pm  
Tuesday, Wednesday, Friday 9 am - 6 pm  
Saturday 9 am - 4 pm

Uppingham Library, Queen Street, Uppingham, Rutland, LE15 9QR  
Tuesday, Friday 9 am -12 noon, 3 pm - 6 pm  
Wednesday 2 pm - 5 pm  
Saturday 9 am - 12 noon

Ketton Library, High Street, Ketton, Stamford, Lincs, PE9 3TE  
Wednesday, Friday 9 am - 12 noon, 2 pm - 6 pm  
Saturday 9 am - 12 noon

Ryhall Library, Coppice Road, Ryhall, Stamford, Lincs, PE9 4HY  
Monday 10 am -12 noon, 2 pm - 5 pm  
Thursday 10 am – 12 noon, 2 pm - 7pm

An exhibition will also take place at venues across the county at which planning officers will be available to provide advice and discuss the plan. Further details are available on the Council's website.

Comments should be sent in writing to arrive by **Tuesday 12 January 2016**, preferably using the response form provided. Comments may be submitted by email to [localplan@rutland.gov.uk](mailto:localplan@rutland.gov.uk) or sent to the following address:

The Planning Policy and Housing Manager,  
Rutland County Council,  
Catmose,  
Oakham,  
Rutland,  
LE15 6HP

Further information is available on the Council's website [www.rutland.gov.uk/localplanreview](http://www.rutland.gov.uk/localplanreview). For enquiries, please e-mail [localplan@rutland.gov.uk](mailto:localplan@rutland.gov.uk) or telephone 01572 722577.

Helen Briggs  
Chief Executive  
November 2015

## Site Submission Form



### Rutland Local Plan Review 2015-2036 Issues and Options Consultation November 2015-January 2016

#### Site Submission Form

Please read the accompanying Guidance Notes before completing this form. When completed it should be submitted to the Council by **Tuesday 12 January 2016** together with a map identifying the boundaries of the site at an appropriate scale (e.g. 1:2,500). A separate form should be completed for each site and sent to the address on page 6 of this form. You may photocopy the form or obtain more copies free of charge from the Council on request.

*Data protection: Please note that any information supplied to the Council on this form cannot be kept confidential. Copies of all responses will be available for inspection at the Council Offices and may be included in a summary schedule of responses to be made available at public libraries in Rutland and on the Council's website. The Council will enter responses on a computer database, to be used by the Council for the purpose of recording and collating comments and for contacting people and organisations about their responses.*

1. Contact details		2. Agent's contact details (if applicable)	
Title	Click here to enter text.	Title	Click here to enter text.
First Name	Click here to enter text.	First Name	Click here to enter text.
Last Name	Click here to enter text.	Last Name	Click here to enter text.
Job Title (where relevant)	Click here to enter text.	Job Title	Click here to enter text.
Organisation (where relevant)	Click here to enter text.	Organisation	Click here to enter text.
Address Line 1	Click here to enter text.	Address Line 1	Click here to enter text.
Line 2	Click here to enter text.	Line 2	Click here to enter text.
Line 3	Click here to enter text.	Line 3	Click here to enter text.
Line 4	Click here to enter text.	Line 4	Click here to enter text.
Post Code	Click here to enter text.	Post Code	Click here to enter text.
Telephone Number	Click here to enter text.	Telephone Number	Click here to enter text.
Email address	Click here to enter text.	Email address	Click here to enter text.

### Rutland Local Plan Review – Site Submission Form

I am...	
Owner of the site <input type="checkbox"/>	Planning consultant <input type="checkbox"/>
Town or Parish Council/Meeting <input type="checkbox"/>	Land agent <input type="checkbox"/>
Local resident <input type="checkbox"/>	Developer <input type="checkbox"/>
Amenity/community group <input type="checkbox"/>	Registered social landlord <input type="checkbox"/>
Other (please specify): <a href="#">Click here to enter text.</a>	

4. Site details	
Site location (including address and post code)	<a href="#">Click here to enter text.</a>
Grid reference (if known)	<a href="#">Click here to enter text.</a>
Site area (hectares)	<a href="#">Click here to enter text.</a>
Current land use (e.g. agriculture, employment, unused/vacant etc.)	<a href="#">Click here to enter text.</a>
Type of site (e.g. green field, previously developed land.)	<a href="#">Click here to enter text.</a>
Existing trees and other landscape features on the site	<a href="#">Click here to enter text.</a>
Availability of access to the site	<a href="#">Click here to enter text.</a>
Ecological features and areas of importance	<a href="#">Click here to enter text.</a>
Relevant planning history (if known – please include relevant planning application numbers)	<a href="#">Click here to enter text.</a>

5. Proposed Future Uses & Capacity		
USE (if mixed use, please tick all that apply)	Yes	Basic information – e.g. area/number of units/proposed floorspace/number of pitches
Residential (market housing)	<input type="checkbox"/>	<a href="#">Click here to enter text.</a>
Residential (self-build)	<input type="checkbox"/>	<a href="#">Click here to enter text.</a>
Residential (affordable housing)	<input type="checkbox"/>	<a href="#">Click here to enter text.</a>

**Rutland Local Plan Review – Site Submission Form**

Office, research and development, light industrial (B1)	<input type="checkbox"/>	Click here to enter text.
General industrial (B2)/ warehousing (B8)	<input type="checkbox"/>	Click here to enter text.
Retail (please specify)	<input type="checkbox"/>	Click here to enter text.
Community facilities (please specify)	<input type="checkbox"/>	Click here to enter text.
Sports/leisure (please specify)	<input type="checkbox"/>	Click here to enter text.
Gypsy and travellers / travelling Showpeople sites	<input type="checkbox"/>	Click here to enter text.
Open space	<input type="checkbox"/>	Click here to enter text.
Energy generation	<input type="checkbox"/>	Click here to enter text.
Waste management <ul style="list-style-type: none"> <li>• Type of waste proposed</li> <li>• Is the site adjacent to an existing operational or allocated site?</li> <li>• Information about the type of waste use (if known).For example: if any particular type of facility is proposed, where it is envisaged the waste will come from, capacity/annual throughput</li> </ul>	<input type="checkbox"/>	<p>Click here to enter text.</p> <p>Click here to enter text.</p> <p>Click here to enter text.</p>
Minerals extraction or related development <ul style="list-style-type: none"> <li>• Type of minerals related development proposed</li> <li>• Extraction or processing?</li> <li>• If extraction, what type of mineral - sand and gravel, crushed rock or building/roofing stone.</li> </ul> Is the site adjacent to an existing operational or allocated site? <ul style="list-style-type: none"> <li>• Information about the minerals resource (for example: estimated total yield / saleable aggregate, annual extraction rate, estimated operational life (years), geological evidence to support the reserve (bore hole/drilling</li> </ul>	<input type="checkbox"/>	<p>Click here to enter text.</p> <p>Click here to enter text.</p> <p>Click here to enter text.</p> <p>Click here to enter text.</p>
Other (please specify)	<input type="checkbox"/>	Click here to enter text.

**Rutland Local Plan Review – Site Submission Form**

6. Site ownership		
<i>I (or my client).....</i>		
• Is the sole owner of the site	<input type="checkbox"/>	
• Is a part owner of the site	<input type="checkbox"/>	
• Does not own (or hold any legal interest in) the site whatsoever	<input type="checkbox"/>	
If you are not the owner, or own only part of the site, do you know who owns the remainder? (please provide details): <a href="#">Click here to enter text.</a>		
Does the owner (or other owners) support your proposal for the site?	Yes <input type="checkbox"/>	No <input type="checkbox"/>

7. Market interest		
<i>Please choose the most appropriate category below and indicate what level of market interest there is/has recently been in the site.</i>		
	<b>Yes</b>	<b>Comments</b>
Site is owned by a developer	<input type="checkbox"/>	<a href="#">Click here to enter text.</a>
Site is under option to a developer	<input type="checkbox"/>	<a href="#">Click here to enter text.</a>
Enquiries received	<input type="checkbox"/>	<a href="#">Click here to enter text.</a>
Site is being marketed	<input type="checkbox"/>	<a href="#">Click here to enter text.</a>
None	<input type="checkbox"/>	<a href="#">Click here to enter text.</a>
Not Known	<input type="checkbox"/>	<a href="#">Click here to enter text.</a>

8. Utilities			
<i>Please tell us which of the following utilities are available to the site</i>			
	<b>Yes</b>	<b>No</b>	<b>Unsure</b>
Mains water supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mains sewerage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electrical supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Rutland Local Plan Review – Site Submission Form**

Public highway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landline telephone/broadband internet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Transport	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify):	<a href="#">Click here to enter text.</a>		

**9. Availability**

*Please tell us if the site has any of the following constraints:*

	<b>Yes</b>	<b>No</b>	<b>Unsure</b>
Land in other ownership must be acquired to develop the site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Restrictive covenants exist	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Current use needs to be relocated	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Physical constraints (topography, trees, other)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public rights of way cross or adjoin the site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Contamination	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Area/Listed Buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flood plain/flood risk	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please provide any relevant information of likely measures to address any of the above that you have answered "YES" to:	<a href="#">Click here to enter text.</a>
---	---

**10. Timescale for availability**

*Please indicate the approximate timescale for availability:*

		<b>Comments – particularly if you have indicated that the site is not immediately available, please explain why:</b>
Immediately	<input type="checkbox"/>	<a href="#">Click here to enter text.</a>
Up to 5 years	<input type="checkbox"/>	<a href="#">Click here to enter text.</a>



**Rutland Local Plan Review – Site Submission Form**

5 - 10 years	<input type="checkbox"/>	Click here to enter text.
10 – 15 years	<input type="checkbox"/>	Click here to enter text.
Beyond 15 years	<input type="checkbox"/>	Click here to enter text.

**11. Other relevant information** – Please use the space below to provide additional information or further explanation of any of the topics covered in this form.

Click here to enter text.

**Signature:** Click here to enter text.

**Date:** Click here to enter text.

Please return this form with a map that clearly identifies the boundaries of the site by **Tuesday 12 January 2016** to

The Planning Policy and Housing Manager,  
Rutland County Council,  
Catmose,  
Oakham,  
Rutland,  
LE15 6HP

or send by email to [localplan@rutland.gov.uk](mailto:localplan@rutland.gov.uk)

**FOR OFFICIAL USE ONLY** Reference: Click here to enter text.

Date received: Click here to enter text.

Date acknowledged: Click here to enter text.



## Rutland Local Plan Review – Site Submission Form Guidance Notes

### **Why is the Council asking for sites to be submitted?**

Rutland County Council is preparing a review of its Local Plan that will update the plan and extend its time period to 2036 and combine a number of existing documents into a single local plan. As part of this review, the Council is seeking to identify sites that may be suitable for allocating for development in the Local Plan Review.

### **Who can put forward sites?**

Sites may be put forward by developers, landowners, town and parish councils, and other interested parties. You do not have to be the landowner to put a site forward.

### **What uses can sites be put forward for?**

The Council is particularly looking to find suitable sites for new housing, affordable housing, employment and retail uses. This is because these are the uses of land for which the Local Plan Review is likely to allocate sites for in the period to 2036. However sites for other purposes may still be put forward for consideration through the Local Plan Review.

### **Is there a minimum size of site that can be put forward?**

The minimum size of site that should be put forward is:

- 0.15 ha for housing sites, which represents at least 6 dwellings in Oakham and Uppingham and 4-5 dwellings in the larger villages and elsewhere;
- 0.25 ha (or 500m<sup>2</sup> floorspace) for sites for employment use.

This represents the minimum size of site that it is considered feasible to allocate in the plan. There is no minimum size for sites put forward for other purposes.

### **Where can sites be located?**

Sites may be put forward in any location but only those sites that meet the key locational policies in the Council's existing Local Plan in Oakham, Uppingham and the larger villages (i.e. Local Service Centres) are likely to be suitable to be carried forward as allocations. These policies are intended to focus development in the most sustainable locations in the towns and larger villages and to restrict development in unsustainable locations in the smaller villages and the open countryside.

### **Do I need to resubmit sites that been put forward in the past?**

Sites should be submitted to the Council even if they are already allocated or were submitted to the Council in the past through previous consultations on the Local Plan or Strategic Housing or Employment Land Availability Assessments. This will help to ensure that the Council has the latest information on the availability and deliverability of sites. **There is no need to resubmit sites put forward through the "Call for Sites" consultation in September-November 2015.**

### **How should sites be submitted to the Council?**

Sites should be submitted to the Council at the address given below, preferably using this Submission Form. This will help to ensure that the Council has the necessary information required to consider the suitability of the site.

A separate form should be completed for each site. This should be accompanied by a map (preferably Ordnance Survey base at an appropriate scale e.g. 1:2,500) showing a clear site boundary. This is so that we can precisely identify the site and record it on our own mapping system.



## Rutland Local Plan Review – Site Submission Form Guidance Notes

*Please do not include any information other than that requested. Extensive supporting material and other documents are not needed and will not be considered at this stage. Further information may be required as the site assessment process continues but we will contact you if this is necessary.*

### **How will sites be assessed?**

All sites put forward will be assessed against a range of factors through a site assessment process which considers whether sites are suitable to be included as allocations in the Local Plan Review. The Methodology for Assessing Potential Sites that the Council will use for carrying out this assessment is available on the [Council's website](#).

### **Will my information be kept confidential?**

Any information that is supplied to the Council cannot be kept confidential. Copies of all responses will be available for inspection at the Council Offices and may be included in a summary schedule of responses to be made available at public libraries in Rutland and on the Council's website.

### **Will my site be allocated for development in the Local Plan?**

All sites put forward to the Council will be considered but will not necessarily be included as allocations in the plan. All sites will be subject initially to a site assessment process (see above) in order to determine their suitability for inclusion as allocations in the Local Plan Review. Any sites submitted in areas where neighbourhood plans have been made or are being prepared will be forwarded onto the relevant town and parish councils for consideration through the neighbourhood planning process, where appropriate.

### **Will there be other opportunities to submit sites to the Council?**

There will also be an opportunity to submit sites to the Council through the Issues and Options consultation on the Local Plan Review which is due to take place by January/February 2016.

### **What happens next?**

Following the Issues and Options consultation, the Council will decide which sites should be allocated for development in the Local Plan Review. These sites will be shown in the Preferred Options version of the document, due to be published in August/September 2016.

### **Who can I contact for further information or assistance?**

If you require any further information or assistance please email [localplan@rutland.gov.uk](mailto:localplan@rutland.gov.uk) or telephone 01572 722577 and ask for the Planning Policy Section

### **When and where should details be sent?**

Details of sites should be sent by **Tuesday 12 January 2016** to:

The Planning Policy and Housing Manager,  
Rutland County Council,  
Catmose,  
Oakham,  
Rutland LE15 6HP;

or email to [Localplan@rutland.gov.uk](mailto:Localplan@rutland.gov.uk)

## Response Form



### Rutland Local Plan Review 2015-2036 Issues and Options Consultation November 2015-January 2016

#### Response Form

Please use this form for submitting comments to the Council. When completed it should be submitted to the Council by **Tuesday 12 January 2016**. A separate Site Submission form is available if you want to put forward a site for development for inclusion in the Local Plan. The address to which forms should be sent is shown on page 8 of this form. You may photocopy the form or obtain more copies free of charge from the Council on request.

*Data protection: Please note that any information supplied to the Council on this form cannot be kept confidential. Copies of all responses will be available for inspection at the Council Offices and may be included in a summary schedule of responses to be made available at public libraries in Rutland and on the Council's website. The Council will enter responses on a computer database, to be used by the Council for the purpose of recording and collating comments and for contacting people and organisations about their responses.*

1. Contact details		2. Agent's contact details (if applicable)	
Title	Click here to enter text.	Title	Click here to enter text.
First Name	Click here to enter text.	First Name	Click here to enter text.
Last Name	Click here to enter text.	Last Name	Click here to enter text.
Job Title (where relevant)	Click here to enter text.	Job Title	Click here to enter text.
Organisation (where relevant)	Click here to enter text.	Organisation	Click here to enter text.
Address Line 1	Click here to enter text.	Address Line 1	Click here to enter text.
Line 2	Click here to enter text.	Line 2	Click here to enter text.
Line 3	Click here to enter text.	Line 3	Click here to enter text.
Line 4	Click here to enter text.	Line 4	Click here to enter text.
Post Code	Click here to enter text.	Post Code	Click here to enter text.
Telephone Number	Click here to enter text.	Telephone Number	Click here to enter text.
Email address	Click here to enter text.	Email address	Click here to enter text.

## Rutland Local Plan Review – Issues and Options Consultation

**Please note: You may answer as many or as few questions as you wish.**

*Question 1 - How should the Local Plan Review play a coordinating role in the preparation of neighbourhood plans?*

- Option A:** Continue the current approach showing an overall figure for the amount of development to be accommodated across the Local Service Centres?
- Option B:** The Local Plan Review to specify the amount of development to be accommodated in each of the Local Service Centres?
- Option C:** The Local Plan to specify the amount of development to be accommodated in each of the Local Service Centres where there is a current or proposed neighbourhood plan and an overall figure for the remaining Local Service Centres?
- Option D:** Another option? (Please specify with reasons)

[Click here to enter text.](#)

*Question 2 - Do you agree with the spatial portrait, objectives and vision as set out in the Council's current development plan documents?*

- Yes**
- No**

If no, please state specify any changes that you consider necessary, giving reasons for your comments.....

[Click here to enter text.](#)

*Question 3 - Do you agree with the proposed grouping of villages in the settlement hierarchy in terms of the services and facilities available in those villages?*

- Option A:**To include villages in the groups as shown in the proposed settlement hierarchy in Option A?
- Option B:**To include villages in the groups as shown in the proposed settlement hierarchy in Option B?
- Option C:**To include particular villages in different groups to those shown in Option A and Option B

If so, please specify the changes to the proposed settlement hierarchy that you consider necessary, giving reasons for this.

[Click here to enter text.](#)

## Rutland Local Plan Review – Issues and Options Consultation

**Please note: You may answer as many or as few questions as you wish.**

**Question 4 - How much new housing should the Local Plan Review provide for over the next 21 years 2015-2036:**

- Option A:** Provide for the level of growth indicated in the SHMA (average of 173 dwellings per year)?
  - Option B:** Provide for a higher level of growth than identified in the SHMA Update? (Please specify with reasons)
  - Option C:** Provide for a lower level of growth than identified in the SHMA Update? (Please specify with reasons)
- [Click here to enter text.](#)

**Question 5 - Do you consider that any additional sites for employment, retail or other types of development should be allocated in the Local Plan Review?**

- Yes**
- No**

If yes, please state what additional sites will be required giving reasons.  
[Click here to enter text.](#)

**Question 6 - How should the future mix of new housing in Rutland be planned?**

- Option A1:** Specify in detail the mix of dwellings types, sizes and tenures (including specialist provision) across Rutland and to specify a requirement for affordable housing;
  - Option B1:** Specify in broad terms the mix of dwellings types, sizes and tenures (including specialist provision) across Rutland with and to specify a requirement for affordable housing;
  - Option C1:** Do not specify of the mix of dwellings types, sizes and tenures allowing the market to decide, but to specify a requirement for affordable housing.
- Another option?** (If so, please specify)  
[Click here to enter text.](#)

**Question 7 - Do you agree that the distribution of growth between the towns and villages in Rutland should:**

- Option A:** maintain the current apportionment of new development between the towns and villages?
  - Option B:** provide for a higher proportion of growth at Oakham?
  - Option C:** provide for a higher proportion of growth at Uppingham?
  - Option D:** provide for higher level of growth at the Local Service Centres?
  - Another option,** for example a new settlement or the use of previously developed land outside the towns and villages? Please specify giving reasons for this option.
- [Click here to enter text.](#)

## Rutland Local Plan Review – Issues and Options Consultation

**Please note: You may answer as many or as few questions as you wish.**

**Question 8 - Do you agree that the distribution of new development between Oakham and Uppingham should?**

- Option A:** maintain the current apportionment of new development between Oakham and Uppingham.
- Option B:** Provide for higher growth at Oakham.
- Option C:** Provide for higher level growth at Uppingham
- Another option?**  Yes  No

If yes, please specify giving reasons for this option.

[Click here to enter text.](#)

**Question 9 - Which are the most suitable directions for growth in and around Oakham (please select as many as apply)?**

- Option 1:** Previously developed land and buildings within the built-up area of the town.
- Option 2:** South-east of Oakham (between the bypass and the railway)
- Option 3:** South of Oakham (between the railway and Brooke Road)
- Option 4:** South of Oakham (between Brooke Road and Cold Overton Road)
- Option 5:** West of Oakham (between Cold Overton Road and Barleythorpe Road)
- Option 6:** North of Oakham (between Melton Road and the railway, outside the bypass)
- Option 7:** North east of Oakham (between the railway and Burley Road, outside the bypass)
- Option 8:** East of Oakham (between Burley Road and Stamford Road, outside the bypass)

Another option? (Please specify with reasons)

[Click here to enter text.](#)

**Question 10 - Should future growth at Uppingham continue to be focussed on allocated sites to the north and west of the town?**

- Yes**
- No**

Another option? (Please specify with reasons)

[Click here to enter text.](#)

## Rutland Local Plan Review – Issues and Options Consultation

**Please note: You may answer as many or as few questions as you wish.**

**Question 11 - Do you agree with the proposed approach to providing for a steady and adequate supply of minerals by:**

- *identifying a provision rate for limestone of 0.19 Mtpa based on the average aggregate sales for the most recent ten year rolling period (2004 – 2013);*
- *maintaining a sufficient stock of permitted reserves for limestone and clay in order to supply the Cement Works at Ketton at the existing output of 1.4 Mt of cement production per annum*
- *not identifying a provision rate for other forms of mineral extraction and aggregate production?*

- Option A)** Identify the provision to be made for minerals as proposed above.  
 **Option B)** Identify the provision to be made for minerals through another method.

If so please specify the changes to the proposed approach that you consider necessary, giving reasons for this.

[Click here to enter text.](#)

**Question 12 - Do you agree with the proposed approach that would see the current spatial strategy and locational elements taken forward into the Local Plan Review (including the designated areas for future minerals extraction and area of search); the development criteria being combined into fewer policies and refining these to also address minerals specific planning requirements (where appropriate); and continuing with the approach of not including site-specific allocations.**

- Option A)** Include the spatial strategy and locational elements as proposed above.  
 **Option B)** Alter the currently adopted spatial strategy and locational elements to be taken forward into the emerging plan.

If so please specify the changes to the proposed approach that you consider necessary, giving reasons for this.

[Click here to enter text.](#)

**Question 13 - Do you consider that any additional sites for minerals extraction and aggregate production need to be allocated to ensure a steady and adequate supply of aggregates?**

- Yes**  
 **No**

If yes please state what additional sites will be required giving reasons and site-specific information.

[Click here to enter text.](#)



## Rutland Local Plan Review – Issues and Options Consultation

**Please note: You may answer as many or as few questions as you wish.**

*Question 14 - Do you agree with the proposed approach to be taken to safeguarding of mineral resources and related development that would see the Minerals Safeguarding Area (MSA) and planning requirements refined to address local circumstances (including identification of building stone resources) and align with national policy and guidance?*

- Option A)** Continue with the current approach to the MSA.
- Option B)** The current MSA and planning requirements for development proposals within the MSA should be refined as proposed above.
- Option C)** Alter the current approach to the MSA using a different method.

If so please specify the changes to the proposed approach that you consider necessary, giving reasons for this.

[Click here to enter text.](#)

*Question 15 - Do you agree with the proposed approach to identifying waste arisings and indicative waste management and disposal capacity requirements detailed in the Local Waste Management Needs Assessment 2015?*

- Option A)** Identify the indicative capacity requirements for waste management and disposal as proposed.
- Option B)** Identify the indicative capacity requirements for waste management and disposal through another method.

If so please specify the changes to the proposed approach that you consider necessary, giving reasons for this.

[Click here to enter text.](#)

*Question 16 - Do you agree that a new policy addressing LLW management and disposal outlining local planning requirements should be prepared for inclusion in the Local Plan?*

- Yes**
- No**

[Click here to enter text.](#)

## Rutland Local Plan Review – Issues and Options Consultation

**Please note: You may answer as many or as few questions as you wish.**

*Question 17 - Do you agree with the proposed approach to be taken to the spatial strategy and locational elements of the Local Plan regarding waste management and disposal which would see the current spatial strategy taken forward into the emerging Local Plan; the development criteria refined to reflect national policy and guidance where necessary; and continuing with the approach of not including site-specific allocations for large scale advanced treatment facilities, new landfill site(s), hazardous waste management facilities or inert disposal not associated with restoration of quarries.*

- Option A)** Include the spatial strategy and locational elements as proposed above.  
 **Option B)** Alter the currently adopted spatial strategy and locational elements to be taken forward into the emerging plan.

If so please specify the changes to the proposed approach that you consider necessary, giving reasons for this.

[Click here to enter text.](#)

*Question 18 - Do you consider that any additional sites for waste management use (in particular small scale facilities such as materials recycling facility, composting, anaerobic digestion, inert recycling/processing or other suitable processes) will be required to facilitate delivery of the indicative waste management capacity requirements over the plan period?*

- Option A)** Yes, additional sites will be required. If yes please state what additional sites will be required giving reasons and site-specific information (including land owner contact details).  
 **Option B)** No, the existing allocations and enabling policies are sufficient to allow sites to come forward over the plan period.

[Click here to enter text.](#)

*Question 19 - Is there any additional infrastructure that will be required to support the new development in Rutland that will be required in the period to 2036?*

- Yes**  
 **No**

If yes, please specify with reasons.

[Click here to enter text.](#)

Rutland Local Plan Review – Issues and Options Consultation

**Please note: You may answer as many or as few questions as you wish.**

*Question 20 - Are there any other issues that will need to be addressed in the Local Plan Review?*

- Yes**  
 **No**

If yes, please specify with reasons .....

[Click here to enter text.](#)

**Other relevant information** – Please use the space below to provide additional information or further explanation of any of the topics covered in this form.

[Click here to enter text.](#)

**Signature:** [Click here to enter text.](#)

**Date:** [Click here to enter text.](#)

Please return this form by **Tuesday 12 January 2016** to:

The Planning Policy and Housing Manager,  
Rutland County Council,  
Catmose,  
Oakham,  
Rutland,  
LE15 6HP

or send by email to [localplan@rutland.gov.uk](mailto:localplan@rutland.gov.uk)

**FOR OFFICIAL USE ONLY** Reference: [Click here to enter text.](#)

Date received: [Click here to enter text.](#)

Date acknowledged: [Click here to enter text.](#)

# Summary Leaflet

**SUMMARY LEAFLET**

**Where can I get more information?**

We keen to hear your views on the questions raised in the consultation paper as we want to make sure that the Local Plan will reflect the needs, expectations and viewpoints of everyone in the community

An exhibition of the key proposals is being held at the following venues during 2015/16:

**Oakham Library:** 10-18 November  
**Rythall Library:** 18-26 November  
**Ketton Library:** 27 November-5 December  
**Uppingham Library:** 9-22 December  
**Oakham (Catmose Council Offices):** 10 November 2015-12 January 2016

We will also be running a community roadshow on the following dates. Planning officers will be available to discuss your views and help you to submit your comments:

**Oakham (Victoria Hall):**  
Saturday 21 November 10am-1pm  
**Rythall Library:**  
Thursday 26 November 3-6 pm  
**Ketton Library:**  
Wednesday 2 December 3-6pm  
**Catmose Village Hall:**  
Tuesday 8 December 3.30-6.30pm  
**Uppingham Public Library:**  
Tuesday 15 December 3-6pm

In addition, consultation events are being held with various groups and stakeholders, including the Local Strategic Partnership ("Rutland Together") and the Rutland Parish Councils Forum.

**How can I see the plan?**

The Issues and Options consultation paper can be viewed and downloaded from the Council's website:

[www.rutland.gov.uk/localplanreview](http://www.rutland.gov.uk/localplanreview)

This may also be inspected during normal opening hours at the Catmose Council Offices in Oakham, at libraries in Oakham, Uppingham, Ketton and Rythall and on the Rutland mobile library.


**How can I have a say?**

Comments should be sent in writing to the Council to arrive by Tuesday 12 January 2016, preferably using the response form provided.

The response form can be downloaded from the Council's website. Copies can also be obtained free of charge at the libraries and exhibitions listed above or on request from the Council.

Contact details:  
 Email: [localplan@rutland.gov.uk](mailto:localplan@rutland.gov.uk)  
 Telephone: 01572 722577

Write to:  
 The Planning Policy and Housing Manager  
 Rutland County Council, Catmose, Oakham,  
 Rutland LE15 6HP.



**HAVE YOUR SAY  
ON PLANNING FOR  
RUTLAND'S FUTURE**

**LOCAL PLAN REVIEW  
ISSUES AND OPTIONS  
CONSULTATION**

NOVEMBER 2015






**Rutland  
County Council**  
 Catmose, Oakham, Rutland LE15 6HP  
 Telephone: 01572 722577  
[www.rutland.gov.uk](http://www.rutland.gov.uk)  
[localplan@rutland.gov.uk](mailto:localplan@rutland.gov.uk)

**Rutland Local Plan Review - Issues and options consultation**

**What is the Local Plan?**

The Local Plan provides planning policies for Rutland and identifies the main locations for future housing and other development in the County. At present the Local Plan comprises three documents covering the period to 2036.

**Why are we reviewing the Local Plan?**

The Council is reviewing the Local Plan in order to extend the plan period to 2036 and provide for any additional new housing, employment or other development that will be required over the extended plan period.

The new document will combine the existing documents into a single Local Plan and consider any new issues that have arisen. It will also take into account the preparation of a number of neighbourhood plans in Rutland.

**What is the issues and Options consultation?**

This is the first stage of consultation in which the Council is seeking views on 20 key questions to be considered in the plan and the possible options for dealing with these issues.

The consultation does not allocate sites or include policies at this stage. These will be drawn up in more detail and included in the next "Preferred Options" version of the document.

**The spatial strategy**

The plan will look at how much additional new development will be needed in Rutland over the next 21 year period to 2036 and where this should be located.

A study prepared for Rutland and a number of neighbouring local authorities has found that 173 dwellings per year will be needed in Rutland to meet needs over the period 2015- 2036. This results in a need for an additional 1580 dwellings.

The document seeks views on how the new housing and other developments should be distributed between the towns and villages.

POTENTIAL DISTRIBUTION: TOWNS AND VILLAGES		
Town or villages	Number of dwellings 2015 – 2036	Number of dwellings per year
Oakham	880	42
Uppingham	220	10
Villages	480	23
Total	1580	

The majority of development in Rutland (70%) has previously been focused on the market towns of Oakham and Uppingham.

Sites for new housing and other development may need to be found in and around the two towns in order to accommodate any future growth.

**Other issues for consultation**

Some other key questions on which views are being sought include:

- How people can submit sites for consideration in the plan?
- Whether the overall vision and strategic objectives for the plan need to be changed?
- What is the role of Local Plan in co-ordinating neighbourhood plans?
- Whether changes to the settlement hierarchy are needed?
- Are changes needed to the policies that safeguard minerals reserves from other forms of development and provide for a future supply of minerals?
- How should future needs for waste disposal be identified? Are any additional sites for waste management needed?

**What happens next?**

The Council will consider all the comments received before preparing the "Preferred Options" document. This will set out the Council's proposed strategy for development and draft planning policies of the Local Plan.

The Preferred Options document will be subject to public consultation in September-October 2015.

The Council is keen to hear your comments on these issues. Full documents can be viewed on the Council's website at:

[www.rutland.gov.uk/localplanreview](http://www.rutland.gov.uk/localplanreview)

**Find out more at [www.rutland.gov.uk/localplanreview](http://www.rutland.gov.uk/localplanreview)**

Library Exhibition



RUTLAND LOCAL PLAN 2015 - 2036  
DEVELOPMENT PLAN DOCUMENT

# **LOCAL PLAN REVIEW**

## **ISSUES AND OPTIONS CONSULTATION**

**Uppingham Library Exhibition**  
**Planning Officers will be**  
**available HERE**

**Tue 15 Dec 3pm to 6pm**

**Sat 19 Dec 9am to 12 noon**

[www.rutland.gov.uk/localplanreview](http://www.rutland.gov.uk/localplanreview)



**Rutland**  
County Council



RUTLAND LOCAL PLAN 2015 - 2036  
DEVELOPMENT PLAN DOCUMENT

## **LOCAL PLAN REVIEW**

**ISSUES AND OPTIONS CONSULTATION**

NOVEMBER 2015

**Ketton Library Exhibition  
TODAY 3pm to 7pm**



[www.rutland.gov.uk/localplanreview](http://www.rutland.gov.uk/localplanreview)



### Local Plan Review

The Council is preparing a review of its Local Plan in order to:

- extend the plan period to 2036 and provide a minimum 15-year time period as recommended by the government;
- combine a number existing documents into a single Local Plan and reflect any new issues that have arisen;
- provide for any additional new housing, employment or other development that will be required over the extended plan period;
- reflect the preparation of a number of neighbourhood plans in Rutland.

### Call for Sites

Local developers, land owners and parish councils are being invited to recommend potential development sites for consideration as part of the Local Plan Review.

Sites should be submitted to the Council by Thursday 5 November 2015. Further information and a Site Submission Form is available on the Council's website:

 [www.rutland.gov.uk/local\\_plan/local\\_plan\\_review/call\\_for\\_sites.asp](http://www.rutland.gov.uk/local_plan/local_plan_review/call_for_sites.asp)

### Issues and Options consultation

Consultation on Issues and Options will take place for a 9-week period from 10 November 2015– 12 January 2016.

The consultation will seek views on the key issues to be addressed in the Local Plan Review and possible options for dealing with these issues.

Further information and a response form for submitting comments to the Council will be available on the Council's website.

An exhibition will take place at venues across the county at which planning officers will be available to provide advice and discuss the plan.

Notice of the consultation will be sent to all consultees on the Council's consultation database and recipients of this newsletter.

### Future consultation stage

The Council will consider all the responses to the Issues and Options consultation before preparing the Preferred Options version of the plan.

This will set out the proposed policies and text to be included in the plan and will be published for consultation later in 2016.

### Further information

#### Contact us

 Email: [localplan@rutland.gov.uk](mailto:localplan@rutland.gov.uk)

 Website: [www.rutland.gov.uk/localplan](http://www.rutland.gov.uk/localplan)



#### Neighbourhood Plans

A number of neighbourhood plans are currently under preparation in Rutland:

- **Barrowden and Wakerley** - area designated April 2015.
- **Cottesmore** - submitted to the Council for independent examination.
- **Greetham** - area designated April 2014.
- **Langham** - first draft neighbourhood plan published for consultation until 26 October 2015.
- **Uppingham** - awaiting outcome of a legal challenge in the High Court before the plan can finally be "made" by the Council.

 [http://www.rutland.gov.uk/local\\_plan/neighbourhood\\_planning.aspx](http://www.rutland.gov.uk/local_plan/neighbourhood_planning.aspx)

#### Community Infrastructure Levy (CIL)

CIL is a new, locally set charge on development. It is intended to give more certainty to developers over how much their development will need to contribute to meeting the costs of infrastructure.

The Draft Charging Schedule, which sets out the proposed rates of CIL, was submitted for independent examination and the examiner's report was issued in October 2015. It is anticipated that the CIL will be adopted in January 2016:

 [http://www.rutland.gov.uk/local\\_plan/community\\_infrastructure\\_levy.aspx](http://www.rutland.gov.uk/local_plan/community_infrastructure_levy.aspx)

#### Conservation Area Appraisals

A Conservation Area Appraisal and Management Plan Appraisal for Lyddington was adopted by the Council on 14 September 2015. This can be viewed at:

 [http://www.rutland.gov.uk/local\\_plan/conservation\\_area\\_appraisals.aspx](http://www.rutland.gov.uk/local_plan/conservation_area_appraisals.aspx)

Council policy on securing developer contributions for community facilities and affordable housing through Section 106 agreements is being reviewed to link in with the new CIL.

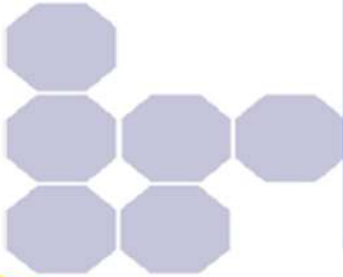
#### Evidence base - Minerals and waste planning

A Local Aggregates Assessment provides an analysis of demand and supply for aggregates in Rutland over the period 2004-2013:

 [http://www.rutland.gov.uk/local\\_plan/evidence\\_base\\_-\\_plan\\_review/local\\_aggregates\\_assessment.aspx](http://www.rutland.gov.uk/local_plan/evidence_base_-_plan_review/local_aggregates_assessment.aspx)

A Local Waste Needs Assessment sets out information about how much waste is produced and managed, waste arisings and movements and existing and future waste capacity:

 [http://www.rutland.gov.uk/local\\_plan/evidence\\_base\\_-\\_plan\\_review/waste\\_needs\\_assessment.aspx](http://www.rutland.gov.uk/local_plan/evidence_base_-_plan_review/waste_needs_assessment.aspx)





#### Local Development Scheme

An updated Local Development Scheme was approved by the Council in August 2015. This sets out the documents to be prepared as part of the Local Plan and the timetable for preparing them.

[http://www.rutland.gov.uk/local\\_plan/local\\_development\\_scheme.aspx](http://www.rutland.gov.uk/local_plan/local_development_scheme.aspx)

#### Supplementary Planning Documents (SPDs)

Consultation on a revised Planning Obligations SPD to reflect changes to government guidance on the use of Section 106 Agreements ended on 22 October 2015. The consultation document can be viewed at:

[http://www.rutland.gov.uk/local\\_plan/supplementary\\_planning\\_documents/planning\\_obligations\\_spd.aspx](http://www.rutland.gov.uk/local_plan/supplementary_planning_documents/planning_obligations_spd.aspx)

The following SPDs were adopted by the Council in March 2015:

- Extensions to Dwellings SPD
- Garden Extensions SPD
- Shop Fronts, including Signs and Shop Security SPD

[http://www.rutland.gov.uk/local\\_plan/supplementary\\_planning\\_documents.aspx](http://www.rutland.gov.uk/local_plan/supplementary_planning_documents.aspx)

#### Local Plan Evidence Base

The Council has published a number of evidence base documents in preparation for the Local Plan Review (see page 1):

- An update to the **Strategic Housing Market Assessment** provides guidance on the numbers and types of new homes that will be needed in Rutland in the period to 2036:

[http://www.rutland.gov.uk/local\\_plan/evidence\\_base\\_-\\_plan\\_review/strategic\\_housing\\_mkt\\_assessme.aspx](http://www.rutland.gov.uk/local_plan/evidence_base_-_plan_review/strategic_housing_mkt_assessme.aspx)

- A **Sustainability Appraisal/Strategic Environmental Assessment Baseline and Scoping Report** sets out the context and objectives for the appraisal and establishes its baseline and scope:

[http://www.rutland.gov.uk/local\\_plan/evidence\\_base\\_-\\_plan\\_review/sa-see\\_baseline\\_scoping.aspx](http://www.rutland.gov.uk/local_plan/evidence_base_-_plan_review/sa-see_baseline_scoping.aspx)

- A **Sustainability of Settlements Assessment** updates the previous study carried out in 2009 using a revised methodology:

[http://www.rutland.gov.uk/local\\_plan/evidence\\_base\\_-\\_plan\\_review/sustainability\\_of\\_settlements.aspx](http://www.rutland.gov.uk/local_plan/evidence_base_-_plan_review/sustainability_of_settlements.aspx)

Evidence base studies under preparation:

- The Council has appointed consultants to carry out assessments of future demand and needs for **Employment Land and Retail Capacity**:

[http://www.rutland.gov.uk/local\\_plan/evidence\\_base\\_-\\_plan\\_review.aspx](http://www.rutland.gov.uk/local_plan/evidence_base_-_plan_review.aspx)

#### Contact us

Email: [localplan@rutland.gov.uk](mailto:localplan@rutland.gov.uk)

[www.rutland.gov.uk/localplan](http://www.rutland.gov.uk/localplan)



This issue of the Council's quarterly Planning Policy newsletter provides an update on the Local Plan Review, development of the evidence base, the Housing and Homelessness Strategy, and the progress of Neighbourhood Plans across the County.

### Local Plan Review

The Council is now preparing a comprehensive Local Plan Review for the County, which will replace all three Development Plan Documents.

The aim of the Local Plan Review is to:

- extend the plan period to 2036 and provide a minimum 15 year time period as recommended by the government;
- combine a number of existing documents into a single Local Plan and reflect any new issues that have arisen;
- provide for any additional new housing, employment or other development that will be required over the extended plan period;
- reflect the preparation of a number of Neighbourhood Plans in Rutland.

#### 'Call for Sites' and Issues & Options Consultations

The Council has now completed the Call for Sites and Issues and Options consultations as the first stage in a review of its Local Plan. A summary of the sites that were submitted and the comments that were made to the Council can be viewed in the following documents on the Council's website:

- Summary of sites submitted through the Call for Sites and Issues & Options Consultation - September to November 2015.

[http://www.rutland.gov.uk/local\\_plan/local\\_plan\\_review/call\\_for\\_sites.aspx](http://www.rutland.gov.uk/local_plan/local_plan_review/call_for_sites.aspx)

- Summary of Consultation Responses - November 2015 to January 2016.

[http://www.rutland.gov.uk/local\\_plan/local\\_plan\\_review.aspx](http://www.rutland.gov.uk/local_plan/local_plan_review.aspx)

The Council is considering all the sites and consultation responses that have been received before preparing the next Preferred Options version of the Local Plan.

This will set out the proposed policies and text to be included in the plan. It is intended that it will be published for consultation in 2017. This represents a delay in the previously published timetable.

Further information about the Local Plan Review and the proposed timetable can be viewed on the Council's website:

[http://www.rutland.gov.uk/local\\_plan/local\\_plan\\_review.aspx](http://www.rutland.gov.uk/local_plan/local_plan_review.aspx)

#### Community Infrastructure Levy (CIL)

The Council is now raising funds through the Community Infrastructure Levy (CIL) to support the planned growth of Rutland.

The funding will be invested in essential services including lifelong learning, highways and transportation, town centre improvements and promotion, waste, addressing crime and disorder, health, social, recreational and cultural services such as indoor/outdoor recreation, museums and libraries and adult social care.

For further information on CIL please email [cil@rutland.gov.uk](mailto:cil@rutland.gov.uk) or telephone 01572 758251.

## Appendix 1c: Media Coverage



NEWS

Keep up with all the latest news Follow us on Twitter @STAMMERCURY



COUNCIL

# Have a say on future development

People are being urged to have their say on the future of Oakham and the wider county.

Oakham Town Council is planning to write a community-led neighbourhood plan, which will direct the future of development in Oakham.

The town council estimates it will take two years to finalise and once complete, it will be subject to a public referendum. If the referendum finds in favour, it will go forward to Rutland County Council for independent examination before coming into effect.

The town council intends to start work in the New Year by holding two information sessions this week to provide information.

They will be held this Saturday and on Saturday, November 26, from 10am until 1pm in the town council's offices in Victoria Hall in Oakham.

When information will be provided and questions will be answered.

If you're keen to join the group that will influence future development in the town or just interested in what we are doing, please drop in to one of the information sessions and we will be pleased to hear your views and discuss it further with you. Mayor of Oakham Al Dewis said: "This is a real opportunity for the members of the community who are interested in influencing the direction and the way the town is to develop to be fully involved in writing the (neighbourhood) plan that will carry more weight when planning decisions are considered."

If you are interested but unable to attend either of the sessions please contact the town clerk on 01509 76189 or a mail service@oakhamtowncouncil.gov.uk with your name and contact details.



Al Dewis



Terry King

Meanwhile, residents from across the county are being asked to share their views on an extension to the county's Local Plan, as part of a public consultation that will run until 2016.

The Local Plan outlines Rutland's planning policies and identifies the main locations for future housing and other development throughout the county.

At present, the Local Plan is made up of three documents covering the period until 2026. Rutland County Council is reviewing the plan in order to extend it to 2036 and provide for any additional housing, employment or other development that will be needed.

This is the first stage of consultation and the council is seeking people's views on a range of key issues and options, such as how much new housing there should be, are sites for employment, retail or other uses needed, and what additional infrastructure will be needed to support this.

Portfolio leader for development at Rutland County Council Terry King said: "The revised Local Plan will look at how much additional development is needed in Rutland over the period to 2036 and consider any new issues that have arisen. It will also take into account a number of neighbourhood plans that are being prepared by local communities."

Rutland has worked closely with other local councils to establish what additional housing will be needed from 2015-2036 and a revised figure of 173 dwellings each year is being put forward as part of the consultation.

This is an increase of 23 new homes per year from the last local plan review in 2006, of which 10 per year are required to make up for a slowdown in development throughout the recession.

The extended Local Plan seeks residents' views on how the new housing and other developments should be distributed between the towns and villages.

The consultation started on Monday and runs until January 12. Further details, including full documentation and how to submit your comments, can be found online at: www.rutland.gov.uk/plan-plans/revise.

Exhibitions are being held throughout November on the plans and details can also be found at the website.

GET IN TOUCH

NEWS

CONSULTATION

# Public events on future of county

By Alex Moore alex.moore@stamfordmercury.co.uk Twitter: @Mercury\_Alex

People can have their say about the future of development in Rutland at a series of community events before Christmas.

Rutland County Council wants to get people's views on an extension to the county's local plan. The plan guides both housing and employment development in the county, and the council wants to extend its scope until 2036.

Consultation events have been arranged over the next few weeks so people across the county can give their views.

The council's portfolio holder for development Terry King (Con) said: "The revised local plan will look at how much additional development is needed in Rutland over the period to 2036 and consider any new issues that have arisen. It will also take into account a number of neighbourhood plans that are being prepared by local communities."

Ongoing consultation events will be held in the following locations:

- Ketton Library, November 27 to December 5.
- Uppingham Library, December 9 to 22.
- County council offices, Catmose, Oakham, now until January 12.

Community roadshow events will also be held, with planning officers on hand to discuss any issues:

- Ketton Library, 3pm to 6pm, December 9.
- Cottesmore Village Hall, 3.30pm to 6.30pm, December 8.
- Uppingham Library, 3pm to 6pm, December 15.

This is the first stage of consultation and the council is seeking people's views on a range of key issues and options, such as how much new housing there should be, are sites for employment, retail or other uses needed, and what additional infrastructure will be needed to support this.

Rutland has worked closely with other local councils to establish what additional housing will be needed from 2015-2036 and a revised figure of 173 dwellings each year is being put forward as part of the consultation.

This is an increase of 23 new homes per year from the last local plan review in 2006, of which 10 per year are required to make up for a slowdown in development throughout the recession.

The extended Local Plan seeks residents' views on how the new housing and other developments should be distributed between the towns and villages.

Oakham Town Council has also begun a consultation on a neighbourhood plan for the town. Uppingham already has a neighbourhood plan.

## LOCAL NEWS

Views needed on Oakham Town Council's Neighbourhood Plan and Rutland County Council's Local Plan

# Have your say on prospective development across the county

**By Simon Coates**  
simon.coates@rutlandtimes.co.uk  
01572 478000

**People are being urged to have their say on the future of Oakham and the wider county.**

Oakham Town Council is planning to write a community-led Neighbourhood Plan, which will direct the future of development in Oakham.

The town council estimates it will take two years to finalise and once complete, it will be subject to a public referendum. If the referendum finds in favour, it will go forward to Rutland County Council for independent examination before coming into effect.

The town council intends

to start work in the New Year but is holding two information sessions to provide information.

They will be held this Saturday and on Saturday, November 22, from 10am until 1pm in the town council's offices in Victoria Hall in Oakham, when information will be provided and questions will be answered.

If you're keen to join the group that will influence future development in the town or just interested in what the council is doing, go along to one of the information sessions and councillors will be pleased to hear your views and discuss it further with you.

Mayor of Oakham Alf Dewis said: "This is an ideal opportunity for members of the community who are inter-

ested in influencing the direction and the way the town is to develop to be fully involved in writing the Neighbourhood Plan that will carry more weight when planning decisions are considered."

If you are interested but unable to attend either of the sessions please contact the Town Clerk on 01572 732647 or email enquiries@oakhamtowncouncil.gov.uk with your name and contact details.

Meanwhile, residents from across the county are being asked to share their views on an extension to the county's Local Plan, as part of a public consultation that will run until 2018.

The Local Plan outlines Rutland's planning policies and identifies the main locations for future housing and

other development throughout the county.

At present, the Local Plan is made up of three documents covering the period until 2026. Rutland County Council is reviewing the plan in order to extend it to 2036 and provide for any additional housing, employment or other development that will be needed.

This is the first stage of consultation and the council is seeking people's views on a range of key issues and options, such as how much new housing there should be, sites for employment, retail or other uses needed, and what additional infrastructure will be needed to support this.

Portfolio holder for development at Rutland County Council Terry King said: "The

revised Local Plan will look at how much additional development is needed in Rutland over the period in 2036 and consider any new issues that have arisen. It will also take into account a number of neighbourhood plans that are being prepared by local communities.

"We are keen to hear a wide range of views on the questions raised in this consultation paper so that the extended Local Plan reflects the needs, expectations and viewpoints of everyone in the community."

Rutland has worked closely with other local councils to establish what additional housing will be needed from 2018-2036 and a revised figure of 177 dwellings each year is being put forward as part of

the consultation.

This an increase of 23 new homes per year from the last Local Plan review in 2008, of which 10 per year are required to make up for a slowdown in development throughout the recession. The extended Local Plan seeks residents' views on how the new housing and other developments should be distributed between the towns and villages.

The consultation started on Monday and runs until January 13. Further details, including full documentation and how to submit your comments, can be found online at: [www.rutland.gov.uk/localplans2018](http://www.rutland.gov.uk/localplans2018)

Exhibitions are being held throughout November on the plans and details can also be found at the website.

# Events to be held on future of the county

People can have their say about the future of development in Rutland at a series of community events before Christmas.

Rutland County Council wants to get people's views on an extension to the county's local plan. The plan guides both housing and employment development in the county, and the council wants to extend its scope until 2036.

Consultation events have been arranged over the next few weeks so people across the county can give their views.

The council's portfolio holder for development Terry King (Con) said: "The revised local plan will look at how much additional development is needed in Rutland over the period to 2036 and consider any new issues that have arisen. It

will also take into account a number of neighbourhood plans that are being prepared by local communities."

Ongoing consultation events will be held in the following locations:

- Ketton Library, November 27 to December 5.

- Uppingham Library, December 9 to 22.

- County council offices, Catmose, Oakham, now until January 12.

Community roadshow events will also be held, with planning officers on hand to discuss any issues:

- Ketton Library, 3pm to 6pm, December 2.

- Cottesmore Village Hall, 3.30pm to 6.30pm, December 8.

- Uppingham Library, 3pm to 6pm, December 15.

This is the first stage of consultation and the council

is seeking people's views on a range of key issues and options, such as how much new housing there should be, are sites for employment, retail or other uses needed, and what additional infrastructure will be needed to support this.

Rutland has worked closely with other councils to establish what extra housing will be needed until 2036 and a revised figure of 173 each year is being put forward as part of the consultation.

This is an increase of 23 homes per year from the last review in 2008, of which 10 per year are required to make up for a slowdown in development during the recession. The extended local plan seeks residents' views on how the new housing and other developments should be distributed in the county.

## Appendix 2: Draft Local Plan Consultation 2017 and Focussed Consultation & Additional Sites Promoted for Development (since the Consultation Draft Local Plan 2017) 2018

2a Summary of Consultation Responses (2017 – 2018)

2b Consultation and Publicity for Draft Local Plan Review 2017

2c Media Coverage for Draft Local Plan Review 2017

2d Consultation and Publicity for Focussed Consultation & Additional Sites promoted for Development (since the Consultation Draft Local Plan 2017)

2e Media Coverage Focussed Consultation & Additional Sites promoted for Development (since the Consultation Draft Local Plan 2017)

## Appendix 2a: Summary of Consultation Responses

(2017 – 2018)

The following i - v Appendices set out a summary of the main issues which were raised through consultation on the following stages of the Local Plan:

- Draft Local Plan Consultation 2017 (including comments made about both the proposed allocations and sites which were assessed but not allocated at this stage)
- Additional Sites Consultation 2018
- Focussed consultation regarding St George's Barracks 2018

Each table sets out a summary of the main issues raised, the Officer response to the comment made and, where appropriate, the proposed change to be made to the plan. These proposed changes have been incorporated into the text of the Pre-Submission Draft Plan.



Main issues raised	Officer Response	Proposed Change
<b>Chapter 1 – Introduction</b>		
<p>Historic England request the term ‘heritage assets’ and their settings is used (this comment made at various places throughout the plan but only noted here).</p> <p>The Environment Agency suggest wording regarding meeting the Water Framework Objective requirements.</p>	<p>Agree to make reference to these within the Key Issues and throughout the plan as appropriate.</p>	<p>Update Plan throughout to reference heritage assets and their setting as appropriate.</p> <p>Reference to the Water Quality Framework is made in Policies EN7 (Pollution Control) and H3 (St George’s Garden Community Development Requirements).</p>
<p>A number of parish councils and neighbourhood plan groups suggest that the aims, objectives and policies of neighbourhood plans should have been taken into account in the Local Plan.</p> <p>Local and Neighbourhood Plans should be taken forward in a co-ordinated way to reflect the thinking in the Neighbourhood Planning legislation.</p>	<p>Agree. The policies and objectives of those neighbourhood plans which have been made have been considered as part of the plan making process. However it must be recognised that the Local Plan is the primary development plan document for the County and will establish the strategic policies for the County for the next 20 years. Its preparation may render some policies within neighbourhood plans out of date.</p>	<p>Updated section on Neighbourhood Plans included in Chapter 1: Introduction</p>
<b>Chapter 2 – Spatial Portrait</b>		
7 (70%) agree; 2(20%) disagree; 1 (10%) other	Total Comments: 10	
<p>One comment questions whether the plan has a strategy to deal with the impact on local infrastructure, employment and traffic flows of growth (particularly that planned in the south from Corby and the Oxford to Cambridge corridor (O2C)).</p>	<p>The Local Plan will be published alongside an Infrastructure Delivery Plan (IDP) which considers the impact of growth proposed in the Local Plan on infrastructure, services and utilities. The council is working with utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and</p>	<p>No change.</p>

Main issues raised	Officer Response	Proposed Change
	<p>where necessary mitigation measures are identified and put in place to address development impacts.</p> <p>The council has had on-going dialogue with its neighbouring authorities and key strategic cross boundary issues, including the impact of development proposed in the Local Plan, are being addressed through the Duty to Co-operate.</p>	
<p>A number of comments raise the lack of reference to the potential of development at St George's Barracks and the One Public Estate.</p>	<p>An additional stage of consultation took place in August and September 2018. This focused on the implications for the Local Plan should the St. George's Barracks site be allocated including the spatial distribution of growth across the County and the specific policy changes that would be required, including a policy related to the development of the site. The responses to this consultation and proposed consequential changes to the Local Plan can be found in Appendix v</p>	<p>See Appendix v</p>
<p><b>Chapter 3 – Vision and objectives</b></p>		
<p>Agree 11 (73%); disagree 2 (13%); Other 2 (13%)</p>	<p>Total comments: 15</p>	
<p>A Parish meeting has suggested that in Strategic Objective 4, new housing development in Rutland should be limited to meeting local need within the county as defined by independent local needs survey.</p>	<p>The Rutland Local Plan must make provision for its Local Housing Need (LHN), which is 127 dwellings per annum (dpa). However, the Government is committed to ensuring that more homes are built and the LHN provides the minimum starting point in determining the number of new homes needed in an area. Therefore, to provide flexibility and choice of sites over the plan period, reflect market signals and address issues of affordability it is proposed a buffer of approximately 38 dpa is added to the minimum housing requirement.</p>	<p>No change.</p>

Main issues raised	Officer Response	Proposed Change
<p>It is suggested that:</p> <ol style="list-style-type: none"> <li>1. Strategic Objective 12 (now 13) (Natural and Cultural Environment) is expanded to include the control of pollution (air, light, noise and traffic);</li> <li>2. Strategic Objectives 12 to 15 (now 13 to 16) require new strategic policies;</li> <li>3. Detail is required for Strategic Objective 19 (now 17) about how the plan will implement, measure, monitor and report a net gain in biodiversity.</li> </ol>	<ol style="list-style-type: none"> <li>1. Pollution control is covered in the overarching Policies SD1 (Sustainable Development Principles), EN2 (Place Shaping Principles) and EN3 (Delivering Good Design) and specifically Policy EN7 (Pollution Control)</li> <li>2. These objectives are related to strategic policies EN9 (Natural Environment) and EN11 (Historic and Cultural Environment)</li> <li>3. Objective 19 concerns securing net biodiversity gains on mineral extraction sites, this is sought through restoration conditions via the planning permission. Policy EN9 (Natural Environment) and the supporting text provides more detail on securing net biodiversity gains in respect of all new development proposals.</li> </ol>	<p>No change</p>
<p>One parish council states that to be vital and viable, smaller villages do need improved public transport (Strategic Objective 9 (now 10)), high quality communication infrastructure (Fibre Broadband and mobile phone coverage), employment (Strategic Objective 7(now 8)), additional low cost housing and an investment in sports and leisure facilities. However they do not feel the plan does this.</p> <p>An interest group has questioned the plans assumption that existing settlements will be adequate to absorb expected growth and has queried what controls are in place for the quarrying which is under the control of SKDC.</p>	<p>The council has sought to identify the most appropriate settlements to accommodate sustainable growth. Policies in the plan seek to ensure existing infrastructure can be expanded to meet the needs of development.</p> <p>RCC is consulted on minerals applications in neighbouring areas.</p>	<p>No change.</p>
<p>One comment thinks that the possibility of a new settlement and the scope offered at St George's Barracks site should also be addressed and that the provision for bypasses around Caldecott and Uppingham should be included due to extra development at Corby using route north.</p>	<p>See response under Chapter 2 (Appendix v page 2).</p> <p>There are currently no proposals for bypasses at Caldecott or Uppingham. However, the latest Local Transport Plan (LTP4), which covers the 2019 – 2036 period, commits to re-establishing the case for a</p>	<p>No change.</p>

Main issues raised	Officer Response	Proposed Change
	Caldecott relief road and seeking funding to undertake a feasibility study. This position is reflected in the updated IDP.	
<b>Policy RLP1 - Presumption in Favour of Sustainable Development</b>		
Agree 50(69%); disagree 18 (25%); other 4 (5%)		Total 72 comments
<p>Two landowners have commented – one feels that the policy should place greater emphasis on the different dimensions of sustainability, and the other suggests deletion of some of the text in accordance with the plan’s vision and objectives always to maintain an up to date development plan.</p> <p>Individual comments that not enough emphasis is given to environmentally sustainable development and the protection of natural assets; that infinite growth with finite resources is impossible.</p>	The policy followed the wording of the Planning Inspectorate’s Model policy on sustainable development. However, at recent Local Plan examinations Inspectors have recommended that this “standard” policy is unnecessary as the matters covered are adequately dealt with in national policy through the NPPF. It is, therefore, recommended that the policy be deleted and replaced by text referencing national policy.	Delete policy RLP1 and update text to reflect National policy.
<b>Policy RLP 2 - Sustainable development principles (now Policy SD1)</b>		
81 comments in total 51 (62% support policy; 16 (19%) disagree and 14 (17%) had other comments		
<b>Government and agencies</b>		
<p>Environment Agency recommends an additional bullet point to demonstrate that adequate waste water treatment is already available or can be provided in time to serve the development ahead of its occupation.</p> <p>Historic England consider that criteria would be strengthened and more reflective of the NPPF with the inclusion of “and their settings” at the end of the sentence.</p>	<p>Agree additional bullet point be added to the Policy.</p> <p>Agree that ‘and their settings’ be added to criterion I.</p>	Amend policy criteria as appropriate.
<b>Landowners, developers, agents and businesses</b>		
Persimmon Homes East Midlands considers that the policy needs to acknowledge that some previously developed sites may be subject to constraints such as contamination and suggests the addition of wording	Agree that criterion c should be amended by addition of ‘wherever practical and possible’	

Main issues raised	Officer Response	Proposed Change
<p>along the lines of "where practically possible" at the end of this point.</p> <p>William Davis Ltd considers that c) is contrary to the remainder of the Plan in that the proposed sites for new development are almost exclusively greenfield; it appears to be applicable to all development proposals but won't be in the gift of those developing greenfield sites to firstly bring forward previously developed sites.</p>		
<b>Parish/Town Councils and Meetings and Neighbourhood Planning Groups</b>		
<p>Edith Weston Parish Council suggest criterion d would benefit from more clarity in the definition of "density" and suggest strengthening criterion h to "minimise the adverse impact on and wherever possible enhance the character of the towns, villages, having due regard to neighbourhood plans".</p>	<p>Agree that reference to Neighbourhood Plans should be added to criteria d and m.</p>	
<b>Public and interest groups</b>		
<p>Rutland Branch of CPRE consider this should include the control of pollution in the environment (air, light, noise and traffic).</p>	<p>Agree additional criteria on pollution control should be included.</p>	
<p>Individual comments include that not enough emphasis is given to environmentally sustainable development and protection of natural assets; the Sustainability Appraisal fails to recognise the unsustainable nature of this agenda and the inherent conflict with the objectives set out in RLP2, especially the need to travel.</p>	<p>Policies are included within the plan to promote development in sustainable locations, sustainable forms of construction and design, renewable energy and address the effect of climate change. However, Rutland is a rural area and the need to travel will always be an issue.</p>	<p>No change.</p>
<b>Policy RLP3 - The Spatial Strategy for Development (now Policy SD2)<sup>1</sup></b>		
<b>Government and agencies</b>		

<sup>1</sup> See also responses to revised Policy RLP3 in Appendix v

Main issues raised	Officer Response	Proposed Change
<p>East Northamptonshire Council comments that the “Smaller Service Centres” could be regarded as misleading for the intermediate category of villages; it may be more appropriate to refer to these villages in terms of their wider context i.e. accessibility to local services and facilities; the plan should recognise cross boundary in terms of the connections between villages.</p>	<p>Comments noted. As set out in the Settlement Sustainability Assessment Background Paper Update (November 2019) the settlement hierarchy has been reviewed and it is proposed that the Smaller Service Centre category be combined with the Smaller Villages.</p>	<p>No change in response to comment.</p>
<b>Landowners, developers, agents and businesses</b>		
<p>Andrew Granger &amp; Co consider that greater levels of development should be allocated in and around Local Service Centres to limit over-development of the Main Towns and ensure that local services are retained and if possible enhanced.</p> <p>Pegasus Group for Davidsons Developments consider that the policy should specify the proposed distribution between Oakham and Uppingham and make it clear that some 81% of the growth directed to these larger centres will be at Oakham.</p> <p>Strutt &amp; Parker LLP for Exton Estate supports the principle of local service centres accommodating a significant proportion of Rutland’s residential development needs (30%) but recommend this figure should be set as a guide and not a maximum.</p> <p>Rosconn Group comments that neither this policy nor any other policy provides a clear apportionment of growth, which is essential.</p>	<p>Comments noted. However, with the proposed allocation of St George’s Barracks there will be a consequential reduction in the quantum of development proposed in other settlements through the allocation of sites. As the most sustainable locations, Oakham and Uppingham will continue to accommodate the majority of the residual housing requirement.</p> <p>It is proposed to amend the policy to clarify the scale of development appropriate in each tier of the settlement hierarchy, including removing the split between settlements of the proportion of the total housing requirement.</p> <p>It is clear that the housing requirement figures are a minimum provision over the plan period.</p>	<p>Amend the wording of Policy RLP3 (now Policy SD2) to clarify the scale of development appropriate in the settlement hierarchy tiers.</p>
<p>Barton Willmore for DeMerke Estates comments that Barleythorpe should be considered as adjoining and part of the urban area of Oakham (Main Town) and in this</p>	<p>To reflect the relationship of Barleythorpe to Oakham in terms of recent developments and the accessibility for residents to a range of services and facilities it is proposed that Barleythorpe be removed from the list of</p>	<p>Remove Barleythorpe from the list of Smaller Service Centres and amend</p>

<b>Main issues raised</b>	<b>Officer Response</b>	<b>Proposed Change</b>
light it is considered to be a substantial location to accommodate growth.	Smaller Service Centres and instead referenced in the 'Main Town' tier of the hierarchy.	'Main Town' title to read 'Main Town – Oakham (including Barleythorpe).
Burghley House Preservation Trust considers that the policy text regarding Small Villages should be amended (wording suggested) in light of their proposed change to RLP6.	The Burghley House Preservation Trust made a similar comment in response to the subsequent 2018 consultation. It is agreed that some development where this is shown to be necessary to support and/or enhance community facilities/local services would be appropriate and a change to the Policy wording to reflect this is proposed.	Amend Policy RLP3 (now Policy SD2) to include reference to development supporting/enhancing community facilities/local services.
<p>DLP (Planning) Ltd for Larkfleet Homes Ltd proposes that the wording in relation to “Land in Rutland” be redrafted as suggested by them.</p> <p>Pegasus Group for Linden Homes Strategic Land propose that the policy be amended to make it clear that any development on the edge of Stamford would be to meet Stamford's housing needs and would be in addition to the identified housing requirements for the County area.</p>	This policy needs to be read in conjunction with Policy RLP13 (now Policy H4 (Cross Boundary Opportunity – Stamford North) and the supporting text, which provides more detail on the development of this site. It is agreed, however, that the Policy wording and/or supporting text should be amended to refer to the matters raised by the respondents.	Amend Policy RLP13 (now Policy H4) to refer to preparation of a masterplan and that development will contribute towards meeting the housing needs of South Kesteven District.
<b>Parish/Town Councils and Meetings and Neighbourhood Planning Groups</b>		
Barrowden Parish Council considers there are flaws within the assessment e.g. in the evaluation of doctor's surgeries; that definition of infill is required; disagree that the allocations reflect the spatial strategy; ask that the Local Plan follows the example of the Central Lincolnshire Local Plan as it sets a level of growth for every settlement	It is considered that the approach to settlement classification (as set out in the Settlement Sustainability Assessment Background Paper) is reasonable in order to differentiate the roles of the County's rural settlements. The classification is based on the most up to date information on service and facility provision (July 2019) in each village. In any approach it is inevitable that a line has to be drawn somewhere, resulting in the	Include indicative housing number for Uppingham Neighbourhood Plan area and guidance for other neighbourhood plan groups who may wish

Main issues raised	Officer Response	Proposed Change
<p>Clipsham Parish Meeting raises a number of issues including that "sustainable development" requires a measurable definition; that the 70:30 split seems to be prescriptive and arbitrary and should be revisited recognising the needs and offers of the various towns and parishes; that policies for the smaller villages need to be more restrictive and aligned to open countryside policies; that windfall development, infill development and back land development all need to be tightly conditioned in the smaller villages; that development permissions in the small villages should depend upon proven local need within the village verified by a "local needs survey"; that smaller service centres do not have the level of service facilities which justify the viability of conversion of rural buildings in small villages or the countryside.</p> <p>Edith Weston Parish Council is concerned that the policy of limiting development within the smaller service centres to infill on previously developed land and conversion and re-use of existing buildings could cause the smaller service centres to stagnate; that an appropriate level of growth should be set for each settlement, allowing the community to decide on the most appropriate sites in developing their neighbourhood plans.</p> <p>North Luffenham Parish Council suggests that consideration be given to set an appropriate level of growth for each settlement, allowing the community to decide on the most appropriate sites.</p> <p>Uppingham Town Council asks to delete the word "moderate" in relation to "Uppingham should be a focus for growth".</p>	<p>inclusion or exclusion of a village from a particular tier of the classification but the assessment has been carried out in a consistent and robust manner.</p> <p>It is important that the Local Plan demonstrates that the housing requirement for the county will be delivered during the plan period. To date only the Uppingham Neighbourhood Plan Group have indicated a desire to determine their own allocations. Therefore, the Local Plan will allocate suitable and deliverable sites in settlements across the County (excluding Uppingham) consistent with the spatial strategy (now Policy SD2) to ensure that the housing requirement is met.</p> <p>The Local Plan will provide support for Neighbourhood Plans groups that wish to make provision in their Plans for additional housing growth and will include guidance on indicative additional housing numbers.</p> <p>It is proposed to amend the policy to clarify the scale of development appropriate in each tier of the settlement hierarchy, including removing the split between settlements of the proportion of the total housing requirement. This approach provides for a level of new development that is considered commensurate with the role and character of these settlements.</p> <p>The Council has undertaken further analysis on the contribution of windfall sites to the housing supply. This has demonstrated that there is compelling evidence that windfall sites will provide a small but reliable source of housing supply over the plan period. To recognise this, an allowance of 20 dwellings per annum over the period 2022 - 2036 is considered appropriate and will be</p>	<p>to allocate additional housing sites within text of Housing Chapter</p> <p>Include a windfall allowance of 20 dwellings per annum in the housing land supply figures.</p>



Main issues raised	Officer Response	Proposed Change
<p>Whissendine Parish Council is concerned that Whissendine has been designated as a 'hub village'. Whissendine is losing those services that would make it a 'hub', it has lost one public house, has a reduced bus service, the school has a full roll, and the highway system is insufficient to cope. The village is also subject to regular flooding;</p>	<p>included in the housing supply figure for the Regulation 19 version of the Local Plan.</p> <p>The allocation of sites in an individual settlement will be dependent on a number of factors including the availability of suitable sites, whether there are any identified constraints, the impacts of development and whether this can be appropriately mitigated.</p>	
<p><b>Public and interest groups</b></p> <p>Rutland Branch of CPRE questions where the evidence is justifying the 70/30% split for housing development between towns and villages; The main towns should be described as 'market' towns as there are no 'non-main' towns. 'Sustainable' should be defined with suitable measurement terms and how it can be verified;</p> <p>Several comments that Ketton has been allocated too high a proportion of development; that the strategy should take a higher proportion of windfall sites; that brownfield development sites should be considered before taking more agricultural land; that schools should be given a higher weighting;</p> <p>Individual comments relate to the ranking of villages in the settlement hierarchy including that:</p> <ul style="list-style-type: none"> <li>o Braunston should be a local service centre;</li> <li>o Greetham should not be a local service centre;</li> <li>o Langham should be a local service centre;</li> <li>o Market Overton should be a smaller service centre;</li> <li>o Morcott should become a smaller service centre</li> <li>o Whissendine should retain its status as a smaller service centre;</li> </ul>		
<p><b>Policy RLP4 - Built development in the towns and villages (now Policy SD3 – Development within Planned Limits of Development)</b></p>		

Main issues raised	Officer Response	Proposed Change
<b>Landowners, developers, agents and businesses</b>		
<p>CMYK (Planning and Design) Ltd for Abbey Developments Ltd. comments that best use does not necessarily equate to densest use: what constitutes the best use should be determined by each site's individual characteristics and context.</p> <p>Persimmon Homes East Midlands questions how "small scale sustainable development" is defined.</p> <p>Marrons Planning for The Burley Estate Farm questions the lack of definition of "small scale"; that broad phraseology is confusing and the words "small scale" are not needed.</p> <p>Jeakins Weir consider the policy is needlessly prescriptive in its specification of proposals that are 'small-scale', the policy lacks conformity with the NPPF as it needlessly restricts many potentially suitable sites; reference to "Planned Limits to Development" should be removed.</p>	<p>To be more effective and avoid duplication between policies it is proposed that Policy RLP4 be combined with Policy RLP5 to form a single policy (Policy SD3 – Development within Planned Limits of Development).</p> <p>The wording of new Policy SD3 seeks to address the points made by the respondents and clarifies that the scale of development should be appropriate to its location and the size and character of the settlement.</p>	<p>Combine Policies RLP4 and RLP5.</p>
<b>Parish/Town Councils and Meetings and Neighbourhood Planning Groups</b>		
<p>Clipsham Parish Meeting comments that proposals for built development in the smaller service centres and small villages should not share the same policy as applies to the towns.</p>	<p>Comments noted. However, the wording of new Policy SD3 ensures that the scale of development is appropriate to its location and the size and character of a settlement.</p>	<p>No change.</p>
<b>Public and interest groups</b>		
<p>Rutland Branch of CPRE consider there should be a separate paragraph for small villages as opposed to smaller service centres; that the policy should encourage the use of innovative and local materials and design to complement the site; what part of the environment should</p>	<p>The wording of new Policy SD3 ensures that the scale of development is appropriate to its location and the size and character of a settlement.</p>	<p>No change.</p>

Main issues raised	Officer Response	Proposed Change
<p>not be adversely affected - built or natural; are adverse effects to be defined?</p> <p>Individual responses question how 'adverse affects' and 'detrimental impacts' be measured; that there is no synergy between the local plan and neighbourhood plans; that the draft plan does not stipulate the size of houses to be built; that development should be in proportion the current population; concerns about the scale of development in Ketton.</p>	<p>The other points raised by the respondents are covered by other policies in the plan particularly those relating to design.</p>	
<p><b>Policy RLP5 - Residential Proposals in Towns and Villages (now Policy SD3 – Development within Planned Limits of Development)</b></p>		
<p><b>Landowners, developers, agents and businesses</b></p>		
<p>CMYK (Planning and Design) Ltd for Abbey Developments Ltd. Potential comment that infill sites do not necessarily constitute small sites within substantially built up frontage.</p> <p>Jeakins Weir consider there is duplication between Policies RLP4 and RLP5 which is confusing and unacceptably restrictive and will preclude development from coming forward that is acceptable in planning terms but may be on the edge of a settlement or on a greenfield site.</p> <p>Marrons Planning for The Burley Estate Farm Partnership consider that the policy is wholly restrictive and relates primarily to small scale residential development rather than residential development as a whole; its application to both towns and villages will severely restrict larger scale development coming forward within the planned</p>	<p>To be more effective and avoid duplication between policies it is proposed that Policy RLP4 be combined with Policy RLP5 to form a single policy (Policy SD3 – Development within Planned Limits of Development).</p> <p>The wording of new Policy SD3 seeks to address the points made by the respondents.</p>	<p>Combine policies RLP4 and RLP5.</p>

Main issues raised	Officer Response	Proposed Change
<p>limits to development and recommend that a greater amount of flexibility is provided.</p> <p>The Burghley House Preservation Trust suggests amendments to wording regarding land within or adjoining the planned limits to development of settlements.</p>		
<b>Parish/Town Councils and Meetings and Neighbourhood Planning Groups</b>		
<p>Clipsham Parish Meeting consider that residential proposals for the smaller service centres and small villages should not be the same as for the towns and different and more restrictive policies should apply; paragraph (d) should be qualified to allow development only if the existing structure is suitable for conversion.</p> <p>Edith Weston Parish Council consider the policy should also be referred to in policies RLP 1 and 2.</p>	<p>Comments noted. The wording of new Policy SD3 ensures that the scale of development is appropriate to its location and the size and character of a settlement.</p> <p>Within the Planned Limits of Development it is considered unnecessary to be overly restrictive on the types of building that may be converted. The consideration of individual proposals is covered by Policy EN3 (Delivering Good Design).</p>	No change.
<b>Public and interest groups</b>		
<p>Rutland Branch of CPRE comments that the brownfield register should be included in the policy.</p>	<p>It is considered to be unnecessary to refer to the Brownfield Register in the Policy.</p>	No change.
<b>Policy RLP6 - Development in the Countryside (now Policy SD4 – Residential Development in the Countryside)</b>		
<b>Landowners, developers, agents and businesses</b>		
<p>Gladman Developments consider that the Council may wish to consider a more flexible policy in relation to development in the Countryside; in the absence of a 5 year housing land supply the policy would decrease the likelihood that the plan could swiftly respond to a need for additional development.</p> <p>Strutt &amp; Parker LLP for Exton Estate considers that the policy is too prescriptive, it does not meet the requirements of the NPPF in the context of the re-use or</p>	<p>Noted, however the countryside would still not be an appropriate location for development other than that set out in this policy.</p> <p>Policy is considered to be appropriate and in accordance with NPPF.</p>	No change.

Main issues raised	Officer Response	Proposed Change
<p>adaption of rural buildings - advocates the deletion of sub paragraph B.</p> <p>The Burghley House Preservation Trust considers the approach of restraint is not NPPF-compliant and should be amended to allow for residential (and other) development of land adjoining small villages where this would directly contribute to and/or enhance the social sustainability of the village.</p>	<p>Policy is considered appropriate in terms of restricting the types of development permitted in the countryside.</p>	
<b>Parish/Town Councils and Meetings and Neighbourhood Planning Groups</b>		
<p>Uppingham Town Council considers that the planned limits of development for Uppingham should not be amended by RCC but should be a matter for the refreshed neighbourhood plan.</p>	<p>Noted.</p>	<p>No change.</p>
<b>Public and interest groups</b>		
<p>Limes, Firs &amp; Spurs Residents Association considers that the planned limits of development for Uppingham should be a matter for the refreshed neighbourhood plan.</p>	<p>Noted.</p>	<p>No change.</p>
<b>Policy RLP7 - Non-residential development in the countryside (now Policy SD5)</b>		
<b>Landowners, developers, agents and businesses</b>		
<p>Strutt &amp; Parker LLP for Cecil Estate Family Trust and the Exton Estate consider that the wording of the policy is too prescriptive; that sub clause E should not be restricted purely to tourism and should be more specific in supporting all rural employment and enterprise opportunities where these conform to other limbs of this policy.</p> <p>DLP (Planning) Limited for Larkfleet Homes Ltd considers that a sufficient degree of flexibility is needed and are concerned that the policy would preclude the provision of</p>	<p>Clause e) includes rural enterprises but could be amended to include “creates local employment opportunities”</p> <p>Noted. However large scale proposals within the open countryside would only be considered appropriate in exceptional circumstances and it is inappropriate to make policy provision for them.</p>	<p>Amend clause e as suggested.</p>

Main issues raised	Officer Response	Proposed Change
larger scale employment development in the County should a specific unmet need arise.		
<b>Policy RLP8 - Re-use of redundant military bases and prisons (now Policy SD6)</b>		
Agree 61 (85%) Disagree 2 (2%) other comment 8 (11%) Total 71		
<ol style="list-style-type: none"> <li>1. Historic England considers that the policy should include a specific criteria in respect of heritage assets and their settings.</li> <li>2. Sport England supports the inclusion of active design in relation to this and all development and design policies.</li> <li>3. CS Ellis Group Ltd requests the Council actively engage with the existing tenants of the redundant military bases and prisons before the production of detailed planning policy documents relating to such sites.</li> <li>4. A number of Parish Meeting and Parish Councils have commented on the potential and the significance of the St. George's barracks and suggest it is properly considered, evaluated and included in the plan so that its impact on surrounding areas and infrastructure improvements required can be assessed. Individual comments have also been made that more detail should be provided on St George's Barracks; that opportunities exist for locating employment within the existing buildings in the south west corner of the site and the actual airfield site and opportunities for building more housing; that the plan should contain a policy that any significant new site should be developed in preference to spoiling villages; that St George's Barracks developed as one of the proposed garden villages in conjunction with Cambridge University.</li> </ol>	<ol style="list-style-type: none"> <li>1. The policy includes reference to cultural heritage, which would include heritage assets</li> <li>2. Support welcomed.</li> <li>3. RCC and the MOD have engaged with local communities and existing businesses in the proposals for St George's as they have developed.</li> <li>4. An additional stage of consultation took place in August and September 2018. This focused on the implications for the Local Plan should the St. George's Barracks site be allocated including the spatial distribution of growth across the County and the specific policy changes that would be required, including a policy related to the development of the site. The responses to this consultation and proposed consequential changes to the Local Plan can be found in Appendix v</li> <li>5. There are no proposals at this time for the closure or expansion of the Kendrew Barracks site.</li> </ol>	<ol style="list-style-type: none"> <li>1. No change to the Local Plan</li> <li>2. No change to Local Plan.</li> <li>3. No change to the Local Plan</li> <li>4. See Appendix v</li> <li>5. No change to the Local Plan</li> </ol>

Main issues raised	Officer Response	Proposed Change
<p>5. Rutland Branch of CPRE comments that there are several options for the redevelopment of the St George's Barracks site and further implications of the expansion of Kendrew Barracks and the possibility of these sites supporting significant additional housing should be discussed in the plan.</p>		
<b>Policy RLP9 - Use of military bases and prisons for operational or other purposes (now Policy SD7)</b>		
<p>Agree 46 (85%) Disagree 6 (11%) other 2 (3%) Total 54</p>		
<p>No comments of note</p>	<p>Support for the policy approach is welcomed</p>	<p>No change.</p>
<b>Policy RLP10 - Delivering socially inclusive communities (now Policy SC1 – Delivering safe, healthy and inclusive communities)</b>		
<p>Agree 47 (79%); disagree 8 (13%) other 4 (6%) total 59</p>		
<p>Uppingham Town Council generally agrees with the policy but would like to see banks included in the list of key assets where alternative use would not be supported;</p> <p>Limes, Firs &amp; Spurs Residents Association is concerned about the lack of support by RCC for an Uppingham Hopper Bus.</p> <p>One individual comment that social housing and better public transport would be essential.</p>	<p>Agree in part, however, it is not always practical or viable to retain banks within smaller towns. Therefore, suggest the term “banking facilities” is included within the list.</p> <p>Comments noted, however it is not something which would be specifically referred to in the local plan.</p> <p>Noted.</p>	<p>Add “banking facilities” to second paragraph of policy.</p> <p>No change to Local Plan.</p> <p>No change.</p>
<b>Policy RLP11 - Developer contributions (now Policy SC4 – Developer Contributions)</b>		
<p>Agree 36 (76%) Disagree 7 (14%) other 4 (8%) total 47</p>		
<p>A landowner suggest that the Council prepares an up to date infrastructure delivery plan as soon as possible having regards to cross boundary infrastructure demands.</p> <p>Clipsham Parish Meeting considers that the policy needs to include the requirement of no net loss of biodiversity and a system of developer contribution applied to fund the replacement of that loss of biodiversity on a nearby site.</p>	<p>An updated Infrastructure Delivery Plan is being prepared and will be published alongside the Pre-submission plan. This will have regard to cross boundary demands.</p> <p>Policy EN9 (Natural Environment) and the supporting text provides more detail on securing net biodiversity gains in respect of all new development proposals.</p>	<p>Reference the IDP in Policy supporting text.</p> <p>No change.</p>

Main issues raised	Officer Response	Proposed Change
<p>One individual comments that developer contributions should be strongly enforced and not allowed to be deferred or discounted.</p>	<p>National planning policy requires that Local Plan policies do not make a development unviable and therefore affect its delivery. In some cases a scheme may not be viable and the developer contributions may need to be deferred or discounted.</p>	<p>Update reference to viability in accordance with the new NPPF</p>
<p><b>Policy RLP12 - Sites for residential development</b></p>		
<p>Comments on the proposed allocated housing sites, officer response and any changes proposed to the allocations can be found in Appendix 2.</p>		
<p><b>Additional/amended sites</b></p>		
<p>The following sites have been put forward for consideration in the Local Plan:</p> <ul style="list-style-type: none"> <li>• Barleythorpe: Land adjacent to, Barleythorpe Hall, Main Road</li> <li>• Barrowden: 7 Wakerley Road,</li> <li>• Greetham: North Brook Close</li> <li>• Greetham : Stretton Road, Greetham</li> <li>• Langham: Ranksborough Farm, Langham</li> <li>• Manton: St Mary' Road, Manton</li> <li>• Oakham: North of Barleythorpe, Oakham</li> <li>• Oakham: Co-op site, Burley Road</li> <li>• Ryhall: River Gwash Trout Farm, Belmesthorpe Lane</li> <li>• South Luffenham: Wireless Hill employment site</li> <li>• Tinwell: Home Farm</li> <li>• Uppingham: Land off the Beeches, Uppingham</li> <li>• Uppingham: Land off Goldcrest and North of Firs Avenue</li> <li>• Uppingham: Welland Vale</li> </ul>	<p>These additional sites were the subject of public consultation in August and September 2018.</p> <p>Comments received on these sites, officer response and any changes proposed can be found in Appendix 2.</p>	<p>See Appendix 2.</p>



Main issues raised	Officer Response	Proposed Change
<b>Policy RLP13 – Cross Boundary Development Opportunity – Stamford North (now Policy H4)</b>		
<p>General comments: Agree 4 (25%), Disagree 6 (37%), Other 6 (37%)  LIT/01 – Little Casterton, Land at Quarry Farm (Stamford North): Agree 12 (40%), Disagree 18 (60%)  LIT/02 – Land at Quarry Farm (Stamford North): Agree 12 (40%), 18 (60%)</p>		
<b>Government and agencies</b>		
<p>Highways England comment that there is likely to be a cumulative impact on the A1 which will need to be considered through a Transport Assessment.</p> <p>Casterton College supports the proposals and stresses the importance of road safety on Sidney Farm Lane.</p>	<p>Noted. Additional traffic assessment work has been undertaken for the whole site (including that within SKDC) and an agreement has been reached with Highways England as to the A1 junction improvements required for.</p> <p>Road safety issues are acknowledged.</p>	<p>Include reference to junction improvements, the masterplan and the comprehensive approach to the development of the site in policy and supporting text.</p>
<b>Landowners, developers, agents and businesses</b>		
<ol style="list-style-type: none"> <li>1. DLP Planning for Larkfleet Homes Ltd supports the proposals but requests that the policy refers to 650 homes and a “Nature Park” rather than a Country Park; that the development should be CIL exempt as the infrastructure needed is likely to be in Stamford and South Kesteven rather than Rutland.</li> <li>2. Savills for the Burghley House Preservation Trust supports the proposals and submits a draft Stamford North Delivery Statement setting out a proposed means of delivering the scheme in an appropriate and coordinated manner to the benefit of the communities in both council areas.</li> <li>3. The Rosconn Group considers that the policy should be clarified to make clear that the site allocation is being made solely to help meet the housing need of South Kesteven District and not Rutland District and will not contribute to the 5-year land supply for Rutland.</li> </ol>	<ol style="list-style-type: none"> <li>1. The draft masterplan refers to a proposed Country Park. The capacity of the site will be updated. The site will not be exempt from CIL charges, once collected the Council can distribute CIL monies to other infrastructure providers as appropriate.</li> <li>2. Noted, this will be referenced in the supporting text.</li> <li>3. It is agreed that the Policy wording and/or supporting text should be amended to refer to this.</li> </ol>	<ol style="list-style-type: none"> <li>1. Update capacity of site to 650 dwellings. Clarify that CIL will be expected from the development.</li> <li>2. Add reference to the Delivery Statement in the supporting text.</li> <li>3. Amend Policy H4 and supporting text to clarify development will contribute towards meeting the housing needs of</li> </ol>

Main issues raised	Officer Response	Proposed Change
		South Kesteven District.
<b>Parish/Town Councils and Meetings and Neighbourhood Planning Groups</b>		
<ol style="list-style-type: none"> <li>1. Clipsham Parish Meeting considers that the developments require local consultation and agreement and that the Council needs to devise clear policies to strictly control such development within its borders.</li> <li>2. Great Casterton Parish Council comments that the developments may increase traffic through the village and traffic alleviation measures must be considered.</li> <li>3. Langham Parish Council comments that there needs policy clarification of the Rutland housing numbers to be gained and the developments will need careful amelioration.</li> <li>4. Stamford Town Council/Neighbourhood Planning Forum supports the allocation in principle but considers a holistic approach is needed to cover a relief road, an education campus, infrastructure and serviced, green spaces, design policies and guidelines, parking spaces, policies in the neighbourhood plan and an east-west link which should be the subject of a joint study.</li> </ol>	<ol style="list-style-type: none"> <li>1. Consultation has been carried out with local communities via both the SKDC and Rutland Local Plan processes.</li> <li>2. A traffic assessment has been undertaken which has identified the necessary mitigation measures in Rutland and Lincolnshire. This is reflected in the IDP.</li> <li>3. It is agreed that the Policy wording and/or supporting text should be amended to refer to this.</li> <li>4. Agree – a joint masterplan is being prepared which will cover the whole site and include these issues. It should be noted that the Stamford Neighbourhood Plan has not yet been published.</li> </ol>	<ol style="list-style-type: none"> <li>1. No change.</li> <li>2. No change.</li> <li>3. Amend Policy H4 and supporting text to clarify development will contribute towards meeting the housing needs of South Kesteven District.</li> <li>4. No change.</li> </ol>
<b>Public and interest groups</b>		
<p>A range of concerns are raised include increased traffic congestion and traffic cutting through Little Casterton to the A1; the need for a bypass of Little Casterton, the lack of infrastructure and local facilities; the impact on local residents, services, public transport, school runs and parking in Stamford; that any houses in within the County boundaries must be included in Rutland’s housing totals; that the requirement that “development is expected to include” to is too weak and that the requirements for a</p>	<p>These issues have been addressed through the ongoing dialogue with the developers and through the development of a masterplan for the site.</p>	<p>No change.</p>

Main issues raised	Officer Response	Proposed Change
<p>country park and a strong mitigation framework need to be strengthened.</p> <p>The Rutland Branch CPRE considers that more detail is needed on the extent of future development and that the proposed new homes are in addition to the SHMA figures.</p>	<p>This should be referenced in the policy</p>	<p>Amend Policy H4 and supporting text to clarify development will contribute towards meeting the housing needs of South Kesteven District.</p>
<p><b>Policy RLP14 - Housing density and mix (now Policy H6 – Meeting all Housing Needs and Policy H5 – Housing Density)</b></p>		
<p>Total comments: 55, 24 of which agree with the policy whilst 21 disagree and 10 make “other” comments</p>		
<p>Those disagreeing with the policy have commented that: the proposed policy mix is based on demographic analysis and assumptions in the SHMA and have not taken account of market demand; so the policy should be expressed in a more flexible way to allow the mix to be on a demand led basis; policy should make it clear that housing mix, like density (as described in the first part of the policy) is expected to vary depending on the location and character of the site, local circumstances and site specific issues including potential issues of viability.</p> <p>Other comments were that: policy is too weak and should require the % mix as mandatory; policy should include a specific requirement that developers offer starter homes and homes suitable for downsizing for our elderly community with more emphasis on meeting local requirements.</p> <p>Policy is in conflict with the Uppingham Neighbourhood Plan, but the mix and density should be a matter for the Neighbourhood Plans to determine.</p>	<p>The NPPF (paragraph 61) requires policies to reflect the housing needs of different groups within the community. It is considered that the policy as currently worded provides the flexibility required to allow local circumstances to be taken into consideration. Reference to the most recent SHMA within the policy allows for updated information to be used to determine housing mix and this can be extended by also adding reference to ‘other up to date evidence of housing need’.</p> <p>It is considered that the policy should provide for a degree of flexibility to allow local circumstances to be taken into account. The policy requires new development to provide a wide mix of homes to meet the range of housing needs and demands of the County’s residents. This will cater for all types of housing needs, including housing suitable downsizing.</p> <p>The Local Plan will supersede those neighbourhood plans which have been made. Whilst a review of</p>	<p>Update all references to data from the 2019 SHMA.</p> <p>No change.</p> <p>No change.</p>

Main issues raised	Officer Response	Proposed Change
<p>The policy should not be too prescriptive, to allow for local needs and environment; and there should also be variable density of housing.</p>	<p>neighbourhood plans would need to be in conformity with the strategic policies of the Local Plan, it is considered that this policy is a local policy and, therefore, neighbourhood plans could set their own density and housing mix policy subject to this being supported by appropriate evidence.</p> <p>The revised Policies H5 and H6 provide flexibility in respect of local site characteristics influencing both the housing mix and density of a development and further flexibility is not considered to be required.</p>	<p>No change.</p>
<b>Policy RLP15 - Self-build and custom housebuilding (now Policy H8)</b>		
<p>A majority of responses agree with this policy.</p> <p>A number of respondents from the development industry consider that the policy is not justified by the evidence and raise concerns about its implications for the viability and deliverability of development. Alternative approaches suggested include identifying smaller sites or setting out a criteria-based policy, allowing development on the edge of settlements or infill sites, considering requirements on a case-by-case basis or by negotiation as a part of housing mix.</p> <p>Uppingham Town Council and a local residents' group in Uppingham support the policy but do not agree with the 5% requirement.</p>	<p>The Council is required to give suitable development permission in respect of enough serviced plots to meet the demand for self and custom house building. This policy puts in place the planning policy framework to enable the Council to meet its duty.</p> <p>The Council has established a self and custom build register to provide an indicator of demand for self-build plots within the County. The data from this register will be used along with other sources of information where necessary to consider the need for this type of plot. However, to provide a degree of flexibility it is proposed to add criteria relating to the marketing and disposal of plots.</p> <p>The Council considers that the policy approach set out in Policy H8 will ensure that demand on the register can be met. Whilst the policy makes a specific requirement for plots to be made available on larger housing sites, it is expected that a proportion of the plots required to meet the demand identified by the self-build register will</p>	<p>Revise site size threshold to 50+ dwellings and plot requirement to at least 2% of the site capacity.</p> <p>Add criteria relating to the marketing and disposal of self-build plots.</p>

Main issues raised	Officer Response	Proposed Change
	<p>also come forward on small sites and single plots on infill sites.</p> <p>It is proposed to increase the site size threshold on which a percentage of plots should be provided to 50+ dwellings to reflect the practical implications of requiring single/small number of plots on small sites. It is also proposed to lower the percentage requirement to at least 2% of site capacity to reflect current evidence of demand.</p> <p>It should be noted that the Policy has been subject to viability testing.</p>	
<b>Policy RLP16 - Affordable housing (now Policy H9)</b>		
Agree 38(64%); disagree 12 (20%); other 9 (15%) total 59		
<b>Landowners, developers, agents and businesses</b>		
<p>A developer considers that the extent of exceptional circumstances should be defined to provide clarity and certainty.</p> <p>Two house builders consider the plan needs greater flexibility for different types of affordable housing models and funding mechanisms, it must also take account of viability and scale issues.</p> <p>A landowner and a developer suggests an up to date 'Whole Plan Viability Assessment' is needed to assess the ability of proposals to accommodate 30% affordable housing.</p>	<p>As the provision of affordable housing off site should only be in exceptional circumstances it is considered unnecessary to try and define in the supporting text what those circumstances might be. However, the policy wording has been revised to reflect the NPPF that off-site provision will only be acceptable where it is robustly justified.</p> <p>The definition of affordable housing will be updated to reflect that set out in the NPPF. There will also be a need to make changes to the policy i.e. site thresholds, to ensure it is consistent with the NPPF (2019).</p> <p>The policy has been subject to viability testing and the Whole Plan Viability Study will be published in support of the Local Plan.</p>	<p>Update definition of affordable housing to reflect NPPF.</p> <p>Update policy to ensure consistency with the NPPF (2019).</p>

Main issues raised	Officer Response	Proposed Change
<b>Parish/Town Councils and Meetings and Neighbourhood Planning Groups</b>		
<p>Oakham Neighbourhood Plan Group suggests use of the word “must” or “will” instead of “should” to take a firmer line.</p> <p>Ketton Parish Council suggests reducing the minimum development size, which would require 30% affordable housing from 11 houses to 6; it should state that commuting lump sums or off site alternatives should not be permitted; would like to see an addition to the policy regarding encouragements/incentivisation of the formation of Housing Associations or Trusts that would allow affordable housing to remain affordable in the long term;</p> <p>North Luffenham Parish Council comments that RCC must ensure that Housing Associations managing shared ownership of affordable homes act in a totally transparent way in the on-going allocation process, to ensure that such properties are made available in perpetuity to local people in housing need</p>	<p>Agree replace “should” with “will”.</p> <p>The site size thresholds are set out in national planning policy. There is a need to revise the thresholds to ensure consistency with the most recent version of the NPPF. The threshold of 10 or more dwellings applies to Oakham and Uppingham and the threshold of six or more dwellings applies to all other settlements in the County which are “designated Rural Area”.</p> <p>Noted.</p>	<p>In first sentence replace ‘should’ with ‘will’</p> <p>Update site thresholds to ensure consistency with NPPF (2019).</p> <p>No change.</p>
<b>Public and interest groups</b>		
<ul style="list-style-type: none"> <li>i. Definition of affordable homes needs to be inclusive of 'starter homes'</li> <li>ii. no detailed study has been carried out to 'identify' the need in individual villages and Oakham and Uppingham</li> <li>iii. Emphasis should be on the RCC /Spire Homes building its own properties for rent.</li> <li>iv. Commuted sums and off-site provision in lieu should not be allowed except in very special circumstances.</li> <li>v. Affordable housing would be better in the towns where the transport links are better, not in rural areas</li> </ul>	<ul style="list-style-type: none"> <li>i. The definition of affordable housing will be updated to reflect that set out in the NPPF, which includes starter homes.</li> <li>ii. Individual village housing need surveys are undertaken on request and can be done as part of a neighbourhood plan.</li> <li>iii. Noted, however, this is only one source of affordable housing.</li> <li>iv. The NPPF allows for off-site and commuted sums where robustly justified.</li> </ul>	<p>Update definition of affordable housing to reflect NPPF.</p>

Main issues raised	Officer Response	Proposed Change
<p>where travel is essential and employment and amenities limited.</p>	<p>v. Comment noted. However, there is also a genuine need for affordable homes in rural communities to meet the needs of local residents who need to live in a rural location for work or family reasons.</p>	
<p><b>Policy RLP17 - Rural Exception Housing (now Policy H10)</b></p>		
<p>Agree 17 (62%) disagree 9 (33%) other 1 (3%) Total 27</p>		
<p>Strutt &amp; Parker LLP for Cecil Estate Family Trust and Exton Estate considers the wording is too prescriptive and advocates the deletion of sub paragraphs C, D and E;</p> <p>A parish council is concerned that Housing Associations act in a totally transparent way in the on-going allocation process for affordable housing, to ensure that properties are made available in perpetuity to local people in housing need.</p>	<p>These sub paragraphs relate specifically to the circumstances where market housing might be considered acceptable to cross subsidise a rural exception scheme. It is considered appropriate for the policy to include this level of detail as the means of providing clarity and certainty about where such development might be acceptable.</p> <p>Noted.</p>	<p>No change.</p> <p>No change.</p>
<p><b>Policy RLP18 - Gypsies and travellers (now Policy H11)</b></p>		
<p>One Parish Council comments that further expansion of sites will not encourage community cohesion and it would be preferable for gypsies and travellers to be subject to the same planning rules as the rest of the population.</p> <p>Other comments include that the Council considers a site on St George's Barracks; that provision of sites should be solely on a provisional basis; and the adverse effects of traveller sites on security, safety, village life and environmental hygiene.</p>	<p>The Council must follow national planning policy for Gypsy and Traveller provision.</p> <p>Specific provision is made as part of the St George's Garden Community Development (as set out in Policy H3).</p>	<p>No change.</p> <p>No change.</p>
<p><b>Policy RLP19 - New provision for industrial and office development and related uses (now Policy E1)</b></p>		
<p>Comments on the proposed allocated employment sites, officer response and any changes proposed to the allocations can be found in Appendix 2.</p>		

Main issues raised	Officer Response	Proposed Change
<b>Policy RLP20 - Expansion of existing businesses and protection of existing employment sites (now Policy E2 – Expansion of Existing Businesses and Policy E3 – Protection of Existing Employment Sites)</b>		
<p>A large majority agree with this policy.</p> <p>One response seeks identification of the key employment sites identified in the policy on the policies map. One response requests that an additional element be added to the policy to encourage developers to provide employment opportunities around the seven existing sites.</p>	<p>The wording of the policy does offer support for the expansion of existing businesses, subject to certain criteria being met. It is not considered appropriate for the local plan to encourage such development, but rather that it should set out the policy basis under which such proposals will be considered.</p>	<p>No change.</p>
<b>Policy RLP21 - The rural economy (now Policy E4)</b>		
<p>A large majority agree with this policy. No specific comments were made.</p>	<p>Noted.</p>	<p>No change.</p>
<b>Policy RLP22 - Agricultural, horticultural, equestrian and forestry development</b>		
<p>A large majority agree with this policy.</p> <p>One response suggests that the provisos in the policy should be in all other development policies.</p>	<p>As the criteria in this policy are covered by other plan policies, it is proposed to delete this policy in order to avoid duplication between policies and make the Plan more effective.</p>	<p>Delete Policy RLP22.</p>
<b>Policy RLP23 - Local Visitor Economy (now Policy E5)</b>		
<p>All agree with this policy.</p> <p>Two respondents raise the issue of second homes and what restrictions/disincentives may be needed.</p> <p>One respondent suggests that a Park and Ride scheme could help promote local tourism.</p>	<p>The issue of placing restrictions/disincentives on second homes is outside the scope of this policy, which is concerned with supporting proposals that support the local visitor economy. However, there is no strong evidence that second homes are an issue in Rutland for which a specific policy is needed. Any proposals for second homes will be considered on their merits in relation to this policy and other policies of the plan.</p> <p>The need for Park and Ride Schemes will be considered but it is unclear where in Rutland such a scheme would be feasible given the rural nature and the</p>	<p>No change.</p>



Main issues raised	Officer Response	Proposed Change
	relatively small size of the towns and villages in the area.	
<b>Policy RLP24 - Rutland Water (now Policy E6)</b>		
<p>Historic England requests that heritage assets and their settings should be referenced within this policy.</p> <p>Anglian Water Services Limited considers that the policy does not recognise that development may be needed at the reservoir by the operator and there is no positive policy reference to the need for development associated with Rutland Water. It requests the policy be amended to state that the Local Planning Authority will support proposals which involve the role, function and operation of Rutland Water reservoir, its treatment works and associated network.</p> <p>Empingham Parish Council considers that the plan should include information as to how the Council proposes to ensure effective control of Anglia Water's commercial activities including the economic, environmental and social cost to settlements.</p> <p>Other comments include that the two reservoirs should be rigorously protected equally and that further development for Rutland Water should be significantly protected including all activities both on and off the water.</p>	<p>It is considered unnecessary to specifically refer to heritage assets in this policy, as development impacts on heritage assets would also be subject to the requirements of Policy EN14 (Historic and Cultural Environment).</p> <p>It is agreed that the policy should be amended to refer to development associated with the operational requirements of Anglian Water.</p> <p>It is considered that the Policy as worded provides appropriate criteria against which the issues raised by the respondent could be assessed.</p> <p>Noted.</p>	<p>No change.</p> <p>Add reference to the operational requirements of Anglian Water.</p> <p>No change.</p> <p>No change.</p>
<b>Policy RLP25 - Eyebrook Reservoir Area (now Policy E7)</b>		
A large majority agree with this policy.	Noted.	No change.

Main issues raised	Officer Response	Proposed Change
<b>Policy RLP26 - Caravans, camping, lodges, log cabins, chalets and similar forms of self-serviced holiday accommodation (now Policy E8)</b>		
<p>A large majority agree with this policy.</p> <p>The Environment Agency comments that caravans, camping, log cabins and chalets are highly vulnerable to flooding and should not be permitted in flood risk areas.</p> <p>One response comments that the policy does not seem to address caravan and camping sites and would wish to see evidence from RCC as to the stance being taken.</p>	<p>Comment noted. Policies SD1 (Sustainable Development Principles) and EN6 (Reducing the Risk of Flooding) set out requirements in relation to development and flood risk.</p> <p>It is agreed that the policy wording should also include reference to caravan and camping sites.</p> <p>The stance taken to allow such sites, subject to various provisos to ensure that the development is acceptable, is in accordance with the sustainable development principles set out in Policy SD1.</p>	<p>In the first paragraph of Policy E8 insert the words 'caravans, camping' before 'lodges, log cabins...'</p>
<b>Policy RLP27 - Town centres and retailing (now Policy E9)</b>		
<p>One comment on behalf of the Cooperative Society requests that the policy be amended to reflect the society's Burley Road site as a key component of Oakham's retail infrastructure and include a third bullet to refer to other retail centres identified on the Inset Maps.</p> <p>Other comments raise concerns that improvements are needed to the West End of the Oakham Town Centre and that co-ordination between the bus and train services would enhance the visitor and resident experience.</p> <p>Uppingham Town Council challenges the downgrading of some of Uppingham's primary shopping area and intends to commission its own independent retail assessment.</p>	<p>The policy seeks to identify the retail hierarchy rather than the location of particular retail developments. As such it would be inappropriate to include reference to the Burley Road site in this policy. It is, however, identified as a site for retail development under Policy E11.</p> <p>Comments noted. Policy SC2 (Securing Sustainable Transport) seeks to secure improvements to and between public transport links.</p> <p>The definition of the Primary Shopping Area and Primary Shopping Frontage was based on advice in the Retail Capacity Assessment (2016), which found that the change of use away from class A1 retail use in an area of High Street West would not be detrimental to</p>	<p>No change.</p> <p>No change.</p> <p>No change.</p>

Main issues raised	Officer Response	Proposed Change
	<p>the overall vitality and viability of the town centre and that its designation as a secondary shopping frontage was appropriate. However, it should be noted that reflective of the most recent NPPF (2019), secondary shopping frontages will not be designated in the Regulation 19 version of the Local Plan.</p>	
<b>Policy RLP28 - Primary and secondary shopping frontages (now Policy E10 – Primary Shopping Area)</b>		
<p>Uppingham Town Council gives notice that it intends to commission its own independent retail assessment and requires that RCC await the outcome of this before moving this matter forward.</p> <p>A residents' association comments that the proposal to amend existing primary retail areas in Uppingham to secondary areas flies in the face of the Neighbourhood Plan.</p>	<p>Comments noted. However, it would be inappropriate to delay the Local Plan pending the outcome of this assessment.</p> <p>Whilst a review of neighbourhood plans would need to be in conformity with the strategic policies of the Local Plan, it is considered that this policy is a local policy and, therefore, neighbourhood plans could set their own retail policies subject to this being supported by appropriate up to date evidence.</p> <p>See comment in response to Policy RLP27.</p>	<p>No change.</p> <p>No change.</p>
<b>Policy RLP29 - Site for retail development (now Policy E11)</b>		
R1 - Tim Norton, Long Row		
<p>A number of individual responses were concerned over the site's location in relation to the railway line and the impact additional traffic would have on the operation of the level crossing.</p>	<p>Comments noted. However, it is proposed that this site not be taken forward as an allocation due to issues over its deliverability.</p> <p>It is proposed to allocate an alternative site (Co-op site on Burley Road, Oakham) for non-food retail development.</p>	<p>Delete the Tim Norton, Long Row site and replace with the Co-op site, Burley Road, Oakham.</p>

Main issues raised	Officer Response	Proposed Change
<b>Policy RLP30 - Securing sustainable transport and accessibility through development (now Policy SC2 – Securing Sustainable Transport)</b>		
<p>A large majority agree with this policy.</p> <p>A number of responses consider that that the policy is lacking in detail as to how on how improved transport choices will be provided Various suggestions are made as to extending the footpath and cycleway network , road improvements, by-passes for villages; and facilities for foot and cycle paths to bus stops in Uppingham. Some raise concerns about the impact of increased closure of the Oakham level crossing, the impact of out of county developments, and that the plan should be used to provide an adequate road network within the county.</p> <p>Network Rail encourage inclusion of a policy statement that no new crossings will be permitted, that proposals which increase the use of level crossings will generally be resisted and where development would prejudice the safe use of a level crossing an alternative bridge crossing will be required to be provided at the developers expense, and that any development in the vicinity of level crossings should be reviewed to ensure that any mitigation works would not affect the viability of the allocation;</p> <p>Uppingham Town Council considers the policy is at variance with RLP27 which seeks to restrict the development of shopping amenities in Uppingham</p>	<p>This purpose of this policy is to indicate the measures that will be required of new development proposals in order to ensure that they provide sustainable transport and accessibility. These will necessarily depend on the nature and location of the development proposals concerned.</p> <p>The wider issue of developing a network of footpaths and cycleways is covered by Policy EN10 (Blue and Green Infrastructure, Sport and Recreation Strategic Policy).</p> <p>Detailed proposals for road, cycleway and footpath improvements and the need for new bypasses are beyond the scope of the Local Plan. These would more appropriately be dealt with in the first instance through the Council’s Local Transport Plan.</p> <p>It is not considered appropriate to include a policy statement on railway crossings as requested by Network Rail. The potential impact of development on the safety and operation of level crossings and any appropriate mitigation measures would be addressed through Transport Assessments.</p> <p>The impact of developments on the Oakham level crossing and any measures that are needed to mitigate those impacts are considered under the proposed allocations for Oakham. These impacts have been assessed and appropriate measures are proposed as part of the IDP.</p>	<p>No change.</p>

Main issues raised	Officer Response	Proposed Change
	It is not clear why the policy is considered to be at variance with Policy RLP27 (Town Centres and Retailing) which deals with different matters.	
<b>Policy RLP31 - Electric Vehicle Charging Points (now Policy EN4 – Sustainable Building and Construction)</b>		
<p>A large majority agree with this policy.</p> <p>Two responses from the development industry consider that the issue of viability needs to be referred to and taken into consideration. One requests that a definition of adequate arrangements should be included in the accompanying text.</p> <p>A range of individual comments are made including that every new residential property must provide adequate arrangements for charging electric vehicles at 7 kW; that there are no technical reasons why communal parking areas could not be provided with charge points; that the word “rapid” is changed to “fast”; that the number of charging points needs to be increased; that the electricity infrastructure is unable to cope with demand now.</p>	<p>Agreed that to provide clarity the text updated to reflect requirements in latest version of the NPPF.</p> <p>It is agreed that communal parking areas should not necessarily be exempt from the provision of charging points and that there may be circumstances where it is not technically feasible or viable for provision to be made i.e. due to the capacity of the electricity network.</p>	<p>Amend the supporting text to Policy EN4 to reflect the NPPF.</p> <p>Amend the Policy text to clarify that communal parking areas are not automatically exempt and that in some developments it may not be technically feasible or viable for provision to be made.</p>
<b>Policy RLP32 - High Speed Broadband (now Policy SC3 - Promoting Fibre to the Premise Broadband)</b>		
<p>A large majority agree with this policy.</p> <p>Two developers consider that the policy does not provide sufficient flexibility in that may not always be possible to install and the requirement should be subject viability.</p> <p>A number of parish councils and one individual comment raise concerns that the policy is too weak and should go</p>	The Policy has been revised and updated to reflect the latest position on digital technology provision and align with the ambitions set out in the Council’s Digital Rutland Strategy 2019 – 2022.	No change in response to comments.

Main issues raised	Officer Response	Proposed Change
<p>further in requiring optical fibre to the edge of all houses and developments; and that network providers should be encouraged to provide comprehensive and improved high speed mobile phone coverage.</p>	<p>The policy is clear that where it is not practical, feasible or viable to deliver FTTP then alternative provision will be considered.</p> <p>The policy does support the development of electronic communication networks, including telecommunications, but the coverage and quality of mobile phone networks is beyond the scope of the local plan.</p>	
<b>Policy RLP33 - Delivering Good design (now Policy EN3)</b>		
<p>Two neighbouring local authorities consider it may also be helpful to refer to the role of green infrastructure in delivering ecosystem services.</p> <p>The Environment Agency suggests detailed changes of wording including reference to water efficiency standards, the need for net biodiversity gains, habitat creation areas and tree planting on new developments and reference to Blue Infrastructure.</p> <p>Anglian Water Services Limited comments there should be reference to the inclusion of SuDS as part of new development; and there is no reference to foul drainage and sewerage treatment.</p> <p>One developer comments that under i) landscaping, preservation is generally not possible and almost all development will cause visual change.</p>	<p>Agree that reference to ecosystems should be made. However, it is considered that this would be most appropriately made in the supporting text to Policy EN10, which specifically covers Green Infrastructure.</p> <p>Reference to meeting water efficiency standards has been included in Policy EN4 (Sustainable Design and Construction) and the other issues raised are covered by other Local Plan policies that deal specifically with these issues e.g. Policy EN9 (Natural Environment).</p> <p>Agree that these matters should be referenced in the Local Plan and a new Policy which will cover these issues is proposed (Policy EN5 – Surface Water Management, water supply, foul drainage and Sustainable Drainage Systems).</p> <p>Policy does not require the landscape to be preserved but for landscaping to help preserve visual amenity.</p>	<p>Add reference in Policy EN10 supporting text to the role of Green Infrastructure in supporting ecosystems.</p> <p>No change.</p> <p>Add new Policy EN5.</p> <p>No change.</p>

Main issues raised	Officer Response	Proposed Change
<p>Issues raised by Parish/Town Councils and Meetings include that paragraph 7.6 be added to the policy; the importance of masterplanning by SPDs for developments of more than 5 homes; the need for adequate drainage of paved and tarmacked areas; the need for parking to access services in a village; that low density developments are preferred and there should be a maximum height of new dwellings; that the policy requires an independent architectural review on every site of more than 25 dwellings.</p>	<p>The requirements of former paragraph 7.6 are already included by elements of the Policy. Masterplanning is not necessary for small scale development. The new design guide will be relevant to address many of these concerns and it would be appropriate for reference to be made to it in the Policy as well as Neighbourhood Plans.</p>	<p>Add reference in the Policy to the Design Guide and Neighbourhood Plans.</p>
<b>Policy RLP34 - Accessibility Standards (now Policy H7)</b>		
<p>A large majority agree with this policy.</p> <p>Developers have raised concerns about whether there is sufficient evidence or viability testing to support the requirement, that there should be some flexibility in relation to viability or heritage requirements and that there should be a third exception criterion to recognize that the requirement cannot be met for all 4 bed units.</p> <p>One Parish Council requests that the policy be applied to houses required for downsizing in rural villages of 2 and 3 bedroomed homes. One Parish Meeting questions why it not considered appropriate to include national space standards in the policy</p>	<p>The evidence to support the inclusion of this requirement is included in the SHMA Update (2019) and viability has been tested through the Whole Plan Viability Report.</p> <p>The application of this policy is not limited by house size. The application of the national space standards are optional and only where they can be justified by evidence of need. The Council considers that there is not sufficient evidence to support the requirement for internal space standards.</p>	<p>No change</p> <p>No change.</p>
<b>Policy RLP35 – Advertisements (now Policy EN16)</b>		
<p>A large majority agree with this policy. No specific comments were made.</p>	<p>Noted.</p>	<p>No change.</p>
<b>Policy RLP36 - Outdoor lighting (now Policy EN18)</b>		
<p>A large majority agree with this policy</p>		<p>No change.</p>

Main issues raised	Officer Response	Proposed Change
<p>One parish meeting considers that a strategic policy statement is needed for the protection of dark skies and to prevent light pollution.</p> <p>One respondent considers that the policy should be strengthened to avoid pollution of the night sky, and there should be similar provision in respect of other pollution.</p>	<p>The policy is intended to retain dark skies and light pollution and reference is made under criterion a) to lighting avoiding pollution of the night sky. The prevention of light pollution is also included under Policy EN3 (Delivering Good Design).</p> <p>Pollution control is also covered by Policy EN7.</p>	
Policy RLP37 - Energy efficiency and low carbon energy generation (now Policy EN8 – Low Carbon Energy)		
<p>Historic England raises concerns that the proposed areas for wind turbine developments are not based on robust evidence and could lead to pressure for developments that are likely to result in harm to Rutland’s heritage assets.</p> <p>Anglian Water Services is concerned that the policy does not cover renewable other than wind and recommends additional wording to state that all new housing developments will be encouraged to be energy efficient. It also suggests that all new non-domestic buildings should be encouraged to meet BREEAM design standards for energy efficiency.</p> <p>Anglian Water and Severn Trent propose that residential developments should be required to meet the optional higher water efficiency standard of 110 litres per occupier per day, as set out in Building Regulation part G2; Severn</p>	<p>The areas shown as being suitable for wind turbine developments are based on a Landscape Sensitivity and Capacity study which considered the suitability of the landscape to accommodate different heights and groupings of wind turbines.</p> <p>Policy EN8 states that wind turbines will only be permitted if impacts can be satisfactorily addressed. This includes impacts on heritage assets (Policy criterion 1i).</p> <p>Renewables other than wind are addressed in Part 2 of the Policy, which covers solar farms and other low carbon energy generating developments.</p> <p>Energy and water efficiency and meeting BREEAM design standards are now included in Policy EN4 (Sustainable Design and Construction).</p>	<p>No change.</p> <p>No change.</p>



Main issues raised	Officer Response	Proposed Change
<p>Trent recommends an approach of installing specifically designed water efficient fittings in all areas of the property rather than focus on the overall consumption of the property.</p> <p>Parish Councils and Meetings raise a number of concerns including that reference should be made to the Wind Turbines SPD and that a sister SPD is needed to cover applications for large solar farms; that an amendment to the map is needed so as not to give the impression that wind turbines can be built in the centre of villages and in private gardens;</p> <p>Other comments that solar farms and low carbon energy generation should not cause loss of biodiversity and should minimise impact on wildlife; that all new developments should be required to include PV Panels.</p>	<p>Reference is already made in the Policy supporting text to the Wind Turbines Supplementary Planning Document (2012). This also states that detailed guidance on other renewable energy developments may be provided through preparation of supplementary planning documents or by other means as appropriate. Guidance on large solar farms is included in the SPD. The map designation for wind turbines reflects the evidence included within the Rutland Landscape Sensitivity and Capacity Study (Wind Turbines) and the SPD and should not be amended. Policy criteria provide sufficient protection against inappropriate wind turbine development within villages.</p> <p>Policy EN8 states that proposals for low carbon energy will only be permitted if impacts can be satisfactorily addressed. This includes impacts on the natural environment, which would include loss of biodiversity (Policy criterion 2c).</p> <p>A requirement to install PV Panels on all new developments would not be justified. However, through Policy EN4 the Plan does seek to require a high level of energy efficiency in all new developments.</p>	<p>No change</p> <p>No change</p>
<b>Policy RLP38 - The natural environment (now Policy EN9)</b>		
<p>The Environment Agency suggests additions to the policy to state that all developments should aim for net biodiversity gain; that habitat creation areas should be provided on-site; that blue infrastructure should be</p>	<p>It is agreed that reference should also be made to Blue Infrastructure but this would be better made under Policy EN10.</p>	<p>Amend wording of Policy EN10 to address issues raised.</p>

Main issues raised	Officer Response	Proposed Change
<p>referenced alongside green infrastructure; that any loss of which should be resisted; an addition to the possible list of networks.</p> <p>Other issues raised include the suggestion for a biodiversity compensation system to compensate for biodiversity impact of new development; the need to protect species not protected by law and networks involving non-designated land; that more comprehensive policies are needed for the protection of the natural environment and limiting pollution and stronger protection for ancient and veteran trees; habitat creation should include planting of trees and woodland.</p>	<p>It is agreed that the Policy be amended to address the points made by the respondents.</p>	
<p><b>Policy RLP39 - Sites of biodiversity and geodiversity importance (now Policy EN9)</b></p>		
<p>One parish meeting considers that all developments whether protected or not require a measured impact assessment of the development. The Rutland Branch of the CPRE considers that c) should apply to all sites regardless of importance. The Woodland Trust requests that the policy should be amended to give stronger protection to ancient and veteran trees and reference to habitat creation to include planting of trees and woodland.</p>	<p>As there is some duplication between this Policy and Policy RLP38 it is proposed to combine the two policies.</p> <p>It is agreed that additional references to habitat creation and tree planting could be included in the new Policy.</p>	<p>Combine policies RLP38 and 39 into EN9.</p> <p>Add reference to habitat creation and tree planting.</p>
<p><b>Policy RLP40 - The historic and cultural environment (now Policy EN15)</b></p>		
<p>Historic England commented that the policy should be amended to be strategic in order to ensure soundness in accordance with the NPPF. It suggests that non-designated heritage assets and archaeology should be addressed within the supporting text; that "Historic assets" should be revised to read "heritage assets" and the last sentence could be reworded to read "where this does not harm their significance".</p>	<p>It is agreed that the Policy should be more strategic in nature and to differentiate it from Policy RLP41 (now Policy EN15).</p>	<p>Amend Policy to address issues raised by Historic England.</p>

Main issues raised	Officer Response	Proposed Change
<p>Other issues raised include the lack of reference or protection for public rights of way; the former Oakham to Melton canal and the site of the Battlefield of Losecoat Field; that clear guidance is needed to resist inappropriate development and that master planning and supplementary guidance is needed on historic/conservation areas.</p>	<p>These are very specific localised issues which would not be included in the Local Plan.</p>	<p>No change.</p>
<p><b>Policy RLP41 - Protecting heritage assets (now Policy EN16)</b></p>		
<p>Historic England commented that the policy should be amended to be strategic to ensure soundness in accordance with the NPPF. It questions whether a local list will be produced; and whether a specific shopfronts policy could be included;</p> <p>Parish Councils commented that reference to desk-top analysis should be removed and that the policy should include any development which is likely to have an impact on heritage assets, whether in conservation areas or not.</p> <p>Other issues raised include how the policies are to be enforced, the lack of clear guidance to resist inappropriate development and that master planning and supplementary guidance on historic/conservation areas are needed;</p>	<p>Given that Policy RLP40 (now Policy EN15) has been revised to be more strategic, it is considered the level of detail provided by this Policy to be appropriate.</p> <p>A specific shopfront policy is considered unnecessary as matters this is covered by other policies in the plan i.e. those related to design.</p> <p>Desk top analysis is consistent with the requirements of national policy.</p> <p>The policies of the Local Plan as a whole provide guidance on appropriate development. The other issues raised are not matters that would be included in the Local Plan.</p>	<p>No change.</p> <p>No change.</p> <p>No change.</p>
<p><b>Policy RLP42 - Green infrastructure, sport and recreation (now Policy EN10 – Blue and Green Infrastructure, Sport and Recreation Strategic Policy)</b></p>		
<p>The Environment Agency commented that all reference to Green Infrastructure should be altered to Blue and Green Infrastructure.</p>	<p>Agree.</p>	<p>Amend policy to also reference Blue Infrastructure.</p>

Main issues raised	Officer Response	Proposed Change
<p>Neighbouring authorities in Northamptonshire consider that it may be helpful to refer to the role of green infrastructure in delivering ecosystem services and that corridors of relevance to Rutland and North Northamptonshire could be identified and referenced in the Plan.</p> <p>Other comments include the lack of mention of bridleways, the needs of the horse-riding community and the former Oakham to Melton canal; that trees and woods could be incorporated as part of GI in new development.</p>	<p>It is agreed that reference to ecosystem services should be made.</p> <p>Reference is already made to public rights of way but it is agreed that bridleways could also be referenced.</p>	<p>Add reference in supporting text to the role of Green Infrastructure in supporting ecosystems.</p> <p>Add reference to bridleways.</p>
<b>Policy RLP43 - Important open space and frontages (now Policy EN12)</b>		
<p>Barrowden Parish Council seeks for important open spaces in its village to be re-evaluated.</p> <p>One comment from a landowner disagrees with the designation of an area of important open space at Brooke Road, Oakham which it considers as being wholly inappropriate and unjustified.</p>	<p>This has been addressed through the preparation of the Barrowden and Wakerley Neighbourhood Plan.</p> <p>A new policy is proposed to provide a policy framework for the identification and designation of Local Green Spaces in Neighbourhood Plans.</p> <p>Noted.</p>	<p>Add new Local Green Space strategic policy.</p>
<b>Policy RLP44 - Provision of new open space (now Policy EN13)</b>		
<p>Sport England does not support the use of standards for outdoor sports and playing fields and sports halls and indoor sports facilities and is concerned that the playing pitch element of the Sport and Recreation Strategy has not apparently been reviewed and that CIL will not deliver funding towards off-site sports provision.</p>	<p>It is agreed to delete the standards for sports/recreational facilities from the Policy.</p>	<p>Delete reference to sports/recreational facilities standards.</p>

Main issues raised	Officer Response	Proposed Change
<p>Other issues raised include whether the proposed standards for Sports Hall/Indoor Provision are per 1,000 population, whether existing facilities are sufficient and therefore what new open space is actually required and that trees and woods could be incorporated as part of GI in new development.</p>		
<b>Policy RLP45 - Landscape Character Impact (now Policy EN1)</b>		
<p>Two comments request that the last paragraph of the policy be strengthened to require that a landscape impact assessment be undertaken and comply with the agreed measures.</p>	<p>This paragraph has been deleted as the issues covered are dealt with by Policy MIN4 – Development Criteria for Mineral Extraction.</p>	<p>No change in response to comment.</p>
<b>Policy RLP46 - Spatial strategy for minerals development (now Policy MIN1)</b>		
<p>There was a high degree of support overall (76%) for Policy RLP46.</p> <p>Of the respondents who disagreed with the policy, an individual comment was made that local impact had not been considered or existing local concerns addressed.</p>	<p>Noted.</p> <p>The policy intent is to provide guidance regarding where, in the future, such development would be preferred. Local impacts and potentially adverse impacts that may arise from any site specific proposals will be assessed through the planning application process and against the requirements of Policy MIN4.</p>	<p>No change.</p>
<b>Policy RLP 47 - Mineral provision (now Policy MIN2)</b>		
<p>The majority of respondents agreed (71%) with Policy RLP47.</p> <p>Of the respondents who disagreed with the policy, an individual comment was made that local impact had not been considered or existing local concerns addressed.</p>	<p>Noted.</p> <p>The policy intent is to provide guidance regarding the quantum of minerals to be provided to support sustainable growth over the plan period. Local impacts and potentially adverse impacts that may arise from any site specific proposals will be assessed through the planning application process and against the requirements of Policy MIN4.</p>	<p>No change.</p>

Main issues raised	Officer Response	Proposed Change
<b>Policy RLP48 - Safeguarding Rutland's Mineral Resources (now Policy MIN3)</b>		
<p>There was a high degree of support overall (83%) for Policy RLP48.</p> <p>Of the respondents who disagreed with the policy, an individual comment was made that local impact had not been considered or existing local concerns addressed.</p>	<p>Noted.</p> <p>The identification of MSAs does not create a presumption that mineral resources will be worked. Where non-mineral development is proposed within an MSA and prior extraction is proposed (and determined as practicable) the environmental feasibility and potentially adverse impacts, including local impacts, will be taken into account as appropriate.</p>	<p>No change.</p>
<b>Policy RLP49 - Development criteria for mineral extraction (now Policy MIN4)</b>		
<p>The majority of respondents agreed (68%) with the proposed development criteria for mineral extraction set out through Policy RLP49 including parish/town councils, agents, landowner, developers and the public.</p> <p>Historic England considers that the policy would be strengthened by the addition of the words "heritage assets and their settings".</p> <p>Of the respondents who disagreed with the policy, one parish council suggested specific reference to adverse impacts of additional HGV traffic in the development criteria for minerals extraction, and one organisation suggested that specific mention of the adverse impacts of HGV traffic in connection with mineral extraction should be made including dust generation and quarry slurry.</p>	<p>Noted.</p> <p>It should also be noted that the plan is to be read as a whole and so suggestions for inclusion of text regarding historic environment, HGV traffic, dust and quarry slurry are not considered necessary as these matters are covered under separate policy(ies) covering such matters and/or are captured under point 8 of the policy "environmentally acceptable and avoids and/or minimises potentially adverse impacts (including cumulative impacts) to acceptable levels".</p> <p>Specifically regarding the comment of Historic England, the NPPF (Section 17 – Facilitating the Sustainable Use of Minerals) uses the term "historic environment".</p>	<p>No change.</p>
<b>Policy RLP50 - Site-specific allocations for the extraction of crushed rock (now Policy MIN5)</b>		
<p>M4a Greetham Quarry North West extension</p>		

Main issues raised	Officer Response	Proposed Change
<p>Half of respondents agreed with Policy RLP50 including parish/town councils, agents, landowner, developers and the public.</p> <p>DLP Planning on behalf of the client promoting the adjacent site for mixed used development (RLP19 GRE/01) commented that they support the site M4a.</p> <p>Of the half of the respondents who disagreed with Policy RLP50 a number of responses (15) were made by the public and a local business highlighting concerns about the site including: the closeness of the site to Greetham village, visual, noise and environmental impacts of quarrying, HGV traffic movements through the village, health risks associated with dust production and the effects of blasting on properties.</p> <p>It was highlighted that there is currently a degree of separation between Greetham Quarry and houses in the village but that the extension to the quarry would be nearer to housing and the community centre. A request was made for traffic and transport modelling at the pre-application stage.</p> <p>An individual comment was made that the proposed developments RLP12 GRE/01(A) and RLP19 GRE/01 would be incompatible with the adjacent site M4a due to likelihood of noise, dust, access and traffic issues.</p>	<p>Noted.</p> <p>Noted.</p> <p>Factors such as potentially adverse impacts on the natural and historic environment, environmental nuisance and general amenity have been given due consideration as per the site assessment methodology.</p> <p>As above, proximity to sensitive receptors is addressed in the site assessment. Where the proposed development has increased transport/traffic implications a Transport Assessment is required to accompany the planning application. Such detailed modelling is not considered proportionate to the plan-making process.</p> <p>Site-specific investigations would be required to support any planning application with suitable avoidance and/or mitigation measures proposed to avoid, reduce and manage potentially adverse impacts. Potential adverse impacts, including land use compatibility, noise, dust, access and traffic issues are addressed in the site assessment.</p>	<p>No change.</p>
<p><b>Policy RLP51 - Site-specific allocations for the extraction of building stone (now MIN6)</b></p>		
<p>M5a Hooby Lane Quarry extension</p>		

Main issues raised	Officer Response	Proposed Change
<p>The majority of respondents (74%) support Policy RLP51 including agents, landowners, parish/town councils, developers and the public.</p> <p>Of the respondents who disagreed with the policy, an individual comment was made that local impact had not been considered or existing local concerns addressed.</p>	<p>Noted.</p> <p>Factors such as potentially adverse impacts on the surrounding area and general amenity have been given due consideration as per the site assessment methodology.</p>	<p>No change.</p>
<b>Policy RLP52 - Safeguarding of minerals development (now Policy MIN7)</b>		
<p>There was a high degree of support overall (78%) for Policy RLP528.</p> <p>Of the respondents who disagreed with the policy, an individual comment was made that local impact had not been considered or existing local concerns addressed.</p>	<p>Noted.</p> <p>It is not clear how this response applies to this specific policy as the policy intent is to safeguard development and reduce potential for land use conflict and adverse impacts.</p>	<p>No change.</p>
<b>Policy RLP53 - Borrow Pits (now Policy MIN8)</b>		
<p>There was a high degree of support overall (76%) for Policy RLP53.</p> <p>Of the respondents who disagreed with the policy, an individual comment was made that local impact had not been considered or existing local concerns addressed.</p> <p>Another respondent felt that the policies do not go far enough to support Borrow Pits.</p>	<p>Noted.</p> <p>Should any proposals for development of a borrow pit come forward due regard will be given to potential adverse impacts through the planning application process in line with the plans policies.</p> <p>The policy enables borrow pits where considered suitable and is considered to provide adequate support, no detail has been given on how the policy could further support borrow pits.</p>	<p>No change.</p>
<b>Policy RLP54 - Development criteria for other forms of minerals development (now MIN9)</b>		



Main issues raised	Officer Response	Proposed Change
<p>The majority of respondents (73%) agreed with the policy including agents, landowners, parish councils and the public.</p> <p>Concern was raised that there was not sufficient evidence provided to allow such a wide ranging policy (which was stated by a respondent to lack detail) to be adopted without such evidence being first provided.</p>	<p>Noted.</p> <p>It should be noted that the plan is to be read as a whole and so this policy should be taken in view of other policies in the plan regarding natural environment, amenity, transport, heritage assets, etc. Local circumstances have not indicated a need for a more detailed policy addressing other forms of minerals development (e.g. rail links to quarries, etc.) and so this more general policy which supports development yet seeks to ensure that potential adverse impacts are avoided and/or minimised to acceptable levels is considered adequate.</p>	<p>No change.</p>
<b>Policy RLP55 - Waste management and disposal (now Policy WST1)</b>		
<p>The majority of respondents (81%) support Policy RLP55 including parish/town councils, agents, landowner, developers and the public.</p> <p>The suggestion was made that a third civic amenity site near Oakham be brought forward at an early date and included as a specific site in the local plan.</p> <p>One organisation commented that there is no mention of increased sewage disposal capacity to cover the proposed housing developments and questioned whether Rutland's Management Plan justifies the figures quoted.</p>	<p>Noted.</p> <p>A decision has not yet been made regarding future civic amenity site provision.</p> <p>Proposals for increased sewage and waste water treatment capacity would be expected to comply with Policy RLP55 regarding the spatial strategy, further clarification could be provided through Policy RLP56 (now Policy WST2). The waste needs assessment sets out the justification for figures stated in Policy RLP55.</p>	<p>Add new bullet point to Policy WST2 to read: 'g) specific to proposals for extensions to existing sewage treatment works (STWs) or new STWs, the increased capacity is required</p>

Main issues raised	Officer Response	Proposed Change
		to support sustainable development, operations do not have unacceptable impacts and the scale of development reflects the role of the location with respect to the settlement hierarchy'
<b>Policy RLP56 - Waste-related development (now Policy WST2)</b>		
<p>The majority of respondents (91%) support Policy RLP56 including parish/town councils, agents, landowner, developers and the public.</p> <p>Historic England suggested that it would be helpful to replace the words "historic environment" with "heritage assets and their settings" to ensure compliance with the NPPF.</p>	<p>Noted.</p> <p>The use of the term historic environment is consistent with the NPPF (Section 17 – Facilitating the Sustainable Use of Minerals).</p>	No change.
<b>Policy RLP57 - Sites for waste management and disposal (now Policy WST3)</b>		
Overall, the majority of respondents support the sites identified through Policy RLP57, with support for individual sites of 87% (W1), 62% (W2) and 75% (W3).		
W1 - Cottesmore, Burley Road		
No specific comments received.	Noted.	No change.
W2 - Greetham, Wood Lane		
A range of concerns were raised by individual responses including that environmental health and traffic increase would be unmanageable and unacceptable; visual landscape and environmental impacts; requests for traffic	Factors such as potentially adverse impacts on the surrounding area and general amenity have been given due consideration as per the site assessment methodology. Any proposal coming forward on the site would be assessed through the planning application	No change.

Main issues raised	Officer Response	Proposed Change
and transport modelling, and that the neighbourhood plan should be heeded.	<p>process and would be required to demonstrate that adverse impacts could be avoided and/or minimised to acceptable levels.</p> <p>It should be noted that this site is carried over from the adopted statutory plan (Site Allocation and Policies DPD Policy SP4 ref W2) adopted October 2013.</p>	
<p>W3 - Ketton, Ketco Avenue</p> <p>Ketton Parish Council is concerned that the site appears to go through/include an SSSI and that the proposed area for the deposition of inert waste should be reduced to exclude the SSSI; questions the implications in terms of the original planning permissions granted for the restoration and landscaping of the excavated quarry that did not include any waste disposal and how waste will be brought to the quarry; suggests by rail only, to minimise the impact on the roads through the village; questions what measures would be put in place to minimise dust and noise disturbance in the village, given that the proposed Empingham Road housing development will be adjacent to the quarry.</p> <p>A range of concerns were raised including that inert waste disposal could substantially increase HGV traffic on the A6121 which must be minimised and rail delivery required/enforced; that waste disposal was not permitted as part of the original planning application, only restoration; that the boundary of the SSSI needs amending; that local impact have not been considered and existing local concerns not addressed.</p>	<p>It should be noted that this site is carried over from the adopted statutory plan (Site Allocation and Policies DPD Policy SP4 ref W3).</p> <p>The presence of, and need to protect, the SSSI is acknowledged in paragraph 9.95 and the site assessment.</p> <p>The waste disposal referred to is connected to restoration of the sites – the plan text will be amended to reflect that this may also include recovery operations.</p> <p>Factors such as potentially adverse impacts on the surrounding area and general amenity have been given due consideration as per the site assessment methodology. Any proposal coming forward on the site would be assessed through the planning application process and would be required to demonstrate that adverse impacts could be avoided and/or minimised to acceptable levels, in addition transport impacts would be assessed through a TA accompanying the planning application.</p>	<p>In paragraphs 9.84 and 9.95 and Policies WST1 and WST3 delete “disposal of inert waste” / “inert disposal”, and amend to read “deposit of inert waste to land” / “inert disposal/recovery” as appropriate.</p>
<b>Policy RLP58 - Restoration and aftercare (now MIN10)</b>		
The majority of respondents (92%) support policy RLP56 including parish/town councils, agents, landowner, developers and the public.	Noted.	No change.

Main issues raised	Officer Response	Proposed Change
<p>Comments received raised concerns regarding compatibility of RLP58 and the Greetham Quarry proposed land allocation for mixed development shown in RLP12 (item 13).</p>	<p>The Policy allows for consideration of local needs and economic development, as such this policy and proposed land allocation are not considered contradictory.</p>	
<b>Implementation and monitoring framework</b>		
<p>One interest group suggested that there should be a policy setting out actions to be taken to readdress shortfalls in compliance with policies.</p>	<p>The implementation and monitoring chapter has been expanded to set out the actions the Council will take in the event that annual monitoring indicates that housing delivery or other aspects of the Plans policies are not being met.</p> <p>It should also be recognised that there is now a requirement to undertake a review of Local Plans at least once every five years to determine whether a Plan requires to be updated.</p>	<p>No change.</p>
<b>Appendix 1 – List of strategic policies</b>		
<p>A number of respondents considered that too many of the Plan’s policies had been identified as strategic.</p>	<p>Comments noted. Those policies that are considered to be strategic have been reviewed and as a consequence there are fewer policies identified as being strategic.</p>	<p>Appendix to be updated</p>
<b>Appendix 2 – List of replaced local plan policies</b>		
<p>Majority of respondents agree with this appendix.</p>	<p>Noted.</p>	<p>No change.</p>
<b>Appendix 3 – Local plan evidence base studies</b>		
<p>Majority disagree with this appendix.</p> <p>One Parish Meeting considers that several of the studies are too out of date to be relevant and that studies are needed in relation to local infrastructure and transport plans, waste management, St George’s Barracks and the impacts of major developments in surrounding counties.</p>	<p>Some of the studies listed were carried out for the previous version of the local plan but are still considered to be relevant and are listed in the Local Plan for completeness.</p> <p>An IDP has been developed and will be published as supporting evidence alongside the Regulation 19 Local</p>	<p>Appendix has been removed as all relevant and up-to-date evidence will be published on the website as part of the</p>

Main issues raised	Officer Response	Proposed Change
<p>Rutland Branch of CPRE also considers that the Strategic Transport Assessment and the Parking Sufficiency Studies for Oakham and Uppingham dated 2010 are out of date and points out there is no Infrastructure Study of development in surrounding counties.</p> <p>The Oakham Neighbourhood Plan Group considers that the Oakham and Barleythorpe Neighbourhood Plan Big Survey should form part of the Local Plan evidence base.</p>	<p>Plan. More evidence based work will be carried out to support the plan's preparation in relation to the St Georges Barracks and land in Rutland on the edge of Stamford. These will be form part of the evidence base and will be listed in the Appendix as appropriate.</p> <p>The Neighbourhood Plan Big Survey was carried out for the purposes of the Oakham Neighbourhood Plan and does not form part of the evidence base for the local plan. However the Neighbourhood Plan group has pointed out where the views expressed in the survey are relevant to the local plan and these have been considered.</p>	<p>Local Plan review process</p>
<b>Appendix 4 – Agricultural, forestry and other occupational dwellings</b>		
<p>No specific comments received.</p>	<p>The appendix will be updated to reflect current national planning guidance as set out in the NPPF (2019).</p>	<p>Update Appendix.</p>
<b>Appendix 5 – Parking standards</b>		
<p>Comments from developers include that the number of communal car parking spaces required is excessive and unjustified and could be misconstrued to read that the requirement is for both shared communal spaces and allocated spaces; that the use of number of habitable rooms over number of bedrooms in determining parking space numbers should also be altered to ensure clarity and transparency.</p> <p>Comments from Parish/Town Councils and Meetings and Neighbourhood Planning Groups include that the minimum number of parking spaces be increased with five and six rooms requiring 3 spaces and seven rooms and above requiring 4 spaces; that no off-road parking be allowed arising from new developments in villages with narrow roads and no footways; that the standards for</p>	<p>Comments noted, however, no changes are proposed.</p> <p>The parking standards are set by the number of rooms in a dwelling and a definition of 'room' is included in the appendix.</p>	<p>No changes.</p>

Main issues raised	Officer Response	Proposed Change
<p>residential parking are not practical; that minimum standards for disabled parking should be increased;</p> <p>Other comments raise concerns about parking on the roads on all new development sites built within Oakham in the last 4 years and that the current parking provisions are not adequate; that parking standards in Whissendine are appalling.</p>		
<b>Appendix 6 – Areas of biodiversity and geodiversity importance</b>		
<p>One Parish Council proposes two new 'Areas of Local Importance' in its village.</p> <p>Comment that the verges and landscape are omitted from the Appendix 6.</p>	<p>Noted, however, the process for identify Areas of Local Importance is separate to that of preparing the Local Plan.</p> <p>Noted, all designated sites have been updated on the policies map</p>	<p>This appendix has been deleted.</p>
<b>Appendix 7 – Designated heritage assets in Rutland</b>		
<p>No specific comments received.</p>	<p>n/a</p>	<p>n/a</p>
<b>Appendix 8 – Open space standards</b>		
<p>No specific comments received.</p>	<p>n/a</p>	<p>n/a</p>
<b>Appendix 9 – Permitted sites for minerals extraction and recycled aggregates</b>		
<p>The majority of respondents (61%) agreed with Appendix 9 including a developer, parish council and the public. Of those who disagreed, a comment was made that local impact had not been considered or existing local concerns addressed.</p> <p>One response considers that more clarity is required in respect of the impact of blasting on nearby properties at Greetham Quarry and the blighting effect on the use of Great Lane by walkers, dog walkers, horse and bicycle riders.</p>	<p>Noted.</p> <p>Potentially adverse impacts are addressed through the site assessments, site-specific studies would be required as part of the development assessment process when the proposal comes forward. At this stage such detailed assessments are not proportionate.</p>	<p>No change.</p>
<b>Appendix 10 – Waste management needs</b>		

Main issues raised	Officer Response	Proposed Change
<p>The majority of respondents (81%) agreed with Appendix 10, including a developer, parish council and the public.</p> <p>Of the three respondents that disagreed, a comment was made that local impact has not been considered or local concerns addressed.</p>	<p>Noted.</p> <p>It is not clear how this comment relates to the waste needs assessment.</p>	<p>No change.</p>
Appendix 11 – Glossary		
<p>No specific comments received.</p>	<p>Glossary will be updated as appropriate</p>	<p>Glossary to be updated as appropriate</p>

## Appendix (ii)

### Rutland Local Plan Review

#### Consultation on Draft Local Plan – Comments on Proposed Allocated Housing Sites Schedule of Main Issues Raised, Officer Responses and Proposed Changes

Main issues raised	Officer Response	Proposed Change
<p><b>Cottesmore</b></p> <p><u>COT13 – Land north of Mill Lane</u></p> <p>The site promoters support the allocation of the site considering it to be well related to the built up area of the village. However, they suggest the capacity of the site could be increased to closer to 110 dwellings.</p> <p>Historic England refers to the fact the site is adjacent the Conservation Area. Leicester and Rutland Environmental Records Centre (ERC) refer to evidence of ridge and furrow on the site.</p> <p>The Parish Council are concerned that the site has not been included in any previous sites documents and that the site is larger than that needed to accommodate 60 dwellings. Also concerned that site would extend village form, distant from services and facilities, access is opposite the school, history of flooding on the site and impact of development on drainage capacity.</p> <p>Other issues raised include: scale of development not referred to in Neighbourhood Plan, beyond permitted development line, no local employment necessitating need for residents to travel for employment, good quality agricultural land, lack of or capacity of local infrastructure including school, traffic congestion on Mill Lane, site is</p>	<p>Following a reassessment of all sites the Council has identified sufficient deliverable and developable housing sites to meet the housing requirement and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed, is needed.</p>	<p>The site not be included in the Regulation 19 Local Plan as a housing allocation.</p>



Main issues raised	Officer Response	Proposed Change
<p>greenfield and brownfield sites should be used first, impact on wildlife, development of other sites in Parish would negate need for development of this site.</p>		
<p><b>Edith Weston</b></p>		
<p><u>EDI02(A) – The Yews, Well Cross</u></p> <p>Historic England object to the loss of an important open space within the Conservation Area and harm to other heritage assets.</p> <p>Leicester and Rutland ERC have indicated any planning application would need to be supported by a survey and that mitigation would possibly be needed.</p>	<p>Following a reassessment of all sites the Council has identified sufficient deliverable and developable housing sites to meet the housing requirement and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed, is needed.</p>	<p>The site not be included in the Regulation 19 Local Plan as a housing allocation.</p>
<p><b>Empingham</b></p>		
<p><u>EMP01(A) – West of 17 Whitwell Road</u></p> <p>The Parish Council query whether appropriate employment opportunities are included.</p>	<p>This is a small site that would represent a sustainable extension to the village with no adverse impact.</p> <p>Employment provision is made through the proposed allocation of St George's Barracks.</p>	<p>No change – the site be allocated for housing in the Regulation 19 Local Plan.</p>

Main issues raised	Officer Response	Proposed Change
<p><b>Greetham</b></p>		
<p><u>GRE01(A) – Part of Greetham Quarry, Stretton Road (mixed use)</u></p> <p>Leicester and Rutland ERC have highlighted the site may be of geological value and a Phase 1 habitat survey would be required. Site also provides rare opportunity to create priority BAP habitat (limestone grassland).</p> <p>The site promoters indicate a Phase 1 habitat survey has been undertaken and no reptiles, badgers or bats were found to be present. They consider the site to be attractive and deliverable for a range of employment uses including B8 use class as part of mixed use development together with complementary non-B class uses supporting principal uses. Undevelopable area should be used to enhance ecological value of site. Range of alternative means of access to minimise any adverse impacts on village.</p> <p>Greetham Parish Council are concerned over the loss of recreational/open space land in accordance with restoration plan following mineral extraction and query whether land is available as believe there are circumstances where ownership reverts to person who owned land before mineral extracted. Also concerned that development would be affected by dust and noise from quarry blasting, flooding, size of development, lack of infrastructure and services/facilities (school and medical centre) in village, limited bus service.</p> <p>Other issues raised include: narrow roads through village, capacity of sewerage system, amount of development already taken place in village, impact on local community, Neighbourhood Plan does not support this type of development and limited local facilities.</p>	<p>Following a reassessment of all sites the Council has identified sufficient deliverable and developable housing sites to meet the housing requirement and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed, is needed.</p>	<p>The site not be included in the Regulation 19 Local Plan as a housing allocation.</p>

Main issues raised	Officer Response	Proposed Change
<p><u>GRE02 – Land south of Oakham Road</u></p> <p>Greetham Parish Council raise issue that as the development is within Cottesmore Parish, CIL and precept monies raised will go to Cottesmore and residents will be represented by Cottesmore PC rather than Greetham PC. Also concerned over size of development.</p> <p>Cottesmore Parish Council consider that as site is within Parish the number of dwellings should be counted towards the Cottesmore figure.</p> <p>Other issues raised include: contradicts Neighbourhood Plan policies, narrow roads through village, capacity of sewerage system, amount of development already taken place in village, visual and environmental impacts, increase in flood risk and lack of infrastructure capacity.</p>	<p>Following a reassessment of all sites the Council has identified sufficient deliverable and developable housing sites to meet the housing requirement and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed, is needed.</p>	<p>The site not be included in the Regulation 19 Local Plan as a housing allocation.</p>
<b>Ketton</b>		
<p><u>KET02 – Land adjacent Empingham Road</u></p> <p>Ketton Parish Council raise the issue of poor visibility onto Empingham Road and suggest access should be through Wootton Close instead.</p> <p>Other issues raised include: scale of development is excessive, proportionally site allocations in Ketton are higher than other Local Service Centres, capacity of local infrastructure and services/facilities, increase in traffic through the village and impact of this on air quality.</p>	<p>Following a reassessment of all the sites the Council has identified sufficient deliverable and developable housing sites to meet the housing requirement and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed, is needed.</p>	<p>The site not be included in the Regulation 19 Local Plan as a housing allocation.</p>
<p><u>KET03 (A) – Land west of Timbergate Road</u></p>		

Main issues raised	Officer Response	Proposed Change
<p>The promoters of the site consider the site to be suitable and deliverable. Technical work undertaken and site not subject to any overriding constraints.</p> <p>Ketton Parish Council suggest children's open space should be designated for new school site. Raise consider impact of traffic on High Street/Empingham Road needs to be assessed and managed.</p> <p>Other issues raised include: capacity of local infrastructure and services/facilities, scale of development is excessive and proportionally site allocations in Ketton are higher than other Local Service Centres</p>	<p>Following a reassessment of all sites the Council has identified sufficient deliverable and developable housing sites to meet the housing requirement and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed, is needed.</p>	<p>The site not be included in the Regulation 19 Local Plan as a housing allocation.</p>
Market Overton		
<p><u>MAR04 – Main Street</u></p> <p>Issues raised include: site is outside Planned Limits of Development, need for number of dwellings proposed not proved, lack of or limited capacity in infrastructure and services/facilities in village, traffic impact on local roads particularly Bowling Green Lane, any housing should be spread over several sites and impact on heritage assets (Conservation Area).</p>	<p>It is considered that the comments made have not raised any new matters that would indicate the site should not be taken forward into the Regulation 19 Local Plan as a proposed allocation.</p> <p>As set out in the evidence base, many sites have been considered through the site selection process. Sites proposed for allocation are considered to offer the greatest sustainability benefits and considerations such as the scale of development, access, and impacts on highways, landscape, ecology, heritage assets and flooding have been taken into account during the site assessment process.</p> <p>Potential adverse impacts of development of the site have been considered through the site assessment process. Where potential adverse impacts have been identified, it is considered that these are not insurmountable and could potentially be mitigated. Further assessment of these issues will be undertaken as</p>	<p>That a reduced site be allocated for housing in the Regulation 19 Local Plan.</p>

Main issues raised	Officer Response	Proposed Change
	<p>part of the planning application process if required at this stage.</p> <p>However, having reassessed the site it is considered that the site area be reduced and only the southern part of the site should be allocated.</p>	
<b>Oakham</b>		
<p><u>OAK04 – Land at Brooke Road</u></p> <p>The Environment Agency have commented on the lack of capacity at the waste water treatment works and impact on water quality compliance with Water Framework Directive. Need to clarify how this will be addressed as may impact on timing and phasing of development.</p> <p>The site promoters support the allocation of the site but consider that 139 dwellings should be the minimum capacity of the site. Suggest density of 30-35 dwellings would be appropriate, which would increase site yield to between 150-175 dwellings. Technical evidence to support allocation undertaken demonstrates that whilst level crossing disrupts flow of traffic, local road network operates within capacity and additional traffic will not detrimentally impact journey times. Additional land adjacent site available and larger allocation would provide potential for increased infrastructure to address local needs.</p> <p>The promoter of an alternative site (BAE02) considers that it should be reassessed and allocated for development.</p> <p>Other issues raised include: additional traffic exacerbating the issues surrounding the Brooke Road rail crossing, improvements to operation of crossing should be undertaken before further development considered, lack of capacity in local infrastructure and services/facilities, access to site</p>	<p>Following a reassessment of all the sites the Council has identified sufficient deliverable and developable housing sites to meet the housing requirement and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed, is needed.</p>	<p>The site not be included in the Regulation 19 Local Plan as a housing allocation.</p>

Main issues raised	Officer Response	Proposed Change
<p>should be from Uppingham Road, increased traffic generally on local road network, limited employment opportunities and loss of agricultural land.</p>		
<p><u>OAK05 – Land off Uppingham Road</u></p> <p>The promoter of an alternative site (BAE02) considers that it should be reassessed and allocated for development.</p> <p>Other issues raised include: illogical extension to settlement placing pressure on surrounding land as location for future development, significant distance from services/facilities, impact on rural character of approach to town and lack of capacity in services/facilities.</p>	<p>It is considered that the comments made have not raised any new matters that would indicate the site should not be taken forward into the Regulation 19 Local Plan as a proposed allocation.</p> <p>As set out in the evidence base, many sites have been considered through the site selection process. Sites proposed for allocation are considered to offer the greatest sustainability benefits and considerations such as the scale of development, access, and impacts on highways, landscape, ecology, heritage assets and flooding have been taken into account during the site assessment process.</p> <p>Potential adverse impacts of development of the site have been considered through the site assessment process. Where potential adverse impacts have been identified, it is considered that these are not insurmountable and could potentially be mitigated. Further assessment of these issues will be undertaken as part of the planning application process if required at this stage.</p>	<p>No change – the site be allocated for housing in the Regulation 19 Local Plan.</p>
<p><u>OAK08(A) – Land at Stamford Road and Uppingham Road</u></p> <p>Historic England have commented on the potential for harm as this a key approach to the conservation area and the impact on other heritage assets.</p>	<p>Following a reassessment of all sites the Council has identified sufficient deliverable and developable housing sites to meet the housing requirement and, as such, does not consider the allocation of this site, which does</p>	<p>The site not be included in the Regulation 19 Local Plan as a housing allocation.</p>

Main issues raised	Officer Response	Proposed Change
<p>The promoter of the site supports the allocation as it is immediately available and there are no constraints to development. Suggests that the remaining part of the land holding should also be considered for allocation, has capacity for up to 200 dwellings. Consider the site to be visually well contained, not subject to any statutory designations and development would have limited impact on conservation area.</p> <p>The promoter of an alternative site (BAE02) considers that it should be reassessed and allocated for development.</p> <p>Other issues objecting to the site include: impact on rural character of approach to the town, lack of capacity in services/facilities, impact of additional traffic on local road network and impact on heritage assets.</p>	<p>not compare as favourably to other sites assessed, is needed.</p>	
<p><u>OAK13 – Land off Burley Road</u></p> <p>Historic England indicate that a high level assessment would be required to consider the impact of development on the Burley Park Registered Park and Garden and other heritage assets.</p> <p>The promoter of an alternative site (BAE02) considers that it should be reassessed and allocated for development.</p> <p>The promoter of an alternative site considers that development here will place significant pressure on the surrounding land to be released for development.</p> <p>Other issues objecting to the site include: other preferable and suitable sites available for development, breaching the bypass sets precedent for future development, flooding, greenfield site and brownfield sites should be given preference, impact on wildlife, of development on existing</p>	<p>It is considered that the comments made have not raised any new matters that would indicate the site should not be taken forward into the Regulation 19 Local Plan as a proposed allocation.</p> <p>As set out in the evidence base, many sites have been considered through the site selection process. Sites proposed for allocation are considered to offer the greatest sustainability benefits and considerations such as the scale of development, access, and impacts on highways, landscape, ecology, heritage assets and flooding have been taken into account during the site assessment process.</p> <p>Potential adverse impacts of development of the site have been considered through the site assessment process. Where potential adverse impacts have been</p>	<p>That a reduced site be allocated for housing in the Regulation 19 Local Plan.</p>

Main issues raised	Officer Response	Proposed Change
<p>property and question if there will be safe access into Oakham.</p>	<p>identified, it is considered that these are not insurmountable and could potentially be mitigated. Further assessment of these issues will be undertaken as part of the planning application process if required at this stage.</p> <p>However, having reassessed the site it is considered that the site area be reduced and only the north-western part of the site should be allocated.</p>	
<b>Ryhall</b>		
<p><u>RYH04 – River Gwash Trout Farm, Belmsthorpe Road</u></p> <p>The Environment Agency have commented on the lack of capacity at the waste water treatment works and impact on water quality compliance with Water Framework Directive. Need to clarify how this will be addressed as may impact on timing and phasing of development.</p> <p>Ryhall Parish Council consider that housing provided should be starter homes or 2/3 bedroom so that it is available to young people and those on lower incomes/</p> <p>Other issues raised include: flooding, narrow width of road between Belmsthorpe and Ryhall, loss of agricultural land, size of development would not allow for suitable buffer along river, impact on view from Tolesthorpe Road across A6121 towards Belmsthorpe and site was once a rubbish pit.</p>	<p>As set out in the evidence base, many sites have been considered through the site selection process. Sites proposed for allocation are considered to offer the greatest sustainability benefits and considerations such as the scale of development, access, and impacts on highways landscape, ecology, heritage assets and flooding have been taken into account during the site assessment process.</p> <p>Potential adverse impacts of development of the site have been considered through the site assessment process. Where potential adverse impacts have been identified, it is considered that these are not insurmountable and could potentially be mitigated. Further assessment of these issues will be undertaken as part of the planning application process if required at this stage.</p>	<p>No change – allocate site for housing in Regulation 19 Local Plan, in combination with site RYH08.</p>



Main issues raised	Officer Response	Proposed Change
<p><u>RYP06(A) – Between Meadow Land and Belmsthorpe Road</u></p> <p>Historic England comment that the site is of potential archaeological interest.</p> <p>Ryhall Parish Council comment that the site has previously been declared an Area of Local Landscape Value. Other concerns are loss of agricultural land, site forms part of rural aspect along A6121 acting as gateway to village, site within the flood plain, increased traffic generation, ignores two previous Inspector decisions and there are other more suitable sites.</p> <p>Other issues raised include: lack of infrastructure, poor site access, scale of development is out of proportion with village, public footpath crosses the site, impact on wildlife.</p> <p>One respondent suggested that a developing a smaller part of the site (northern part) might be acceptable.</p>	<p>The Council has identified sufficient deliverable and developable housing sites to meet the housing requirement and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed, is needed.</p>	<p>The site not be included in the Regulation 19 Local Plan as a housing allocation.</p>
<b>Uppingham</b>		
<p><u>UPP04 – South of Leicester Road</u></p> <p>Historic England have indicated that there is the potential for harm to the Castle Hill Scheduled Monument.</p> <p>The site promoters support the proposed allocation of the site as contributing to meeting the housing requirement for the extended plan period. The site is in a sustainable location, within walking/cycling distance of services and facilities and on a bus route.</p> <p>Uppingham Town Council supports the allocation.</p>	<p>As Uppingham Neighbourhood Plan Group have indicated the intention to make allocations through a review of the Neighbourhood Plan, the Local Plan will not be making any allocations in Uppingham.</p>	<p>The site not be included in the Regulation 19 Local Plan as a Housing allocation.</p>

Main issues raised	Officer Response	Proposed Change
<p><u>UPP05(A) – Land off Ayster Road</u></p> <p>Uppingham Town Council does not support the allocation of this site without it being demonstrated that safe access to the site can be achieved and there is no adverse impact on the local employment site opposite. Also townscape impacts on northern entrance to town and outside of permitted area of development to the north.</p> <p>Other issues raised include: ignores the Uppingham Neighbourhood Plan, access to site is dangerous, lead to ribbon development along the A47, increased traffic congestion</p>	<p>As Uppingham Neighbourhood Plan Group have indicated the intention to make allocations through a review of the Neighbourhood Plan, the Local Plan will not be making any allocations in Uppingham.</p>	<p>The site not be included in the Regulation 19 Local Plan as a Housing allocation.</p>
<p><u>UPP06(A) – Land off Leicester Road</u></p> <p>Historic England have commented that the site is within an area of ridge and furrow.</p> <p>Leicester and Rutland ERC comment that the site has potential for species rich grassland and protected species are present on site or in close proximity. Phase 1 habitat survey should be undertaken.</p> <p>Uppingham Town Council supports the allocation.</p> <p>Issues raised objecting to the site include: impact on heritage assets and rural character of settlement setting.</p>	<p>As Uppingham Neighbourhood Plan Group have indicated the intention to make allocations through a review of the Neighbourhood Plan, the Local Plan will not be making any allocations in Uppingham.</p>	<p>The site not be included in the Regulation 19 Local Plan as a Housing allocation.</p>
<p><u>UPP08 – Land north of Leicester Road</u></p> <p>Uppingham Town Council supports the allocation.</p> <p>Issues raised objecting to the site include: loss of open space, need to reduce site in south east corner to protect</p>	<p>As Uppingham Neighbourhood Plan Group have indicated the intention to make allocations through a review of the Neighbourhood Plan, the Local Plan will not be making any allocations in Uppingham.</p>	<p>The site not be included in the Regulation 19 Local Plan as a Housing allocation.</p>

Main issues raised	Officer Response	Proposed Change
likely line of Uppingham bypass and impact on rural character of settlement setting.		
<p><u>UPP11 – Land south off Leicester Road</u></p> <p>Uppingham Town Council supports the allocation.</p> <p>Issues objecting to site include: loss of open space.</p>	<p>As Uppingham Neighbourhood Plan Group have indicated the intention to make allocations through a review of the Neighbourhood Plan, the Local Plan will not be making any allocations in Uppingham.</p>	<p>The site not be included in the Regulation 19 Local Plan as a housing allocation.</p>
<b>Whissendine</b>		
<p><u>WHI06 – Land off Melton Road</u></p> <p>The promoters of the site support the allocation and indicate that additional land is available.</p> <p>Whissendine Parish Council are concerned over the potential loss of an area of historic interest and request that an archaeological survey be undertaken.</p> <p>The provision of affordable housing as part of the development is supported by a number of the respondents.</p> <p>Main issues raised objecting to the site include: impact of traffic on Main Street, adverse impact on the setting of the Grade II windmill, impact on operation of the windmill, scale of development is excessive for the village, lack of capacity in infrastructure including drainage system, no capacity in school, no local employment opportunities, roads are narrow and not suitable for additional traffic, flood risk, greenfield site and loss of agricultural land.</p>	<p>It is considered that the comments made have not raised any new matters that would indicate the site should not be taken forward into the Regulation 19 Local Plan as a proposed allocation.</p> <p>As set out in the evidence base, many sites have been considered through the site selection process. Sites proposed for allocation are considered to offer the greatest sustainability benefits and considerations such as the scale of development, access, and impacts on highways landscape, ecology, heritage assets and flooding have been taken into account during the site assessment process.</p> <p>Potential adverse impacts of development of the site have been considered through the site assessment process. Where potential adverse impacts have been identified, it is considered that these are not insurmountable and could potentially be mitigated.</p>	<p>That a reduced site be allocated for housing in the Regulation 19 Local Plan.</p>

Main issues raised	Officer Response	Proposed Change
	<p>Development has the potential to impact on the significance on the listed building. However, it is considered the impact on the significance of the listed building could be mitigated through reducing the site area and through sensitive development design and layout. Matters relating to how a site may be developed will be reflected in the site guidelines included in the Regulation 19 version of the Local Plan.</p>	
<p><u>WHI09(A) – South Lodge Farm</u></p> <p>Whissendine Parish Council are concerned over the potential loss of an area of historic interest and request that an archaeological survey be undertaken.</p> <p>Leicester and Rutland ERC have indicated that there is the potential for badgers on the site and species rich grassland. They suggest that a habitat survey is undertaken before the site is allocated.</p> <p>The provision of affordable housing as part of the development is supported by a number of the respondents.</p> <p>Main issues raised objecting to the site include: few local employment opportunities, scale of development is excessive for the village, roads are narrow and not suitable for additional traffic, limited public transport, lack of capacity in services/facilities, impact on landscape/rural character, ridge and furrow on site, lack of infrastructure capacity and no capacity in school.</p>	<p>It is considered that the comments made have not raised any new matters that would indicate the site should not be taken forward into the Regulation 19 Local Plan as a proposed allocation.</p> <p>As set out in the evidence base, many sites have been considered through the site selection process. Sites proposed for allocation are considered to offer the greatest sustainability benefits and considerations such as the scale of development, access, and impacts on highways landscape, ecology, heritage assets and flooding have been taken into account during the site assessment process.</p> <p>Potential adverse impacts of development of the site have been considered through the site assessment process. Where potential adverse impacts have been identified, it is considered that these are not insurmountable and could potentially be mitigated. Further assessment of these issues will be undertaken as part of the planning application process if required at this stage.</p>	<p>No change – the site be allocated for housing in the Regulation 19 Local Plan.</p>

## Appendix (iii)

### Rutland Local Plan Review

#### Consultation on Draft Local Plan – Comments on Unallocated Housing Sites Schedule of Main Issues Raised, Officer Responses and Proposed Changes

Main issues raised	Officer Response	Proposed Change
<b>Barleythorpe</b>		
<p><u>BAE/02- Land off Barleythorpe Road</u></p> <p>The promoter of an alternative site (BAE02) considers that it should be reassessed and allocated for development. Site is available and deliverable. It would be a logical extension to settlement as well related to the existing built form of development. Conclusions of site assessment on landscape sensitivity are flawed as not based on site specific assessment. Overall assessment concludes that site performs as well as, if not better, than other sites proposed for allocation.</p>	<p>Following a reassessment of all sites the Council has identified sufficient deliverable and developable housing sites to meet the housing requirement and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed, is needed.</p>	<p>No change.</p>
<b>Barrowden</b>		
<p><u>BARD/01 – Land at Back Road</u></p> <p>Site could provide housing to meet need expressed by Parish Council for 2 and 3 bedroom houses.</p>	<p>Barrowden is identified in the Local Plan Settlement Hierarchy as a Smaller Service Centre. It is not proposed to make any allocations in Smaller Service Centres.</p>	<p>No change.</p>
<b>Cottesmore</b>		
<p><u>COT/01 – Land off Main Street</u></p> <p>Appropriate site for small scale housing (8 dwellings). No issues with access.</p>	<p>The site is in a sustainable location well related to the settlement. The site access and approach road are</p>	<p>The site be allocated for housing (no more than 8</p>

Main issues raised	Officer Response	Proposed Change
	<p>unsuitable to accommodate a significant increase in vehicle movement. As a consequence the capacity of the site has been reduced to 8 dwellings.</p> <p>The site is considered suitable for allocation for a limited amount of development.</p>	dwellings) in the Regulation 19 Local Plan.
<p><u>COT/03 and COT/04 – Land west of Rogues Lane</u></p> <p>Landowner willing to offer land for wider community benefit as part of wider development proposals. Would include open space, parking areas, public footpath links, speed reduction measures. Location of site COT04 would reduce risk of flooding.</p>	<p>Following a reassessment of all sites the Council has identified sufficient deliverable and developable housing sites to meet the housing requirement and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed, is needed.</p>	No change.
<b>Empingham</b>		
<p><u>EMP/04 – Land off Exton Road</u></p> <p>Omission of site goes against evidence that underpins the plan.</p>	<p>The site has been assessed as unsuitable for allocation due to the adverse impacts on heritage assets (it wholly or predominately contains a Scheduled Monument).</p>	No change.
<b>Ketton</b>		
<p><u>KET01 – Park Farm, Luffenham Road</u></p> <p>Parish Council support reappraisal of site for mixed use.</p>	<p>Following a reassessment of all sites the Council has identified sufficient deliverable and developable housing sites to meet the housing requirement and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed, is needed.</p>	No change.

Main issues raised	Officer Response	Proposed Change
<p><u>KET/06 – Chater House, High Street</u></p> <p>The site promoters consider the value of the site to providing local housing in this sustainable settlement has not bene recognised and site should be retained as a housing allocation. Question the designation as open space in site assessment.</p> <p>Comments regarding development of the site include: retention of adjacent permissive footpath, site includes traditional orchard which should be included in the Area of Important Open Space</p>	<p>The site is in a sustainable location within the Planned Limits of Development. Development has the potential to impact on the significance of various heritage assets in the area. However, it is considered the impact on the significance of heritage assets could be mitigated through reducing the capacity of the site and through sensitive development design and layout. Matters relating to how a site may be developed will be reflected in the site guidelines included in the Regulation 19 version of the Local Plan.</p>	<p>The site be allocated for housing in the Regulation 19 Local Plan.</p>
<p><u>KET/08 – Home Farm</u></p> <p>The site promoters consider the value of the site to providing local housing in this sustainable settlement has not be recognised and site should be retained as a housing allocation.</p> <p>Ketton Parish Council considers the site to better suited to development of small business/office units and for heritage aspects of former working farm conserved.</p>	<p>The site is in a sustainable location within the Planned Limits of Development. Development has the potential to impact on the significance of various heritage assets in the area. However, it is considered the impact on the significance of heritage assets could be mitigated through reducing the capacity of the site and through sensitive development design and layout. Matters relating to how a site may be developed will be reflected in the site guidelines included in the Regulation 19 version of the Local Plan.</p>	<p>The site be allocated for housing in the Regulation 19 Local Plan.</p>
<b>Langham</b>		
<p><u>LAN/01 and LAN/03 – Land north of Cold Overton Road and Land at Ranksborough Farm</u></p> <p>Larger housing allocation is capable of accommodating additional 45/50 dwellings above proposed 100 dwellings. Adjacent urban edge, brownfield site, accessed via established</p>	<p>Following a reassessment of all sites the Council has identified sufficient deliverable and developable housing sites to meet the housing requirement and, as</p>	<p>No change.</p>

Main issues raised	Officer Response	Proposed Change
<p>access address previous concerns access arrangements to the farm could restrict the development potential of site. Development would remove number of uncontrolled industrial/business uses, along with the caravans, which are predominantly vacant/under-utilised, significantly enhance the immediate and wider setting. Development would be more suitable option than development of more environmentally and visually sensitive greenfield site elsewhere in the village.</p>	<p>such, does not consider the allocation of these sites, which do not compare as favourably to other sites assessed, is needed.</p>	
<b>Oakham</b>		
<p><u>OAK/02 – East of Uppingham Road</u></p> <p>The site promoters consider that the site is extremely well related to existing services and facilities in town centre. Development would incorporate a broad public open space corridor along the site’s western boundary with Uppingham Road, screening majority of the proposed housing in views from Uppingham Road and maintaining the “important wooded edge of Oakham”. OAK/02 (with OAK/04 and OAK/08(A)) would be logical extension in terms of the impact on countryside given surrounding uses and bypass to the south. Development would have limited impact on significance of heritage assets and in Flood Zone 1 with minimal downstream flood risk.</p>	<p>Following a reassessment of all sites the Council has identified sufficient deliverable and developable housing sites to meet the housing requirement and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed, is needed.</p>	<p>No change.</p>
<p><u>OAK/07 – South of Brooke Road</u></p> <p>The site promoters consider that there are no significant ‘in principle’ landscape constraints and future development could be sensitively designed. Council has over emphasised the landscape impacts of the site and given less weight to biodiversity and other planning matters. This site represents opportunity to avoid harm to biodiversity compared to proposed allocation of OAK/13. Consider that site has greater capacity</p>	<p>Following a reassessment of all sites the Council has identified sufficient deliverable and developable housing sites to meet the housing requirement and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed, is needed.</p>	<p>No change.</p>



Main issues raised	Officer Response	Proposed Change
for change to residential development than considered in Council's evidence.		
<p><u>OAK/16</u></p> <p>Development of site offers opportunity to enhance urban edge of town with removal of overhead lines and creation of softer green edge. Less prominent with scope to mitigate.</p>	<p>Following a reassessment of all sites the Council has identified that this site is deliverable and developable to meet the housing requirement and, as such considers that the site should be allocated. Matters relating to how a site may be developed will be reflected in the site guidelines included in the Regulation 19 version of the Local Plan.</p>	<p>The site be allocated for housing in the Regulation 19 Local Plan.</p>
<b>Uppingham</b>		
<p><u>UPP/03 – 7 Stockerson Road</u></p> <p>Only very small part of site is steeply sloping (adjacent to stream), which could be excluded from developable area. Trees and hedgerows on perimeter of site provide screening and would not be affected by development, site access already exists. Green corridor into countryside largely destroyed by the erection of three storey Uppingham School Science Block.</p>	<p>Comments noted. As Uppingham Neighbourhood Plan Group have indicated the intention to make allocations through a review of the Neighbourhood Plan, the Local Plan will not be making any allocations in Uppingham.</p>	<p>No change.</p>
<b>Whissendine</b>		
<p><u>WHI/02 – Ashwell Road</u></p> <p>Site is of sufficient size to provide 60-75 houses and provide extensive play areas, etc.</p>	<p>Following a reassessment of all the sites the Council has identified sufficient deliverable and developable housing sites to meet the housing requirement and, as</p>	<p>No change.</p>

<b>Main issues raised</b>	<b>Officer Response</b>	<b>Proposed Change</b>
	such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed, is needed.	

## Appendix (iv)

### Rutland Local Plan Review

#### Consultation on Additional Sites 2018- Schedule of Main Issues Raised, Officer Responses and Proposed Changes

Main issues raised	Officer Response	Proposed Change
<b>Barleythorpe</b>		
<p><u>BAE03 – Land adjacent to Barleythorpe Hall, Main Road</u></p> <p>The promoter of the site submits evidence to support the allocation and considers that it is suitable, available, deliverable and developable.</p> <p>The promoter of an alternative site considers that land to the south of the town would be a more suitable option.</p> <p>Concerns are raised about the site size and location on the edge of the village, the loss of separation with Oakham and the need for the design of dwellings to respect the character of the village and the area.</p>	<p>Following a reassessment of all sites the Council has identified sufficient deliverable and developable housing sites to meet the housing requirement and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed, is needed.</p>	<p>No change.</p>
<p><u>BAE04 – Land off Main Street Barleythorpe</u></p> <p>The promoter of the site supports its allocation which it states has previously had a residential consent granted.</p> <p>The promoter of an alternative site questions its deliverability due to its restricted access and that it is adjacent to a Grade II listed building.</p> <p>Concerns are raised about access to the site and that any development needs to be suitably designed and sensitive to the village environment.</p>	<p>This is a small site in a sustainable location. The site had planning permission for 8 dwellings (which has now lapsed) and, therefore, the issues raised regarding access and impact on heritage assets has previously been assessed and considered capable of being effectively mitigated.</p> <p>The site is considered suitable for allocation.</p>	<p>The site be allocated for housing in the Regulation 19 Local Plan.</p>

Main issues raised	Officer Response	Proposed Change
<b>Barrowden</b>		
<p><u>BAR03 – Morcott Road</u></p> <p>Historic England refers to its location within the Conservation Area.</p> <p>One comment in support of the site suggests it could be enlarged into neighbouring land towards Luffenham Road.</p>	<p>Barrowden is identified in the Local Plan Settlement Hierarchy as a Smaller Village. It is not proposed to make any allocations in Smaller Village.</p>	<p>No change.</p>
<b>Edith Weston</b>		
<p><u>EDI03 – Officer’s Mess, Manton Road</u></p> <p>Historic England refers to the proximity of the Conservation Area, the Grade II Listed building to the north west and other heritage assets.</p> <p>Parish Councils raise concerns that the site is part of the St George’s barracks development and should not be treated separately.</p> <p>Other concerns are raised about the site’s prominent position at the entrance to the village, its scale and potential impacts in terms of traffic, loss of green space and biodiversity and the need for development to be of high environmental standards and reflect local circumstances.</p>	<p>As the location of the site is such that it could come forward independently of the wider Barracks site its allocation is considered appropriate.</p> <p>No concerns have been raised by the Highway Authority in respect of traffic generation and other matters raised are considered to be capable of mitigation through sensitive development design and layout and the provision of a landscape buffer. Matters relating to how a site may be developed will be reflected in the site guidelines included in the Regulation 19 version of the Local Plan. Further assessment of these will be undertaken as part of the planning application process if required at that stage.</p> <p>The site is considered suitable for allocation.</p>	<p>The site be allocated for housing in the Regulation 19 Local Plan.</p>
<b>Greetham</b>		

Main issues raised	Officer Response	Proposed Change
<p><u>GRE08 – North Brook Close</u></p> <p>Historic England comments that this an area of potential archaeological interest.</p> <p>Greetham Parish Council considers that a significant part of the land is unusable for housing due to concerns about its proximity to the Brook, flooding and pollution of the river; topography, trees, effects on wildlife, local residents being overlooked; boundary disputes and rights of way.</p> <p>Other concerns raised include the additional pressure on the sewage network and roads.</p>	<p>The Highway Authority have commented that the location of the proposed site access (opposite an existing access serving residential properties and the Cottesmore Road junction) would be detrimental to highway safety as there would be too much traffic movement at the junction of the estate. As such, the site is not considered suitable for allocation.</p>	<p>No change.</p>
<p><u>GRE09 – Stretton Road</u></p> <p>Historic England comments that this an area of potential archaeological interest and adjoins a Conservation Area.</p> <p>Greetham Parish Council considers that the site is far larger than is appropriate for the village; the entrance to the site is on a bend which was the scene of a fatal accident in recent years; it is at the entrance to the village and may detract from the rural character of the village.</p> <p>Other concerns raised by the public include increased traffic; harm to wildlife, overshadowing of properties; and would push south the line of the Greetham bypass and increase its costs</p>	<p>Following a reassessment of all sites the Council has identified sufficient deliverable and developable housing sites to meet the housing requirement and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed, is needed.</p> <p>There are no proposals currently for a bypass and no protected line in any relevant adopted document.</p>	<p>No change.</p>
<p><b>Langham</b></p>		

Main issues raised	Officer Response	Proposed Change
<p><u>LAN08 – Ranksborough Farm</u></p> <p>Historic England comments that as the site is partly within the Conservation Area.</p> <p>The promoter of the site submits a representation that concludes it is suitable and deliverable and that there are no issues or concerns to suggest that it is not suitable for development.</p> <p>The promoter of an alternative site objects because it was not put forward for consideration through the neighbourhood planning process and it would require a large number of dwellings to be delivered to be considered efficient and viable for development.</p> <p>Langham Parish Council considers that the site is not acceptable as it lies outside the Planned Limits of Development; most of the site is part of a caravan park; mobile homes occupy some of this site; that access is too dangerous; and the community is over 50s with no children.</p> <p>Other concerns raised by the public include its size and impact on the look of the village, the quality of life for residents, and that consideration is given for the route for the Langham Bypass.</p>	<p>The fact that a site was not put forward as part of the preparation of the Neighbourhood Plan or the fact it lies outside the village's Planned Limits of Development does not preclude it from being promoted or considered through the Local Plan site assessment process.</p> <p>Notwithstanding this, the Council has identified sufficient deliverable and developable housing sites to meet the housing requirement and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed, is needed.</p>	<p>No change.</p>
<p><b>Manton</b></p>		
<p><u>MAN03 – St Mary's Road</u></p> <p>Historic England comments that the site is an area of potential archaeological interest with Martinsthorpe deserted medieval village scheduled monument to the west.</p>	<p>Manton is identified in the Local Plan Settlement Hierarchy as a Smaller Village. It is not proposed to make any allocations in Smaller Village.</p>	<p>No change.</p>

Main issues raised	Officer Response	Proposed Change
<p>The promoter of the site considers that the site is suitable, available and deliverable for residential development and that it has 'self-build' potential.</p> <p>Concerns raised include its impact on tourism on cycle route and the generation of traffic.</p>		
<b>Oakham</b>		
<p><u>OAK18 – Co-op site</u></p> <p>Historic England comments that the site is an area of potential archaeological interest and that the height of any proposed buildings should be limited due its proximity to Burley on the Hill Registered Park and Garden.</p> <p>The promoter of an alternative site comments that this is a small-scale site that would not be appropriate as a site allocation and should be considered as a planning application.</p> <p>Langham Parish Council considers the site is not acceptable as it is surrounded by car parking and garage industrial units; it is potentially polluting and not suitable for housing for children and families.</p> <p>Other concerns raised include traffic congestion and pollution; proximity to the supermarket car park and that it is not viable given its location and size.</p>	<p>This is a small site that has been promoted for retail development. The site is located within the car park of an existing retail area and is therefore suitable for small scale retail development.</p> <p>This site is suitable as a retail site if there is demand and no other sequentially preferable sites are available</p>	<p>The site be allocated for housing in the Regulation 19 Local Plan.</p>
<p><u>OAK19 (Site assessment reference SHELAA/OAK/13a and OAK/13c)</u></p> <p>Historic England comments that the site is an area of potential archaeological interest and that the height of any proposed buildings should be limited due its proximity to Burley on the Hill Registered Park and Garden.</p>	<p>Site has been reassessed and is considered to be deliverable and developable and therefore proposed for allocation in the Regulation 19 Local Plan. Matters relating to how a site may be developed will be</p>	<p>The site be allocated for housing in the Regulation 19 Local Plan.</p>

Main issues raised	Officer Response	Proposed Change
<p>Langham Parish Council Langham consider that the site is not acceptable as it lies outside the Planned limits of Development.</p> <p>An Action Group opposing development to the south west of the town welcomes this as a more suitable site.</p> <p>Other concerns raised include that it is good quality agricultural land that would encroach on greenbelt land and impact on Burley Estate and woods.</p>	<p>reflected in the site guidelines included in the Regulation 19 version of the Local Plan.</p>	
Ryhall		
<p><u>RYH08 &amp; RYH09 – River Gwash Trout Farm, Belmsthorpe Road</u></p> <p>Historic England comments that these are in an area of potential archaeological interest within Ryhall Conservation Area and highly graded assets to the west.</p> <p>Ryhall Parish Council has reservations about any sites, which because of their size, compromise the green space and produce an excess of traffic on a country lane.</p>	<p>The sites adjoin site RYH/04, which was included in the Consultation Draft Local Plan as a proposed allocation.</p> <p>No objections have been raised by the Highway Authority in respect of the suitability of access roads to the site or traffic generation. The potential for heritage assets with archaeological interest is not necessarily a constraint to development and can be managed through appropriate investigation at pre or post planning application stage. The other issues raised are considered to be capable of mitigation through sensitive development design and layout. Matters relating to how a site may be developed will be reflected in the site guidelines included in the Regulation 19 version of the Local Plan. Further assessment of these will be undertaken as part of the planning application process if required at that stage.</p> <p>Both site are considered suitable for allocation.</p>	<p>Sites RYH08 and site RYH09 be allocated for housing in the Regulation 19 Local Plan</p>



Main issues raised	Officer Response	Proposed Change
<b>South Luffenham</b>		
<p><u>SOU04 – Wireless Hill</u></p> <p>The promoter of the site considers that it is suitable and deliverable for employment development, being located within the existing boundary of the Wireless Hill industrial estate, with potential to deliver substantial benefits for local economic growth and productivity and making use of brownfield land.</p> <p>Barrowden and North Luffenham Parish Councils support the site as providing an opportunity to expand existing brownfield site which would create employment opportunities. Similar support for the site is raised in other comments.</p>	<p>South Luffenham is identified in the Local Plan Settlement Hierarchy as a Smaller Village. It is not proposed to make any allocations in Smaller Villages.</p>	<p>No change.</p>
<b>Tinwell</b>		
<p><u>TIN04 – Land of Mill Lane</u></p> <p>Historic England comments that the site is within the Conservation Area with heritage assets to the south, including highly graded assets.</p> <p>Concerns raised include that it is on a greenfield site outside the existing conservation area and village envelope and that Tinwell's classification as a Small Service Centre with very few services or amenities would not support such a large development.</p>	<p>Tinwell is identified in the Local Plan Settlement Hierarchy as a Smaller Village. It is not proposed to make any allocations in Smaller Villages.</p>	<p>No change.</p>
<b>Uppingham</b>		

Main issues raised	Officer Response	Proposed Change
<p><u>UPP11 – Land off Goldcrest Road and north of Firs Avenue</u></p> <p>The promoter of the site comments that it is available and that it will seek planning permission and market the site. The promoter of an alternative site at Ayston Road in Uppingham considers that it could be reliant in its site for access which is a sequentially preferable site.</p> <p>Uppingham Town Council considers that the correct mechanism for site allocations is via the Uppingham Neighbourhood Plan which can consider strategic objectives for these sites.</p> <p>Other concerns raised include that it is an extension into open countryside and outside of the planned limits of development, with access and traffic issues.</p>	<p>Comments noted. As Uppingham Neighbourhood Plan Group have indicated the intention to make allocations through a review of the Neighbourhood Plan, the Local Plan will not be making any allocations in Uppingham.</p>	<p>No change.</p>
<p><u>UPP12 – Land off The Beeches</u></p> <p>Uppingham Town Council considers that the correct mechanism for site allocations is via the Uppingham Neighbourhood Plan which can consider strategic objectives for these sites.</p> <p>Other concerns raised include that it is an extension into open countryside and outside the planned limit of development; topography, access, highway infrastructure, noise and traffic.</p>		
<p><b>Whissendine</b></p>		
<p><u>WHI11 – Pickwell Lane</u></p> <p>Historic England comments that the site would not be an area of concern if it could be levelled to the south to match the existing rear gardens to properties on Melton Road.</p>	<p>Following a reassessment of all sites the Council has identified sufficient deliverable and developable housing sites to meet the housing requirement and, as such, does not consider the allocation of this site,</p>	<p>No change.</p>

Main issues raised	Officer Response	Proposed Change
<p>Concerns raised congestion on the roads and road safety, parking, shortage of school places, flooding, surface water and drainage issues, lack of a doctor's surgery, public transport and employment opportunities.</p>	<p>which does not compare as favourably to other sites assessed and identified as allocations, is needed.</p>	
<p><u>WHI12 – Land off Pickwell Road</u></p> <p>Historic England objects to the site because of impacts upon the Grade II* 'The Windmill', particularly in views from the south from Pickwell Lane, and asks whether this site could be removed or reduced further.</p> <p>Whissendine Parish Council Site submits a detailed assessment of the site.</p> <p>Concerns raised include the size and location of the site and its impact on landscape and character of the village, flooding, surface water drainage and sewerage problems; traffic, congestion and car parking; heritage issues; lack of schools, public transport, employment, local amenities and medical facilities, loss of public open space, biodiversity and wildlife habitat; privacy and quality of life and effects on the campsite and businesses on Pickwell Lane.</p>	<p>The Council has identified sufficient deliverable and developable housing sites to meet the housing requirement and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed, is needed.</p>	<p>No change.</p>
Other Site		
<p><u>Woolfox Depot</u></p> <p>A proposal is submitted for approximately 1,000 acres of land at Woolfox adjoining the A1 as a site for a new Garden Town Community comprising circa 7,000 homes, jobs and economic growth and the opportunity to provide in due course excess of 10,000 homes.</p>	<p>The Council have reviewed the options for the location of a new settlement. For the reasons set out in the Assessment of Strategic Development Sites, it is considered that this site does not compare as favourably to St George's Barracks and the Council remains satisfied that St George's Barracks is a sustainable location for a new settlement.</p>	<p>No change.</p>

## Rutland Local Plan Review

## Specific consultation on implications of potential development of St George's Barracks 2018- Schedule of Main Issues Raised, Officer Responses and Proposed Changes

Main issues raised	Officer Response	Proposed Change
<b>Section 1 – Implications for the Spatial Portrait, Vision and Objectives</b>		
<b>Q1. Can you suggest any amendments to the Vision?</b>		
<p>The main issues raised are that the vision should not be altered to include specific reference to St George's as it is inappropriate and unsuitable for Rutland and there are concerns that the plan is being made to fit the proposal rather than the other way round. There are concerns that the proposal does not meet the latest definition of brownfield land and does not itself meet the amendments to the vision concerning providing locally accessible employment and making use of brownfield land. Issues relating to the deliverability of the site were also raised.</p> <p>Some specific changes to the wording are suggested and suggestions made for more issues to be covered in the vision including: supporting development on underutilised land, the impact on road usage and traffic, respecting and enhancing the landscape, public transport, leisure, self-build and custom homes, the enhancement of green infrastructure and gain in biodiversity and the contribution of Rutland villages to the life of the county.</p>	<p>Development at St George's is a key element of the overall preferred Local Plan growth strategy and, therefore, it is appropriate that this is recognised in the vision.</p> <p>The option of exploring the potential for a new settlement is supported by the NPPF (2019) (paragraph 72), which states <i>'The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements .... provided they are well located and designed, and supported by the necessary infrastructure and facilities.'</i></p> <p>The Sustainability Appraisal (SA)<sup>2</sup> sets out how the growth options, including a new settlement at St George's (for varying scales of development), were identified together with an assessment of the likely effects when considered against other reasonable alternatives. The SA demonstrated that for all options there were likely to be significant effects and whilst the SA identified a new settlement at St George's as having some negative effects, it scored positively in many other areas.</p> <p>The allocation of St George's is soundly based on a range of technical evidence that underpins the Local Plan, and which has been used to assess alternative sites on a consistent basis, supplemented by a number of site specific studies.</p>	<p>No changes.</p>

<sup>2</sup> Interim SA Report, August 2019

Main issues raised	Officer Response	Proposed Change
	<p>Collectively, the technical evidence demonstrates that there are no overriding constraints to development and any impacts of development can be effectively mitigated.</p> <p>Detailed reports have been completed that demonstrate development of St George's is viable and deliverable. As set out in the housing trajectory, it is expected that the new settlement will deliver 1,000 dwellings within the plan period with first delivery in 2026/27. The trajectory has made a reasonable assessment of the likely lead in time to allow for the closure of the barracks, preparation of an outline planning application and agreeing a S106 agreement, reserved matters, discharge of pre-commencement conditions, marketing of site and putting in place the necessary infrastructure to support the first phases of development.</p> <p>The NPPF (2019) definition is clear that brownfield or previously developed land (PDL) includes not only buildings but also their curtilage, although it should not be assumed that the whole of the curtilage should be developed. The NPPF is also clear that local authorities should seek to maximise the use of PDL. The importance the Government places on maximising the potential of PDL for new development has been highlighted recently in statements made by the Minister of State for Housing. St George's, therefore, clearly falls within the NPPF definition of PDL. It should also be noted that the St George's masterplan indicates that most of the new development will be on areas currently occupied by buildings and structures associated with the barracks use of the site.</p> <p>The proposals for the St George's site include the provision of 14 hectares of employment land as well as the opportunity for residents to work at home.</p> <p>In respect of the specific wording changes sought it is considered that taken as a whole the Plan already seeks to address the issues raised through the proposed policies</p>	

Main issues raised	Officer Response	Proposed Change
	<p>applicable to St George's Barracks and other Local Plan polices, for example those related to landscape, housing mix and the natural environment. No amendments to the vision are proposed.</p>	
<p><b>Q2. Can you suggest any amendments to Objectives 1 and 12?</b></p>		
<p>The main issues raised are that reference to St Georges should be removed from the objectives as it is not brownfield land as defined in national planning policy and would conflict with objective 12 and other objectives.</p> <p>There are a number of changes suggested to objective 1 including removal of specific reference to St Georges and replacement with more general wording relating to the reuse of brownfield or ex-MOD sites; that national policy on brownfield development favours infill sites and it is not a "brownfield first" policy; and that decisions should be delegated to neighbourhood plans.</p> <p>Changes to objective 12 suggested include making clear that brownfield sites in existing urban areas will be favoured and large greenfield sites will not be treated as previously developed land; that the biodiversity value of the site should be protected and that development should be to high environmental standards and reflect local circumstances.</p>	<p>As set out in the response to Q1, St George's falls within the NPPF definition of brownfield land.</p> <p>As it will deliver a significant element of the Plan's growth strategy it is appropriate that the objectives reference the development of the new settlement. However, as it is proposed that reference be made in Objective 1 to the re-use of brownfield sites and for there to be a specific objective for St. George's it is agreed that it is unnecessary to also include a reference to St George's in Objective 1.</p> <p>There is nothing in the NPPF (2019) that suggests that brownfield development should be limited primarily to infill sites. It does, however, highlight (paragraph 117) having a clear strategy on accommodating development needs through making as much use as possible of brownfield land and bringing forward suitable land held in public ownership (paragraph 119). The allocation of St George's, therefore, is consistent with national policy.</p> <p>Where an emerging Neighbourhood Plan proposes to allocate land to meet the development needs for the Neighbourhood Plan area then this is reflected in the Local Plan. To date only Uppingham Neighbourhood Plan group have indicated the intention to make allocations as part of a review of the Uppingham Neighbourhood Plan. However, it should be noted that the NPPF is clear that those producing</p>	<p>In Objective 1 delete: 'including the creation of a new sustainable community at St George's'</p>

Main issues raised	Officer Response	Proposed Change
	<p>neighbourhood plans should support strategic development needs set out in Local Plans and Neighbourhood Plans should not be used to undermine strategic policies (paragraph 29).</p> <p>As the wording of Objective 13 (Natural and cultural environment) makes clear that the diversity of the County's wildlife and habitats would be safeguarded and enhanced, it is considered that an amendment to refer specifically to biodiversity is not necessary. Any development would also need to meet the requirements of Policy EN9 (The natural environment), which seeks to minimise the impacts of development on biodiversity and wildlife.</p> <p>The suggested changes regarding environmental standards and reflecting local circumstances are considered to be unnecessary as these matters are already covered by Objectives 15 (High quality design and local distinctiveness) and Objective 16 (Resources, waste and climate change).</p>	
<b>Q3. Can you suggest any amendments to proposed Objective 2a?</b>		
<p>The main issues raised are that St George's should be deleted from the objective as it is not a brownfield site and there is no evidence that it is appropriate or sustainable or that alternative uses have been considered. Some consider that it should not be specific about a particular site and that it should give more emphasis on providing employment opportunities, health and education, infrastructure, the removal of minerals before construction starts.</p> <p>Suggestions for changes to the objective include that the development should be restricted in size to the existing footprint or 500 dwellings; that specific infrastructure to support the development should be specified; that services should be available to residents at the point they move in; that there is little mention of starter homes or social housing; that "high quality homes" should be defined; that development of</p>	<p>As set out in the response to Q1, St George's falls within the NPPF definition of brownfield land. The available technical evidence demonstrates that there are no overriding constraints to development and any impacts of development can be effectively mitigated.</p> <p>Alternative uses have not been considered through the Local Plan process as the site is being promoted by the landowner for a residential led mixed use development. As such there is no indication that it would be available for any alternative use.</p> <p>The NPPF makes clear that local authorities should seek to make the best use of brownfield sites to accommodate identified development needs. The developable area and capacity of the site has been tested through the completion of</p>	No changes.

Main issues raised	Officer Response	Proposed Change
<p>the site should complete the removal of minerals before construction commences.</p>	<p>a range of technical evidence. As such there is no justification for limiting re-development of this major brownfield site as suggested by respondents.</p> <p>Proposals for development will be assessed against the policies of the Local Plan as a whole and the wording of Objective 2a needs to be considered in this context. In particular Policy H3 (St George’s Garden Community Development Requirements) sets out in more detail how development of the site will be expected to come forward and the Infrastructure Delivery Plan (IDP) Schedule, which sets out what infrastructure will be required to support the development.</p>	
<p><b>Q4. Can you suggest any amendments to the statement about Delivering Sustainable Growth to 2036?</b></p>		
<p>The main issues raised are that the additional sentence is unnecessary and that St Georges should not be included until evidence is provided that it is needed and is sustainable. Concerns are raised about the suitability of the site, the scale of development, its deliverability and impact on the environment and existing communities.</p> <p>Some consider that sustainable growth should be defined, that it should state that garden village principles will be followed and design recognizes the character of Rutland, the development should be for 500 houses; that there should be a further bullet point “to enable villages to grow and thrive through encouraging proposals that support or enhance local services”.</p>	<p>See responses to Q1 and Q3.</p> <p>It is appropriate that as the new settlement is a key element of the Local Plan growth strategy, this was reflected in the ‘Delivering Sustainable Growth’ statement.</p> <p>With regard to the comment regarding villages, this is already covered by Objective 4 (Diverse and thriving villages) and repetition of the point is considered unnecessary.</p>	<p>No changes.</p>
<p><b>Section 2 – Implications for the Spatial Strategy and Settlement Hierarchy</b></p>		
<p><b>Q5. Can you suggest any amendments to the Settlement Hierarchy?</b></p>		
<p>The main issues raised are that St George’s should not be included in the settlement hierarchy as the need for the development is not justified and concerns that including it will impact on the growth of Oakham and Uppingham and the</p>	<p>As set out in the response to Q1 it is considered that the allocation of St George’s is justified.</p>	<p>Remove Barleythorpe from the list of Smaller Service Centres and amend ‘Main Town’ title to read ‘Main</p>



Main issues raised	Officer Response	Proposed Change
<p>villages and divert resources away from the two towns; that it conflicts with Policy RLP3 that makes Oakham the key focus for new development; that the figure for numbers of dwellings should tally with those given elsewhere in the document.</p> <p>Barleythorpe, Langham and Greetham Parish Councils question the status of their villages in the settlement hierarchy and request that they be reclassified; Uppingham Town Council would prefer Oakham and Uppingham to be referred to as Market Towns.</p> <p>Some question usage of the term “new settlement” or “garden village” to describe St George’s some consider that it should be described as a medium sized town, a smaller town or a small town in the making, a village or a local service centre.</p>	<p>The provision of a new settlement does not detract from the position of Oakham and Uppingham in the settlement hierarchy or that an appropriate level of resources will be directed towards them over the plan period to accommodate the level of growth planned, either through existing commitments, new allocations in the Local Plan or proposals in the town’s Neighbourhood Plans.</p> <p>The Council’s approach to the classification of settlements in the hierarchy is based on the availability of community facilities, key public services and retail, leisure and business opportunities as set out in the Sustainability of Settlements Background Paper. The Council’s updated facilities research (July 2019) concluded that Greetham and Langham had the range of services and facilities to be classified as Local Service Centres.</p> <p>To reflect the relationship of Barleythorpe to Oakham in terms of recent developments and the accessibility for residents to a range of services and facilities it is proposed that Barleythorpe be removed from the list of Smaller Service Centres and instead referenced in the ‘Main Town’ tier of the hierarchy.</p> <p>The comments of Uppingham Town Council are noted. However, as the supporting text refers to market towns it is considered unnecessary to amend the wording as suggested.</p> <p>It is intended that the new settlement will ultimately fulfil the role of a Local Service Centre. As such it would be appropriate for this to be referenced rather than for the new settlement to be included as a separate stand-alone category. A change to reflect this is proposed.</p>	<p>Town – Oakham (including Barleythorpe)’</p> <p>Delete the new settlement category and make reference to the new settlement performing a LSC role.</p>
<b>Q6. Can you suggest any amendments to Policy RLP3?</b>		
<p>The main issues raised are that Saint Georges should not be included in the policy because of lack of justification and need</p>	<p>As set out in the response to Q1 it is considered that the allocation of St George’s is justified.</p>	<p>Update references throughout the Plan to the expected</p>

Main issues raised	Officer Response	Proposed Change
<p>for the proposal and concerns about its scale and impact on the environment, communities and traffic; that use of bold text in the policy is misleading as it is inconsistent with the approach used in other parts of the document; that the inclusion of St George's in clause 3 is in conflict with following clause that limits development in the countryside.</p> <p>Some specific amendments to the policy are suggested, including:</p> <ol style="list-style-type: none"> <li>1. clause 1 it is misleading to state that Oakham will be the key focus for new development and that it has "excellent" range of services and facilities;</li> <li>2. clause 3 the figure for the number of new houses should be 1,200 consistent with the rest of the document;</li> <li>3. clause 4 that development in Rutland on the edge of Stamford should similarly be described as brownfield and count towards Rutland's needs;</li> <li>4. clause 5 local service centres should have allocations;</li> <li>5. clause 7 should be more positively worded so that development that had been subject to community consultation and would support or enhance local services would also be permitted;</li> <li>6. clause 8 need to define "development will be strictly limited" with finite limits.</li> </ol>	<p>The comments regarding the use of bold text are noted and it is recognised that different approaches to highlighting the proposed changes were used in the consultation document. However, it was made clear (in paragraph 3.8 of the consultation document) the intention was to replace Policy RLP3 with that set out in the consultation document and it was the revised Policy RLP3 as a whole on which comments were being sought. The emphasis in the Policy was intended to highlight those key elements of the spatial strategy.</p> <p>In response to the comments concerning specific amendments:</p> <ol style="list-style-type: none"> <li>1. As drafted the policy wording reflects that Oakham is the most sustainable location for development and, as the County's main town with a range of higher order services and facilities, will notwithstanding the proposal for the delivery of significant development through the new settlement remain the focus for new development opportunities including new employment, leisure and retail development over the plan period.</li> <li>2. This reflected the total number of dwellings to come forward as part of the new settlement not just those expected to be delivered during the plan period. Since the consultation further technical work has been undertaken which has refined the understanding of the developable area of the site and resultant capacity: this will be reflected in the Regulation 19 version of the Local Plan.</li> <li>3. The site at Quarry Farm is mixed brownfield/greenfield when considered against the NPPF definition of brownfield land. Development of the site will only be acceptable as part of a comprehensive urban extension to the north of Stamford and it has been formally agreed between Rutland County Council and South Kesteven District Council, through a Statement of Common</li> </ol>	<p>number of dwellings to be delivered from the new settlement.</p> <p>Revise Policy RLP 3 (now Policy SD2) to include reference to the settlements identified in the settlement hierarchy, restructure the Policy and include reference to development supporting/enhancing community facilities/local services.</p>

Main issues raised	Officer Response	Proposed Change
	<p>Ground, that the housing that results will contribute towards the housing needs of South Kesteven district.</p> <p>4. The policy wording is clear that allocations will be made in Local Service Centres. However, the allocation of sites will be dependent on a number of factors including whether there are any identified constraints and the availability of suitable sites. Not all Local Service Centres will necessarily, therefore, receive an allocation.</p> <p>5. It is agreed that some development where this was shown to be necessary to support and/or enhance community facilities/local services would be appropriate and a change to the Policy wording to reflect this is proposed.</p> <p>6. The reasoned justification explains what is meant and no amendment is considered necessary.</p> <p>Because of the cross over between this Policy and the settlement hierarchy it is considered that it would be beneficial for the two to be combined with the hierarchy settlements referenced in the Policy rather than just the supporting text and for the Policy to be restructured.</p> <p>In practice as there has been little difference in how the Smaller Service Centres and Small Villages have been treated it is considered that for the purposes of applying the Policy it would be more effective to combine the two settlement categories.</p>	
<b>Section 3 – Implications for Housing Requirements across Rutland</b>		
<b>Q7. Do you support the proposed changes to the distribution of housing development set out in Table 1?</b>		
<p>A high proportion of respondents (95%) do not support the proposed changes.</p> <p>The responses to the opinion poll submitted to the council show the highest levels of agreement for “Leave as we are” with increasing levels of disagreement for higher amounts of development of 500 homes or more.</p>	<p>Noted.</p>	<p>No changes.</p>

Main issues raised	Officer Response	Proposed Change
<b>Q8. Can you suggest any amendments to the distribution of housing development?</b>		
<p>The main issues raised are St George's should be deleted from the plan because the scale of the development is too large, it is unsustainable and disproportionate to focus so much growth in one location; that development should be spread across the county with an allowance for development on small sites and windfalls; that housing figures for St George's are inconsistently shown in the plan.</p> <p>Some detailed changes to the Table 1 are suggested including that:</p> <ol style="list-style-type: none"> <li>1. the distribution in the earlier consultation draft plan should be restored;</li> <li>2. it should be made clear that the figures are minima;</li> <li>3. the figures for development on land north of Stamford should be included;</li> <li>4. the figures for Uppingham should be increased;</li> <li>5. there should be a minimum 20% flexibility allowance.</li> </ol>	<p>As set out in the response to Q1 it is considered that the allocation of St George's, making use of a previously developed site, is justified.</p> <p>The Local Plan also makes provision for growth in the two towns and in a number of villages across the County either through allocations or by enabling other development of an appropriate scale. The Council has undertaken further analysis on the contribution of windfall sites to the housing supply. This has demonstrated that there is compelling evidence that windfall sites will provide a small but reliable source of housing supply over the plan period. To recognise this, an allowance of 20 dwellings per annum over the period 2022 - 2036 is considered appropriate and will be included in the housing supply figure for the Regulation 19 version of the Local Plan.</p> <p>It is expected that development of St George's will deliver approximately 1,000 dwellings during the plan period with the remaining dwellings being built out beyond this. As, at the time of the consultation, the technical work to understand the appropriate developable area/capacity of the site was ongoing, the consultation document indicated that when fully developed the new settlement could provide between 1,500 and 3,000 dwellings. It was appropriate, therefore, to reference both figures in the consultation document. Whilst the difference between the two figures was set out in the proposed St George's policy, it is recognised that the purpose of the two figures could have been more clearly explained in the consultation document itself.</p> <p>In response to the comments concerning specific amendments:</p> <ol style="list-style-type: none"> <li>1. The comments have been made primarily because of respondents concern regarding the allocation of St George's and/or the resultant impact on the opportunity</li> </ol>	<p>Include a windfall allowance of 20 dwellings per annum in the housing land supply figures.</p>

Main issues raised	Officer Response	Proposed Change
	<p>for development in other locations across the County. It is considered that the proposed spatial distribution as set out in the consultation document remains appropriate allowing for growth in the two towns and in a number of villages across the County either through existing commitments, new allocations or by enabling other development of an appropriate scale to come forward.</p> <ol style="list-style-type: none"> <li>2. It is clear that the housing requirement figures are a minimum provision over the plan period, demonstrating the Council's approach to meeting the needs of the County in full, as well as providing flexibility.</li> <li>3. It has been formally agreed between Rutland County Council and South Kesteven District Council, through an agreed Statement of Common Ground, that the housing that results from Stamford North will contribute towards the housing needs of South Kesteven district.</li> <li>4. The Local Plan will provide a housing need figure for each Neighbourhood Plan area, including Uppingham. The Uppingham Neighbourhood Plan group have indicated the intention to make allocations through a review of the Neighbourhood Plan to meet the identified requirement but it will also be open to the Neighbourhood Plan to provide for additional growth proposals.</li> <li>5. It is agreed that a degree of flexibility is appropriate and in terms of the number/type of sites proposed for allocation the Local Plan will provide a degree of flexibility so that in the event sites do not come forward when anticipated or deliver the yield expected, the housing requirement will be met. The Regulation 19 Local Plan housing supply provides for a buffer of around 25%. The Council consider this to be an appropriate and robust buffer consistent with the NPPF's desire to significantly boost housing supply and for the Local Plan to provide flexibility.</li> </ol>	
<p><b>Q9. Do you support the proposed changes to the housing requirements set out in Table 2?</b></p>		

Main issues raised	Officer Response	Proposed Change
A high proportion of respondents (95%) do not support the proposed changes.	Noted.	
<b>Q10. Please tell us your views about these changes</b>		
<p>The main concerns raised are that more housing is being proposed than is needed and that this ignores the latest government advice on calculating housing needs that would result in 130 houses per annum; that the figures do not include an allowance for windfall developments or planning applications approved since July 2017 and development at Quarry Farm; that it would be over-reliant on one large site and would deprive Oakham and Uppingham and other settlements of natural growth.</p> <p>Some question the deliverability of the St George's site and the research on which it is based and that that the plan would be too reliant on a single large site; that the table should include allocations to the "Other villages", there should be an increased allocation to Uppingham, that it should include reserve sites, that all the new development should be built at St George's or that development should be limited to 400 or 500 dwellings.</p>	<p>National planning practice guidance makes clear that the standard method for assessing local housing need provides the minimum starting point in determining the number of new homes needed in an area but that there may be circumstances where it is appropriate to consider whether actual housing need is higher than the standard method indicates. It goes on to state that use of the standard method is not mandatory and where a higher need figure is identified, which adequately reflects current and future demographic trends and market signals then the approach can be considered sound as it will have exceeded the minimum starting point.</p> <p>The SHMA update (2019) found that the 2017 SHMA need figure remained broadly sound. The Council consider this to reflect a more accurate and relevant assessment of local housing need, responding to market signals and demographic trends identified in the SHMA and, as such, represents a sound basis for the Local Plan housing requirement figure.</p> <p>As set out in the response under Q8, a windfall allowance will be included in the housing supply figure for the Regulation 19 version of the Local Plan. In calculating the residual housing requirement figure account is taken of completions and commitments: these figures will be updated in the Regulation 19 version of the Local Plan to reflect the latest position.</p> <p>The proposed spatial distribution of the housing requirement allows for growth in the two towns and in a number of villages across the County either through existing commitments, new allocations or by enabling other development of an appropriate scale to come forward. A planned review of the Uppingham Neighbourhood Plan also provides the</p>	No changes

Main issues raised	Officer Response	Proposed Change
	<p>opportunity for additional housing provision to be made. The Local Plan also provides a degree of flexibility so that in the event sites do not come forward when anticipated or deliver the yield expected, the housing requirement will be met.</p>	
<p><b>Section 4 – Implications for minerals and waste issues</b></p>		
<p><b>Q11. Please use this space to tell us your views about these proposed changes</b></p>		
<p>The main issues raised are that more evidence is needed of the extent and nature of minerals reserves on the site and the potential impacts of quarrying, including those on the attractiveness of the area and on the existing communities and residents of the proposed new housing, such as traffic, noise and dust and concerns about damage to designated wildlife sites and that there is no additional capacity for sewage disposal.</p> <p>Some comment on the need for buffer zones and restoration of quarry workings; that development should not take place until quarrying has been completed and that phasing and careful management will be needed to minimise adverse impacts; that the golf course should be retained as a public park before extraction of minerals takes place and there should be covenants to ensure that the area is reinstated as a country park and nature reserve.</p>	<p>A detailed mineral assessment has been undertaken which assists understanding of the nature of the mineral resource present, the area of land that should be safeguarded from development for future mineral working and the extent of a suitable buffer between future mineral working and new residential development. This will be reflected in the masterplan and the Local Plan policy for St George’s. Northamptonshire County Council (as agents for the Minerals Planning Authority) have confirmed that there are no objections in principle to the minerals assessment and the Council will continue to liaise with them on the wording of relevant Local Plan policies and the implications for development phasing.</p> <p>It should be noted that any proposal for the working of the mineral resource will be considered against the minerals development management policies concerning the impact/mitigation of environmental impacts and future mineral workings would need to take into account any impact on residential properties, heritage assets and ecology. Restoration following extraction would be secured by condition and/or legal agreement.</p> <p>It is recognised that new development will place pressure on existing infrastructure and may need new or improved infrastructure to support it. The Council has worked with infrastructure providers (including utility companies) to make sure the infrastructure implications of development are fully assessed and where necessary options for resolving identified issues are explored: this is reflected in the IDP. As</p>	<p>No changes.</p>

Main issues raised	Officer Response	Proposed Change
	set out in the IDP there is capacity for a first phase of development before sewage network upgrades would be required.	
<b>Section 5 – Proposed new policy for St George’s</b>		
<b>Q12. Can you suggest any amendments to the proposed new policy for St George’s</b>		
<p>Large numbers of comments disagree with including a specific policy for St George’s in the Plan as it implies the development is a foregone conclusion and the plan is being built around it. There is concern at use of the phrase “Planning permission will be granted...” when no application has been made or granted. There are also concerns that it goes against the existing Core Strategy, the vision and other policies of the plan; that there is a lack of definition as to what is meant by a “garden village” and it goes against TCPA guidance for garden villages.</p> <p>There are concerns about the scale and potential impact of the proposal and the lack of infrastructure to support such a development. There is some support for development limited to 500 dwellings, while others suggest 50, 1,100, 1,200 dwellings or a village or small community of a similar size to those already existing in Rutland. The findings of the opinion poll show most support for building on the barracks sites with a high level of disagreement with building on the grass airfield.</p> <p>Suggestions are made for the infrastructure and facilities that will be need to be made available, such as GP surgery and healthcare facilities, roads and footpaths , broadband, transport, housing (mixed housing, including affordable and/or social housing and for first time buyers), social services, shops, surgeries, schools parks and that these must be in place.</p> <p>A range of concerns is expressed that the development is not viable or needed, with no evaluation of alternatives and that</p>	<p>The potential for the re-development of St George’s was identified in the 2017 Consultation Draft Local Plan but at that time there was insufficient information available for it to be included as a specific allocation in the Local Plan. However, a number of responses to the Consultation Draft Local Plan suggested that the potential development opportunity this site presented should be reflected in more detail in the Local Plan. As more information regarding the potential development of this site became available it was entirely appropriate for the Council to consider the implications of this for the emerging Local Plan and, in the event the site was allocated in the Local Plan, for a specific Local Plan policy to be developed, as this would be necessary to ensure that development of this major development site came forward in an appropriate and sustainable manner.</p> <p>The comments regarding current planning policies are noted but it has to be recognised that planning policies change over time to reflect changed national planning policy and to ensure future development needs are met.</p> <p>A number of respondents suggested the TCPA guidance on garden villages was not being followed in that the support of the community should be sought. The TCPA’s ‘Garden City Principles’ refers to community engagement and provides advice on practical measures on undertaking community engagement. The Council have sought to engage the local community through the Local Plan consultation and the separate consultation on the emerging masterplan. Policy H2 (St George’s Garden Community Development and Delivery Principles) clearly sets out the need for a continuing</p>	<p>Revise the Policy for St George’s Garden Community. See policies H2 and H3</p>



Main issues raised	Officer Response	Proposed Change
<p>the policy lacks targets and front loads expenditure which will make the whole development unviable. A range of alternative uses for the site are suggested.</p> <p>Highways England would expect the site to be subject to a Transport Assessment and cumulative impacts of development growth to be considered as part of the development management process</p> <p>Large numbers of concerns are raised about the impact of the proposal and quarrying in terms of visual impact, pollution, noise and dust and traffic on new housing, neighbouring villages, wildlife and habitats. Suggested that no development should occur before the extraction of the adjacent minerals and the reconditioning/landscaping of the site.</p> <p>Natural England welcomes various aspects of the policy and makes a number of detailed suggestions for improving the policy including the concept of biodiversity net gain and access to the countryside and walking opportunities.</p> <p>A range of detailed suggestions for additional wording to include in the policy are suggested including:</p> <ol style="list-style-type: none"> <li>1. all enabling works, such as road improvements, should be completed before any construction commences and all construction traffic should be restricted from passing through local villages; more details are needed about how transport links and roads to the new development will be improved; access to the site should be from a main trunk road and not through village roads;</li> <li>2. the policy should be amended to read "The finalised and agreed masterplan must demonstrate how it will deliver a sustainable community and surrounding area based on the following principles."</li> <li>3. need to define "future proof" in clause 8;</li> </ol>	<p>programme of community engagement during the masterplan process. However, the TCPA principles do not indicate that the absence of local community support should preclude a garden community proposal from progressing.</p> <p>The NPPF makes clear that local authorities should seek to make the best use of brownfield sites to accommodate identified development needs. The developable area and capacity of the site has been tested through the completion of a range of technical evidence. As such there is no justification for limiting re-development of this major brownfield site as suggested by respondents.</p> <p>It is recognised that new development will place pressure on existing infrastructure and may need new or improved infrastructure to support it. The Council has worked with infrastructure providers (including utility companies) to make sure the infrastructure implications of development are fully assessed and where necessary options for resolving identified issues are explored: this is reflected in the IDP.</p> <p>It would not be realistic to delay development pending the extraction of the mineral resource as this may be some years in the future.</p> <p>It should be noted that any proposal for the working of the mineral resource will be considered against the minerals development management policies concerning the impact/mitigation of environmental impacts and future mineral workings would need to take into account any impact on residential properties, heritage assets and ecology.</p> <p>Matters relating to noise/dust etc. would be considered and subject to any necessary and appropriate conditions as part of a minerals planning application.</p> <p>It is considered that the Policy would be more effective if the overarching development principles to be addressed by the</p>	


Main issues raised	Officer Response	Proposed Change
<ol style="list-style-type: none"> <li>4. it should include a requirement for preparation of a design/development brief to be subject to the Council's approval and incorporated in a S106 Agreement;</li> <li>5. it should state that a S106 Agreement will be required and list its principal Heads of Terms; these should include the requirement that once a phase is started it should be completed in full rather than key elements conveniently forgotten/not provided at a later date;</li> <li>6. it should state that the Council should retain the right to approve the delivery mechanism;</li> <li>7. it should state that employment needs to be of a character befitting this rural location and the local road network so no or only minor ancillary warehousing (B8);</li> <li>8. it should spell out that some homes should be designed specifically to facilitate people working from home e.g. with offices above garages or work pods cluster; it should specifically mention of the quantity of such housing to be required -this should be well above the quantity that would normally be sought - say 50%; houses should be in stone, not brick; existing accommodation should be adapted for new housing, not demolished and replaced;</li> <li>9. that any housing has sufficient off road parking spaces per dwelling; at least 2 spaces and 1 garage per house, suitable to accommodate a 21st century car, SUV or similar.it must ensure a comprehensive and consistent form of high quality, well designed development is delivered with all the required social and physical infrastructure provided this happens;</li> <li>10. that any development over 25 units should be subject to an independent design review;</li> <li>11. a contingency plan should be established in case housing numbers on this proposed site are not delivered;</li> <li>12. more clarification and information needed on community governance of the new location; a community owned eco-friendly power generation scheme should be considered for this site to benefit the whole community;</li> <li>13. in item 11 delete "as far as possible";</li> </ol>	<p>masterplan were separated from the detailed site development issues. The policy for St George's has, therefore, been revised and is included in the Regulation 19 Local Plan. The revised policy wording has also sought to address a number of the suggested policy changes made by respondents, as set out below:</p> <ol style="list-style-type: none"> <li>1. The timing of infrastructure delivery will be agreed with the relevant infrastructure provider but there may be instances where infrastructure requirements will only become necessary on completion of a certain amount of development. Construction traffic routes is a matter that could be dealt with through the submission of a construction traffic management plan at the planning application stage and enforced by condition. A Transport Assessment has been undertaken which has assessed the likely traffic impacts associated with development of this site and identified the mitigation required, which is reflected in the IDP.</li> <li>2. Policy H3 seeks to ensure that the masterplan and resultant development consider the impacts on and links to the surrounding area. The Sustainability Appraisal has also considered the likely effects of development.</li> <li>3. Whilst the policy supporting text could provide more detail on that is meant by 'future proof' it is agreed that the policy wording should provide greater clarity.</li> <li>4. The masterplan will provide design principles and any development proposal will need to demonstrate how it responds to these. As such the preparation of a separate design/development brief is considered unnecessary.</li> <li>5. This would be covered by Policy SC4 (Developer contributions) to which all development proposals will be subject.</li> <li>6. It is agreed that the Policy/supporting text could provide more clarity on the mechanism through which the new settlement will be delivered.</li> <li>7. The final quantum/mix of B uses on the site will be determined through the finalisation of the masterplan,</li> </ol>	

Main issues raised	Officer Response	Proposed Change
<p>14. planning permission should only be granted when all the elements of the masterplan have been agreed including the provision of employment;</p> <p>15. lack of mention of matters such as measures for sustainability, the encouragement of biodiversity into buildings and sustainable drainage, water treatment etc. Items 1-11 fail to take account of any integration of climate change in the design and development;</p> <p>16. 'Garden Village Principles' need to be specified, there is no clarity as to what they are;</p> <p>17. 'green gap' between the site and adjacent villages needs to increase in order to provide suitable separation.</p>	<p>which will be informed by an assessment of the particular employment needs of the locality.</p> <p>8. Policy H2 states that provision should be made for home working opportunities. The existing accommodation has reached the end of its economic life and/or is not suited to conversion to residential use.</p> <p>9. Parking requirements will be in accordance with the Council's approved parking standards.</p> <p>10. As set out in the supporting text to Policy EN1 the Council would encourage major development proposals to be subject to an independent design review.</p> <p>11. The Local Plan will provide a degree of flexibility so that in the event sites do not come forward when anticipated or deliver the yield expected the housing requirement will be met.</p> <p>12. The draft Policy requires an energy strategy which could include consideration of a community based scheme</p> <p>13. It is agreed that this could be more positively worded and this is reflected in the revised policy wording.</p> <p>14. The revised policy makes clear that a planning application(s) will not be considered until the masterplan has been agreed by the Council.</p> <p>15. It is agreed that these matters should be reflected more clearly in the policy wording and this has been addressed in a revised policy wording.</p> <p>16. It is agreed that further information provided could be provided in the supporting text on garden communities. The revised policy wording has also sought to provide clarity on the principles as they apply to the re-development of the St George's site.</p> <p>17. The extent of the 'green gap' is a matter to be determined through the design process as part of the masterplan development.</p>	



## Appendix 2b: Consultation and Publicity for Draft Local Plan Review 2017

### Public Notice



**Rutland County Council**  
District Council

**Planning and Compulsory Purchase Act 2004**  
**Rutland Local Plan**  
**Rutland Local Plan Review – Consultation Draft Plan**

Rutland County Council is consulting on its Draft Local Plan Review Development Plan Document (DPD).

The purpose of the document will be to identify sites to be allocated for housing and other types of development in Rutland and to set out detailed planning policies for determining planning applications.

This is the next stage of public consultation following previous consultation on Issues and Options in November 2015-January 2016. The Council is now seeking the views of Rutland residents and others on the proposed sites to be allocated for development and proposed policies to be included in the plan.

The consultation document may be viewed on the Council's website [www.rutland.gov.uk/localplanreview](http://www.rutland.gov.uk/localplanreview) and is available for inspection at the following places and times:

<b>Rutland County Council Offices, Catmose, Oakham, Rutland, LE15 6HP</b>	
Monday to Thursday	8.30 am - 4.45 pm
Friday	8.30 am - 4.15 pm
<b>Oakham Library, Catmose Street, Oakham, Rutland LE15 6HW</b>	
Monday to Friday	9.30 am - 5 pm
Saturday	9.30 am - 4 pm
<b>Uppingham Library, Queen Street, Uppingham, Rutland, LE15 9QR</b>	
Tuesday, Friday	9 am -12 noon, 3 pm - 6 pm
Wednesday	2 pm - 5 pm
Saturday	9 am - 12 noon
<b>Ketton Library, High Street, Ketton, Stamford, Lincs, PE9 3TE</b>	
Wednesday, Friday	8.30 am - 12 noon, 2 pm - 5.30 pm
Saturday	10 am - 1pm
<b>Ryhall Library, Coppice Road, Ryhall, Stamford, Lincs, PE9 4HY</b>	
Monday, Thursday	10 am -12 noon, 2 pm - 6 pm
Saturday	10 am - 1pm

Comments on the consultation document are invited during the consultation period starting on 31 July 2017 and ending at 4.45 pm on Monday 25 September 2017.

Comments may be submitted using the on-line form on the Council's website [www.rutland.gov.uk/localplanreview](http://www.rutland.gov.uk/localplanreview) or sent by e-mail to [localplan@rutland.gov.uk](mailto:localplan@rutland.gov.uk).

Comments may also be sent in writing, preferably using the response form available, to:

The Planning Policy Manager, Rutland County Council, Council Offices, Catmose, Oakham,  
Rutland, LE15 6HP

Further information is available on the Council's website [www.rutland.gov.uk/localplanreview](http://www.rutland.gov.uk/localplanreview). For enquiries, please e-mail [localplan@rutland.gov.uk](mailto:localplan@rutland.gov.uk) or telephone 01572 722577.

Helen Briggs  
Chief Executive  
July 2017

## Response Form



### Rutland Local Plan Review Consultation Draft Plan

### RESPONSE FORM

Please use this form for sending comments to the Council on the Consultation Draft Local Plan. Comments may also be submitted using the on-line form on our website [www.rutland.gov.uk/localplanreview](http://www.rutland.gov.uk/localplanreview) or sent by e-mail to [localplan@rutland.gov.uk](mailto:localplan@rutland.gov.uk).

Please send your response to arrive by 4.45 pm on Monday 25 September 2017 to the address given on page 6 of this form.

For further information, please see our web page at [www.rutland.gov.uk/localplanreview](http://www.rutland.gov.uk/localplanreview), email [localplan@rutland.gov.uk](mailto:localplan@rutland.gov.uk) or telephone 01572 722577 and ask for the Planning Policy section.

*Please note that any information supplied to the Council on this form cannot be kept confidential. Copies of all responses will be available for inspection at the Council Offices and may be included in a summary schedule of responses to be made available at public libraries in Rutland and on the Council's website. The Council will enter responses on a computer database, to be used by the Council for the purpose of recording and collating comments and for contacting people and organisations about their responses.*

*Please complete your details and those of your agent if applicable.*

<b>Name: *</b>	<b>Agent's Name: (if applicable)</b>
<b>Address:*</b>	<b>Agent's address:</b>
<b>Postcode:</b>	<b>Agent's Postcode:</b>
<b>Organisation: (if applicable)</b>	<b>Agent's organisation</b>
<b>Telephone:</b>	<b>Agent's Telephone:</b>
<b>Email:</b>	<b>Agent's Email:</b>
<i>*Required information</i>	

### Section 1 – Agree or disagree?

Please tick the boxes below to indicate whether you agree or disagree with any part of the Council's consultation draft local plan (July 2017). You may tick as many or as few boxes as you wish.

If you indicate disagreement with any part of the document, please give reasons in Section 2 below. You may comment on any other issues in Section 3 below.

Part of document	Agree	Disagree
The spatial portrait		
Vision and objectives		
Policy RLP1 - Presumption in Favour of Sustainable Development		
Policy RLP 2 - Sustainable development principles		
Policy RLP3 - The Spatial Strategy for Development		
Policy RLP4 - Built development in the towns and villages		
Policy RLP4 - Built development in the towns and villages		
Policy RLP5 - Residential Proposals in Towns and Villages		
Policy RLP6 - Development in the Countryside		
Policy RLP7 - Non-residential development in the countryside		
Policy RLP8 - Re-use of redundant military bases and prisons		
Policy RLP9 - Use of military bases and prisons for operational or other purposes		
Policy RLP10 - Delivering socially inclusive communities		
Policy RLP11 - Developer contributions		
Policy RLP12 - Sites for residential development		
<ul style="list-style-type: none"> <li>• OAK/04 – Oakham, Land south of Brooke Road</li> </ul>		
<ul style="list-style-type: none"> <li>• OAK/05 – Oakham, Land off Uppingham Road</li> </ul>		
<ul style="list-style-type: none"> <li>• OAK/08 (A) – Oakham, Land at Stamford Road &amp; Uppingham Road</li> </ul>		
<ul style="list-style-type: none"> <li>• OAK/13 – Oakham, Land off Burley Road (part of mixed use development)</li> </ul>		
<ul style="list-style-type: none"> <li>• UPP/04 – Uppingham, Land South of Leicester Road</li> </ul>		
<ul style="list-style-type: none"> <li>• UPP/05 (A) – Uppingham, Land off Ayston Road</li> </ul>		
<ul style="list-style-type: none"> <li>• UPP/06 (A) – Uppingham, Land off Leicester Road</li> </ul>		
<ul style="list-style-type: none"> <li>• UPP/08 – Uppingham, Land North of Leicester Road</li> </ul>		
<ul style="list-style-type: none"> <li>• UPP/11 – Uppingham, Land South of Leicester Road</li> </ul>		
<ul style="list-style-type: none"> <li>• COT/13 – Cottesmore, Land off Mill Lane</li> </ul>		
<ul style="list-style-type: none"> <li>• EDI02 (A) – Edith Weston, The Yews, Well Cross</li> </ul>		
<ul style="list-style-type: none"> <li>• EMP/01 (A) – Empingham, West of 17 Whitwell Road</li> </ul>		
<ul style="list-style-type: none"> <li>• GRE01 (A) – Greetham, Part of Greetham Quarry, Stretton Road (as part of mixed use site)</li> </ul>		

Part of document	Agree	Disagree
• GRE/02 – Greetham, Land South of Oakham Road		
• KET/02 – Ketton, Land adjacent to Empingham Road		
• KET/03 (A) – Ketton, Land west of Timbergate Road		
• MAR/04 – Market Overton, Main Street		
• RYH/04 – Ryhall, River Gwash Trout Farm, Belmesthorpe Lane		
• RYH/06 (A) – Between Meadow Lane and Belmesthorpe Road		
• WHI/06 – Whissendine Land off Melton Road		
• WHI/09 (A) – Whissendine, South Lodge Farm		
<b>Policy RLP13 - Cross Boundary Development Opportunity – Stamford North</b>		
• LIT/01 – Little Casterton, Land at Quarry Farm (Stamford North)		
• LIT/02 – Land at Quarry Farm (Stamford North)		
<b>Policy RLP14 - Housing density and mix</b>		
<b>Policy RLP15 - Self-build and custom housebuilding</b>		
<b>Policy RLP16 - Affordable housing</b>		
<b>Policy RLP17 - Rural Exception Housing</b>		
<b>Policy RLP18 - Gypsies and travellers</b>		
<b>Policy RLP19 - New provision for industrial and office development and related uses</b>		
• OAK/13 - Land to northeast of Oakham off Burley Road		
• GRE/01- Land at Greetham Quarry		
• UPP/02 - Land at Uppingham Gate, Uppingham		
• KET/11 - Land at Pitt Lane, Ketton		
<b>Policy RLP20 - Expansion of existing businesses and protection of existing employment sites</b>		
<b>Policy RLP21 - The rural economy</b>		
<b>Policy RLP22 - Agricultural, horticultural, equestrian and forestry development</b>		
<b>Policy RLP23 - Local Visitor Economy</b>		
<b>Policy RLP24 - Rutland Water</b>		
<b>Policy RLP25 - Eyebrook Reservoir Area</b>		
<b>Policy RLP26 - Caravans, camping, lodges, log cabins, chalets and similar forms of self-serviced holiday accommodation</b>		
<b>Policy RLP27 - Town centres and retailing</b>		
<b>Policy RLP28 - Primary and secondary shopping frontages</b>		
<b>Policy RLP29 - Site for retail development</b>		
• R1 - Tim Norton, Long Row		
<b>Policy RLP30 - Securing sustainable transport and accessibility through development</b>		



Part of document	Agree	Disagree
Policy RLP31 - Electric Vehicle Charging Points		
Policy RLP32 - High Speed Broadband		
Policy RLP33 - Delivering Good design		
Policy RLP34 - Accessibility Standards		
Policy RLP35 - Advertisements		
Policy RLP36 - Outdoor lighting		
Policy RLP37 - Energy efficiency and low carbon energy generation		
Policy RLP38 - The natural environment		
Policy RLP39 - Sites of biodiversity and geodiversity importance		
Policy RLP40 - The historic and cultural environment		
Policy RLP41 - Protecting heritage assets		
Policy RLP42 - Green infrastructure, sport and recreation		
Policy RLP43 - Important open space and frontages		
Policy RLP44 - Provision of new open space		
Policy RLP45 - Landscape Character Impact		
Policy RLP46 - Spatial strategy for minerals development		
Policy RLP 47 - Mineral provision		
Policy RLP48 - Safeguarding Rutland's Mineral Resources		
Policy RLP49 - Development criteria for mineral extraction		
Policy RLP50 - Site-specific allocations for the extraction of crushed rock		
<ul style="list-style-type: none"> <li>• M4a Greetham Quarry North West extension</li> </ul>		
Policy RLP51 - Site-specific allocations for the extraction of building stone		
<ul style="list-style-type: none"> <li>• M5a Hooby Lane Quarry extension</li> </ul>		
Policy RLP52 - Safeguarding of minerals development		
Policy RLP53 - Borrow Pits		
Policy RLP54 - Development criteria for other forms of minerals development		
Policy RLP55 - Waste management and disposal		
Policy RLP56 - Waste-related development		
Policy RLP57 - Sites for waste management and disposal		
<ul style="list-style-type: none"> <li>• W1 - Cottesmore, Burley Road</li> <li>• W2 - Greetham, Wood Lane</li> <li>• W3 - Ketton, Ketco Avenue</li> </ul>		
Policy RLP58 - Restoration and aftercare		
Implementation and monitoring framework		
Appendix 1 – List of strategic policies		

Part of document	Agree	Disagree
Appendix 2 – List of replaced local plan policies		
Appendix 3 – Local plan evidence base studies		
Appendix 4 – Agricultural, forestry and other occupational dwellings		
Appendix 5 – Parking standards		
Appendix 6 – Areas of biodiversity and geodiversity importance		
Appendix 7 – Designated heritage assets in Rutland		
Appendix 8 – Open space standards		
Appendix 9 – Permitted sites for minerals extraction and recycled aggregates		
Appendix 10 – Waste management needs		
Appendix 11 – Glossary		
Policies Map		

### Section 2 – Reasons for disagreement

If you disagree with any part of the Council's consultation draft Local Plan as indicated in Section 1 above, please give your reasons below. You may continue on a separate sheet of paper if necessary.

Part of the document	Reason for disagreement

Part of the document	Reason for disagreement

**Section 3 – Any other comments**

If you have any other comments, please give further details below, indicating which part of the document you are commenting on.

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Please send your response to arrive by 4.45 pm on Monday 25 September 2017 to:

**The Planning Policy Manager,  
Rutland County Council,  
Catmose,  
Oakham,  
Rutland  
LE15 6HP**

*Thank you for your comments.*

The Council will consider all responses before preparing the Submission Draft Local Plan Review. This will be subject to a minimum 6-week formal period for representations in 2018.

<p><i>For official use only</i> Respondent number:</p> <p>Date received:</p> <p>Date acknowledged:</p>
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# Consultation Programme 31st July to 25th September 2017

**Local Plan Review**

**What is the Local Plan?**  
The Local Plan provides planning advice for Rutland and identifies the main locations for future housing and other development in the County.

**Why are we reviewing the Local Plan?**  
The Local Plan is being reviewed in order to ensure the housing, employment and other development that will be needed over the next period.

**Issues and Options Consultation**  
The Council is inviting members of the public to give their views on the proposed changes to the Local Plan. Your views will be taken into account when the Council decides on the final Local Plan.

**How to comment or find out more**

**Other public meetings**  
Public exhibitions will be held at Oakham Library and Victoria Hall Oakham from 29th August to 8th September 2017. A community roadshow will be held at Victoria Hall Oakham on 2nd September 2017 (10am - 1pm).

**How can I have a say?**  
Comments should be sent to us by email to [localplan@rutland.gov.uk](mailto:localplan@rutland.gov.uk) or by post to the Planning Officer, Rutland County Council, 100 High Street, Oakham, Rutland, LE15 7EJ.

- Public Exhibitions
- Community Roadshows

[www.rutland.gov.uk/localplanreview](http://www.rutland.gov.uk/localplanreview)



## Rutland Local Plan Review - Consultation

### Consultation Events at Oakham Library and Victoria Hall Oakham

- Public Exhibition at the Library  
29th August - 8th September 2017
- Community Roadshow at Victoria Hall  
2nd September 2017 (10am - 1pm)

Planning Officers will be available to discuss your views and help you to submit your comments.



[www.rutland.gov.uk/localplanreview](http://www.rutland.gov.uk/localplanreview)



## Rutland Local Plan Review - Consultation

### Consultation Events

#### Public Exhibitions

- Ketton Library:** 2nd - 9th August 2017
- Ryhall Library:** 10th - 17th August 2017
- Uppingham Library:** 19th - 26th August 2017
- Oakham Library (at the museum):**  
29th August - 8th September 2017
- Oakham (Catmose Council Offices):**  
31st July - 25th September 2017



#### Community Roadshows

- Little Casterton Church:** 3rd August 2017 (12pm-3pm)
- Ketton Library:** 9th August 2017 (2pm-5.30pm)
- Ryhall Library:** 17th August 2017 (2pm-6pm)
- Uppingham Library:** 22nd August 2017 (3pm-6pm)
- Victoria Hall, Oakham:** 2nd September (10am-1pm)
- Whissendine Village Hall:** 12th September 2017 (4pm-7pm)
- Greetham Community Centre:** 14th September 2017 (4pm-7pm)
- Cottesmore Village Hall:** 19th September 2017 (4pm-6.45pm)



*Planning Officers  
will be available  
to discuss your  
views and help  
you to submit  
your comments.*

[www.rutland.gov.uk/localplanreview](http://www.rutland.gov.uk/localplanreview)



## Consultation Events

**Rutland Local Plan Review - Consultation**

### Consultation Event at Cottesmore Village Hall

The Local Plan provides planning policies for Rutland and identifies the main locations for future housing and other development in the County.

- **Community Roadshow**  
19th September 2017 (4pm - 6.45pm)

Planning Officers will be available to discuss your views and help you to submit your comments.



www.rutland.gov.uk/localplanreview



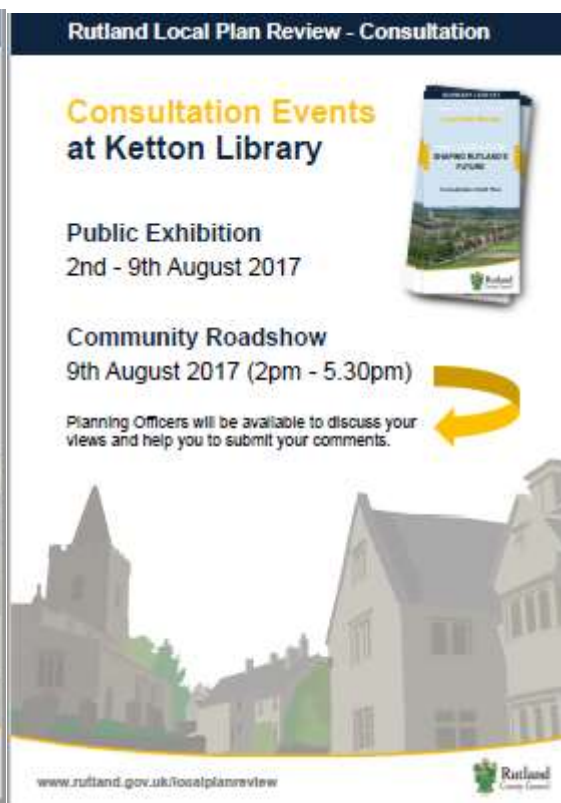
**Rutland Local Plan Review - Consultation**

### Consultation Events at Ketton Library

**Public Exhibition**  
2nd - 9th August 2017

- **Community Roadshow**  
9th August 2017 (2pm - 5.30pm)

Planning Officers will be available to discuss your views and help you to submit your comments.



www.rutland.gov.uk/localplanreview



**Rutland Local Plan Review - Consultation**

### Consultation Event at Greetham Community Centre

The Local Plan provides planning policies for Rutland and identifies the main locations for future housing and other development in the County.

- **Community Roadshow**  
14th September 2017 (4pm - 7pm)

Planning Officers will be available to discuss your views and help you to submit your comments.



www.rutland.gov.uk/localplanreview

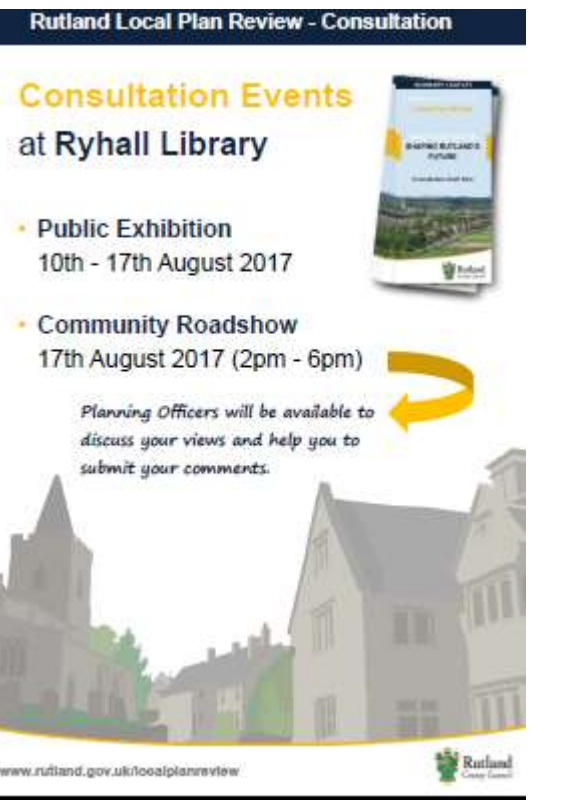


**Rutland Local Plan Review - Consultation**


### Consultation Events at Ryhall Library

- **Public Exhibition**  
10th - 17th August 2017
- **Community Roadshow**  
17th August 2017 (2pm - 6pm)

Planning Officers will be available to discuss your views and help you to submit your comments.



www.rutland.gov.uk/localplanreview



## Consultation Events

**Rutland Local Plan Review - Consultation**

### Consultation Event at Whissendine Village Hall

The Local Plan provides planning policies for Rutland and identifies the main locations for future housing and other development in the County.



- **Community Roadshow**  
12th September 2017 (4pm - 7pm)

Planning Officers will be available to discuss your views and help you to submit your comments.



[www.rutland.gov.uk/localplanreview](http://www.rutland.gov.uk/localplanreview)



**Rutland Local Plan Review - Consultation**

### Consultation Events at Uppingham Library



- **Public Exhibition**  
19th - 26th August 2017
- **Community Roadshow**  
22nd August 2017 (3pm - 6pm)

Planning Officers will be available to discuss your views and help you to submit your comments.



[www.rutland.gov.uk/localplanreview](http://www.rutland.gov.uk/localplanreview)



# Summary Leaflet

**SUMMARY LEAFLET**

### Where can I get more information?

We are keen to hear your views on the draft Local Plan as we want to make sure that it reflects the needs, expectations and viewpoints of everyone in the community. An exhibition of the key proposals is being held at the following venues:

**Ketton Library:** 2nd - 9th August 2017  
**Ryhall Library:** 10th - 17th August 2017  
**Uppingham Library:** 19th - 26th August 2017  
**Oakham Library:** 29th August - 6th September 2017  
**Oakham (Catmose Council Offices):** 31st July - 29th September 2017

We will also be running a community roadshow on the following dates. Planning Officers will be available to discuss your views and help you to submit your comments:

**Little Casterton Church:** 3rd August 2017 (10am-3pm)  
**Ketton Library:** 9th August 2017 (2pm-5.30pm)  
**Ryhall Library:** 17th August 2017 (2pm-5pm)  
**Uppingham Library:** 22nd August 2017 (3pm-6pm)  
**Victoria Hall, Oakham:** 2nd September (10am-1pm)  
**Whissendine Village Hall:** 12th September 2017 (4pm-7pm)  
**Greatham Community Centre:** 14th September 2017 (4pm-7pm)  
**Cottesmore Village Hall:** 19th September 2017 (4pm-5.45pm)

In addition, consultation events are being held with local Parish Councils, groups and stakeholders.

### How can I see the plan?

The Consultation document can be viewed and downloaded from the Council's website: [www.rutland.gov.uk/localplanreview](http://www.rutland.gov.uk/localplanreview)

This may also be inspected during normal opening hours at the Catmose Council Offices in Oakham, at libraries in Oakham, Uppingham, Ketton and Ryhall and on the Rutland mobile library.

### How can I have a say?

Comments should be sent to us to arrive by **Monday 26 September 2017**.

Comments may be sent using the on-line response form on the Council's website [www.rutland.gov.uk/localplanreview](http://www.rutland.gov.uk/localplanreview) or by writing to us, preferably using the response form provided. Copies of the form are available free of charge at the locations listed above or on request.

Comments may be sent by writing to us at the address below. Further information is also available on our website or by contacting us as follows:

Email: [localplan@rutland.gov.uk](mailto:localplan@rutland.gov.uk)  
 Telephone: 01572 722577

Write to: The Planning Policy Manager, Rutland County Council, Catmose, Oakham, Rutland LE15 6HP

  
**Rutland**  
 County Council

Catmose, Oakham, Rutland LE15 6HP  
 Telephone: 01572 722577  
[www.rutland.gov.uk](http://www.rutland.gov.uk)  
[localplan@rutland.gov.uk](mailto:localplan@rutland.gov.uk)

Rutland Local Plan 2016-2036

## Local Plan Review

# HAVE YOUR SAY ON SHAPING RUTLAND'S FUTURE

Consultation Draft Plan  
July 2017




**Rutland**  
 County Council

**Rutland Local Plan Review - Consultation**

### What is the Local Plan?

The Local Plan provides planning policies for Rutland and identifies the main locations for future housing and other development in the County.

### Why are we reviewing the Local Plan?

The Local Plan is being reviewed in order to extend the plan period to 2036 and to provide for the additional new housing, employment and other development that will be needed over the plan period.

### Issues and Options Consultation

The Council sought views on the issues and options to be addressed in the plan in November 2015-January 2016.

About 130 responses to the consultation were received which the Council has now considered in drawing up the provisional options.

A detailed assessment of potential development sites put forward to the Council has also been carried out in order to determine the provisional sites for development.

### What are we now consulting on?

The Consultation Draft Local Plan combines the existing Core Strategy, Site Allocations and Policies and Minerals development plan documents into a single Local Plan.

It considers new issues that have arisen and takes into account the preparation of a number of neighbourhood plans in Rutland.

We are seeking views on the proposed sites to be allocated for development and the more detailed policies that will provide a basis for determining planning applications and other planning decisions.

Sites are proposed for about 1,700 new homes to meet housing needs in Rutland over the plan period as follows:

**Proposed site allocations: towns and villages**

Town or village	Number of dwellings 2016 - 2036
Oakham	757
Uppingham	365
Cottesmore	60
Edith Weston	17
Erpingham	4
Greatham	58
Ketton	186
Market Overton	45
Ryhall	96
Whissendine	88
Total	1,676

In addition, sites are proposed for employment, retail, waste management and minerals related development.

### Other policies and maps

Other policies cover the wide range of issues that will need to be considered in deciding planning applications.

- Policies on development in the towns, villages and countryside
- Requirements for affordable housing and market housing on "rural exception" sites
- How the town centres of Oakham and Uppingham will be protected for retail uses
- Requirements for design of new development and protection of residential amenity
- Protection and enhancement of the historic, cultural and natural environment and landscape character
- Protection of important open spaces and frontages
- Policies on development within and around Rutland Water and Eyebrook Reservoirs

### What happens next?

The Local Plan document is being made available for comment over an 8-week period ending on **Monday 26 September 2017**. The Council will then consider all comments made during the consultation period before preparing the submission version of the Local Plan in early in 2018.

Further details of the allocated sites in terms of dwelling mix and development principles for the sites will also be set out in the next submission version of the plan.

Find out more at [www.rutland.gov.uk/localplanreview](http://www.rutland.gov.uk/localplanreview)



## Summary Leaflet – New Date Added

Rutland Local Plan Review - Consultation	Rutland Local Plan Review - Consultation	Rutland Local Plan Review - Consultation
<p><b>Consultation Event at Ketton Library</b></p> <p><b>New Date Added!</b></p> <p><b>Community Roadshow</b> 6th September 2017 (2pm - 5.30pm)</p> <p><i>Planning Officers will be available to discuss your views and help you to submit your comments.</i></p> 	<p><b>Consultation Event at Ketton Library</b></p> <p><b>New Date Added!</b></p> <p><b>Community Roadshow</b> 6th September 2017 (2pm - 5.30pm)</p> <p><i>Planning Officers will be available to discuss your views and help you to submit your comments.</i></p> 	<p><b>Consultation Event at Ketton Library</b></p> <p><b>New Date Added!</b></p> <p><b>Community Roadshow</b> 6th September 2017 (2pm - 5.30pm)</p> <p><i>Planning Officers will be available to discuss your views and help you to submit your comments.</i></p> 

## Rutland County Council website – News Archive 2017

<https://www.rutland.gov.uk/my-council/news-archive/2017-archive/help-shape-rutlands-local-plan/>

## Appendix 2c: Media Coverage

### Press Release



Rutland County Council  
Catmose  
Oakham  
Rutland  
LE15 6HP

telephone: 01572 722 577  
fax: 01572 758 307  
email: [enquiries@rutland.gov.uk](mailto:enquiries@rutland.gov.uk)  
web: [www.rutland.gov.uk](http://www.rutland.gov.uk)  
DX: 28340 Oakham

**PRESS RELEASE**  
For Immediate Release  
**August 2017**  
Ref: RCC-93-2017

#### **HELP SHAPE RUTLAND'S LOCAL PLAN**

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Residents are being given the opportunity to share their views and help shape Rutland's Local Plan, during an eight-week consultation that runs until Monday 25<sup>th</sup> September.

The Local Plan provides planning policies for the whole of Rutland, as well as identifying the main locations for future development in the County.

The latest version of the Local Plan is currently being reviewed with the aim of extending the plan period from 2026 to 2036, setting out where additional new housing, employment and other development will be needed during this time.

As part of this process, the Council is seeking people's views on a new Draft Local Plan that identifies provisional sites for additional employment, retail, waste management and minerals-related development, along with space for approximately 1,700 additional new homes to meet housing needs in Rutland over the plan period.

Cllr Oliver Hemsley, Portfolio Holder for Growth, Trading Services and Resources, said: "This is a great opportunity for local people to get involved and help shape future development in Rutland. One of the Council's main aims is to help deliver sustainable growth in the county – growth that meets the needs of both current and future generations of residents while also protecting our rural environment. We are keen to hear feedback from residents and local businesses to ensure the Local Plan reflects the needs, expectations and views of our community."

In addition to information available on the website, the Council is holding a series of exhibitions where people can find out more about the key proposals. Residents will also be given the chance to speak with Planning Officers at community roadshows that are being held throughout August and September. Details of when and where the exhibitions and roadshows will be are as follows:

For further media information, please contact:  
Mathew Waik (t: 01572 758 328) | m: 07973 855 469 | e: [mwaik@rutland.gov.uk](mailto:mwaik@rutland.gov.uk)



Community Roadshow Dates (manned)

Venue	Dates and Times
Little Casterton Church	Thursday 3rd August 12pm-3pm
Ketton library	Wednesday 9 <sup>th</sup> August 2pm - 5.30pm
Ryhall Library	Thursday 17 <sup>th</sup> August 2pm – 6pm
Uppingham Library	Tuesday 22nd August 3pm – 6pm
Victoria Hall, Oakham	Saturday 2nd September 10am-1pm
Whissendine Village Hall	Tuesday 12 <sup>th</sup> September 4pm-7pm
Greetham Community Centre	Thursday 14th September 4pm-7pm
Cottesmore Village Hal	Tuesday 19th September 4pm - 6.45pm

Exhibition Dates (unmanned)

Venue	Dates
Ketton library	2 <sup>nd</sup> -9 <sup>th</sup> August
Ryhall Library	10 <sup>th</sup> -17 <sup>th</sup> August
Uppingham Library	19 <sup>th</sup> – 26 <sup>th</sup> August
Oakham Library (at the museum)	29 <sup>th</sup> August- 8 <sup>th</sup> September
Oakham Council Offices	31 <sup>st</sup> July – 25 <sup>th</sup> Sept

The Draft Local Plan can also be read in full online by visiting:

[www.rutland.gov.uk/localplanreview](http://www.rutland.gov.uk/localplanreview)

Feedback on the Plan can be submitted using the online response form provided or in writing to: The Planning Policy Manager, Rutland County Council, Catmose, Oakham, Rutland, LE15 6HP.

# Your Views

## UNITED CHARITIES Apply for annual student grants

The Oakham United Charities annually award bursaries to students living in Rutland under the age of 21 years who are attending full or part time courses of apprenticeship at university or college.

These grants are awarded towards the purchase of books, specialised clothing, and other equipment.

For further information or an application form, please contact me, Joyce Woodcock, Clerk to Oakham United Charities on 07879 728066 or e-mail oakhamunitedcharities@outlook.com

Applications for me can also be obtained from "Connections" John House, 2, Old Overton Road, Oakham.

Jane Woodcock, Secretary, Clerk to Oakham United Charities

## COUNCILLORS' PROBLEMS Come and discuss items about town

As Oakham Town Councillor for North West Ward I will be holding my usual Councillors' Surgery on Saturday, October 2, between the hours of 10am and 12pm at 12 Longside Way, Oakham.

Please ring 01879 725748 for an appointment or 01879 725748 in a free telephone box.

I will be pleased to hear from any residents of the town to discuss items regarding Oakham.

Cecil Joyce Lucas, Oakham

## LOCAL PLAN Barracks proposal must be in figures

With Rutland County Council (RCC) having started the process of allocating another 1,700 houses through its Local Plan, a couple of significant

elements deserve wider publicity.

One of the proposals is to build houses in Rutland on the edge of Stamford, but despite Lincolnshire being a massive county with RCC proposing allowing Lincolnshire to use the housing numbers against their housing target, it is also unclear if the Community Infrastructure Levy (CIL) will go across the border, which could be millions of pounds depending upon final house numbers. The pressure of these houses, and those proposed on the edge of Stamford, but inside Lincolnshire, will mean the CIL could help the pressure on neighbouring Rutland villages of this massive development.

The second element of concern is the Government's proposal more than a year ago its intention to do off unwanted land for housing and followed by the announcement of a scheme at St George's Barracks at Edith Weston by 2021. It is therefore clear what will happen, a similar process in Cambridge is well underway, of using an RAF house to deal with housing need. I am pleased to see that last week's report in your newspaper has highlighted the issue.

I expected to see the site involved in the 2010-2025 housing target figures, but also RCC officers claimed in a recent public consultation meeting it has no certainty about its deliverability. RCC knows it is late to address the issue. I am sure Government will support the development if that is going to happen best to take advantage of the opportunity, but reduce pressure elsewhere. RCC and Ministry of Defence have been working on the project for some time on the future and engaged to other sites which have been proposed this is within the hands of both Local and Central Government to ensure delivery whereas some of the other sites are entirely within the whim of developers. Not

just when they are developed but what housing mix and infrastructure comes with it and ensure they benefit the county.

If all or part is to be developed, they should include it in the Local Plan now, if they don't we will have an extra 1,700 houses scattered across Rutland until then more impacted development at St George's, and houses in Rutland but used to help Lincolnshire's housing target.

What is needed is a strong planning approach, to allocate as much housing as is needed and RCC and the Ministry of Defence should have sorted out what will happen with St George's, and only then commit to more houses elsewhere.

Rutland provides the green recreation area for many surrounding towns and villages, with Corby and Peterborough already two of the fastest growing areas in England it does not need a 2,000 more houses on top of those sites that already have been allocated, but not yet built. Planned focused development has given us more retail and employment sites, the priority should be to continue with that approach.

Terry King, Debbs, Cotterstone

## THANKS Thank you for your support over 2017

Thanks to all our garden owners, garden visitors, tea and coffee providers, and some good weather Rutland National Gardens Scheme raised an impressive £17,770 for the National Gardens Scheme's yearling charities.

This is a fantastic result and in addition many hundreds of grounds were raised for local charities and good causes through teas, coffee and stalls.

We look forward to welcoming you next visitors

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## Appendix 2d: Consultation and Publicity for Focussed Consultation Public Notice -Parish Council Poster



**Planning and Compulsory Purchase Act 2004**  
**Rutland Local Plan**  
**Rutland Local Plan Review – Focussed Consultation**

As part of the process of Reviewing the Rutland Local Plan Rutland County Council is consulting on the following documents:

- Focussed Changes to the Local Plan (arising from the incorporation of St. George's Barracks into the plan)
- Additional Sites promoted for development (since the Consultation Draft Local Plan 2017)

The purpose of the first document is to consider the implications of incorporating the potential redevelopment of St. George's Barracks, when it closes in 2021, into the Local Plan. This provides an opportunity to reduce the scale of housing allocations in locations across the County, from those proposed in the Consultation Draft Local Plan published in July 2017.

The second document sets out details of the additional sites promoted for development by landowners and/or potential developers. These additional sites are still to be assessed as to their suitability for consideration within the Rutland Local Plan, the Pre-Submission Version. They are set out so that views from the public and stakeholders can be garnered to assist in determining appropriate land use allocations in the next version of the Local Plan.

This constitutes an additional round of non-statutory public consultation, following previous consultation on the Consultation Draft Local Plan in August -September 2017 and the Issues and Options in November 2015-January 2016.

The consultation documents may be viewed on the Council's website: [www.rutland.gov.uk/localplanreview](http://www.rutland.gov.uk/localplanreview) and are available for inspection at the following places and times:

<b>Rutland County Council Offices, Catmose, Oakham, Rutland, LE15 6HP</b>	
Monday to Thursday	8.30 am - 4.45 pm
Friday	8.30 am - 4.15 pm
<b>Oakham Library, Catmose Street, Oakham, Rutland LE15 6HW</b>	
Monday to Friday	9.30 am - 5 pm
Saturday	9.30 am - 4 pm
<b>Uppingham Library, Queen Street, Uppingham, Rutland, LE15 9QR</b>	
Tuesday, Friday	9 am - 12 noon, 3 pm - 6 pm
Wednesday	2 pm - 5 pm
Saturday	9 am - 12 noon
<b>Ketton Library, High Street, Ketton, Stamford, Lincs, PE9 3TE</b>	
Wednesday, Friday	8.30 am - 12 noon, 2 pm - 5.30 pm
Saturday	10 am - 1pm
<b>Ryhall Library, Coppice Road, Ryhall, Stamford, Lincs, PE9 4HY</b>	
Monday, Thursday	10 am -12 noon, 2 pm - 6 pm
Saturday	10 am - 1pm

**Comments on the consultation documents are invited during the consultation period starting on Monday 13<sup>th</sup> August 2018 and ending at 4.45 pm on Monday 24 September 2018.**

Comments may be submitted via the survey on the Council's website [www.rutland.gov.uk/localplanreview](http://www.rutland.gov.uk/localplanreview) or sent by e-mail to [localplan@rutland.gov.uk](mailto:localplan@rutland.gov.uk) and in writing, using the response form available.

Further information is available on the Council's website [www.rutland.gov.uk/localplanreview](http://www.rutland.gov.uk/localplanreview). For enquiries, please e-mail [localplan@rutland.gov.uk](mailto:localplan@rutland.gov.uk) or telephone 01572 722577.

## Additional Sites Response Form



### Rutland Local Plan Review Consultation Draft Plan *Additional Sites* RESPONSE FORM

Please use this form for sending comments to the Council on the Additional Sites Consultation for the Local Plan Review. Comments may also be submitted using the on-line survey on our website [www.rutland.gov.uk/localplanreview](http://www.rutland.gov.uk/localplanreview) or sent by e-mail to [localplan@rutland.gov.uk](mailto:localplan@rutland.gov.uk).

Please send your response to arrive by 4.45 pm on Monday 24 September 2018 to the address given on page 4 of this form.

For further information, please see our web page at [www.rutland.gov.uk/localplanreview](http://www.rutland.gov.uk/localplanreview), email [localplan@rutland.gov.uk](mailto:localplan@rutland.gov.uk) or telephone 01572 722577 and ask for the Planning Policy section.

*Please note that any information supplied to the Council on this form cannot be kept confidential. Copies of all responses will be available for inspection at the Council Offices and may be included in a summary schedule of responses to be made available at public libraries in Rutland and on the Council's website. The Council will enter responses on a computer database, to be used by the Council for the purpose of recording and collating comments and for contacting people and organisations about their responses.*

*For further information regarding your data protection rights and how the Council processes your data can be found at: [www.rutland.gov.uk/my-council/data-protection](http://www.rutland.gov.uk/my-council/data-protection)*

*Please complete your details and those of your agent if applicable.*

Name: *	Agent's Name: (if applicable)
Address:*	Agent's address:
Postcode:	Agent's Postcode:
Organisation: (if applicable)	Agent's organisation
Telephone:	Agent's Telephone:
Email:	Agent's Email:
*Required information	

The Consultation document sets out details of the additional sites promoted for development by landowners and/or potential developers since the Consultation Draft Local Plan 2017. These additional sites have not been assessed as to their suitability for consideration within the Rutland Local Plan. This consultation seeks the views of the public and stakeholders to assist in determining appropriate land use allocations in the next version of the Local Plan.

**Please Note: No recommendations are set out as to the suitability or not, of these sites for allocation at this time.**

Site reference	Comments

Please use an additional form to comment on more sites.

Please send your response to arrive by 4.45 pm on Monday 24 September 2018 to:

**The Planning Policy Manager,  
Rutland County Council,  
Catmose,  
Oakham,  
Rutland  
LE15 6HP**

*Thank you for your comments.*

The Council will consider all responses before preparing the Submission Draft Local Plan Review.

This will be subject to a 6-week formal period for representations early in 2019.

*For official use only*

Respondent number:

Date received:

Date acknowledged:

## Focused Consultation Response Form



### Rutland Local Plan Review Consultation Draft Plan *Incorporating St George's into the plan* RESPONSE FORM

Please use this form for sending comments to the Council on the Focused Consultation about the Local Plan Review. Comments may also be submitted using the on-line survey on our website [www.rutland.gov.uk/localplanreview](http://www.rutland.gov.uk/localplanreview) or sent by e-mail to [localplan@rutland.gov.uk](mailto:localplan@rutland.gov.uk).

Please send your response to arrive by 4.45 pm on **Monday 24 September 2018** to the address given on page 4 of this form.

For further information, please see our web page at [www.rutland.gov.uk/localplanreview](http://www.rutland.gov.uk/localplanreview), email [localplan@rutland.gov.uk](mailto:localplan@rutland.gov.uk) or telephone 01572 722577 and ask for the Planning Policy section.

*Please note that any information supplied to the Council on this form cannot be kept confidential. Copies of all responses will be available for inspection at the Council Offices and may be included in a summary schedule of responses to be made available at public libraries in Rutland and on the Council's website. The Council will enter responses on a computer database, to be used by the Council for the purpose of recording and collating comments and for contacting people and organisations about their responses.*

For further information regarding your data protection rights and how the Council processes your data can be found at: [www.rutland.gov.uk/my-council/data-protection](http://www.rutland.gov.uk/my-council/data-protection)

**Please complete your details and those of your agent if applicable.**

<b>Name: *</b>	<b>Agent's Name: (if applicable)</b>
<b>Address:*</b>	<b>Agent's address:</b>
<b>Postcode:</b>	<b>Agent's Postcode:</b>
<b>Organisation: (if applicable)</b>	<b>Agent's organisation</b>
<b>Telephone:</b>	<b>Agent's Telephone:</b>
<b>Email:</b>	<b>Agent's Email:</b>
<i>*Required information</i>	



The Consultation document sets out how the Rutland Local Plan might be changed if the proposal for a new garden village at St. George's is included within the Local Plan as a development proposal. Please use this form to tell us your views about the changes proposed in each section of the consultation document.

**Section 1**

**Implications for the Spatial Portrait, Vision and Objectives**

Can you suggest any amendments to the Vision?

Can you suggest any amendments to Objectives 1 and 12?

Can you suggest any amendments to proposed Objective 2a?

Can you suggest any amendments to the statement about Delivering Sustainable Growth to 2036?

**Section 2**  
**Implications for the Spatial Strategy and Settlement Hierarchy**

Can you suggest any amendments to the Settlement Hierarchy?

Can you suggest any amendments to Policy RLP3?

**Section 3**  
**Implications for Housing Requirements across Rutland**

Do you support the proposed changes to the distribution of housing development set out in Table 1?

Yes	
No	

Can you suggest any amendments to the distribution of housing development?

Do you support the proposed changes to housing requirements set out in Table 2?

Yes	
No	

Please use this space to tell us your views about these changes

**Section 4**  
**Implications for minerals and waste issues**

Please use this space to tell us your views about these proposed changes

**Section 5**  
**Proposed new policy for St. George's**

Can you suggest any amendments to the proposed new policy for St. George's?

Please send your response to arrive by 4.45 pm on Monday 24 September 2018 to:

**The Planning Policy Manager,  
Rutland County Council,  
Catmose,  
Oakham,  
Rutland  
LE15 6HP**

---

*Thank you for your comments.*

The Council will consider all responses before preparing the Submission Draft Local Plan Review. This will be subject to a 6-week formal period for representations early in 2019.

***For official use only***

Respondent number:

Date received:

Date acknowledged:

## Appendix 2e: Media coverage Focussed Consultation

### Press Releases



Rutland County Council  
Catmose  
Oakham  
Rutland  
LE15 6HP

telephone: 01572 722 577  
fax: 01572 758 307  
email: [enquiries@rutland.gov.uk](mailto:enquiries@rutland.gov.uk)  
web: [www.rutland.gov.uk](http://www.rutland.gov.uk)  
DX: 28340 Oakham

#### **MEDIA RELEASE**

For Immediate Release

DATE

Ref: RCC-047-2018

#### **CHANGES TO LOCAL PLAN TIMETABLE**

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The timetable for producing Rutland's next Local Plan has been revised so that the potential development of St George's barracks can be included as part of the process.

The Local Plan is a plan for the future development of an area and guides decisions around planning matters.

Rutland's current Local Plan is made up of several different policy documents and is currently under review before it can be extended to cover the period up to 2036.

The review of Rutland's Local Plan began in summer 2017, when little was known about the possible scale, nature and timing of any proposals to develop St George's Barracks. As a result, the site and how it might contribute to the assessed needs of Rutland is not included in the Consultative Draft Local Plan currently being prepared.

The timetable for production of Rutland's new Local Plan is therefore being revised, so the implications of St George's Barracks can be fully incorporated into a single planning document – setting out the long-term vision for growth and development in Rutland.

The amended timetable for Rutland's Local Plan will include an additional round of non-statutory public consultation. This additional consultation, which will consider the implications of any potential development at St George's Barracks, will then help to shape the form and content of the new Local Plan.

Councillor Oliver Hemsley, Leader of Rutland County Council, said: "The preparation of Rutland's new Local Plan is a chance for communities to help shape what the County will look like over the next 15-20 years. It's a process that starts but never stops as the Council is required by law to regularly review its Local Plan, taking account of change. Rutland's latest Local Plan review began too soon to include St George's Barracks. Now more is known about the development potential of St George's it's only right that we adjust the Local Plan process so that full consideration can be given to this important site."

The additional round of non-statutory public consultation on changes to the Local Plan, focussing on St George's Barracks, will take place from 2nd July until 13th August 2018.

further media information, please contact:

:hew Waik | t: 01572 758 328 | m: 07973 855 469 | e: [mwaik@rutland.gov.uk](mailto:mwaik@rutland.gov.uk)



As a result, formal consultation on the Pre-Submission Draft Local Plan will be delayed until towards the end of this year. It is anticipated that this statutory six-week consultation period will now begin in November, subject to any changes resulting from responses received in the summer, the outcome of additional evidence or changes to national planning policy.

Once complete, Rutland's new Local Plan will set out housing allocations in and adjoining the towns and Local Service Centres, ensuring the County continues to meet its assessed housing needs as a minimum and can provide a realistic and achievable supply of housing land.

For more information about Rutland's Local Plan and the Local Plan review process, please visit: [www.rutland.gov.uk/localplan](http://www.rutland.gov.uk/localplan)

**ENDS**



**Rutland**  
County Council

Rutland County Council  
Catmose  
Oakham  
Rutland  
LE15 6HP

telephone: 01572 722 577  
fax: 01572 758 307  
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web: [www.rutland.gov.uk](http://www.rutland.gov.uk)  
DX: 28340 Oakham

## **MEDIA RELEASE**

For Immediate Release  
Friday 10 August 2018  
Ref: RCC-88-2018

### **SHARE YOUR VIEWS ON RUTLAND'S DRAFT LOCAL PLAN**

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Public consultation on specific aspects of Rutland's latest Draft Local Plan takes place from 13 August 2018 for a period of six weeks.

Local Planning Authorities like Rutland County Council must have an up-to-date Local Plan which sets out planning policies and guides development in their area.

Rutland's existing Local Plan is currently being reviewed because it is due to expire in 2026. The new plan, once complete, will cover the period up to 2036.

As part of the process of reviewing Rutland's Local Plan, Rutland County Council is consulting on the following documents:

- focussed changes to the Local Plan resulting from the development potential of St George's Barracks
- additional Sites put forward for development since the Consultation Draft Local Plan 2017

Cllr Gordon Brown, Portfolio Holder for Planning at Rutland County Council, explained: "The Local Plan has to be reviewed on a regular basis and continually updated as local housing and employment needs change.

"A major consultation has already taken place to look at the kind of development that might be possible on the St George's site once the army leaves. In addition to this, the Council, as the Planning Authority, now needs to consider the development potential of St George's Barracks and what this means for other development sites in our area. This is why we are consulting again – to look at the specific planning policies that are relevant to St George's and make sure Rutland's next Local Plan considers the barracks alongside other housing and employment sites."

For further media information, please contact:  
Mathew Waik or Holly Bremner | t: 01572 758 328 | m: 07973 855 469 |  
e: [communications@rutland.gov.uk](mailto:communications@rutland.gov.uk)



Feedback is being invited on the specific issues within the Draft Local Plan, which is being made available for comment over a six-week period from 13 August to 24 September 2018. The document will consult on:

- relevant strategic objectives for the Local Plan
- the spatial strategy and settlement hierarchy for the Local Plan
- housing and employment requirements for the Local Plan
- minerals and waste policies and proposals for the Local Plan
- consideration of a specific policy for potential development at St George's

Following consultation on these specific points, there will be a chance to comment on a full version of the Local Plan before it is submitted to the Secretary of State. This is expected to take place in early 2019.

Cllr Gordon Brown added: "Including the St George's site within Rutland's Local Plan presents an opportunity to reduce the amount of housing development currently proposed in other parts of the County, enabling us to preserve the unique qualities and characteristics that are inherent to our communities. Work to reassess the suitability of all development sites listed in the Local Plan is still ongoing and recommendations will be included in the Pre-Submission version of the Plan, which will be consulted upon in early 2019."

This Local Plan consultation will take place from 13 August to 24 September 2018, with information on display in local libraries, at the Council's offices in Oakham and online at [www.rutland.gov.uk/localplanreview](http://www.rutland.gov.uk/localplanreview).

Feedback can be submitted online at: [www.rutland.gov.uk/localplanreview](http://www.rutland.gov.uk/localplanreview), by emailing: [localplan@rutland.gov.uk](mailto:localplan@rutland.gov.uk) or by writing to: The Planning Policy Manager, Rutland County Council, Council Offices, Catmose, Oakham, Rutland LE15 6HP.

For enquiries, please e-mail [localplan@rutland.gov.uk](mailto:localplan@rutland.gov.uk) or call: 01572 722 577.

**ENDS**



Rutland County Council  
Catmose  
Oakham  
Rutland  
LE15 6HP

telephone: 01572 722 577  
fax: 01572 758 307  
email: [enquiries@rutland.gov.uk](mailto:enquiries@rutland.gov.uk)  
web: [www.rutland.gov.uk](http://www.rutland.gov.uk)  
DX: 28340 Oakham

## **MEDIA RELEASE**

For Immediate Release  
28<sup>th</sup> August 2018  
Ref: RCC-104

### **Have Your Say on Rutland's Draft Local Plan**

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The public consultation for specific aspects of Rutland's latest Draft Local Plan has reached its half-way stage, and Rutland County Council is urging residents to feedback their views.

Local Planning Authorities, like Rutland County Council, must have an up-to-date Local Plan, which sets out planning policies and guides development in their area.

Rutland's existing Local Plan is currently being reviewed because it is due to expire in 2026. The new plan, once complete, will cover the period up to 2036.

As part of the process of reviewing Rutland's Local Plan, Rutland County Council is consulting on the following documents:

- focussed changes to the Local Plan resulting from the development potential of St George's Barracks
- additional Sites put forward for development since the Consultation Draft Local Plan 2017

Cllr Gordon Brown, Portfolio Holder for Planning at Rutland County Council, comments: "Our Local Plan is an ever evolving document, which has to be reviewed and updated as housing and employment needs change.

"We undertook major consultation on the wider plan last year and this public consultation particularly takes into consideration the introduction of the St. George's Barracks and a number of additional sites and their influence on the future growth of Rutland."

Feedback is being invited on the specific issues within the Draft Local Plan, which is being made available for comment over a six-week period from 13 August to 24 September 2018. The document consults on:

- relevant strategic objectives for the Local Plan

For further media information, please contact:  
Athea Waik or Holly Bremner | t: 01572 758 328 | m: 07973 855 469 |  
[communications@rutland.gov.uk](mailto:communications@rutland.gov.uk)





- the spatial strategy and settlement hierarchy for the Local Plan
- housing and employment requirements for the Local Plan
- minerals and waste policies and proposals for the Local Plan
- consideration of a specific policy for potential development at St George's

Following consultation on these specific points, there will be a chance to comment on a full version of the Local Plan before it is submitted to the Secretary of State. This is expected to take place in early 2019.

This Local Plan consultation will take place from 13 August to 24 September 2018, with information on display in local libraries, at the Council's offices in Oakham and online at [www.rutland.gov.uk/localplanreview](http://www.rutland.gov.uk/localplanreview).

Feedback can be submitted online at: [www.rutland.gov.uk/localplanreview](http://www.rutland.gov.uk/localplanreview), by emailing: [localplan@rutland.gov.uk](mailto:localplan@rutland.gov.uk) or by writing to: The Planning Policy Manager, Rutland County Council, Council Offices, Catmose, Oakham, Rutland LE15 6HP.

For enquiries, please e-mail [localplan@rutland.gov.uk](mailto:localplan@rutland.gov.uk) or call: 01572 722 577.

**ENDS**

#### **Notes**

The St George's-focused Local Plan Consultation is an additional round of non-statutory public consultation, following previous consultation on the Consultation Draft Local Plan.

Comments on the consultation documents are invited during the consultation period starting on Monday



Rutland County Council  
Catmose  
Oakham  
Rutland  
LE15 6HP

telephone: 01572 722 577  
fax: 01572 758 307  
email: [enquiries@rutland.gov.uk](mailto:enquiries@rutland.gov.uk)  
web: [www.rutland.gov.uk](http://www.rutland.gov.uk)  
DX: 28340 Oakham

## COMMENT

For Immediate Release  
Friday 21 September 2018  
Ref: RCC-116-2018

## LOCAL PLAN REVIEW CONSULTATION

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Consultation taking place as part of Rutland's latest Local Plan Review is due to close at 4.45pm on Monday 24 September 2018.

The consultation, which considers the implications of potential development at St George's Barracks in North Luffenham and invites comments on additional sites put forward for possible development by landowners and potential developers since the Consultation Draft Rutland Local Plan was last published in 2017, has been ongoing since 13 August.

After Monday 24 September, Rutland County Council will consider all the comments and feedback received before preparing the next Submission Draft version of the County's Local Plan for further public consultation at the end of the year.

**ENDS**

## Rutland County Council website News Archive 2018

<https://www.rutland.gov.uk/my-council/news-archive/2018-archive/share-your-views-on-rutlands-draft-local-plan/>

### Appendix 3: Regulation 19 Pre-submission Local Plan consultation 27 August – 6th November 2020

A separate summary report of representations received during this consultation has been prepared this can be accessed in the Examination library as documents- [www.rutland.gov.uk/localplanreview](http://www.rutland.gov.uk/localplanreview)

3a Examples of methods of consultation used

3b Publicity

3c Media coverage

# Appendix 3a: Examples of methods of consultation used

## Local Plan Review webpage – screen shots

rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/local-plan-review/

HOME > MY SERVICES > PLANNING AND BUILDING CONTROL > PLANNING > PLANNING POLICY > LOCAL PLAN REVIEW

### Planning Policy

- Local Plan »
- Local Plan Review »
  - St George's »
  - Local Plan news and updates »
  - Regulation 19 Consultation - Legal compliance and soundness »
  - Local Plan Technical Evidence »
- Local Plan Evidence Base »
- Annual Monitoring Report »
- Local Development Scheme »
- Statement of Community Involvement »
- Supplementary Planning Documents (SPD) »
- Community Infrastructure Levy (CIL) »
- Conservation Area Appraisals »
- Developer Contributions »
- Planning Policy Privacy Notices »
- Planning Policy, including Housing Strategy »

### Local Plan review

The Local Plan sets out Rutland's planning policies, and lists sites for additional housing, employment or other development during 2018 to 2036.

Council approved the pre-submission Local Plan to proceed to the formal Regulation 19 public consultation stage.

This decision was made on Monday 10 February 2020.

[Read the Council meeting papers](#)

**Find out how to take part in the consultation**

**Regulation 19 consultation - deadline for responses extended**

We have extended the deadline for responses, to 4.15pm on Friday 6 November 2020.

This decision was taken by the:

- cabinet portfolio holder
- chief executive
- interim strategic director for places

We've issued an addendum to the Local Plan, to align the consultation version of the draft to the wording that was approved by full Council on 10 February 2020 for policies H2 and H3.

[View the addendum for policies H2 and H3](#)

There is no requirement to extend the Regulation 19 consultation either legally or technically, as this oversight can be addressed through the public examination into the plan.

In the interest of transparency, we want to provide the opportunity for the wording of the policy, as approved by Council, to be included in the statutory Regulation 19 consultation.

We've also issued two notes relating to the published version of the plan - the first gives clarity on the relationship between the Strategic Objectives and the Policies within the Plan, and the second sets out a list of errata identified in the plan.

[View the Strategic Objectives Addendum \(Sept 2020\)](#)

[View the Errata Regulation 19 Local Plan \(Sept 2020\)](#)

**⚠ The consultation now closes at 4.15pm on Friday 6 November 2020 ⚠**

## How to take part in the consultation

The consultation closes at 4.15pm on 6 November 2020.

The easiest way to submit your representation is to complete the online response form.

Due to COVID-19, we encourage you to use electronic documents and also submit your representations electronically if you can.

### Online consultation response form

This video explains how to take part:



If you're unable to complete the online consultation form, download a response form or response booklet (for multiple representations) and email it to [localplan@rutland.gov.uk](mailto:localplan@rutland.gov.uk):

- [response form \(single representation\)](#)
- [response booklet \(multiple representations\)](#)

If you know somebody who would like to take part, but they're unable to access the internet, they can call [01572 722577](tel:01572722577) to ask us for:

- a copy of the response form
- information about the consultation
- an appointment to view the Local Plan documents

Appointments to view the documents are limited to 30 minutes - only 2 adults from the same household can attend the appointment.

Appointments must be booked at least 72 hours in advance.

The [Statement of Representations Procedure Notice](#) outlines the different ways you can take part in the consultation.

Where are we now? An introduction to Regulation 19



## Regulation 19 Consultation Local Plan documents

- [Rutland County Council Regulation 19: Local Plan 2018-2036](#)
- [Rutland Local Plan \(Regulation 19\): policies inset maps](#)
- [Rutland Local Plan \(Regulation 19\): policy main map side 1](#)
- [Rutland Local Plan \(Regulation 19\): policy main map side 2](#)

Technical evidence:

- [sustainability appraisal](#)
- [sustainability appraisal non-technical summary](#)
- [habitats regulation assessment](#)
- [duty to co-operate: summary statement of compliance](#)
- [Regulation 22: statement of community engagement](#)
- [equalities impact assessment: Regulation 19 Local Plan](#)

[Find out about the purpose of technical documents](#)

[View the evidence base](#)

## How to take part in the consultation

The consultation closes at 4.15pm on 6 November 2020.

The easiest way to submit your representation is to complete the online response form.

Due to COVID-19, we encourage you to use electronic documents and also submit your representations electronically if you can.

[Online consultation response form](#)

This video explains how to take part:





The Local Plan includes a policies map, and the technical evidence which supports the plan.

At this stage of consultation, we are seeking views on whether the Local Plan:

- is legally compliant, and
- meets the tests of 'soundness' (as defined in the [National Planning Policy Framework](#))

The Regulation 19 consultation is a formal process - we are unable to accept representations made before the 27 August start date.

Your representation(s) must be submitted in writing - we'd encourage you to use the response form, as this will help you to address the specific questions required by the Planning Inspectorate.

You can learn about the plan's journey so far, and more about the statutory Regulation 19 process in these videos:



Local Plan Inspection location - photographs









## **Rutland Local Plan for Rutland County Council area Statement of Representations Procedure Notice**

### **Making representations on the Proposed Submission Local Plan Documents Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012**

**Title of the Plan:** Rutland Local Plan

**Subject Matter and area covered by the Plan:**

Rutland County Council has published the Local Plan that it intends to submit to the Secretary of State for independent examination. The Local Plan will cover the whole of the administrative area of Rutland County and includes a wide range of planning policies. The Local Plan sets out a vision, objectives and spatial strategy to 2036. The Local Plan allocates sites that are needed to accommodate new development and areas to be protected and enhanced. The policies in the Plan will be used, alongside made Neighbourhood Plans to make decisions on planning applications. The monitoring framework sets out how the Plan will be monitored.

**Period for making representations:**

Representations are invited on the Proposed Submission Local Plan for a period of eight weeks beginning on **Tuesday 17th March 2020 and ending at 4.45pm on Monday 11th May 2020**. Representations received after this time will not be accepted. Only representations received within this period have a statutory right to be considered by the Inspector at the Examination.

**Where to inspect the documents:**

The Proposed Submission Local Plan and associated submission documents and representation forms are available to view from the Council's website [www.rutland.gov.uk](http://www.rutland.gov.uk). The documents are also available for inspection at the following locations:

**Rutland County Council Offices** - Catmose, Oakham, Rutland, LE15 6HP (Monday to Thursday 8.30am – 4.45pm and Friday 8.30am – 4.15pm)

**Oakham Library** - Catmose Street, Oakham, Rutland LE15 6HW (Monday to Friday 9.30am - 5pm and Saturday 9.30am - 4pm)

**Uppingham Library** - Queen Street, Uppingham, Rutland, LE15 9QR (Tuesday and Friday 9am -12 noon & 3pm - 6pm, Wednesday 2pm - 5pm and Saturday 9am - 12 noon)

**Ketton Library** - High Street, Ketton, Stamford, Lincs, PE9 3TE (Wednesday and Friday 8.30am

- 12 noon & 2pm - 5.30pm and Saturday 10am - 1pm)

**Ryhall Library** - Coppice Road, Ryhall, Stamford, Lincs, PE9 4HY (Monday and Thursday 10am - 12 noon & 2pm - 6pm and Saturday 10am - 1pm)

**How to make representations and address to which representations should be sent:**

There are a number of ways to make representations to the Proposed Submission documents:

**Online:** You can comment online at: [www.rutland.gov.uk/LocalPlanConsultation](http://www.rutland.gov.uk/LocalPlanConsultation)

**By e-mail:** You can download a response form or response booklet (for multiple representations) from [www.rutland.gov.uk/LocalPlanConsultation](http://www.rutland.gov.uk/LocalPlanConsultation) to complete and return by email to: [localplan@rutland.gov.uk](mailto:localplan@rutland.gov.uk)

**By post:** You can download a response form or response booklet (for multiple representations) from [www.rutland.gov.uk/LocalPlanConsultation](http://www.rutland.gov.uk/LocalPlanConsultation) or you can collect a hard copy from the Council Offices or any of the Libraries identified above and return by post or by hand to Rutland County Council Offices Catmose, Oakham, Rutland, LE15 6HP.

Please telephone **01572 722577** for a copy of the form or booklet, information about the consultation or for help completing the form.

At this stage, representations can only be made about legal compliance and the tests of soundness. The response form and booklet include guidance notes on what this means and how to make your representation. It also sets out how the Council will use your data. Representations received cannot be treated as confidential and will be publicly available and published on the Council's website. Full postal address, telephone and email details will not be published. Please see the full Privacy Notice at <https://www.rutland.gov.uk/my-council/data-protection/privacy-notice/planning-policy/local-plan/>.

**Request for notification of Local Plan progress:**

The hard copy and online representation forms contain an option to request further notifications in relation to the progress of the Local Plan, specifically relating to the following stages:

- Submission of the Local Plan to the Secretary of State for independent examination under Section 20 of the Planning and Compulsory Purchase Act 2004
- Publication of the recommendations of the Planning Inspector appointed by the Secretary of State to carry out the independent examination
- Adoption of the Local Plan by the Council
- Future revisions to the Local Plan, new planning policies and guidance

Please return to Rutland County Council no later than 4.15pm on Friday 6<sup>th</sup> November



## PRE-SUBMISSION LOCAL PLAN REGULATION 19 REPRESENTATION RESPONSE FORM

### Guidance Note

These notes are intended to assist you in making representations to Rutland County Council's Pre-Submission Local Plan. At this stage of consultation, the Council is seeking views on whether the Local Plan is legally compliant and meets the tests of 'soundness', as set out in the National Planning Policy Framework (NPPF), and summarised in the boxes below.

<p><b>Legal Compliance</b></p> <ul style="list-style-type: none"><li>• The Local Plan should have been prepared in accordance with the Council's latest Local Development Scheme.</li><li>• The Local Plan should be accompanied by a Sustainability Appraisal and Habitat Regulations Assessment.</li><li>• Consultation on the Local Plan should have been carried out in accordance with the Council's Statement of Community Involvement.</li><li>• The Council should have worked collaboratively with neighbouring authorities and prescribed bodies on strategic and cross boundary matters, known as the Duty to Cooperate.</li><li>• The Local Plan should comply with all relevant laws including the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning) (England) Regulations 2012.</li></ul>	<p><b>Soundness</b></p> <ul style="list-style-type: none"><li>• <b>Positively prepared</b> - provides a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development.</li><li>• <b>Justified</b> - an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence.</li><li>• <b>Effective</b> - deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground.</li><li>• <b>Consistent with national policy</b> - enabling the delivery of sustainable development in accordance with the policies including the National Planning Policy Framework.</li></ul>
<p><b>General Advice</b></p> <ul style="list-style-type: none"><li>• This booklet has four parts:<ul style="list-style-type: none"><li>• Part A – Contact Details</li><li>• Part B – Your Representation</li><li>• Part C – Future Notifications and Privacy Notice</li><li>• Part D – Other Monitoring Information</li></ul></li><li>• You must provide your contact details within Part A of this booklet. We are unable to accept anonymous representations. The name of respondents and the representations made will be made available on the Council's website. Personal information such as telephone numbers, addresses, and email addresses will not be published. By submitting a representation you confirm your agreement to the publication of your name and consultation response.</li><li>• Please do not include any personal information within Part B of this booklet. All comments submitted as part of this consultation will be made publically available in reports and online.</li></ul>	

## Appendix 3b: Publicity



**Rutland**  
County Council

Rutland County Council  
Catmose  
Oakham  
Rutland  
LE15 6HP

telephone: 01572 722 577  
fax: 01572 758 307  
email: [enquiries@rutland.gov.uk](mailto:enquiries@rutland.gov.uk)  
web: [www.rutland.gov.uk](http://www.rutland.gov.uk)

Dear Sir or Madam,

**Town and Country Planning (Local Planning)(England) Regulations 2012 –  
Regulation 19 Consultation - Rutland Local Plan – Thursday 27<sup>th</sup> August 2020  
until 4.15pm Friday 9<sup>th</sup> October 2020**

On Monday 10<sup>th</sup> February 2020 Rutland County Council approved the Pre-submission Local Plan to proceed to a public consultation. The purpose of this notice is to advise you that the Council is now seeking the views of the public, businesses and other interested parties on the draft new Local Plan for the County of Rutland. The new Local Plan including the policies map along with the technical evidence which supports the plan is available on the Council's website at [www.rutland.gov.uk/localplanreview](http://www.rutland.gov.uk/localplanreview)

In advancing to submission the Council has given careful consideration to the implications arising from the present social distancing measures, considering those who may be affected and how the Council can ensure such groups are not disadvantaged.

The Council is aware that not everyone can access information via the website or a paper copy of the Local Plan and the Council office is not open to the public. If you are in these circumstances please can get in touch with us through the Customer service telephone 01572 722577 to discuss alternative arrangements including booking an appointment slot to view the Local Plan at the Council office. We will work to respond to individual needs and try to provide a solution as best we can.

**How can comments be made?** Comments can be made using the online portal which can be found at [www.rutland.gov.uk/localplanreview](http://www.rutland.gov.uk/localplanreview). In light of concerns about the coronavirus we are encouraging people to use electronic documents and submit their representations electronically wherever possible to help limit spread of the infection. There are however other ways to comment, using the Response Form or Response Booklet located on the webpage above or found in hard copy at the Council Office when viewing the Local Plan by appointment only. The full **Statement of Representations Procedure Notice** is enclosed and provides further detail on making comments. Responses which do not use the online portal or the Response Form or Booklet downloaded from the website or collected from the Council office may not be accepted by the Local Plan Inspector for consideration.

**What type of comments can be made?**

At this stage of consultation, the Council is seeking views on whether the Local Plan is legally compliant and meets the tests of 'soundness', as set out in the National Planning Policy Framework (NPPF). Comments should be targeted to specific





Jules House, 1 Cold Overton Road, Oakham, Rutland, LE15 6NT - Tel: 01572 758301

**Request for Agenda Items or Consultation**

Before completing your request the Rutland Youth Council would like to refer you to Roger Hart's Ladder of Participation so that you may consider how you assist them in having a voice and a meaningful contribution.

*'Consulted and Informed: Adult-led activities, in which youth are consulted and informed about how their input will be used and the outcomes of adult decisions'*

Please give as much details as possible. If your agenda item is more urgent please contact The Supporting Officer on 01572 758301

Please submit your request to [siouss@rutland.gov.uk](mailto:siouss@rutland.gov.uk)

Name: Kerry Andrews	Department/Agency: Planning Policy, RCC	Date: 24/02/20
Board/Group that consultation responses will feed into? Planning Policy, RCC		
Agenda Item to be discussed: (Please give a brief outline and attach any background papers)		
Emerging Local Plan		
How is this relevant to young people?:		
Do you wish to present at the RYC meeting or provide written text? (How much time would you need to present this item for discussion?)		
Please circle the priority rating: - Urgent <b>1</b> - To be discussed as soon as possible <b>2</b> - Not urgent <b>3</b>		
If you are requesting that a member of the Youth Council attend your meeting please provide further details: (Date, time, location, agenda item to be discussed, what is the expectation? Format of meeting)		
How will you feedback to the Youth Council any follow up work etc?		

Agreed by RYC -	Date:
Approved -	Date:
Rejected - Response given to agency/group (Please state reason why)	
Agreed date to submit to RYC	RYC Mtg: Slot:

# Local Plan Newsletter

June 2020

## Statement of Community Involvement Review & Consultation



**Rutland**  
County Council

*This issue of the Local Plan newsletter provides details of public consultation on the proposed changes to the Statement of Community Involvement.*



### What is the Statement of Community Involvement?

The Statement of Community Involvement (SCI) sets out how the Council will involve the community in preparing planning documents and how the community will be engaged in development proposals, when a planning application is made.

### Why are we reviewing it?

- Rutland's SCI was last updated in 2014. There have since been a number of changes to the UK's national planning system which mean the document must be reviewed and updated. A review is also needed to account for the impact that COVID-19 has had on normal planning processes throughout the UK.
- All of this means that the Council must update its SCI so it can continue to determine planning applications, support the development of Neighbourhood Plans for individual areas and make progress on its Local Plan Review.



### What are the proposed changes to the SCI?

The proposed changes to the SCI reflect national policy and guidance as well as the latest guidance and local practicalities during the Covid-19 pandemic. The changes involve:

- Taking account of legislation and regulation changes since the first review in 2014.
- Proposed changes to consultation methods with respect to different elements of the planning service
- Temporary changes in response to the Covid-19 safety guidelines.

For more information regarding the proposed changes and to view them within the SCI document, please visit: [www.rutland.gov.uk/sci](http://www.rutland.gov.uk/sci)

### Contact us

If you have any questions regarding the SCI consultation or wish to be added to the Local Plan mailing list, please contact the Local Plan team on:

[localplan@rutland.gov.uk](mailto:localplan@rutland.gov.uk)

### Have your say...

- Consultation will commence on Friday 19<sup>th</sup> June for 4 weeks, ending at 4.30pm on Friday 17<sup>th</sup> July
- We welcome your feedback to the consultation using the online questionnaire. This, along with the SCI: Second Review document can be accessed here: [www.rutland.gov.uk/sci](http://www.rutland.gov.uk/sci)

### What does this mean for the Local Plan?

- Statutory Consultation on the Rutland Pre-submission Local Plan was postponed in March 2020 due to the Covid-19 pandemic.
- As libraries are closed, the commencement of the Local Plan consultation relies on being able to open part of the Council's office to allow a hard copy of document to be available for viewing in line with Covid-19 safety guidelines.
- The changes to the SCI will allow us to focus on the use of electronic and web based formats as recommended by the government.

# Local Plan Newsletter

August 2020

Statement of Community Involvement &  
Local Plan Review Consultation



Rutland  
County Council

*This issue of the Local Plan newsletter provides details of the Statement of Community Involvement public consultation and an update on the Local Plan Review Consultation.*



## Statement of Community Involvement (SCI)

- Thank you to everyone who took part in the public consultation which finished on 17th July 2020. We received 139 responses.
- On 15<sup>th</sup> July the Government issued further changes to the Local Plan regulations which removed the requirement to make a copy of consultation documents available for inspection at the Council offices.
- A summary of the comments received and the changes to Regulations were reported along with some further suggested changes to the SCI to Cabinet on 18<sup>th</sup> August 2020.
- The second review of the SCI was adopted by Cabinet and means that the Local Plan Public consultation can now go ahead.

## Local Plan Review Public Consultation

Thursday 27th August 2020 to 4.15pm on Friday 9th October 2020.

### How to take part & make a representation in the Consultation:

**Online:** The Local Plan documents and the online response form will be available on [rutland.gov.uk/localplanreview](http://rutland.gov.uk/localplanreview). This is the easiest way to submit your representation directly to us.

**No Internet Access?:** The Local Plan documents will be available to view at the Council offices by appointment for anyone who does not have access to the internet. Please telephone 01572 722577 for a copy of the response form, information about the consultation or to book an appointment to view the Local Plan documents.

- Appointments are limited to 30 minutes and to 2 adults from the same household. Please book at least 72 hours in advance. Measures will be in place to meet Covid-19 restrictions.

### Contact us

If you have any questions or wish to be added to the Local Plan mailing list, please contact the Local Plan team on:  
[localplan@rutland.gov.uk](mailto:localplan@rutland.gov.uk)  
or call Customer Services on : 01572 722577

### Why is the Regulation 19 consultation different from previous consultations?

Regulation 19 consultation is different to previous public consultations. The purpose of the Regulation 19 consultation is to address the following:

- Has the plan been prepared in accordance with all legal and procedural requirements?
- Does the plan meet the prescribed tests of soundness?

Please visit: [rutland.gov.uk/localplanreview](http://rutland.gov.uk/localplanreview) for information on the test of soundness and further details about taking part in the Local Plan Consultation.

### What next?

- All Representations received during consultation will be considered by the Council and summarised before being sent to the Planning Inspectorate together with the Local Plan.
- The Planning Inspectorate will conduct an independent review of the plan and the representations made, to determine whether the plan is "sound". This is called an Examination in Public.



# Local Plan Newsletter

## September 2020

### Local Plan Review Public Consultation



*This issue of the Local Plan newsletter provides an update on the Local Plan Review Consultation and how to find out more.*

#### Find out more about the Rutland Local Plan

- [Watch 'Rutland's Local Plan- The Journey so Far'](#)
- [Watch 'Where are we now? An introduction to Regulation 19'](#)
- [Hear from Councillor Gordon Brown, Deputy Leader for Rutland County Council](#)
- [View the Local Plan, maps and all the technical evidence documents](#)



#### Have your say on the legal compliance and 'soundness' of the Local Plan

- [Go to the online consultation response form](#)
- **No Internet Access?** You can make an appointment to view the Local Plan documents at the Council offices in Oakham.
- Please telephone 01572 722577 if you would like a copy of the response form, information about the consultation or to book an appointment to view the Local Plan.
  - Appointments are limited to 30 minutes and to 2 adults from the same household. Please book at least 72 hours in advance. Measures will be in place to meet Covid-19 restrictions.

#### Parish Councils

- The following Parish Councils are offering appointments to see the Local Plan in your village. Contact your Parish Clerk if you would like to arrange to see the Local Plan document.
  - Cottesmore
  - Edith Weston
  - Ketton
  - Normanton
  - North Luffenham
  - Oakham
  - Ryhall
  - South Luffenham



#### Contact us

If you have any questions, please contact the Local Plan team on:  
[localplan@rutland.gov.uk](mailto:localplan@rutland.gov.uk)  
or call Customer Services on : 01572 722577

**The deadline for all responses to the Local Plan consultation is 4.15pm on Friday 9 October 2020.**

#### What next?

- When the Local Plan consultation ends, we will take time to process all the representations and send them along with the Local Plan to the Secretary of State and Planning Inspectorate. We aim to submit this by the end of the year.
- A planning inspector will then conduct the Local Plan Examination where they will consider all the representations and the evidence provided. The planning inspector will hold hearing sessions to consider specific issues during the examination.
- The timetable for the Local Plan Examination will not be confirmed until the Local Plan is submitted to the Planning Inspectorate.

## Appendix 3c: Media coverage

### Consultation Poster



# Local Plan Consultation

**Statutory Regulation 19 Consultation  
Thursday 27 August until Friday 9 October 2020**

The Local Plan sets out planning policies for the Rutland area, as well as listing sites for additional housing, employment or other development for the period 2018 to 2036.

This Regulation 19 Consultation gives residents, businesses and other stakeholders the chance to comment on the draft Local Plan and whether it meets the 'Test of Soundness' – whether the Plan is sound, has been prepared in accordance with all necessary legal and procedural requirements, is positively prepared, effective and is justified by the evidence.

The Regulation 19 Consultation takes place over six weeks, from 27 August to 9 October 2020. During this time, you can view the Local Plan and all supporting documents online at: [www.rutland.gov.uk/localplanreview](http://www.rutland.gov.uk/localplanreview).

For anyone who is unable to access the consultation online, paper copies of the Local Plan documents will also be available to view by appointment only at the Council's main Catmose office in Oakham.

Appointments to view the Local Plan can be made now by calling: 01572 722 577.

**Visit:** [www.rutland.gov.uk/localplanreview](http://www.rutland.gov.uk/localplanreview)

**Call:** 01572 722 577

**Email:** [localplan@rutland.gov.uk](mailto:localplan@rutland.gov.uk)



Direct mail postcard (sent to approx. 16,000 properties)

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## Comment on the soundness of the Local Plan



The Local Plan sets out planning policies for the Rutland area and lists sites where future housing, employment or other development should be built.

**Has the Local Plan been positively prepared? Is it justified? Will it be effective?**

Consultation runs from 27 August until 9 October 2020. Your comments and the Local Plan will then be sent to an independent examiner.

Find out more and comment online: [www.rutland.gov.uk/localplanreview](http://www.rutland.gov.uk/localplanreview)

**If you do not have internet access and want to take part, please call us on: 01572 722 577**



### Press releases

[18 March 2020](#)

[24 August 2020](#)

[27 August 2020](#)

[25 September 2020](#)

[23 October 2020](#)

[12 November 2020](#)

### Weekly e-newsletter (Circa 5,000 subscribers)

[Your Rutland 20 March 2020](#)

[Your Rutland 28 August 2020](#)

[Your Rutland 4 September 2020](#)

[Your Rutland 25 September 2020](#)

[Your Rutland 16 October 2020](#)

[Your Rutland 23 October 2020](#)

[Your Rutland 13 November 2020](#)

## **Weekly briefings**

Parish Council and Members' briefing 28 August 2020

Parish Council and Members' briefing 4 September 2020

Parish Council and Members' briefing 23 October 2020

Parish Council and Members' briefing 13 November 2020

## **Social Media**

[Facebook 13 November 2020](#) (365 people reached)

[Facebook 6 November 2020](#) (215 people reached)

[Facebook 4 November 2020](#) (130 people reached)

[Facebook 3 November 2020](#) (420 people reached)

[Facebook 2 November 2020](#) (250 people reached)

[Facebook 31 October 2020](#) (348 people reached)

[Facebook 27 October 2020](#) (422 people reached)

[Facebook 24 October 2020](#) (306 people reached)

[Facebook 22 October 2020](#) (93 people reached)

[Facebook 21 October 2020](#) (111 people reached)

[Facebook 20 October 2020](#) (233 people reached)

[Facebook 14 October 2020](#) (197 people reached)

[Facebook 12 October 2020](#) (298 people reached)

[Facebook 10 October 2020](#) (488 people reached)

[Facebook 9 October 2020](#) (164 people reached)

[Facebook 8 October 2020](#) (183 people reached)

[Facebook 7 October 2020](#) (340 people reached)

[Facebook 6 October 2020](#) (448 people reached)

[Facebook 17 September 2020](#) (841 people reached)

[Facebook 15 September 2020](#) (476 people reached)

[Facebook 8 September 2020](#) (494 people reached)

[Facebook 4 September 2020](#) (589 people reached)

[Facebook 2 September 2020](#) (520 people reached)

[Facebook 2 September 2020](#) (264 people reached)

[Facebook 1 September 2020](#) (611 people reached)

[Facebook 29 August 2020](#) (1,016 people reached)

[Facebook 29 August 2020](#) (850 people reached)

[Facebook 26 August 2020](#) (883 people reached)

[Facebook 26 August 2020](#) (1,157 people reached)

**Total combined Facebook reach: 12,712 people**

**Average reach per Facebook post: 423 people**

- [Twitter 13 November 2020](#) (605 people reached)
- [Twitter 4 November 2020](#) (557 people reached)
- [Twitter 3 November 2020](#) (730 people reached)
- [Twitter 31 October 2020](#) (666 people reached)
- [Twitter 27 October 2020](#) (554 people reached)
- [Twitter 24 October 2020](#) (2,192 people reached)
- [Twitter 22 October 2020](#) (527 people reached)
- [Twitter 21 October 2020](#) (612 people reached)
- [Twitter 20 October 2020](#) (532 people reached)
- [Twitter 15 October 2020](#) (352 people reached)
- [Twitter 14 October 2020](#) (468 people reached)
- [Twitter 12 October 2020](#) (418 people reached)
- [Twitter 10 October 2020](#) (468 people reached)
- [Twitter 9 October 2020](#) (516 people reached)
- [Twitter 8 October 2020](#) (490 people reached)
- [Twitter 7 October 2020](#) (438 people reached)
- [Twitter 6 October 2020](#) (642 people reached)
- [Twitter 6 October 2020](#) (409 people reached)
- [Twitter 17 September 2020](#) (879 people reached)
- [Twitter 15 September 2020](#) (1,231 people reached)
- [Twitter 11 September 2020](#) (795 people reached)
- [Twitter 8 September 2020](#) (609 people reached)
- [Twitter 5 September 2020](#) (665 people reached)
- [Twitter 4 September 2020](#) (538 people reached)
- [Twitter 3 September 2020](#) (668 people reached)
- [Twitter 2 September 2020](#) (579 people reached)
- [Twitter 2 September 2020](#) (603 people reached)
- [Twitter 1 September 2020](#) (715 people reached)
- [Twitter 1 September 2020](#) (862 people reached)
- [Twitter 29 August 2020](#) (861 people reached)
- [Twitter 29 August 2020](#) (806 people reached)
- [Twitter 27 August 2020](#) (640 people reached)
- [Twitter 26 August 2020](#) (678 people reached)
- [Twitter 26 August 2020](#) (699 people reached)
- [Twitter 26 August 2020](#) (1,371 people reached)

**Total combined Twitter reach: 24,043**

**Average reach per Twitter post: 887**

## News coverage

1. Rutland Times 26 March 2020 - *Local Plan consultation postponed*

### Development

# Local plan consultation postponed

By **MATTHEW BROWN**  
matthew.brown@rtepublishing.co.uk  
Twitter: @therutlandtimes

**Coronavirus has delayed the launch of the final public consultation on Rutland County Council's draft local plan.**

The plan includes the controversial 2,215-home St George's Barracks development at North Luffenham.

Coun Gordon Brown (Con-Ketton), deputy leader of the county council and cabinet member for planning, said: "The local plan is incredibly important for the future of our county but, right now, the council's focus must be on protecting vulnerable people and supporting communities

through the coronavirus pandemic.

"This requires our full attention and the support of local parish and town councils, meaning consultation on the local plan is not appropriate at this time.

"We will be keeping this decision under continuous review until we reach a point where the local plan can be given the attention it needs."

The local plan sets out the blueprint for how Rutland may develop up until 2036 and the full council approved the pre-submission local plan for statutory consultation on February 10.

The council will add local plan documentation to its website.

2. Rutland and Stamford Mercury 27 March 2020 - *Council postpones Local Plan consultation with residents*

### DEVELOPMENT

## Council postpones local plan consultation with residents

Coronavirus has delayed the launch of the final public consultation on Rutland County Council's draft local plan.

The plan includes the controversial 2,215-home St George's Barracks development at North Luffenham.

Coun Gordon Brown (Con-Ketton), deputy leader of the county council and cabinet member for planning, said: "The local plan is incredibly important for the future of our county but, right now, the council's focus must be on

protecting vulnerable people and supporting communities through the coronavirus pandemic."

The local plan sets out how Rutland may develop up until 2036 and the full council approved the pre-submission local plan for statutory consultation on February 10.

Rutland County Council will begin the process of adding local plan documentation to its website over the next few days, and will issue a further update when consultation dates are being considered.



The plan for St George's Barracks

3. Oakham Nub News 25 August 2020 - [Rutland Council to start six weeks of final consultation on Local Plan](#)

4. Rutland Times 27 August 2020 - *Final consultation on Local Plan*

Covid safe consultation gets under way today

## Final consultation on local plan

Rutland County Council has announced details of the final public consultation that will take place around the county's draft local plan.

The local plan sets out planning policies for the Rutland area, as well as listing sites for additional housing, employment or other development for up to 2036.

Cabinet member for planning and deputy leader Gordon Brown (Con) said: "The council will shortly be seeking the views of residents, businesses and other interested parties on the pre-submission version of Rutland's new local plan.

"Ahead of this consultation, we've given careful thought to the impact of social distancing measures and other Covid-19 restrictions that are still in place.

"The Government has made it clear that the planning process and preparation of

local plans must continue in spite of the pandemic."

As a result of the pandemic, people are urged to respond online, while the council is making arrangements for people who can't access the internet.

Information about the consultation is being sent to every household in the county.

Rutland County Council's full council approved the pre-submission local plan in February, where councillors voted 15 to 10 in favour, with one abstention.

This consultation, known as a regulation 19 consultation, will give residents, businesses and other stakeholders the opportunity to comment on whether the local plan meets the 'test of soundness'. This means whether the plan is sound and has been prepared in accordance with all necessary legal and procedural requirements and is positively prepared, effective and is justified by

the evidence.

Since February's full council meeting, Rutland County Council has also undergone a review of its statement of community involvement (SCI), in order to incorporate statutory changes to national planning regulations and ensure that local planning functions can continue to operate despite Covid-19 restrictions.

Regulation 19 consultation on Rutland's pre-submission local plan will take place over six weeks, starting today (Thursday, August 27) and running until Friday, October 9, 2020.

The local plan and all supporting documents, including videos explaining the background, can be viewed at [www.rutland.gov.uk/localplanreview](http://www.rutland.gov.uk/localplanreview). There is also a link to an online form for people to respond to the consultation.

For anyone who is unable to access the consultation

online, paper copies of the local plan documents will also be made available to view by appointment only at the council's Catmose office in Oakham.

A booking system will be in place to manage these appointments, taking account of the time needed to clean the room. To book an appointment call 01572 722577.

Rutland County Council is also working with local town and parish councils so they can provide access to the documents for those without internet access.

Once the regulation 19 consultation ends, responses will be compiled with the local plan and its supporting documentation before being submitted for independent examination by the Planning Inspectorate. If the Plan is found to be sound, it will be presented to Rutland County Council's full council for adoption.



Coun Gordon Brown

5. Rutland and Stamford Mercury 28 August 2020 - *Final consultation starts on Local Plan*

### PLANNING

## Final consultation starts on local plan

Rutland County Council has announced details of the final public consultation that will take place around the county's draft local plan.

The local plan sets out planning policies for the Rutland area, as well as listing sites for additional housing, employment or other development for up to 2036.

Cabinet member for planning and deputy leader Gordon Brown (Con) said: "The council will shortly be seeking the views of residents, businesses and other interested parties on the pre-submission version of Rutland's new local plan.

"Ahead of this consultation, we've given careful thought to the

impact of social distancing measures and other Covid-19 restrictions that are still in place.

"The Government has made it clear that the planning process and preparation of local plans must continue in spite of the pandemic."

Information about the consultation is being sent to every household in the county.

Rutland County Council's full council approved the pre-submission local plan in February.

This consultation, known as a regulation 19 consultation, will give people the opportunity to comment on whether the local plan meets the

'test of soundness'. This means whether the plan is sound and has been prepared in accordance with all necessary legal and procedural requirements and is positively prepared, effective and is justified by the evidence.

Regulation 19 consultation on Rutland's pre-submission local plan will take place over six weeks, starting yesterday (Thursday, August 27) and running until Friday, October 9, 2020.

The local plan and all supporting documents, including videos explaining the background, can be viewed at [www.rutland.gov.uk/localplanreview](http://www.rutland.gov.uk/localplanreview). There is also a link to an online



Coun Gordon Brown

form for people to respond to the consultation.

For anyone who is unable to access the consultation online, call 01572 722577 for an appointment.

6. Oakham Nub News 26 September 2020 - [Rutland Council extends consultation on Local Plan](#)

7. Rutland Times 1 October 2020 - *Consultation on Local Plan is extended*

Development

# Consultation on local plan is extended

Rutland County Council has announced an extension to the final public consultation around Rutland's latest draft Local Plan.

The Local Plan sets out planning policies for the Rutland area, as well as listing sites for additional housing, employment and other development up to 2036.

This consultation gives residents, businesses and other stakeholders the opportunity to comment on whether the Local Plan is sound and meets all legal requirements.

The consultation was launched in August but the deadline has been extended to give residents an extra four weeks to submit their responses. The closing date is now Friday, November 6.

The extension has been agreed after it was identified that two policies relating to the St George's Garden Community proposal did not include the complete text agreed at full council on February 10, in

relation to heritage assets. Two addendums have also been published and are available to view online.

For residents without internet access, paper copies of the documents can also be viewed via appointment at the council's offices in Oakham.

Cabinet member for planning at Rutland County Council Gordon Brown (Con), said: "There is no legal or technical requirement to extend the consultation in light of these changes, as they could be captured and addressed at a later stage of public examination. However, in the interest of transparency, the decision has been taken to make the changes now, as part of the Regulation 19 consultation, and give residents longer to submit their responses."

Responses will be included with the Local Plan and it will be submitted to the Planning Inspectorate.

To take part in the consultation, visit: [www.rutland.gov.uk/localplanreview](http://www.rutland.gov.uk/localplanreview).

8. Oakham Nub News 24 October 2020 - [Rutland Local Plan consultation to end soon](#)

9. Oakham Nub News 12 November 2020 - [Thanks for Rutland Local Plan Consultation](#)

ENDS